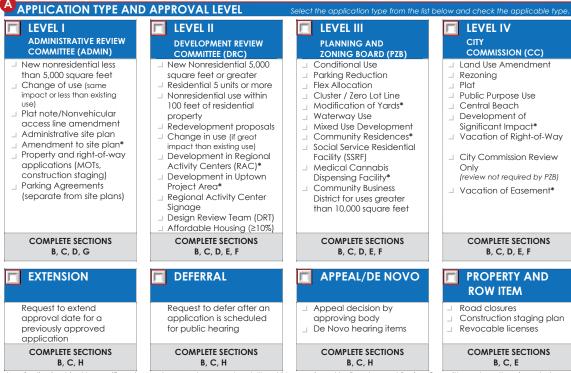
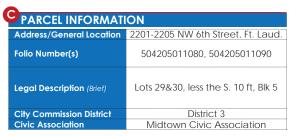
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for 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.



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





LAND USE INFORMATION							
Existing Use	Vacant Lot						
Land Use	NWRAC						
Zoning NWARC-Mixed Use N							
Proposed Applications requesting land use amendments and rezonings.							
Proposed Land Use Commercial							
Proposed Zoning	NWARC-Mixed Use N						

PROJECT INFORM.	ATION			Pi	rovide pro	ject info	rmation.	Circle ye	es or no v	vhere not	ed. If ite	m is not a	pplicab	le, indicat	e N
Project Name		2200 Ponderosa Plaza													
Project Description (Describe in detail)	A four-unit commercial service plaza														
Estimated Project Cost	\$ 950,000 (Estimated total project cost including land costs for all new development applications only)														
Affordable Housing		30%		50%		60%		80%		100%		120%		140%	
Number of Units															

Development Application Form Page 1



DEVELOPMENT APPLICATION FORM

Waterway Use	No				
Flex Units Request					
Commercial Flex	Vos				
Acreage	Yes				
Residential Uses					
Single Family					
Townhouses					
Multifamily					
Cluster/Zero Lot Line					
Other	N/A				
Total (dwelling units)	N/A				
Unit Mix (dwelling units)	Studio or Ffficiency N/A Bedroom N/A Bedroom N/A Bedroom N/A				

Traffic Study Required Parking Reduction Public Participation	No No
Non-Residential Uses	
Commercial	yes
Restaurant	-
Office	
Industrial	
Other	
Total (square feet)	2,207 SF.

	. STANDARDS Indicate all required and p	oroposed standards for the project. Circle yes or no where indicated	
	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	N/A	9,285 SF.	
Lot Density (Units/acres)	N/A	N/A	
Lot Width	N/A	86.47' South & 91.35' North	
Building Height (Feet)	Less than 45'	23'- 0"	
Structure Length	N/A	54' -10"	
Floor Area Ratio (F.A.R)	N/A	1:4.2	
Lot Coverage	N/A	6,548 SF.	
Open Space	N/A	5,789 SF.	
Landscape Area	N/A	2,737 SF.	
Parking Spaces	0	6	
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []	0	5'	
Side []	5'	5'	
Comer / Side []	15'	15'	
Rear []	5'	42'	
For projects in Downtowr	n, Northwest, South Andrews, and Uptown Master Pla	ans to be completed in conjunction with the applicable items abov	
Tower Stepback	Required Per ULDR	Proposed Deviation	
Front / Primary Street []	N/A	N/A	
Sides / Secondary Street []	N/A	N/A	
Building Height	N/A	N/A	
Streetwall Length	N/A	N/A	
	N/A	N/A	
Podium Height			
	N/A	N/A	
Podium Height Tower Separation Tower Floorplate (square feet)	N/A N/A	N/A N/A	

AMENDED PROJECT	INFORMATION	5 :/		6. 1	
	INFORMATION	Provide approved and	proposed amendments for project.	Circie yes or no whei	re inalcated
Project Name					
Proposed Amendment					
Description (Description)					
(Describe in detail)	0.1.1				
Budden Patrice	Original	l Approval	Proposed Amend	ıment A	mended
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			for the project?		
Does this amendment require a	revised water sewer capacity	rieffer?			

H EVERNOUS DEFEND			
💾 EXTENSION, DEFERRA	AL, APPEAL INFORMATION	Provide information for specific requ	est. Circle approving body and yes or no.
Project Name			
Request Description			
EXTENSION REQU	EST DEF	ERRAL REQUEST AI	PEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Ap	proving Body
Original Approval Date	Scheduled I Date		Days from Meeting ovide Date)
Expiration Date (Permit Submittal Deadline)	Requested Date		Days from Meeting ovide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferro Granted	Ap	peal Request

Development Application Form Page 2



Requested Extension (No more than 24 months)

Code Enforcement
(Applicant Obtain by Code
Compliance Division)

Justification Letter Provided	

Indicate Approving Body Appealing De Novo Hearing Due to City Commission Call-Up

<u>CHECKLIST FOR SUBMITTAL AND COMPLETENESS</u>: 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 <u>incomplete</u>.

- Preliminary Development Meeting completed on the following date:

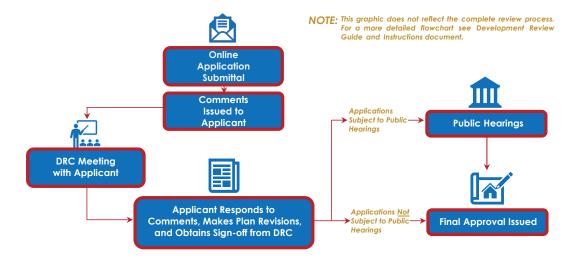
 June 26, 2023

 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 David Goodrum at 954-828-5976 or DGoodrum@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 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.

<u>DRC PROCESS OVERVIEW</u>: The entire development review process flowchart can be found in the <u>Development Application</u> <u>Guide and Instructions</u> 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					
İ	Planning Counter					
Į	954-828-6520, Option 5					
	planning@fortlauderdale.gov					

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1

|auderbuild@fortlauderdale.gov

SKETCH OF BOUNDARY 2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL. AND TOPOGRAPHIC SURVEY OF: SCALE: 1" = 20 LOCATION MAP GRAPHIC SCALE

VIFW 2

I FGFND: B.C.R. P.B. PG. I.D. (P) BROWARD COUNTY RECORDS PLAT BOOK PAGE IDENTIFICATION DENOTES INFORMATION BASED ON PLATS OF RECORD LICENSED BUSINESS

L.B. (C) CALCULATED (R)

VIFW 1 RIM ELEVATION EL. . . TR 388.

-OHW-

SANITARY SEWER MANHOLE DENOTES DISTANCE BASED
ON RECORD INFORMATION
CURVE NO. 1 (SEE CURVE TABLE)
CENTERLINE . SIGN . CONCRETE POLE WATER VALVE FIRE HYDRANT OVERHEAD WIRES WIRE PULL BOX .WIRE PULL BOX
.CROSSWALK SIGNAL POLE
.SET 5/8" IRON ROD & CAP, L.B. 7551
UNLESS OTHERWISE SPECIFIED
NORTH AMERICAN VERTICAL
DATUM OF 1988
.TRAVERSE POINT BREAK IN SCALE . TREE NUMBER 388 SURFACE ELEVATION

LEGEND:

⊸ ↓

CONCRETE LIGHT POLE

GUY ANCHOR
CONCRETE POWER POLE
WOOD POWER POLE
METAL LIGHT POLE

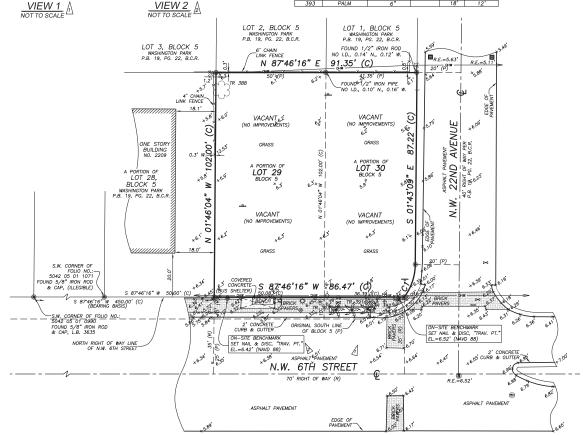
CATCH BASIN

UTILITY MANHOLE

CURVE TABLE (C)

| CURVE | ARC | LENGTH | RADIUS | DELTA | ANGLE |
| C1 | 15.87' | 25.00' | 36'21'37"

	TREE TABLE								
_	TREE IUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD			
	388	OAK	48"	50'	60'				
	391	PALM	10"		15'	10'			
	392	PALM	8"		20'	12'			
	393	PALM	6"		18'	12'			



LEGAL DESCRIPTION:

LOTS 29 AND 30, LESS THE SOUTH 10 FEET OF BLOCK 5 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY.

- 1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- 4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
- 6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SUR MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7. THE PROPERTY SHOWN HEREON CONTAINS 0.21 ACRES (9,290 SQUARE FEET), MORE OR LESS.
- 8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
- 9. THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 545" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAU. NY SEAS SIS STAMEDE CITY OF FT LAUD BN W 545 ST ON 10TO PG CUBE AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION-6.434". THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NOVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56" UTILIZING THE U.S. ARMY CORPS OF ENDINCERS SOFTWARE.
- 10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.8746'16"W, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 6TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

- 11. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RICHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYD. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT, WE CANNOT GLARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR MIMILED, CONCERNING HE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- 13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIFER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

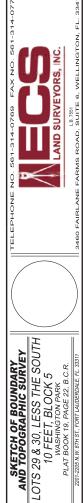
THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by Javier De La Rocha Date: 2023 05 18 13.50.04 -04.00

JAVIER DE LA ROCHA PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551 javier@ecssurveyors.com



CITY OF FORT CLIENT: LAUDERDALE, CRA

DRWN BY J.E.C CHK'D BY JDLR

LAST FIELD DATE: 05/09/23

ADD TREES AND TOPOGRAPHIC ELEVATIONS

ECS3349

TASK 2

01

01

DATE 03/27/23



Project ID. 2201 Sistrunk Engineer: Jorge M. Szauer

Client:

Date: 10/31/2023

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area:	0.213	9,284
Roof Area:	0.051	2,223
Impervious Area:	0.099	4,340
Green Area:	0.063	2,721

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

2.5 inches times the percent impervious controls over the first inch of runoff over the entire site

2.5 inches times the percent impervious = 0.03 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be 1.76 inches over the entire site (see soil storage calculations attached)

RUNOFF CALCULATIONS

Q=(P-0.2S)*/(P+0.8S)

		Pr	oposed Site	
Design	Precipitation P (in)	Soil Storage S (in)	Runoff Q	Runoff Volume
Frequency	Frecipitation F (iii)	Soil Storage S (iii)	(in)	(Ac-ft)
10y-1d	8	1.76	6.22	0.11
25y-3d	14	1.76	12.09	0.21
100y-3d	17	1.76	15.06	0.26

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 2.0 FT NAVD

Average Finished Grade for Trench Purposes 5.5 FT NAVD

Exfiltration Trench Length = Volume / (K(2*H2*Du - Du^2 + 2 *H2*Ds) + (1.39E-4*W*Du))

L= 93 Ft - Length of trench required
V= 0.7 Acre-inch - Volume treated

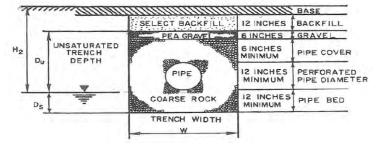
W= 4 Ft - Trench Width

K= 2E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)

H2= 3.5 Ft - Depth to Water Table
Du= 2.5 Ft - Non-Saturated Trench Depth
Ds= 2.5 Ft - Saturated Trench Depth

SF = 2

SFWMD - Typical Exfiltration Trench Section



No. 82878 STATE OF OR 10

Digitally signed by: Jorge M Szauer DN: CN = Jorge M Szauer C = US O = Florida Date: 2023.11. 01 12:14:03 -04'00'

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 1, 2023.

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

ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION—PLAN (SWPPR), MPLEMENTING INSPECTING, MUNICIPALITY AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOT) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES ON AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE

- 3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE
- 4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER
- 5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR
- 6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD ONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT ELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE
- 7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
- 9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
- 10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE EST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATOR
- 11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
- 12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

DRAWINGS AND SPECIFICATIONS

- 1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
- 2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED
- 3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR
- 4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO NATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY
- 6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE
- 7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE
- 8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED
- TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- 9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE

AS-BUILT DRAWING REQUIREMENTS

- AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED
- 2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING
- A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES
- C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND. AT LOCATIONS DESIGNATED BY THE ENGINEER, TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
- D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
- G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL
- H, UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
- I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
- J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN
- K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
- L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA. SUCH AS STATION AND OFFSET. THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION. M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA. THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

- BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
- 2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT IRFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR
- 3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- 4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
- 5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT
- PROPERTIES AND WATER BODIES. 6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS,
- SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR
- . INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF
- 8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
- 2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM AFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION
- 3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
- 4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
- 5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
- 6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
- 7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY
- 8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT
- 9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED

SITE PREPARATION

UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

- 2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING
- 4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
- 5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN 6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF
- 7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORL
- 9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN T IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL
- 10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

- GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ROVIDE POSITIVE DRAINAGE IN ALL AREAS THROLIGHOLIT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED RETWEEN CONTOLIRS OR SPOT FLEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING ITENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
- 2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES, THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS BILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO
- UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS
- 4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 'A-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE. 5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION, ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND

EXCAVATION, TRENCHING, AND FILL

- THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT
- 2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TOTHE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS. 3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE
- DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER. 4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE
- FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
- 5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
- A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND
- 6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS. 7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY
- OVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPEF 8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO UPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS
- OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED. 9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE
- 10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE
- 11. EXCEPT AS OTHERWISE INDICATED. EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE. 12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
- 13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
- 14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL A PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT = 95 PE

UTILITY SEPARATION REQUIREMENTS

- 1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND
- B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZON
- SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS,
- ND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES 2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE
- A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT

THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST

- SIX FEET FROM GRAVITY SANITARY SEWER JOINTS. B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
- 3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
- 4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST
- A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
- B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
- C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE
- 5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE
- A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:

must be verified on any electronic copies.

- 2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE. 3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE
- B. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION:
- 1) USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATER

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 11, 2024.

Printed copies of this document are not considered signed and sealed and the signature

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF FORT LAUDERDALE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF FORT
- 2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- 3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
- 4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING RESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
- 5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) T THROUGH 24" DIAMETER = TC 53
- 6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
- 7. PVC PIPE 4" 17 SHALL CONFORM TO AWWA C900. PIPE 14" 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING T AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO
- 8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.
- 9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21
- 10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR 11. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE
- 12. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN FIELD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED
- 13. ALL SERVICE PIPING (W -T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9. PRESSURE CLASS 200 PSI, PIPE AND IGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
- 14. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS. OUTLET OF SADDLE TO HAVE NPT THREADS.
- 15. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT
- 16. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED 17. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
- 18. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS. APPLIED AT THE FACTORY, EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER. FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS. APPLIED AT THE FACTORY, EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- 19. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, AST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH 0-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKW
- 20. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. 21. VALVES 14* AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON
- 22. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. 0-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS
- 23. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON, BOXES SHALL BE OF SUFFICIENT LENGTH TO PERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAYED AREAS SHALL BE SLIP TYPE DESIGN TO PERMI MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL
- 24, PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN

BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION 'WATER' OR "RECLAIMED WATER

- 25. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FRO 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10P - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED
- 26. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER
- 27. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 7 AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY. 28. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF
- 9. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER, ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY, NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS
- 30. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING
- 31. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- 32. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.

33. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST.

- THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF 34. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES
- 35. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE
- PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE. 36. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE
- 37. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS. 38. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF

THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM

- FIRE PROTECTION SYSTEMS COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED,
- 2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER. 3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE
- 4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).
- 5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
- 6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS 7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH [(2) 2-1/2"] HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH
- 8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL
- AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES. 0. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT

9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED

11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL

SANITARY SEWER SYSTEMS

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF FORT LAUDERDALE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF FORT
- 2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27". 3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
- 4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477

6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2. LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

- FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS
- GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: -8" PIPE CENTER ALONG TOP HALF OF PIPE; 10" 18" PIPE PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

S. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW"

- 9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION, PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY
- 10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
- 11. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING
- 12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- 13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION
- 14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSLINITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWARIE LEAKAGE IS 0.0015 CURIC FFET PER MINUTE PER SQUARE OT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED WHICHEVER IS GREATER: E) 12" PIPE = 5 MIN 40 SEC. OR 1.709 X LENGTH OF PIPE TESTED. WHICHEVER IS GREATER.
- 15. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1
- 16. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL;
- 17. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT

PRECAST STRUCTURES AND APPURTENANCES

- 1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES
- 2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPI
- 3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED
- 5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS

4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2. UNLESS OTHERWISE INDICATED.

PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.

. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR

SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS

: FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS

8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR

- 9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE
- 10. MANHOLE COATINGS AND FINISHES SHALL BE:
- A. SANITARY SEWER MANHOLE INTERIOR BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS
- B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER, LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS. C. EXTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- 11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES
- . ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76, ELLIPTICAL CONCRETE PIPE SHAL COMPLY WITH ASTM C507. PIPE JOINTS AND 0-RING GASKETS SHALL COMPLY ASTM C443. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES
- 2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR

CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY. IN ACCORDANCE WITH ASTM D3350. CELL CLASSIFICATION 324420C (4"-10") OR CELL CLASSIFICATION 335420C (17-36"). PIPE 4"-10" SHALL

6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321, BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT, MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A)

WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER

- OMPLY WITH AASHTO M252, TYPE S. PIPE 12"-36" SHALL COMPLY WITH AASHTO M294, TYPE S. BELL JOINTS FOR 4"-10" PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12"-36" PIPE SHALL BE INTEGRALLY FORME ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M294.
- 5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE

4. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 199.

SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.

7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.

- 8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.
- 9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE, WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR INFLANCE SPECIAL NOT EXCEED 10 GALCINOS PER INFO DIABLE ELE, PER MILE OF FIRE. WHEN THE GNOON WATER LEVEL IS BELOW THE TOP OF THE FIRE, THE PIPE STALL BE LEVEL.

 LEXAGE BY EXFLITATION EXFLITATION LEXICAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE

MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

- PAVING, SIDEWALKS, AND CURBING MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD
- 2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS: A. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY. FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE FDOT STANDARDS

B. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE

. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI.

JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR

- C. SUBGRADE: STABILIZE TO A MIN, LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180), CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN, LBR OF 00) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), Fic (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRAL
- 4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0' ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS. 5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A

LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A

BUILDING CONSTRUCTION, LATEST EDITION.

- SIGNS AND PAVEMENT MARKINGS 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE
- 2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX

3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.

- 4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE
- 5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.

8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.

- 6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION. 7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION
- PAVING TIMING REQUIREMENTS
- AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE

. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL / OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK, INSTALL FINAL SURFACE

3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

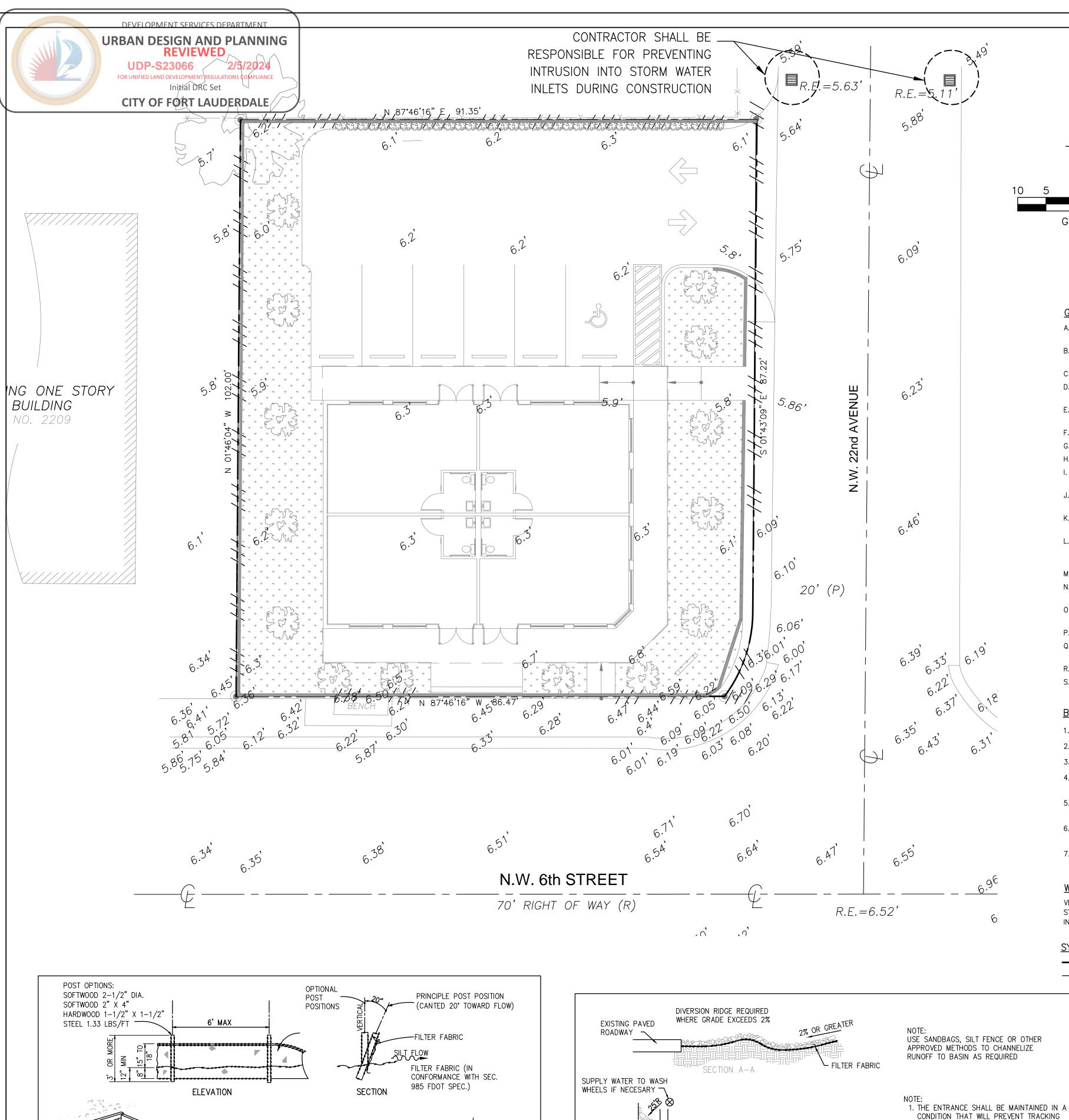
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Reviews:

JORGE SZAUER

JORGE M. SZAUER J. JANSE JORGE M. SZAUER 09-19-2023

FLA. REG. P.E. # 62579



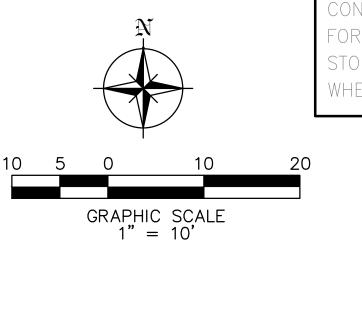
TYPE III SILT FENCE PROTECTION

AROUND DITCH BOTTOM INLETS.

TYPE III SILT FENCE

TYPE III SILT FENCE

SILT FENCE DETAIL



CONTRACTOR SHALL BE RESPONSIBLE
FOR PREVENTING SEDIMENT INTRUSION INTO
STORM WATER INLETS DURING CONSTRUCTION,
WHEN APPLICABLE.

RESPONSIBLE
NT INTRUSION INTO
URING CONSTRUCTION,

NW 6th Ct

Church of Christ

Reb's Fa
Barbacca

NW 6th St

NW 6th St

NW 6th Pl

LOCATION MAP N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED
- I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- 6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- 7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

OR FLOWING OF SEDIMENT ONTO PUBLIC

RIGHTS-OF-WAY, THIS MAY REQUIRE TOP

DRESSING REPAIR AND/OR CLEANOUT OF

ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL CLEANED PRIOR TO ENTRANCE ONTO PUBLICS

3. WHEN WASHING IS REQUIRED, IT SHALL BE

CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT

DONE ON AN AREA STABILIZED WITH

RIGHTS-OF-WAY.

2"-3" COARSE AGGREGATE

MIN 6" THICK

TEMPORARY CONSTRUCTION

ENTRANCE DETAIL

DIVERSION RIDGE

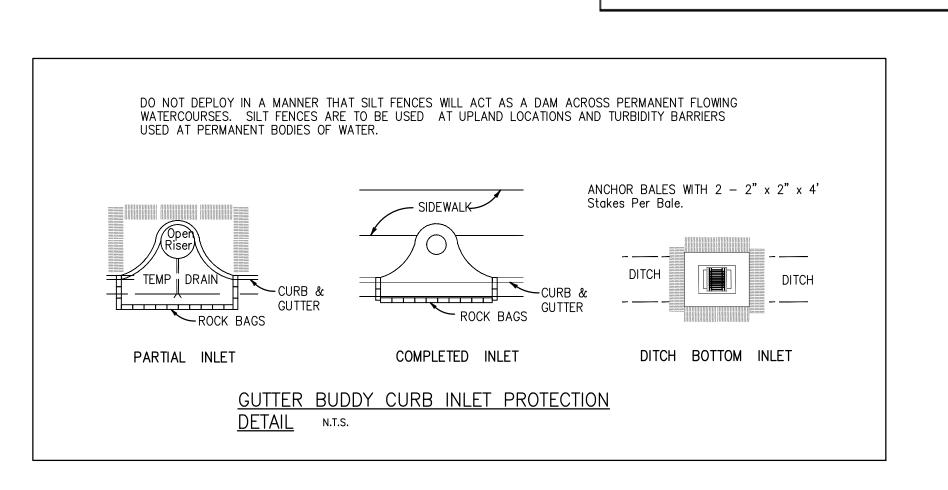
- SWPPP INFORMATION RIDGE

PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 2, 2023.

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House of beauty bar

Reb's Famous BBQ

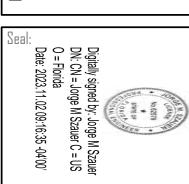
Barbacca

SZAUEL Engineers
ivil Engineers
251 W Palmetto Park Ro

Reviews:

-VIN LEWIS HOPPING CENTER

EROSION



JORGE SZAUER FLA. REG. P.E. # 62579

Designed by:

JORGE M. SZAUER

Drawn by:

JJANSE

Revised & Sealed:

JORGE M. SZAUER

Date:

SEPT, 2023

C-02

AS SHOWN



Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64" over the entire site Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64" over the entire site

STAGE STORAGE

	Proposed					
Stage (ft NAVD)	Impervious (ac-ft)	Pervious (Ac-ft)	Exf Trench (Ac-ft)	Total (Ac-ft)		
5.00	0.00	0.00	0.03	0.03		
5.50	0.00	0.01	0.03	0.04		
6.00	0.00	0.04	0.03	0.07		
6.50	0.02	0.06	0.03	0.11		
7.00	0.05	0.12	0.03	0.20		
7.50	0.09	0.13	0.03	0.25		
8.00	0.12	0.17	0.03	0.32		

Peak Stage (NAVD) 10y - 1d	6.130
Peak Stage (NAVD) 25y - 3d	7.012
Peak Stage (NAVD) 100y - 3d	7.370

Proposed Perimeter Berm is at 7.0' NAVD, at the 25y-3d peak elevation - OK Proposed FFE is 8.0' NAVD, above 100y-3d peak elevation - OK



Water Quality Calculation

2.5" * % Impervious vs. 1" over site

2201 Sistrunk Date: 31-Oct-23

Input data in boxes below:

Total Area: 0.21 acre
Lake & WL: 0.00 "
Roof: 0.05 "
Pervious Area: 0.06 "

2.5 Inch * % Impervious:

Vol = 2.5 /12 * (Total - lakes) * (Total - roof - lake - pervious)/(Total - roof - lake)

% Impervious = (Total - roof - lake - pervious)/(Total - roof - lake) Treatment Vol = 2.5" / 12 * (Total - lake) * (% Impervious)

% Impervious = 61.11%Treatment Vol = 0.03 ac-ft

OR:

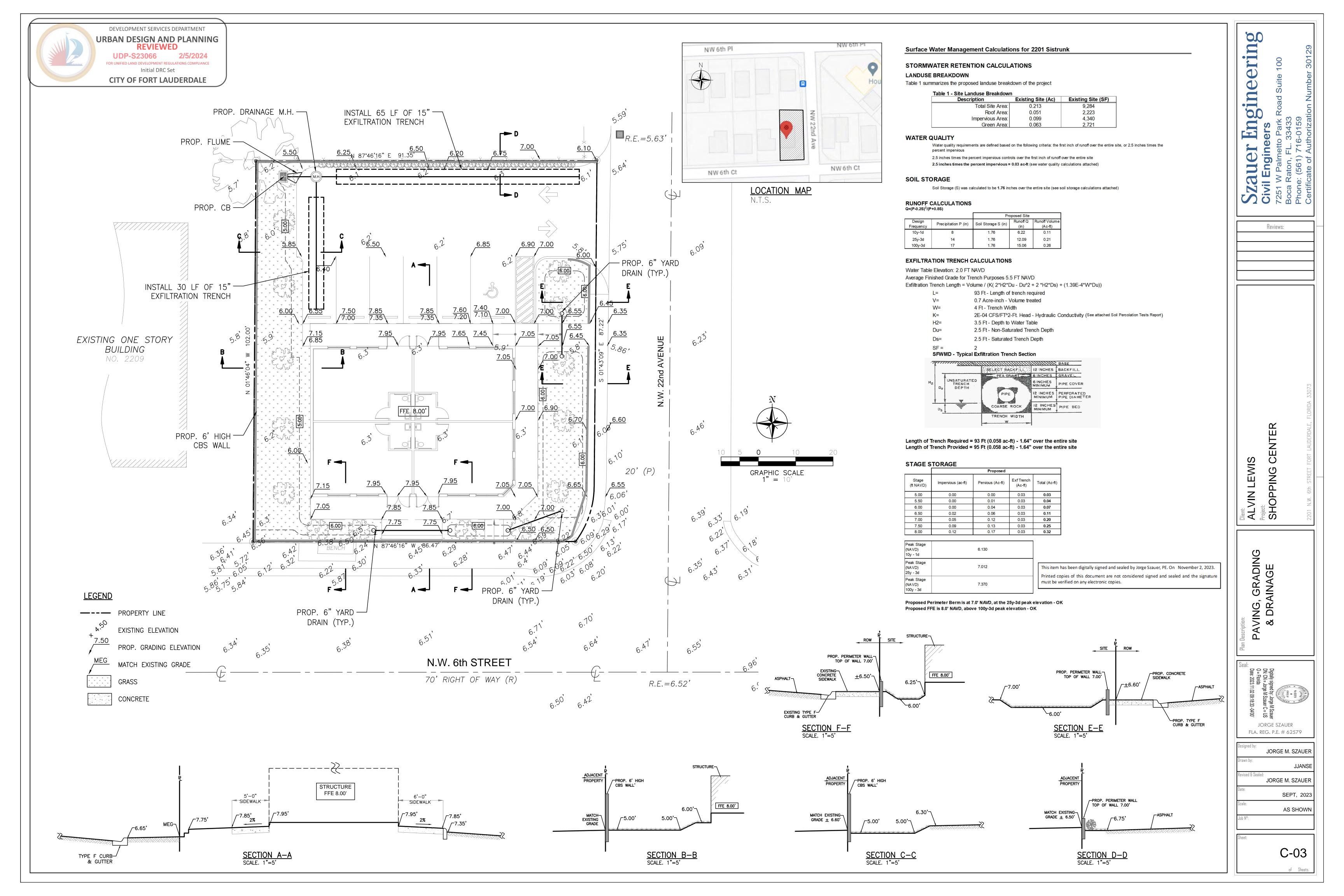
1" Over Entire Site:

Total Area: 0.213 acre

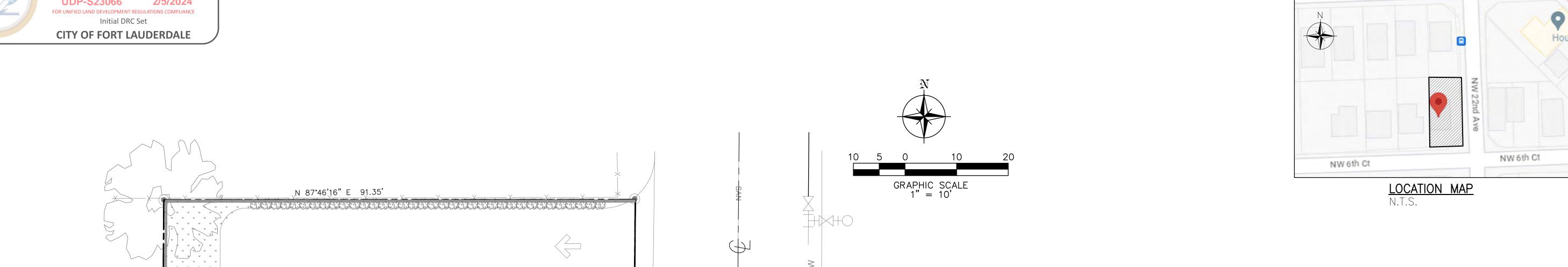
Treatment Vol = 0.02 ac-ft

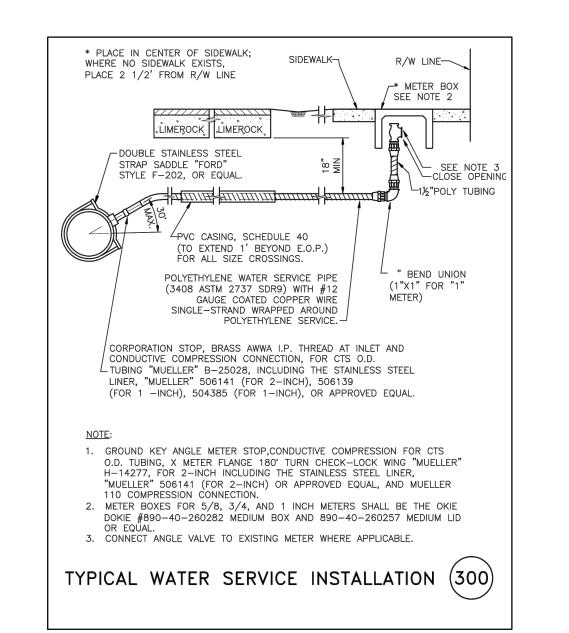
The required water quality volume is based on: 2.5 X % Imperv. Area The required water quality volume is: 0.03 acre-feet

Comments:

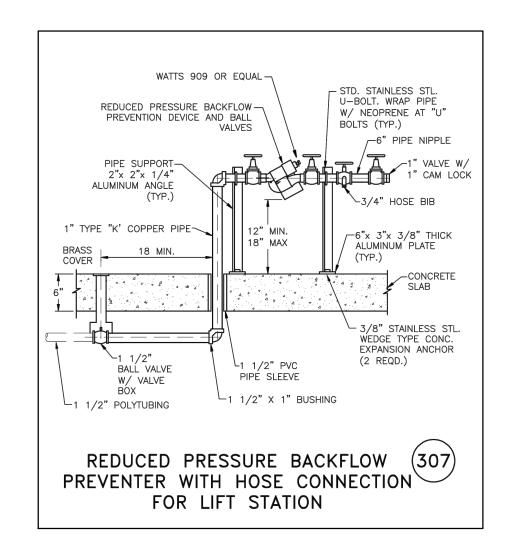








NW 6th Pl



This item has been digitally signed and sealed by Jorge Szauer, PE. On November 2, 2023.

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<u>LEGEND</u>

----- PROPERTY LINE

GRASS

Szauer Engineers
Civil Engineers
7251 W Palmetto Park Road Suite 1
Boca Raton, FL. 33433
Phone: (561) 716-0159

Reviews:

ALVIN LEWIS
Project:
SHOPPING CENTER

UTILITIES

Digitally signed by: Jorge M :

DN: CN = Jorge M Szauer C

O = Florida

Date: 2023.11.02 09:19:21 -0

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:

JORGE M. SZAUER

Drawn by:

JJANSE

Revised & Sealed:

JORGE M. SZAUER

Date:

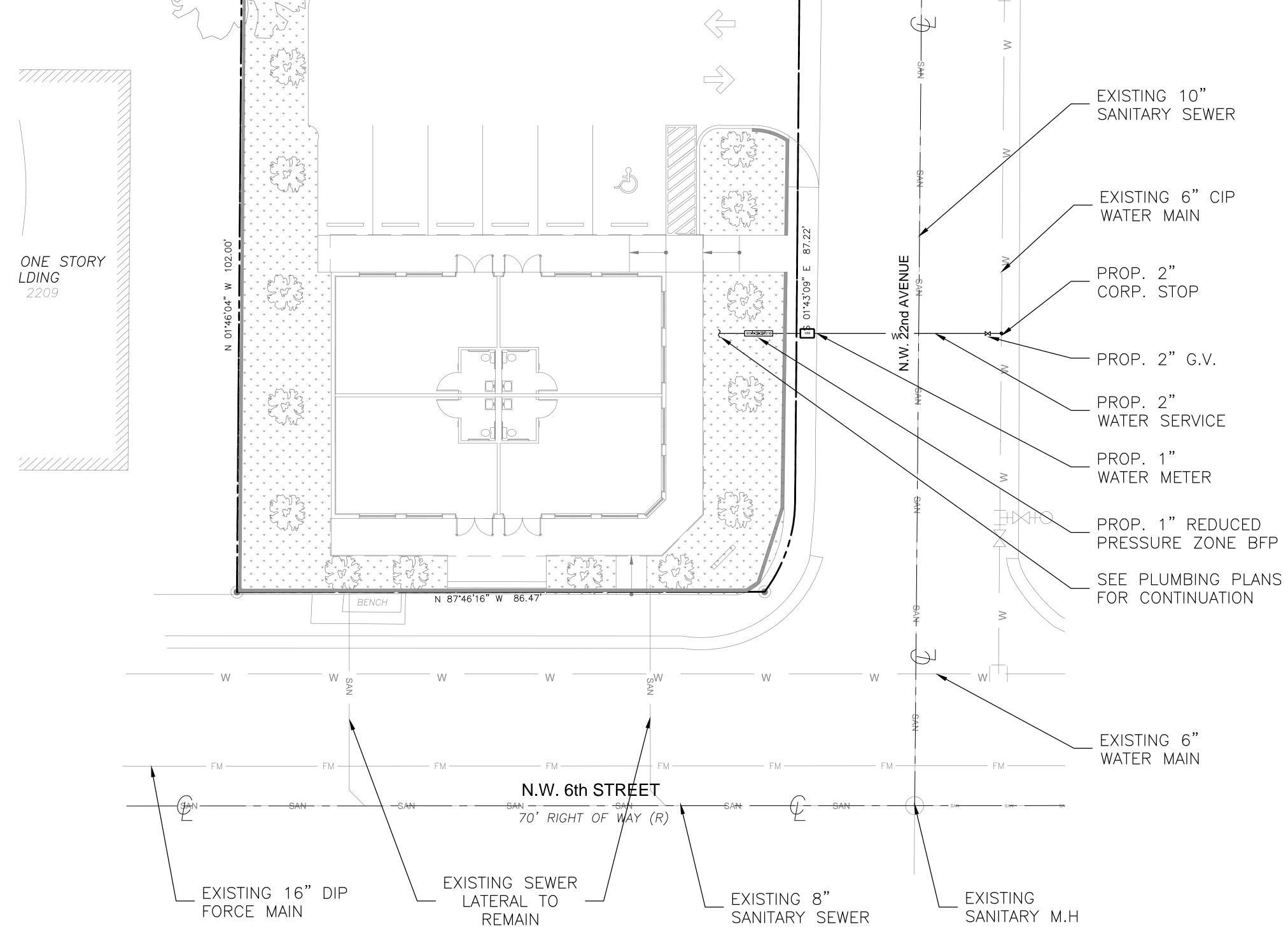
SEPT, 2023

Scale:

AS SHOWN

C-04

of Sheets.





Soil Type: Flatwoods (2)

Soil Storage Calculation

 DWT
 S (inches)

 0
 0

 1
 0.6

 2
 2.5

 3
 5.4

 4
 9

Project: 2201 Sistrunk
Date: 31-Oct-23

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation: 2 ft NAVD

Total Impervious area (see note below): 0.134 acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacte d Soil Storage per SFWMD (ac- ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Swale L	0.022	5.0	5.0	5.00	3.00	5.400	0.010	Y	0.007	Compacted Soil
Swale H	0.009	5.0	6.0	5.50	3.50	7.200	0.005	Y	0.004	Compacted Soil
Swale 6	0.022	6.0	6.0	6.00	4.00	9.000	0.017	y	0.012	Compacted Soil
Swale 6.5	0.005	6.0	6.5	6.25	4.25	9.000	0.004	Y	0.003	Compacted Soil
Planter	0.004	6.0	7.0	6.50	4.50	9.000	0.003	Y	0.002	Compacted Soil
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Ÿ	0.000	

Total 0.062 <- total pervious area

0.029 <- ac-ft (Total)

calculated Composite Soil Storage: 1.765 inches CN = 1000/(S+10) = 85.0

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.



Exfiltration Trench Calculation Reference: SFWMD Vol. IV 2201 Sistrunk

11/1/2023

Case 1:

Length = Volume / $(K(H_2*W + 2*H_2*Du - Du^2 + 2*H_2*Ds) + (1.39E-4*W*Du))$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds = Saturated Depth of Trench (ft)

Du = Unsaturated Depth (ft)

 $H_2 =$ Depth from Land Surface to Water Table (ft)

W = Trench Width (ft)

Volume = Required Wet Detention Volume (ac-in)

Length = Calculated Trench Length (ft)
K = Hydraulic Conductivity (ft/sec)

Note: (a)This equation (Case 1) is a special case. Validity criteria: (1) Ds<Du. (2) W < 2* (Ds+Du)

(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	2	ft	Validity Check:	
Du =	2	ft (1)	Ds < Du ?	Yes
$H_2 =$	3	ft (2)	W < 2* (Ds+Du)?	Yes
W =	4	ft (3)	W > 3 ?	Yes
Volume =		ac-in		
K =	2.00E-04	cfs/ft^2 (i.e. ft/sec)		

Case 1: Calulated Trench Length = 93 ft

Case 2:

Length = Volume / (K($2*H_2*Du - Du^2 + 2*H_2*Ds$) + (1.39E-4*W*Du))

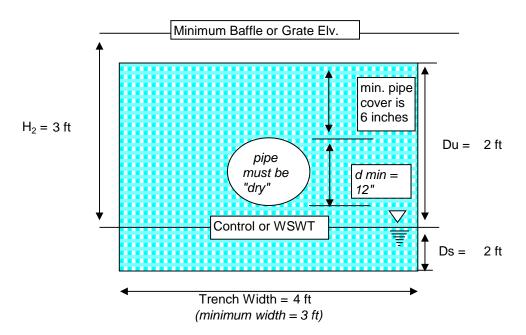
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system. This formula is valid if W > 2(Ds+Du) and Ds>Du.

Note: (a)This equation (case 2) is a special case. Validity criteria: (1) Ds>Du. (2) W > 2* (Ds+Du)

(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.



2201 Sistrunk





Click here for Directions:

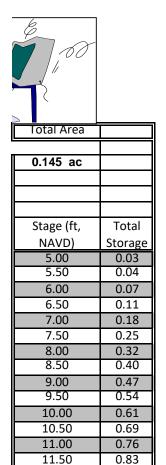
Site Storage Calculation

Project Name: 2201 Sistrunk
Date: 31-Oct-23
User: enter

Minimum Stage: 5.000 feet, NAVD Incremental Stage: 0.500 feet

Area Number	1	2	3	4	5	6	7	8	9	10	11
Area Description	S1	S1 B	S6	S6 B	1	2	3	4	5	6	EXF TRENCH
Area (acres)	0.024	0.011	0.012	0.006	0.028	0.023	0.016	0.008	0.010	0.007	
Area (ft^2)	1.05E+03	4.79E+02	5.23E+02	2.61E+02	1.22E+03	1.00E+03	6.97E+02	3.48E+02	4.36E+02	3.05E+02	0.00E+00
Low Elv.	5.000	5.000	5.500	5.500	6.400	5.850	6.200	6.000	6.000	6.000	
High Elv.	5.000	6.000	5.500	6.500	6.750	6.250	6.850	6.000	7.000	6.000	
C+=== (f+ N(A)(D)	Storage (ac	Storage (ac-	Storage (ac-	Storage (ac	Storage (ac-	Storage (ac-	Storage (ac	Storage (ac-	Storage (ac	Storage (ac	Storage (ac-
Stage (ft, NAVD)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)
5.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
5.500	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.000	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.500	0.04	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.03
7.000	0.05	0.02	0.02	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.03
7.500	0.06	0.02	0.02	0.01	0.03	0.03	0.02	0.01	0.01	0.01	0.03
8.000	0.07	0.03	0.03	0.01	0.04	0.04	0.02	0.02	0.02	0.01	0.03
8.500	0.08	0.03	0.04	0.02	0.05	0.06	0.03	0.02	0.02	0.02	0.03
9.000	0.10	0.04	0.04	0.02	0.07	0.07	0.04	0.02	0.03	0.02	0.03
9.500	0.11	0.04	0.05	0.02	0.08	0.08	0.05	0.03	0.03	0.02	0.03
10.000	0.12	0.05	0.05	0.02	0.10	0.09	0.06	0.03	0.04	0.03	0.03
10.500	0.13	0.06	0.06	0.03	0.11	0.10	0.06	0.04	0.04	0.03	0.03
11.000	0.14	0.06	0.07	0.03	0.12	0.11	0.07	0.04	0.05	0.04	0.03
11.500	0.16	0.07	0.07	0.03	0.14	0.13	0.08	0.04	0.05	0.04	0.03
12.000	0.17	0.07	0.08	0.04	0.15	0.14	0.09	0.05	0.06	0.04	0.03
12.500	0.18	0.08	0.08	0.04	0.17	0.15	0.10	0.05	0.06	0.05	0.03





12.00

12.50

0.90

0.98

SCS Runoff Equation:

2201 Sistrunk

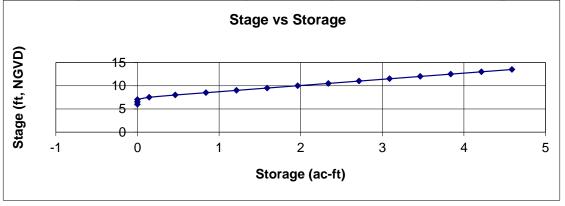
Rainfall & Basin Information:

Total Site Area (including buildings):	0.21	acres
Composite Soil Storage:	1.76	inches
10-yr 24-hr storm event:	8.00	inches
10-yr 72-hr storm event:	0.00	inches
25-yr 24-hr storm event:	0.00	inches
25-yr 72-hr storm event:	14.00	inches
100-yr 72-hr storm event:	17.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

Runoff (inches) = $(P-0.2S)^2 / (P + 0.8*S)$

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
10-yr 24-hr storm event:	6.217	0.109	6.130
10-yr 72-hr storm event:	0.088	0.002	#N/A
25-yr 24-hr storm event:	0.088	0.002	#N/A
25-yr 72-hr storm event:	12.089	0.212	7.012
100-yr 72-hr storm event:	15.056	0.263	7.370



TREE STAKING DETAIL

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

3. WHERE SHUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL 1. CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL

2. BALL IN BURLAP SHRUBS - CUT 4 REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. 4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL. PLANT SHRUB SO TOP OF THE ROOTBALL IS FLUSH WITH FINISH TEMPORARY WATER 3" LAYER OF MULCH BASIN- FORM SAUCER W/ 3" CONTINUOUS RIM FINISH GRADE PLANTING BACKFILL MIXTURE - WATER 4 TAMP TO REMOVE AIR POCKETS COMPACTED BACKFILL MIXTURE

SHRUB PLANTING DETAIL

General Notes:

- 1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and
- Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services. 2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- 3. All plants shall be true to species and variety and shall conform to measurements specified. All
- substitutions shall be submitted to the City and Landscape Architect for final approval. 4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be
- superior to form, branching and symmetry. 5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with
- or damage to utilities shall be repaired immediately at no expense to Owner. 6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds

care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption

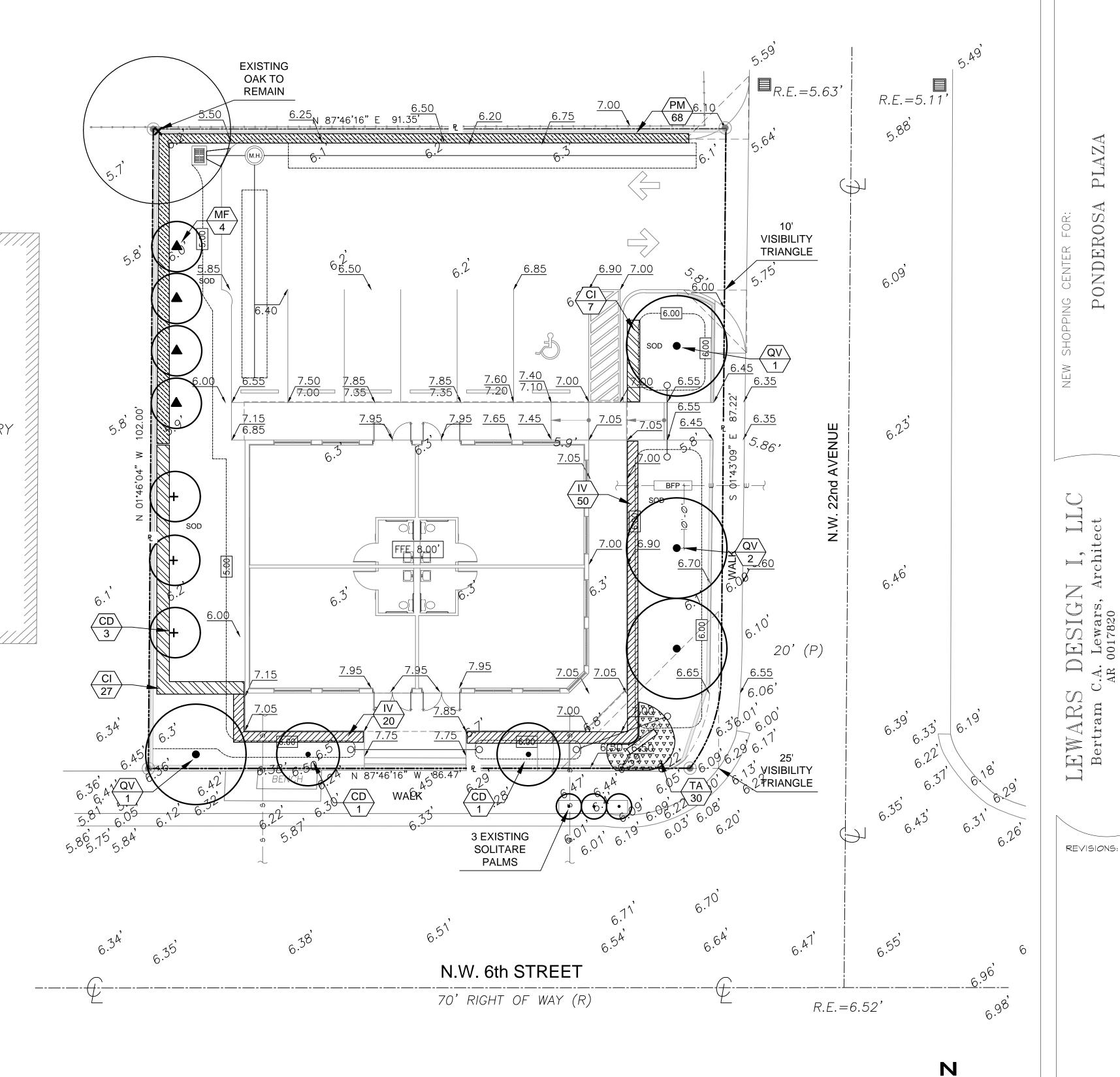
- shall be a minimum of 12" wider than plants measured from outside edge of foliage. 7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- 8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building
- materials, debris, weeds, noxious pests and disease. 9. All sodded areas to have a minimum of 2" of planting soil as described in note #8. 10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of
- active growth one year from date of final acceptance.
- 11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition
- 12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are
- backfilled. Planting soil to be backfilled into pits by washing in. 13. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding
- the planting area. 14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- 15. All planting shall be installed with fertilizer at time of planting. 16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at
- all times. 17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system.
- Irrigation system shall be installed with a rainswitch device. 18. All landscape and irrigation shall be installed in compliance with all local codes.
- 19. The plan shall take precedence over the plant list, should there be any discrepancy between the

Plant I	List					
Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Paln	ns					
CD	5	Coccoloba diversifolia	Pigeon Plum	10' Ht. x 4' Spr., 2" cal.	Yes	High
MF	4	Myrcianthes fragrans	Simpson's Stopper	10' Ht. x 5' Spr., 2" cal.	Yes	High
QV	4	Quercus virginiana	Live Oak	12' Ht. x 4' Spr., 2" cal.	Yes	High
Shrubs/Gro	oundcovers					
CI	15	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	70	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
TA	30	Trachelospermum asiaticum	Asiatic Jasmine	6" x 12", 18" O.C.	No	Medium
PM	63	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
Sod			St. Augustine			
Mulch		1	Shredded Melaleuca or Eucalyptus			

Landscape Code Requirements Site Area = 9282 sf (.21 AC) Landscape Area = 3474 sf

COMPACTED SUB-GRADE

Description	Application	Calculation	Required	Provided
Site Trees	1 tree/ 1000 sf	9282 sf/ 1000	10	8
Site Canopy Trees	20%	10 (.20)	2	3
Site Shrubs	12/ 1000 sf	3474 sf/1000 x 12	42	161
VUA Trees	1 tree/ 1000 sf	2688 sf/ 1000	3	0
VUA Shrubs	6 shrubs/1000s sf	2688 sf/1000 x 6	17	17
Native Trees	40%	13 (.40)	6	8
Native Shrubs	40%	59 (.40)	24	85
Street Trees	1/40'	NW 22 th Ave 87.22'/ 40	3	3
		NW 6th Street 86.47'/ 40	3	3



LANDSCAPE PLAN

Kimberly Moyer, PLA Landscape Architecture (954) 592-3695 k.moyerla@gmail.com Lic. No. #LA0000952

LANDSCAPE PLAN

Sheet Title:

TREET

ERD

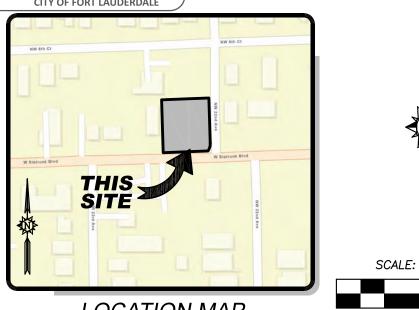
PONDEROS

FILE NAME: LEWIS PROJECT NO. 20220708

DATE: 01-10-2024 DRAWN BY: PW CHECKED BY: KM

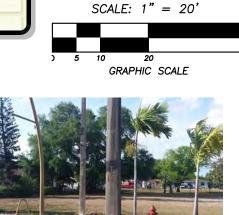
2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL. SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

LEGEND:





VIEW 1 NOT TO SCALE



VIEW 2 NOT TO SCALE

CURVE TABLE (C) ARC LENGTH RADIUS DÉLTA A 15.87' 25.00' 36°21'3

TR 388.... TREE NUMBER 388

B.C.R.. BROWARD COUNTY RECORDS

. DENOTES INFORMATION BASED

C1 CURVE NO. 1 (SEE CURVE TABLE)

ON PLATS OF RECORD

ON RECORD INFORMATION

P.B. PLAT BOOK PG. PAGE

I.D. IDENTIFICATION

(C) CALCULATED

 $\mathfrak{C} \quad \dots \quad \dots \quad \mathcal{C}$

-OHW-.....OVERHEAD WIRES

. VIEW 1

R.E. RIM ELEVATION

EL. ELEVATION

. BREAK IN SCALE

L.B. LICENSED BUSINESS

(R) DENOTES DISTANCE BASED

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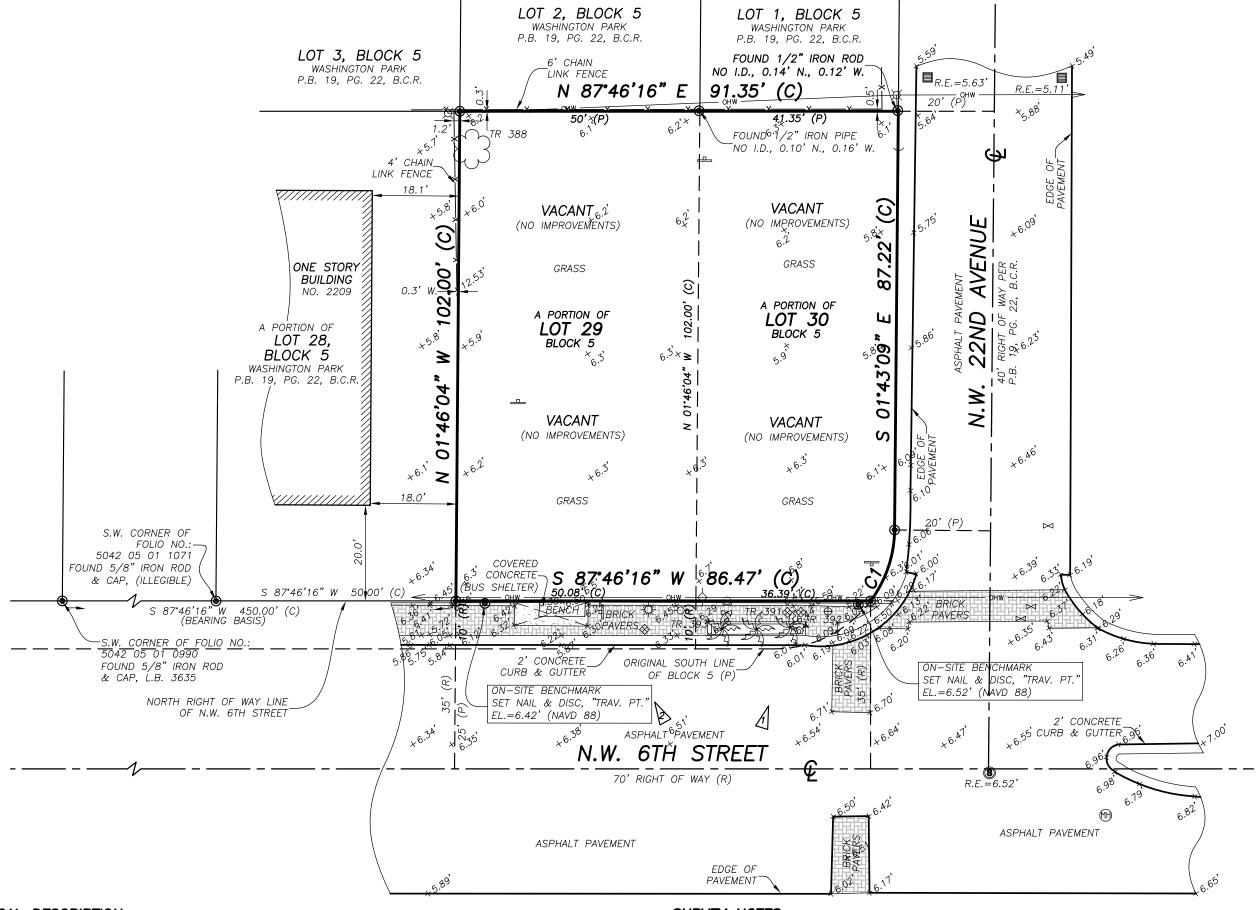
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. CONCRETE POLE WATER VALVE FIRE HYDRANT WIRE PULL BOX

. CROSSWALK SIGNAL POLE SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED NAVD 88.... NORTH AMERICAN VERTICAL

DATUM OF 1988 TRAV. .P.T. TRAVERSE POINT SURFACE ELEVATION

TREE TABLE									
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOO				
388	OAK	48"	50'	60'					
391	PALM	10"		15'	10'				
392	PALM	8"		20'	12'				
393	PALM	6"		18'	12'				



LEGAL DESCRIPTION:

LOTS 29 AND 30, LESS THE SOUTH 10 FEET OF BLOCK 5 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY.

SURVEY NOTES:

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- 7. THE PROPERTY SHOWN HEREON CONTAINS 0.21 ACRES (9,290 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
- THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 545" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=6.434'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°46'16"W. ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 6TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- 13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by Javier De La Rocha Date: 2023.05.18 13:50:04 -04'00'

JAVIER DE LA ROCHA PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551 javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-07	LAND SURVEYORS, INC.	L.B. 7551

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY 5 THE 3 29 & 30, LESS THE 10 FEET, BLOCK & WASHINGTON PARK PLAT BOOK 19, PAGE 22, B. S 07

Ö

B

PLAT

CITY OF FORT CLIENT: LAUDERDALE, CRA

DRWN BY J.E.C. CHK'D BY JDLR

DATE 03/27/23

AST FIELD DATE: 05/09/23

REVISIONS BOUNDARY 03/27/23 SURVEY ADD TREES AND 05/15/23 LEVATIONS

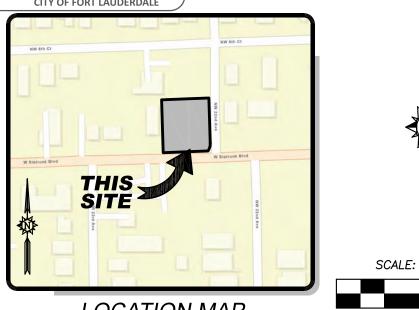
ECS3349

SHEET NO. 01

01

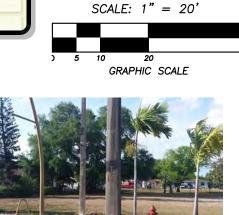
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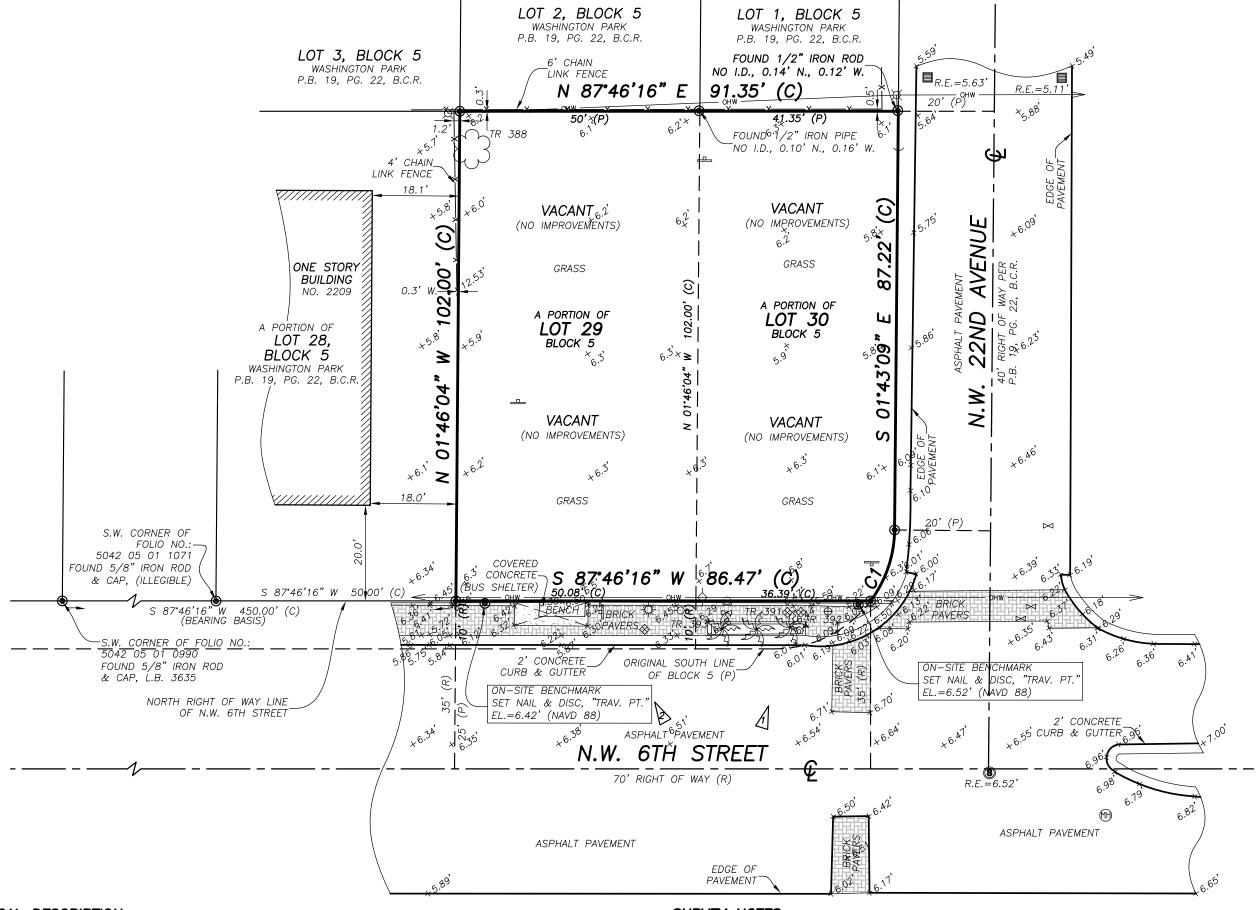
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- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
- THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 545" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=6.434'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°46'16"W. ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 6TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- 13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by Javier De La Rocha Date: 2023.05.18 13:50:04 -04'00'

JAVIER DE LA ROCHA PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551 javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-07	LAND SURVEYORS, INC.	L.B. 7551

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY 5 THE 3 29 & 30, LESS THE 10 FEET, BLOCK & WASHINGTON PARK PLAT BOOK 19, PAGE 22, B. S 07

Ö

B

PLAT

CITY OF FORT CLIENT: LAUDERDALE, CRA

DRWN BY J.E.C. CHK'D BY JDLR

DATE 03/27/23

AST FIELD DATE: 05/09/23

REVISIONS BOUNDARY 03/27/23 SURVEY ADD TREES AND 05/15/23 LEVATIONS

ECS3349

SHEET NO. 01

01

NEW SHOPPING CENTER PONDEROSA PLAZA

2201 N.W. 6th STREET
FORT LAUDERDALE,
FLORIDA 33073

PROJECT TEAM:

OWNER:

ALVIN LEWIS

4701 N.W. 16th STREET LAUDERHIL, FL. 33313 (954) 347-2514 alalliance@yahoo.com

ARCHITECT:

LEWARS DESIGN, LLC

Bertram C.A. Lewars, Architect 18242 N.W. 20th STREET PEMBROKE PINES, FLORIDA, 33029 (954) 701-0228 fx(954) 443-1440 bcalewars@comcast.net

LANDSCAPE ARCHITECT:

KIM MOYER, PLA.

scott@traffic-impact.com

LIC. #LA0000952 4808 N.E. 16 AVENUE OAKLAND PARK, FLORIDA 33334 (954) 592-3695 k.moyerla@gmail.com

TRAFFIC ENGINEER:

TRAFFIC IMPACT GROUP, LLC SCOTT ISRAELSON LONGWOOD, FL. 32779 2180 WEST SR. 434, SUITE 6000 (407) 607-3695

CIVIL ENGINEER:

SZAUER ENGINEERING, INC.

jORGE SZAUER
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BOCA RATON, FL. 33433
(561) 716-0159
jszauer@szauerieng.com

STRUCTURAL ENGINEER:

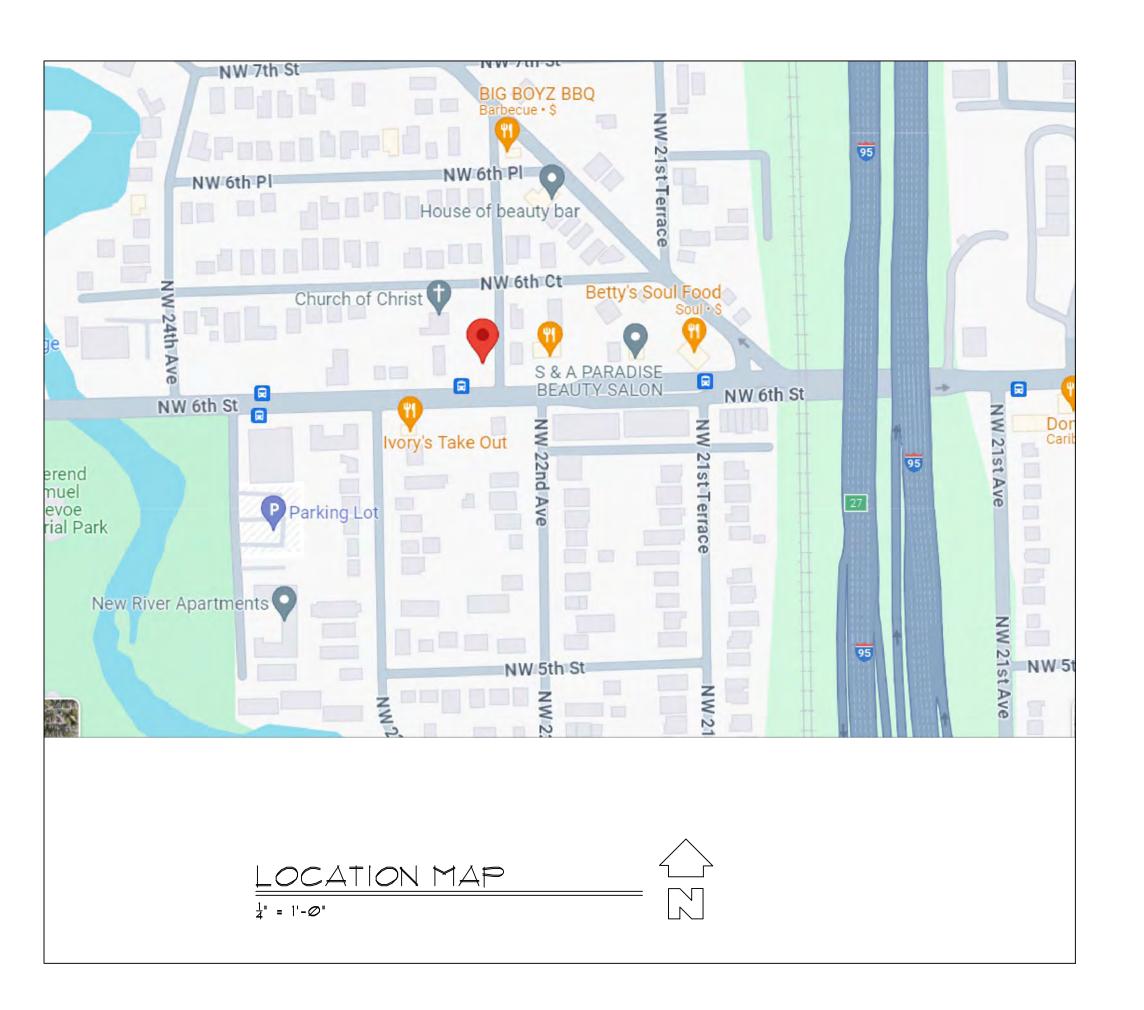
MUENGINEERS, INC., MARCUS UNTERWEGER 3440 N,E, 12th AVENUE

OAKLAND PARK, FL. 33334 (561) 716-0159 jszauer@szauerieng.com

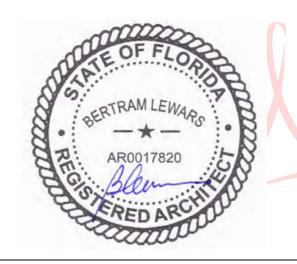
MEP ENGINEERS:

BACH DESIGN ENGINEERS

BACH NGUYEN
5130 N. FEDERAL HWY., SUITE 1
FT. LAUDERDALE FL. 33308
(954) 821-7937
bach@bachengineers.com



	SHEETS	SUBM. 2/24)		
ND	DESCRIPTION	DRC SUBM. (01/12/24)		
A.0	LOCATION PLAN, INDEX	Х		
A.1	SITE PLANS, DATA TABLE	Х		
A.2	FLOOR PLAN	Х		
A.3	EXTERIOR ELEVATIONS	Х		
A.4	EXPANDED EXTERIOR ELEV.	Х		
A.5	BUILDING SECTIONS	Х		
A.6	ROOF PLAN	Х		
C-1	GENERAL CIVIL NOTES	Х		
C-2	EROSION CONTROL PLAN	Х		
C-3	PAVING, GRADING, DRAINAGE	X		
C-4	UNDERGROUND UTILITIES	Х		
L-1	LANDSCAPE PLAN	Х		
E-1	PHOTOMETRIC PLAN	Х		
R-1	S.E. VIEW RENDERING	Х		
R-2	N.W. VIEW RENDERING	X		
R-3	S.E. VIEW AERIAL	Χ		



Digitally signed by Bertram Lewars Date: 2024.01.12 12:07:18 -05'00' PONDEROSA PLAZA 2201 N.W. 6th STREET

LEWARS DESIGN I, LLC Bertram C.A. Lewars, Architect AR 0017820

REVISIONS:

Sheet Title:

FILE NAME: LEWIS

PROJECT NO. 20220708

DATE: 12 JANUARY 2024

DRAWN BY: L.D.

CHECKED BY: B.L.

SITE PLAN

STREET

N.W

2201

ALVIN

REVISIONS:

SITE PLAN

Digitally signed by

Bertram C. Lewars

Date: 2023.11.21

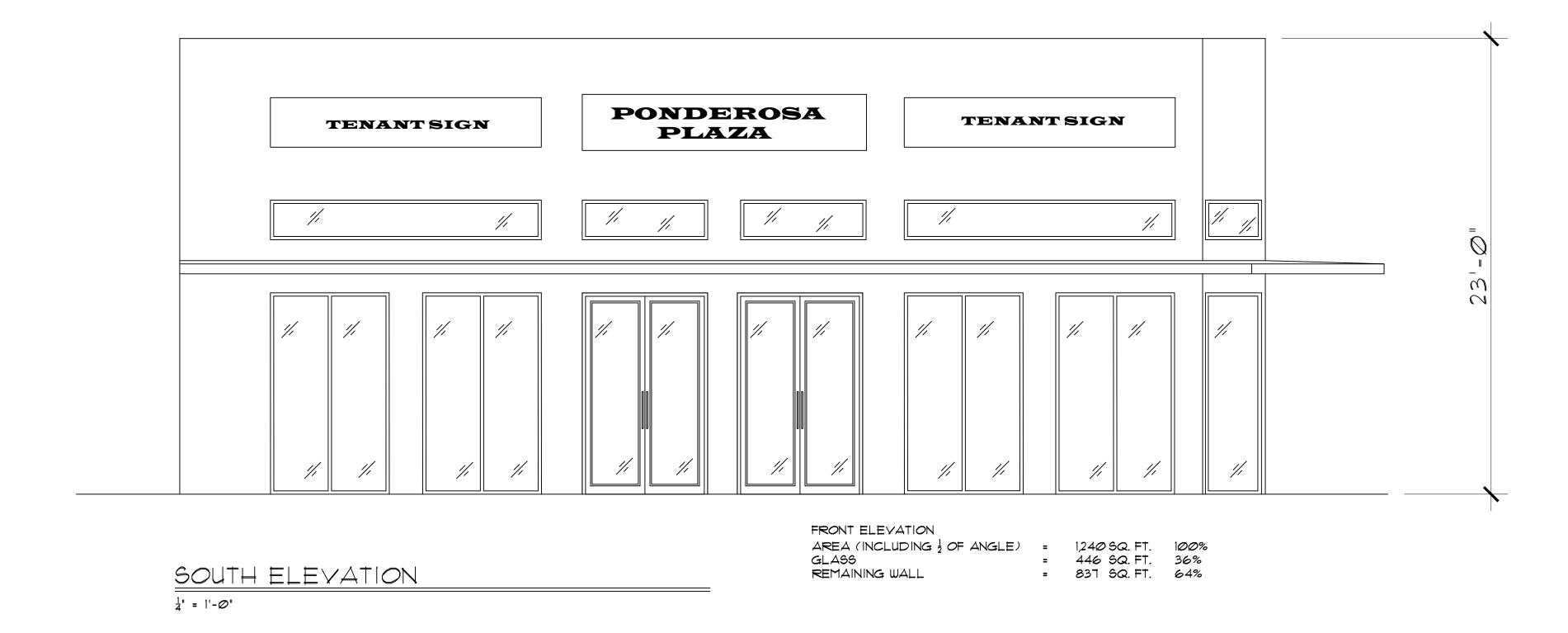
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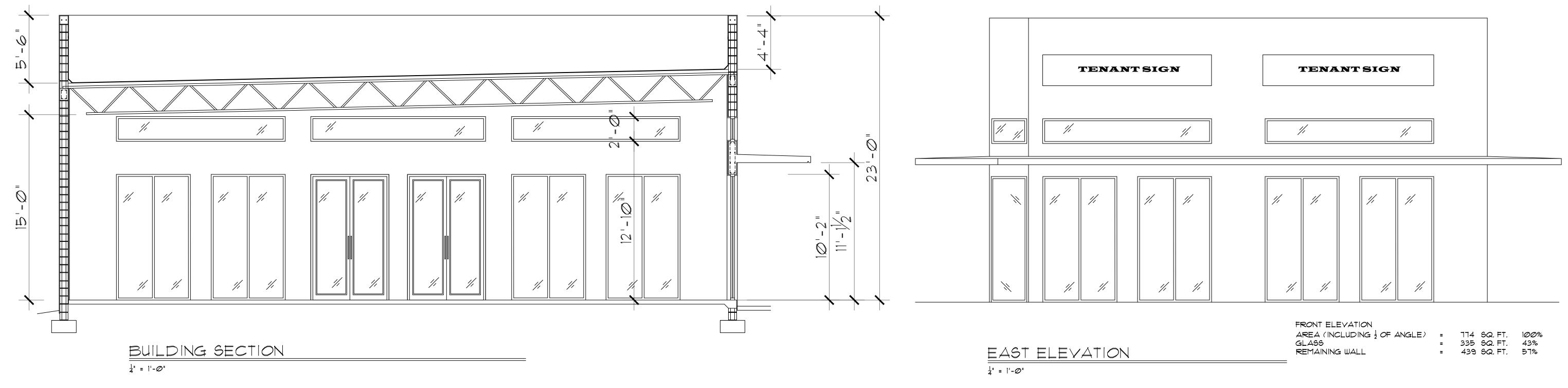
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PROJECT NO. 20220708

DATE: 13 NOVEMBER 2023

DRAWN BY: L.D.
CHECKED BY: B.L.







Digitally signed by Bertram C. Lewars Date: 2023.11.21 16:17:49 -05'00' LEWARS DESIGN I, LLC
Bertram C.A. Lewars, Architect

STREET

6 th

N.W

2201

LEWIS

ALVIN

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LAUDERDA

LEWAH

Sector

EXTERIOR ELEVATIONS

Sheet Title:

FILE NAME: LEWIS
PROJECT NO. 20220708

DATE: 13 NOVEMBER 2023

DRAWN BY: L.D.

CHECKED BY: B.L.

CHECKED BY: B.L.



LC ALVIN LEWIS

\$\frac{1}{4} \text{LAUIDERDALE FOR:} \text{LAUIDERDALE FUG.} \text{FORT LAUIDERDALE FUG.} \text{FUG.} \text{FU

STREET

LEWARS DESIGN I, LI
Bertram C.A. Lewars, Architect
AR 0017820
18242 N.W. 20th Street

REVISIONS:

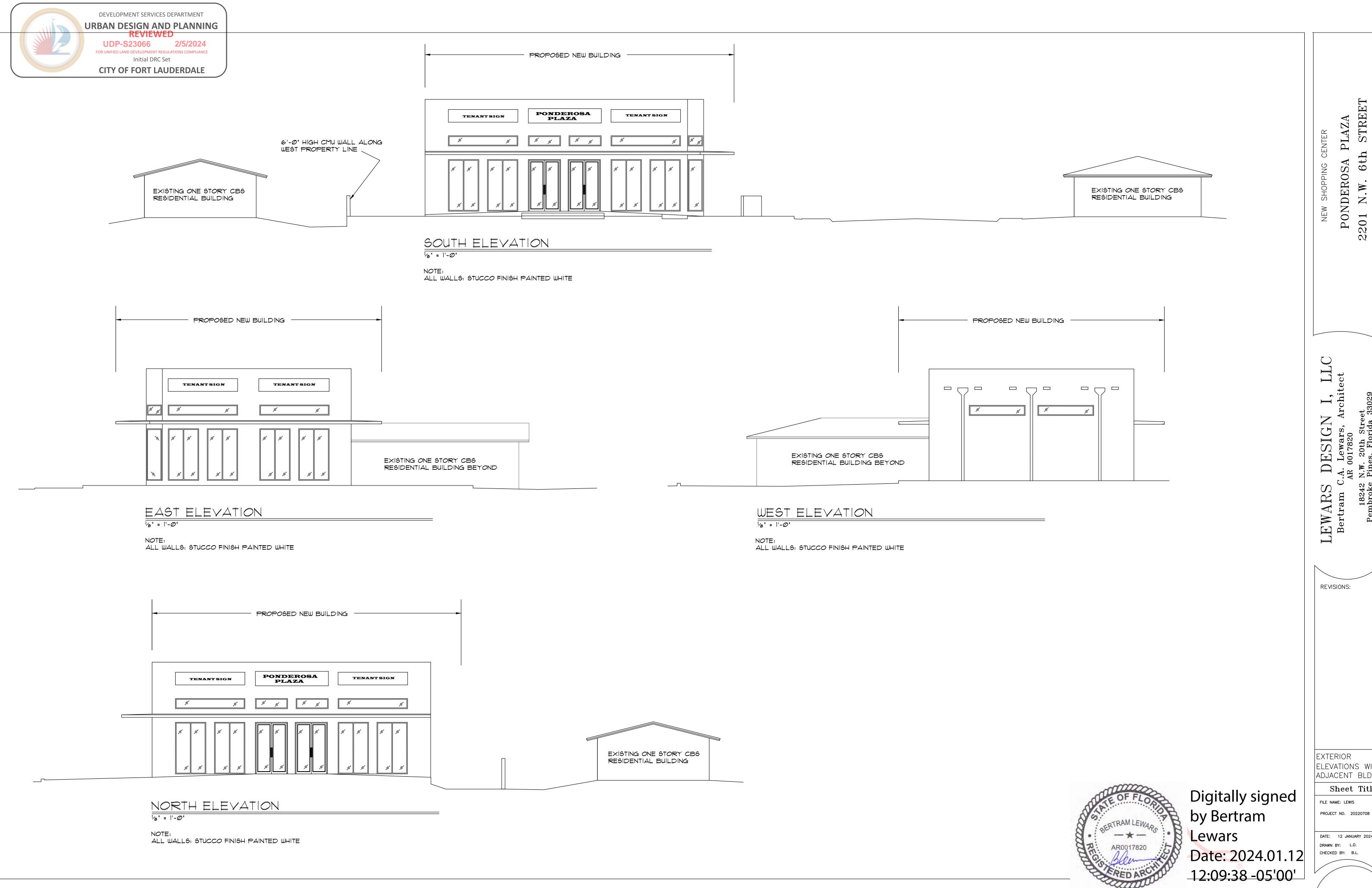
ROOF PLAN

Sheet Title:

FILE NAME: LEWIS
PROJECT NO. 20220708

DATE: 13 NOVEMBER 20
DRAWN BY: L.D.
CHECKED BY: B.L.

(A. 3

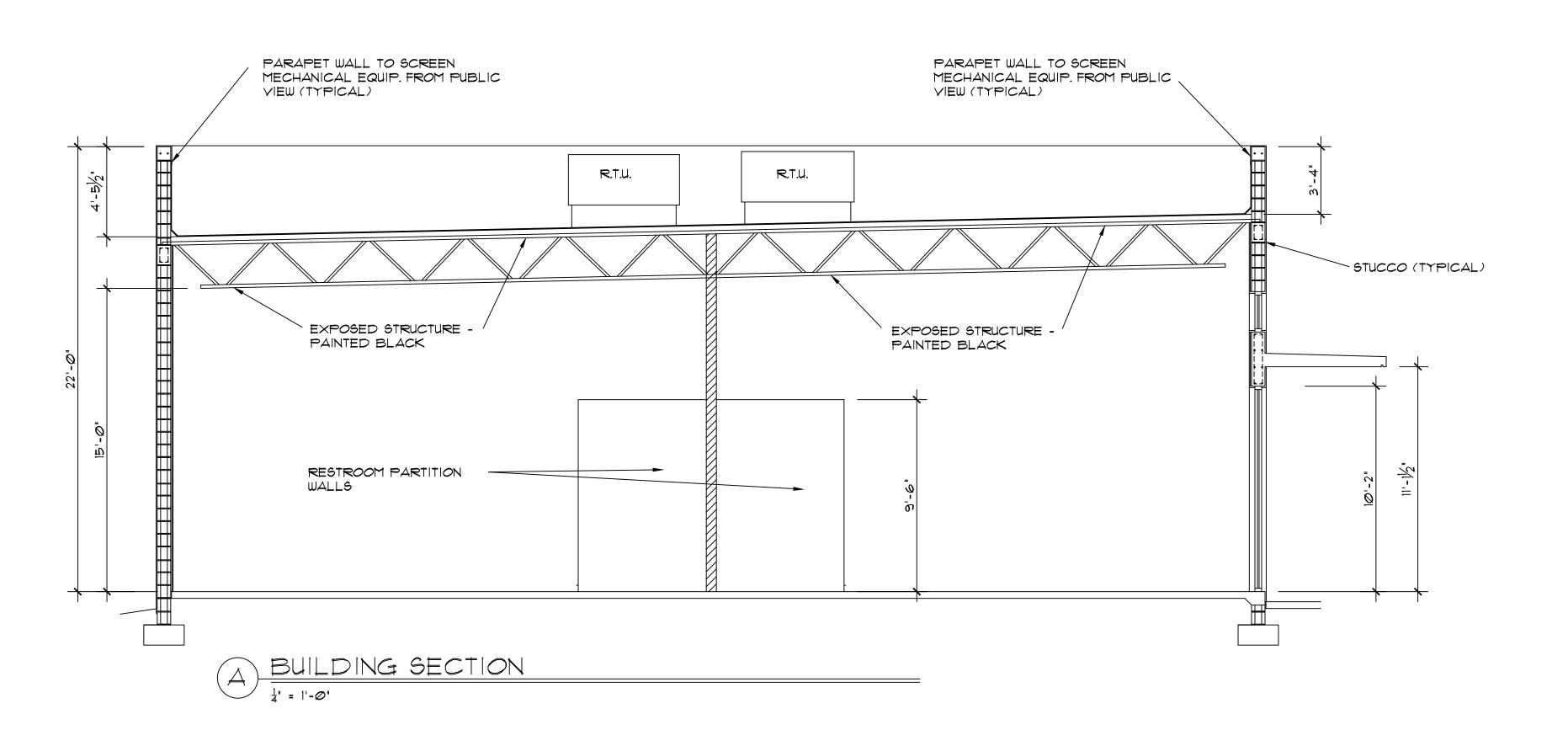


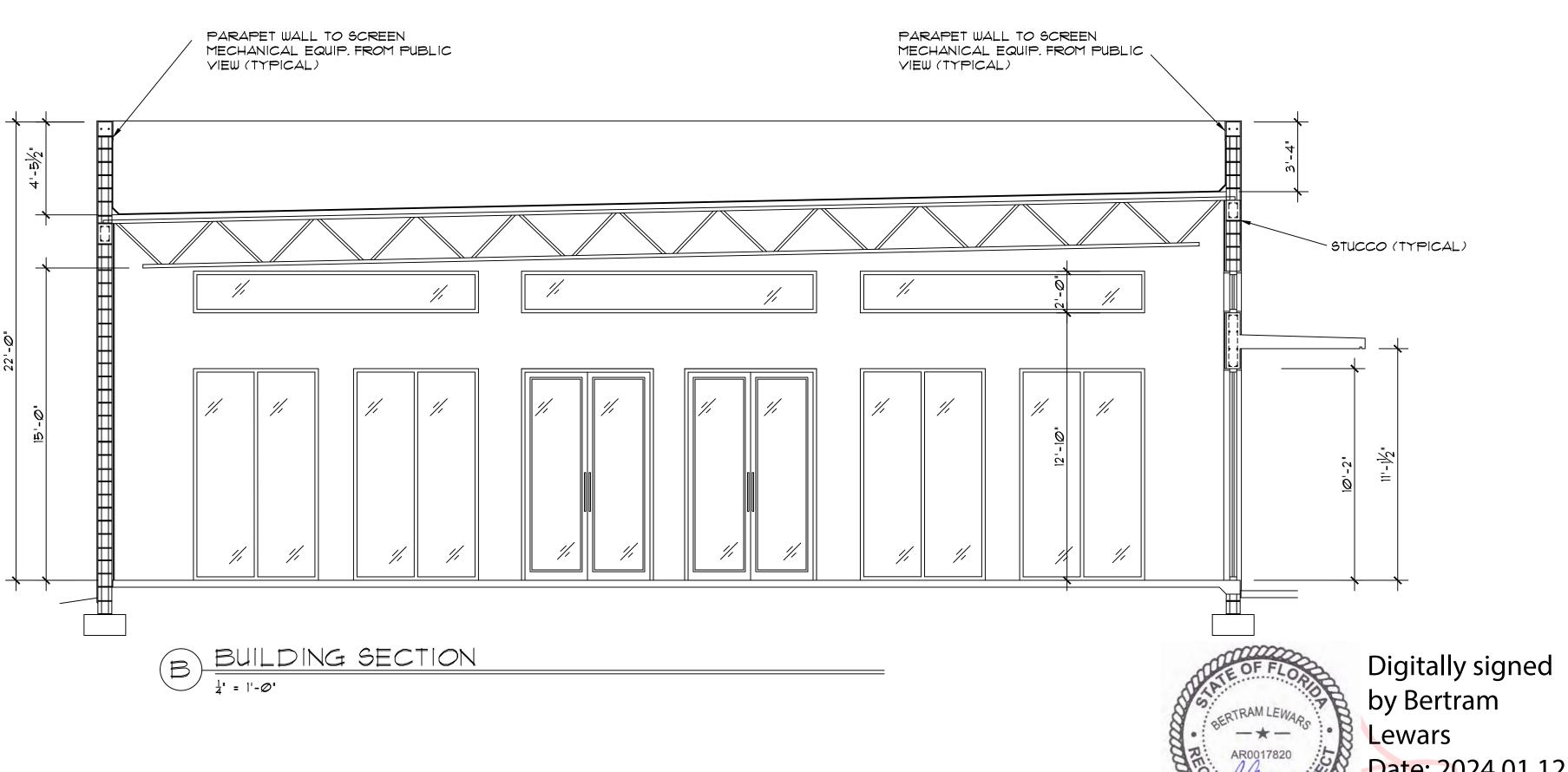
PLAZA λ STREET PONDEROSA 201 N.W. 6tk 2201

LAUDERDAL

ELEVATIONS WITH ADJACENT BLDGS.

Sheet Title:





DESIGN I, LLC

A. Lewars, Architect

A. Ool7820

N.W. 20th Street

Physical 33029

STREET

LAUDERDA

CENTER

PONDEROSA

BUILDING SECTIONS

Sheet Title:

PROJECT NO. 20220708

DATE: 12 JANUARY 2024
DRAWN BY: L.D.
CHECKED BY: B.L.

by Bertram
Lewars
Date: 2024.01.12
12:10:10 -05'00'

LEWARS Bertram C

STREET

LAUDERDA

2201

PLAZA

PONDEROSA

CENTER

REVISIONS:

ROOF PLAN

Sheet Title:

FILE NAME: LEWIS PROJECT NO. 20220708

DATE: 12 JANUARY 2024
DRAWN BY: L.D.
CHECKED BY: B.L.

Digitally signed by Bertram Lewars Date: 2024.01.12 12:10:35 -05'00'



Illuminance

Illuminance

Illuminance

Calculation Summary

Building Perimeter

Parking Lot

Residential Spill

Lum. Lumens Lum. Watts ICITY OFSAORT LAUDERDALE SINGLE LSI Industries MRS-LED-12L-SIL-FT-UNV-DIM-40-70CRI-XX-IL 16' MH / 22' OAL Fiberglass DB 16' MH / 22' OAL Fiberglass DB SINGLE LSI Industries MRS-LED-12L-SIL-4-UNV-DIM-40-70CRI-XX-IL 86 7856 SINGLE LSI # XWS-LED-03L-SIL-3-40-70CRI 10' Wall Mounted SINGLE 10' Wall Mounted XWS-LED-02L-SIL-2-40-70CRI

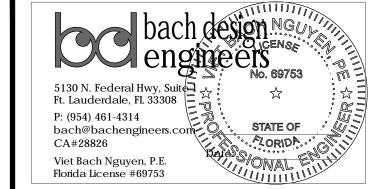
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4.00 7.5 1.1 3.64 6.82

0.04 0.3 0.0 N.A. N.A.

Viet Bach Nguyen 11:38:18 -05'00'

Digitally signed by Viet Bach Nguyen Date: 2023.11.09

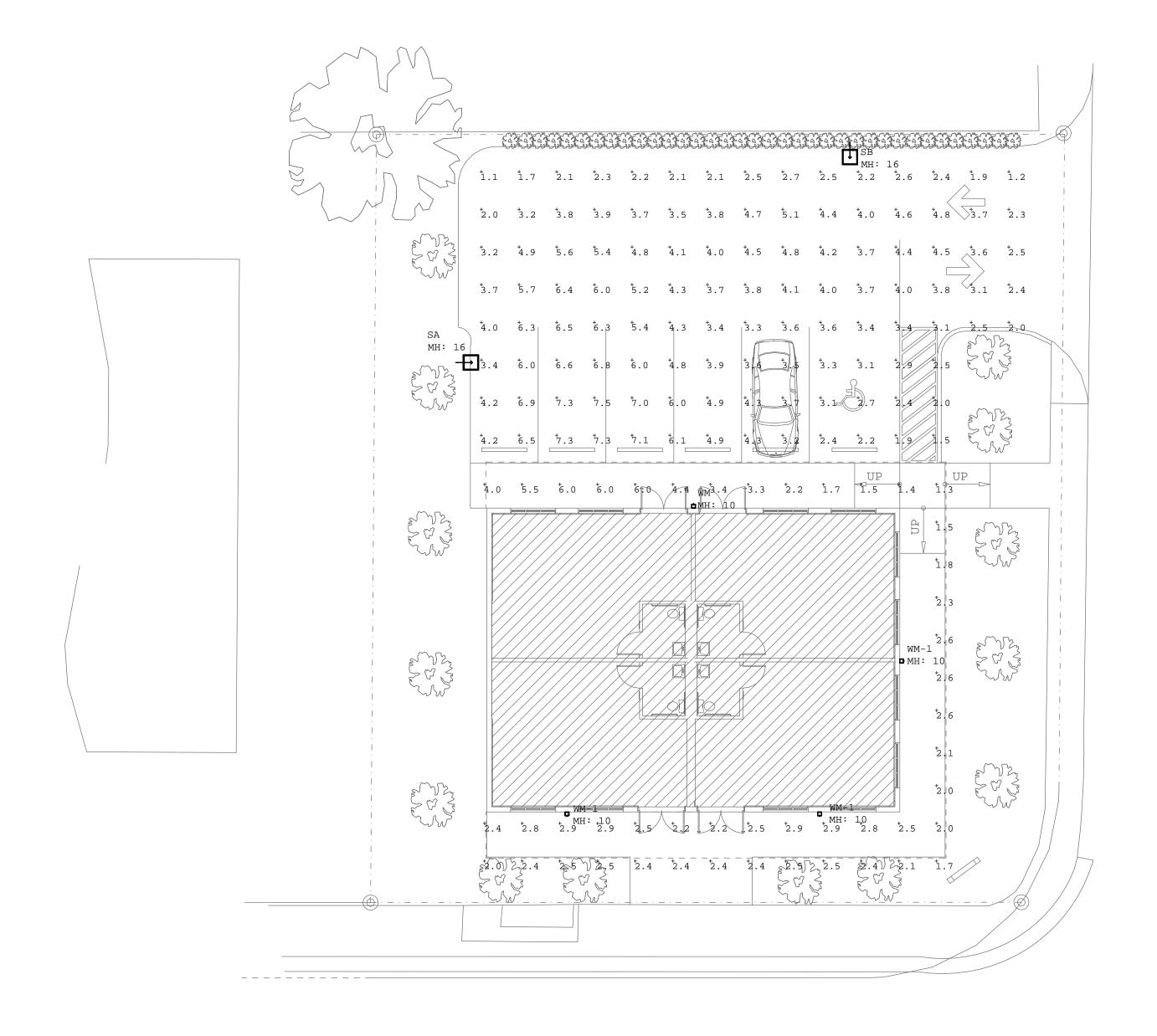


STREET

6TH

2201 3T LA

NOTES: 1-COLOR - TO BE DETERMINED 2-FINISH - SMOOTH SHAFT 3-MATERIAL - FIBERGLASS REINFORCED COMPOSITE EXCEPT AS NOTED 4-TENON TOP MOUNT - DIAMETER TBD	
2-3/8" Tenon Top	
Smooth Finish	
16' Mount	ing
Heig	ht
7" Diameter	
, station	
4" x 4" x 7-1/2" Handhole	
7'2" Bu	. vial
Dept	
NOTE: CONTRACTOR SHALL CERTIFY THAT POLE / BASE AND FIXTURE AS SPECIFIED WILL MEET CURRENT WIND LOAD CRITERIA. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER	
DESCRIPTION:	
	berglass Pole AG-DN2-xx



CENTER

11-08-2023 Checked By: BN ELECTRICAL PHOTOMETRIC PLAN

ELECTRICAL PHOTOMETRIC PLAN

scale: 3/32" = 1'-0"



Digitally signed

by Bertram C. Lewars Date: 2023.11.21 16:22:39 -05'00'

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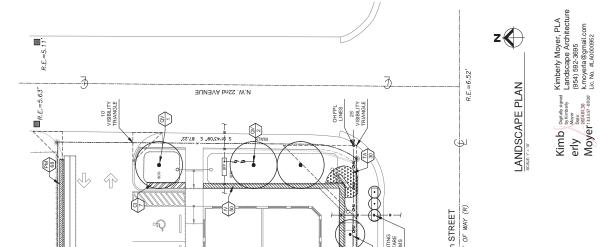
18242 N.W. SOth Street Pembroke Pines, Florida 33029 (954) 701-0228 fx(954) 443-1440 bealewars@comeast.net Bertram C.A. Lewars, Architect
DESIGN I, LLC

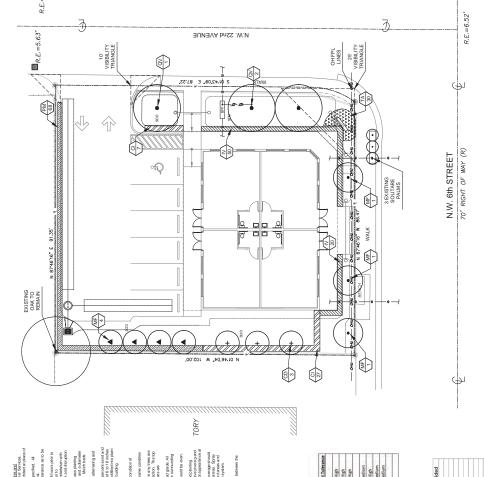
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ANDSCAPE PLAN

FORT LAUDERDALE, FLORIDA 33073 S201 N.W. 6th STREET **PONDEROSA PLAZA**

NEW SHOPPING CENTER FOR:





PLANTNS BACKTLL MOTURE - LIMING 124PT TO REPORT AIR POCKETS COPPACTED BACKTLL MOTURE

SHRUB PLANTING DETAIL

TEPPORARY MATER
BASIN- RORY SALCER
W. 9' CONTINUES RET
FERTILIZER
TABLETS

PLAY SHALB SO TOP OF THE ROOTBALL IS PLISH UTH PNIS GRADE

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDS CAPE ARCHITECT

TRE STAKING DETAIL

Sym	Qty	Botanical Name	Common Name	Size		Native	Drought Tolerance
Trees/ Palms							
CD	3	Coccoloba diversifolia	Pigeon Plum	10' Ht. x 4'	10' Ht. x 4' Spr., 2" cal.	Yes	High
MP	7	Myrcianthes fragrans	Simpson's Stopper	10' Ht. x 5'	10' Ht. x 5' Spr., 2" cal. Single trunk	Yes	High
αV	3	Quercus virginiana	Live Oak	16' Ht. x S'	16' Ht. x 5' Spr., 3" cal., 7' CT	Yes	High
Shrubs/Gr	Shrubs/Groundcovers						
D	15	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	24" O.C.	Yes	Medium
2	70	Ilex vomitoria Stokes Dwarf	Dwarf Ilex	10" × 10", 18" O.C.	18" O.C.	Yes	High
TA	30	Trachelospermum asiaticum	Asiatic Jasmine	6" x 12", 18" O.C.	3" O.C.	No	Medium
PM	63	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	24" O.C.	No	Medium
Sod			St. Augustine				
Mulch			Shredded Melaleuca or Eucalyptus	sna			
			Landscape Code Requirements	de Requiren	nents		
			Site Area = 9292 sf (_21 AC) Landscape Area = 3474 sf				
			Description	Application	Calculation	Required	Provided
			Site Trees	1 thee/ 1000 s/	9282 st/ 1000	10	80
			Site Canopy Trees	20%	10 (.20)	2	3
			Site Similes	12/1000 sf	3474 sf/1000 x 12	42	161
			VUA, Trees	1 thee/ 1000 s	2688 sf/ 1000	3	0
			VUA Shrubs	6 shrubs/100(s sf	2688 sf/1000 x 6	17	17
			Native Trees	40%	13 (40)	9	
			Native Shrubs	40%	59 (.40)	24	85



FORT LAUDERDALE, FLORIDA 33311 SSOI N.W. 6th STREET *PONDEROSA PLAZA*

NEW SHOPPING CENTER

PONDEROSA PLAZA

\cdot \cdot

NEW SHOPPING CENTER

FEMARS DESIGN I' FFG

18242 N.W. 20th Street Pembroke Pines, Florida 33029 (954) 701−0228 fx(954) 443−1440 bealewars⊕comeast.net Bertram C.A. Lewars, Architect AR 0017620

STRUCTURAL

MEP ENGINEERS

BACH DESIGN ENGINEERS

PROJECT TEAM.

OWNER:

ALVIN LEWIS

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ARCHITECT:

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Bertram C.A. Lewars, Architect
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(58), 701-0229 fx(964) 443-1440
bealewars@comceat.net

ANDSCAPE ARCHITECT:

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4808 N.E. 16 AVENUE
OMKLAND PRK, FLORIDA 33334
(954) 592-3695
k.moyerla@gmail.com KIM MOYER, PLA.

TRAFFIC ENGINEER:

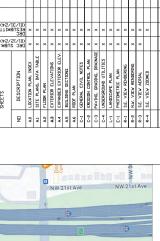
TRAFFIC IMPACT GROUP, LLC SCOTT ISRABISON LOUGHOOD, FL. 32779 2180 WEST SR. 434, SUITE 6000 (407) 607-5898 scottletraffic-impact.com

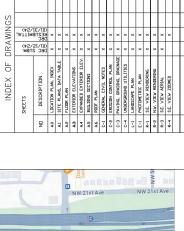
CIVIL ENGINEER

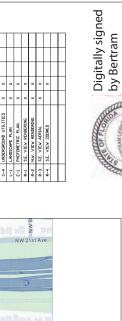
SZAUER ENGINEERING, INC. JORGE SZAUER
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600. RATON, FL. 33433
(561) 716-0159
jszauer@szauerieng.com ENGINEER

MUENGINEERS, INC. MARCUS UNTERFIGER 3440 N.E. 12th AVENUE OAKLAND PARK, FL. 33334 (561) 716-0159 jszauer@szauerieng.com

BACH NGUYEN
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FT. JAUDERDALE FL. 33308
(954) 821-7937
bach@bachengineers.com







(12

LOCATION MAP



Date: 2024.01.31 15:07:12 -05'00'

Lewars

Sheet Title: FILE NAME: LDMS PROJECT NO. 20220708

SITE PLAN

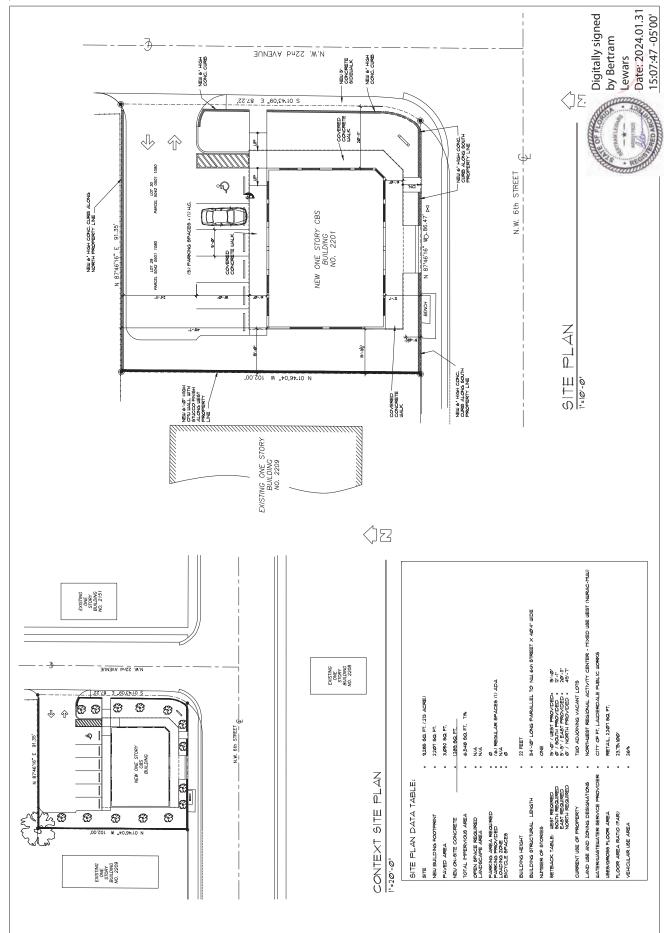
FONDERDALE, FLORIDA 33311 FORT LAUDERDALE, FLORIDA 33311

NEW SHOPPING CENTER

18242 N.W. 20th Street Pembroke Pines, Florida 33029 (954) 701−0228 fx(954) 443−1440 bealewars©comeast.net

Bertram C.A. Lewars, Architect As 0017820



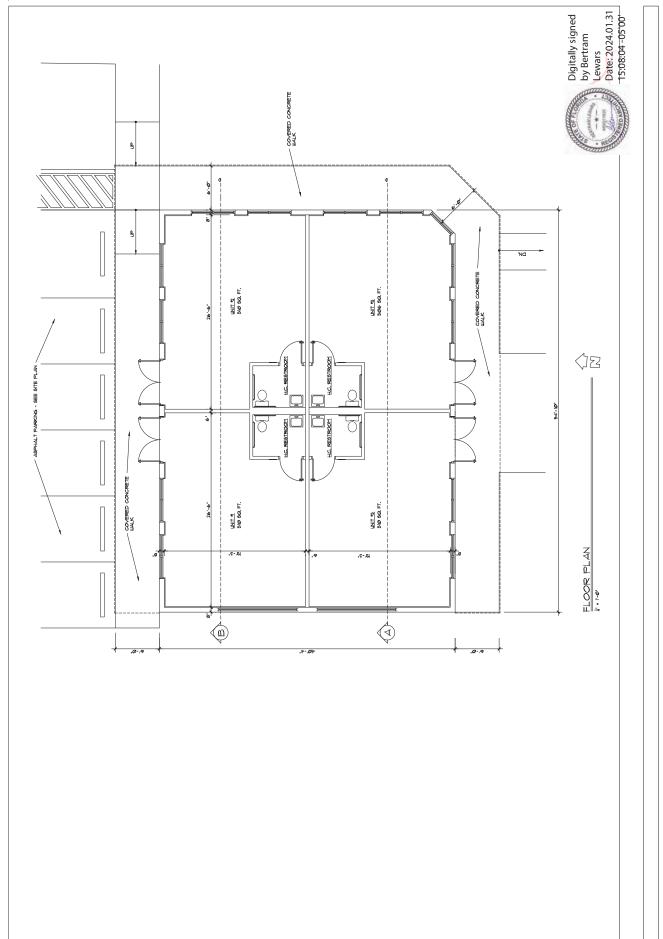


FORT LAUDERDALE, FLORIDA 33311 2201 N.W. 6th STREET **BONDEROSY BUYZA**

NEW SHOPPING CENTER

LEWARS DESIGN I, LLC Bertram CA. Lewars, Architect AR 0017820 18828 N.W. 20th Street Penther 30299 (954) 701-0228 Kriget, Hafel 1400 bealewars@comeasinet

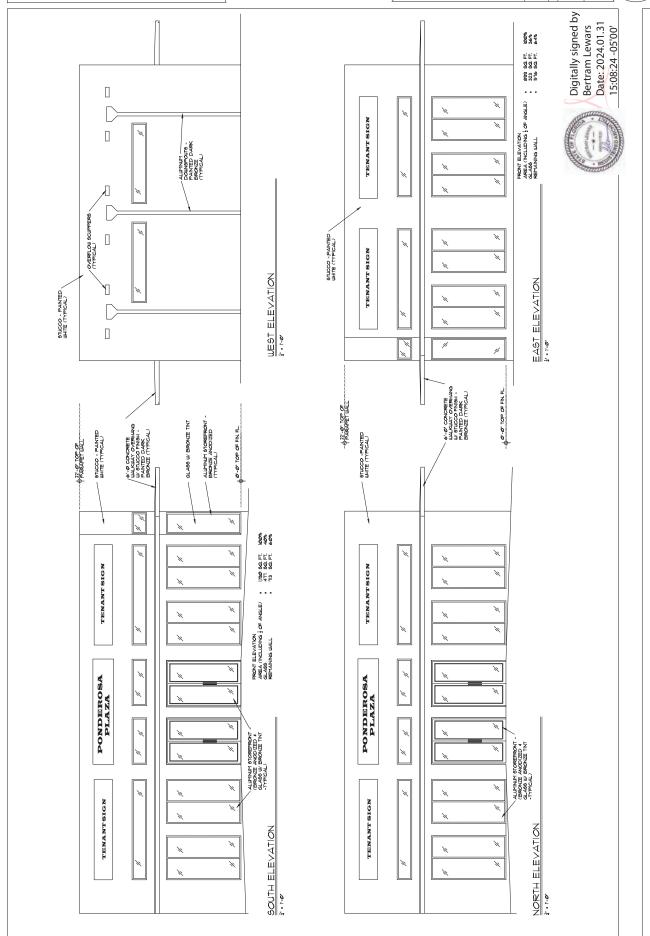




PONDEROSA PLAZA 2201 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33311

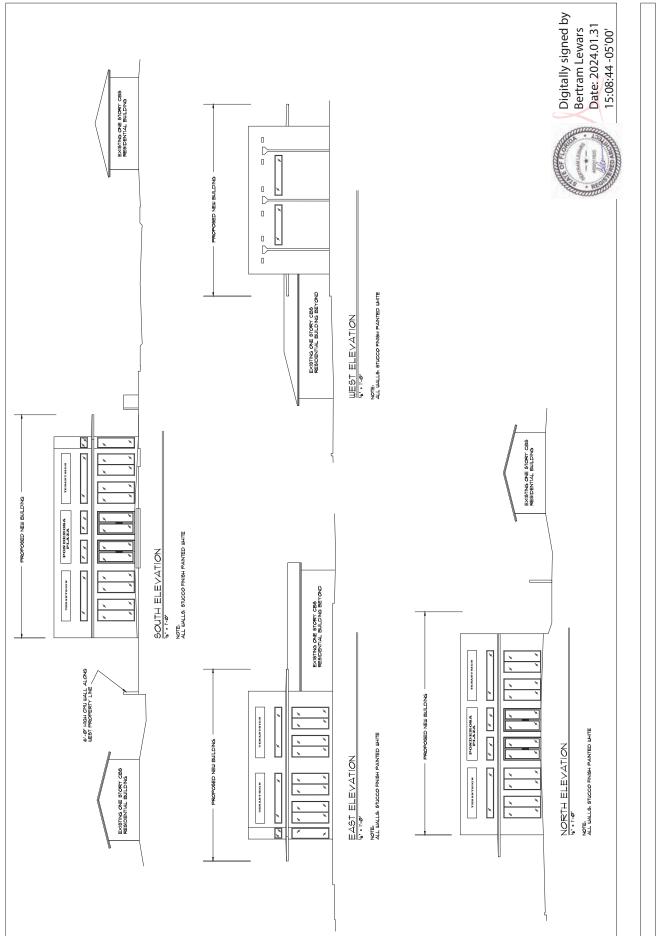
NEW SHOPPING CENTER

LEWARS DESIGN I, LLC bears bearing the bearing CA. Lewers, brichitect pembroke Pines, Florida Sacsa Casta Nar. 20th Street bearing the contract of the casta
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FORT LAUDERDALE, FLORIDA 33311

NEW SHOPPING CENTER

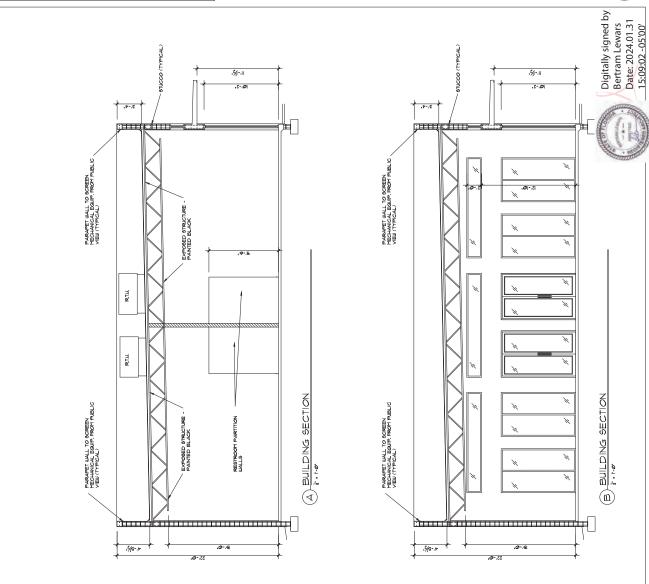
EERATIONS WITH CASE INCIDENCE THE PROPERTY OF


FORT LAUDERDALE, FLORIDA 33311 S201 N.W. 6th STREET **DONDERORY BLAZA**

NEW SHOPPING CENTER

LEWARS DESIGN I, LLC Bertram CA. Lewars, Architect AR 0017820 18828 N.W. 20th Street Fembroke Pines, Florida 33029 (954) 701-0228 Kriget, Hack-1440 beakewars@comeasinet

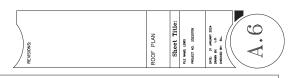




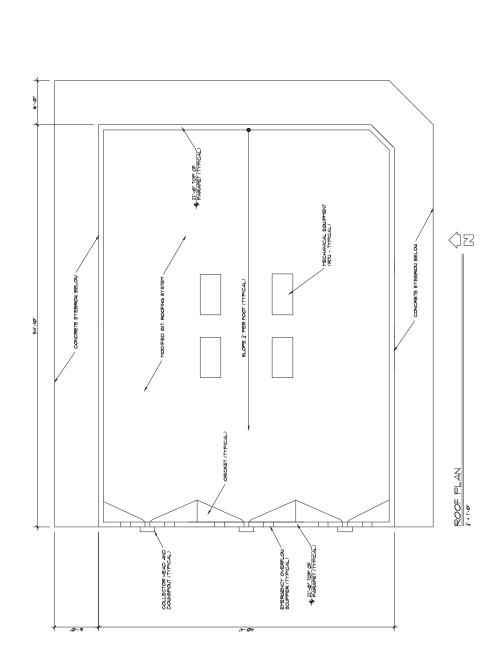
FORT LAUDERDALE, FLORIDA 33311 S201 N.W. 6th STREET **DONDERORY BLAZA**

NEW SHOPPING CENTER

LEWARS DESIGN I, LLC Bertram CA. Lewars, Architect AR 0017820 18828 N.W. 20th Street Fembroke Pines, Florida 33029 (954) 701-0228 Kriges, Hotel 18929 Dealewars@comcast.net









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 Min
 Avg/Min
 Max/Min

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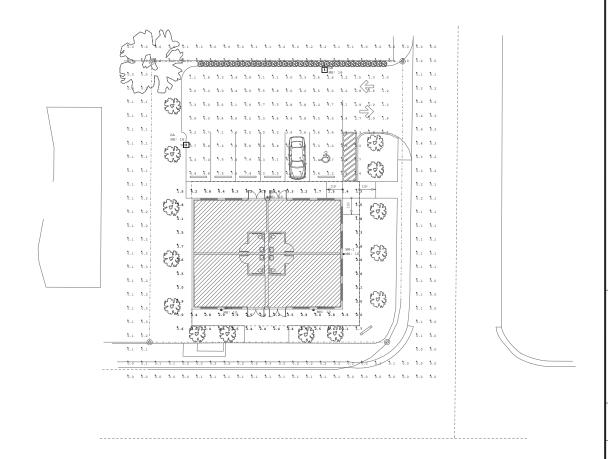
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NOTE:	2-3/8" Tenon Top	<u> </u>
NOTE:		
NOTE:	Smooth Finish	
NOTE:		16' Mounting
Park 1 FOTO To Build Down South Control Will American Sout		
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NOTE: CONTRACTOR SHALL CERTIFY THAT POLE / BASE AND INTINE AS SPECIFIED WILL MEET CURRENT CULCULATIONS SY A REGISTRED TOSHILL ENGINEER CULCULATIONS SY A REGISTRED TOSHILL ENGINEER DESCRIPTION		72' Burial
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Alliance Fiberglass P		
		DESCRIPTION
		7
		Alliance Fiberglass Po

Building Perimeter Parking Lot Residential Spill



ELECTRICAL PHOTOMETRIC PLAN

scale: 3/32" = 1'-0"

PONDEROSA PLAZA 2201 N.W. 6TH STREET FORT LAUDERDALE, FL 33311

DATE ISSUE

ELECTRICAL PHOTOMETRIC PLAN

E-1

GENERAL PROVISIONS

- THE CONTRACTOR SHALL GREAT PROOF THE CHARK COPIES OF ALL AVAILABLE REQUIREDRY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
- LIALESS OF HERMES NOTICE ON THE PLANE, THE CONTRACTOR SHILL USE THE GEORETRY PROVIDED ON THE CONSTRUCTION PLANE. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE INSTRUMENT MADE CONSTRUCTION FLOW INFORMATION SHALL BE BROUGHT TO THE ACTION SHALL BE BROUGHT.
- INGMERRIG, R.C. NO REPONSEUTY FOR THE ACCURACY OF THE REFORMATION.
- THE SET OF PLANE MAY CONTINUE OF MANIMOUS PREPARED BY CYCHE PROPERSIONALS, WHICH CONTINUE THE MARE, ADDRESS, AND LODG OF THE PROPERSIONAL. SCALES ENGINEERING, INC. IS NOT RESPONSE DIAGRANG PREPARED BY CYCHE PROPERSIONALS.
- b) CONTRACTOR (No.1.) Based (COMBLOT INFO DESCRIBED TO HE SERBER FOR HYPOLA, PRICE TO DESCRIBED THE METHAL REQUIRED FOR CONTRACTOR (NO.1.) SERBERGINE AND DESCRIBED AND
- PROTECT BENCHMAKE, PROPRETY COMMERCE, MC OTHER SLAVEY MONLABINTS PROMOVAMING OR DESPACEMENT. P MAKER MEEDS TO BE REMOVED IT SHALL BE REPERENCED BY LICENSED LAND SLAVETY REPLACED, AS INCREMENT, BY SAME.
- A DISCUSSION CONTROL REPORTMEND FOR THE COURT OF LIGHT CONTROL SERVICE AND CONTROL SER
- RODY HAVING JARDICTION EPICHFOLILLY REQUIRE TESTING, REPRICTIONS ON APPROVAL. THE CORRECTOR SHALL HAV ALL COSTS IN CONNECTION THERRITY AND SHALL PURNER THE OWNER AND INCORRECT THE CORRECTOR THERRITY AND SHALL PURNER THE OWNER AND INCORRECT THE CORRECTOR THERRITY AND SHALL PURNER THE OWNER AND INCORRECT THE CORRECTOR THERRITY AND SHALL PURNER THE OWNER AND INCORRECT THE CORRECTOR THERRITY AND SHALL PURNER THE OWNER AND INCORRECT THE CORRECTOR THE
- LITER ECHOILO 19 14 NECOMERCEO REQUIREMENT POR RESPRESENT JASONITONI QUALPICATON, PUBLISHED ET 114 AMERICAI COJACA, OF ADERNICAN LACONITORES.
- 12. THE INTER PROJECT INTO ENAL BE THOROUGH, Y CAUNDO AT THE COMPATION OF THE WORK, CLAIMAL RETINLED PPELANS, STRUCTURES, SORRANS, PARED MEMA, ACQUILLATED SET IN FORCE, PLUE AS ACADIST MEMA IMPECTED BY CONSTRUCTOR, AS DIRECTOR BY THE OWNER, ASSESSMENT TO CARRY THESE SUPPLICES SHALL BE SUBJECT TO APPROVA. BY THE OWNER,

UTILITY GENERAL NOTES

- 2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST REPORTATION WAILABLE AND ARE CREATED THE COMMISSION OF THE
- AND AND THE CONTROLLED TO THE ACCURACY MORE TO BE STOTE OF AN CONTROLLED ACTIVITY, TO HALL BY TO CONTROLLED REPORTED THE WARREST TOWNS THE WARREST THE AND TO HAVE THE ACCURACY ACTIVITY THE WARREST THE ACCURACY THE WARREST THE ACCURACY THE WARREST THE ACCURACY THE WARREST THE ACCURACY THE AC
- 3. A BRILLE FORM CHILT CHRIFT-CONCERNICH HAS BRILL BIT OF ONE BRITTING STUTUTES. THE CONFINCTION IS TO CONNECT THE BURDHES STUTIO CHRISTING THE OF GUARANT OF A BURDHESS STUTION CONTINUES. THE PROPERTY OF A BURDHESS STUTION OF THE PROPERTY OF A BURDHESS STUTION OF THE PROPERTY OF A BURDHESS STUTION OF THE BURDHESS STUTION OF A BURDHESS STUTION OF THE B
- 4. THE CONTRACTOR SHALL RESP LOCKTS TROUTEUP TO DATE AT ALL TIMES.
- 5. THE CONTRACTOR IS REPORTED FOR ALL CORDINATION INTREACHISTLETY MID ALL COSTS ASSOCIATED INTO THE PROTECTION OF EXECUTE DURING CONTRACTOR THE CONTRACTOR SHALL ALS CORDINATE MICESSANY RELICATIONS OF CHIEF CONTRACTOR SHALL ALS C
- IT SHALL BE THE CONTRACTORS RESPONSIBLITY TO MARKAN IN SERVICE ALL EXEMISE PRINCE ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PRINC INHON.
- TYPICAL DEPAILS AS BROWN MRE TO LILLETEARS THE BROWNERS INTERFAND ME NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE PRILID THE CONTROLLED AS A CONTRACTION WAS THE RESIDENCE OF CONSTRUCTION TO SUIT PRILID CONSTROAL, PROVIDING HE SUBMITS A PROPOSILE, FOR AN ALTERNATE METHOD TO THE BROWNER FOR APPROVING AND USES INSTRUCED AS DESIGNATION.
- FOR MACHINERYCTHIS RYPILARE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL YELD VERBY THE LOCATION, CEPTH, AND ALLOWERS OF ALL EXISTING PRIES, CIGALES, STC. TO BE CRICISED ON COMMUNICATION OF THE CONTRACTOR DESIGN MECHANISMS AND ALLOWERST ON CEPTH, OF THE WEST POR ADDITIONAL HYTHINS, BRIDG, ON COUNTRIES, MICH.

 TO BE CONTRACTOR DESIGN MECHANISMS (M. A. DORGE IN ALLOWINGS OF DESIGN OF THE WEST POR ADDITIONAL HYTHINS, BRIDG, ON COUNTRIES, MICH.).

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 THE CONTRACTOR DESIGN MECHANISMS (M. A. DORGE IN ALLOWINGS OF THE WEST POR ADDITIONAL HYTHINS, BRIDG, ON COUNTRIES, BRIDG, BRI
- THE CONTINCTOR SHALL PROVIDE AT HIS CORD EXPERSE ALL INCIDENCY THEY PRAMFOR DOUBLINGS, WATER, WATER, WATER, PRESENTE GALGES, AND CYSINE DOUBLINGS, MATERIAL AND A PACKAGES OF PROVIDED THE SHALL ADDRESS. THE SHARLES, AND THE CHARGE AND PROVIDED THE SHARLES AND THE CHARGE AND WATER A POWER FORTH HOME AND ADDRESS. THE PROVIDED THE SHARLES AND THE CHARGE AND ADDRESS. THE PROVIDED THE SHARLES AND THE CHARGE AND ADDRESS.
- ALL PRODUCTIVE, LEAVING, NO PROSEQUE TESTING THE CONTINCTOR SHALL CONTINCT THE SEGMENT NO THE CHIRE IS WRITTEN FORM, PORTY-SIGHT (III) HOUSE IS ADVANCE OF PROPE CONTINCTOR SHALL PRIPORE SKYSPACTORY PRETISTED PRICK TO INSTPRICTION.

AS-BUILT DRAWING REQUIREMENT

- APPRILL DESCRIPTION OF THE CONTROL OF THE ENGINEER PRINT BROKE PRINT OF THE CONTROL OF THE CONTR
- 2. AT THE CORPLETION OF THE BORK, DELIVER THE DEFINISE ECCUMENTS ABOUT INFORMATION, BEAUTION BY A LICINIED SURVEYOR, TO THE BROWNER, N. DOCC CONSTION AND PRISE PRICE MAY EXTRABOLIS RESTAURCH THE ABOUT THE ABOUT THE ORIGINAL BUTTOTS IN LIMITED TO THE PAGINETY.
- ALTERNATION OF THE ARMAL PROPERTY RELIGIOUS STATES BLASTICS TO THE PASSIONS.

 A HORSDOMY, COLUMNS AND VERTICAL RELEVATIONS FOR ALL STATES WAS STATES FACLARISE RELIGIOUS BY FOR USE OF MADERN SERVICES. THE PASSION OF T
- B. DETNICE AGNO PPEUME BETWEEN STRUCTURES.
- C. STORMARIE POID TOP OF BEINA AND POID BOTTON BLEFATIONS WID HONDOWN, DIBERSIONS BEASINGS AT A AMBRING OF THIS LOCATIONS PER POID, AT LOCATIONS DESIGNATED BY THE BRIDBER. POID HONDOWN, DIBERSION AND ALL OF THE TWO PROPERTY COMMERS, MARRINDS, AND RESPONDENCE.
- D. STORMANIN CONTACT STRUCTURE DISENSIONS AND RESINTONS, INCLUDING ALL MERKS, SLOTE, GRAPICES, GRAPIES, AND ENGINEES.

 8. STORMANING CONTACT STRUCTURE DISENSIONS AND RESINTONS CONTACTS AND CRESTORING.
- F. HORIZONAL LOCATIONS AND VERTICAL BLEVATIONS OF ALL LITELTY VALUES, FITTINGS, CONNECTION FORTS, STC
- G. VENTOR, BLEVITORS OF ALL PPELMES AT CROSSINGS OF POTRESS WATER MAKE (MINTHER THE WATER MAKE OR MEN) IN ORDER TO COCUMENT THAT THE MINISTER MEGLINED VENTOR, SEPRENTICIONAL BERNINGT.
- H. UTLITY PPELINE TED HORIZONALLY TOEDDE OF PARAMENT AND KICHT OF VAN LINEL, LOCATED STARY 200-FF MULELL, CHANGES IN HORIZONTH, CRYDET.

 I. PANAMENT WOTH AND ELEVATIONS AT THE CENTERLINE AND LOCK OF PARAMENT STARY 200 FEET MUSE AT ALL CHANGES IN LONGITUDING, SLOTE, CHOSE SLOTE, IN
- I. WINDBERT WOTH AND ELEVATIONS AT THE CENTERING AND EDGE OF PARESSINE EXERT SUCH AT ALL CHARGES IN LIGHTINGHA, SECPE, CAGGE BLOFF, INLET LOCATIONS, AND AT ALL DEVENING AT SECRET CHARGES OF PARESSINE ASSESSMENT AS A SECRET CHARGE AND ELACIS.
- A ALL PRINCIPLE AND SIGNALL MARPE DESIGNATION FOR HANDOLF ACCESS SHALL CONTAIN HORIZONTAL AND VENTOLA MEASUREMENTS IN ORDER TO VERFEY REQUIRED RICHES AND SUPPLEMENT MET.
- L. WHERE THE PLANS CONTAIN EPROPIC HORIZONTIN, LOCATION DATA, BUCH AS STATION AND OPPSET, THE ASSULT DRAWBLE ARE TO REPLECT THE ACTUAL HORIZON

EROSION AND SEDIMENT CONTROL

- INCIDION MOD SEQUENCY CONTROL MEADURES ARE TO SE PRODUCTO MOD RETALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, SEQUENT CONTROL CONSERTS OF SEXT PRICING MOD FLOATING TURBLE MARKETS PER POOT NORKING. YIS MOD YELL RECEIVE CONTROL CONSERTS OF SECUEND MOD MALCHING, EXCENSIVE, RETAINED SEPTICALLY, PLACEMENT OF COMMEN ADMINISTRAL, TREPORTER THANKS.
- INVENTAL TRAPPORTY PRODUCT CORTING, TRETTING ALL DRIVETS OF CHARGE OF CONTRINGE ADDRESSED TO CORTING, REGISTA AND STREETS OF CORTINGS, CHARGE HAS ALROWSTY TO LIKET
 REPORT AND OF PRODUCT OF CONTRIVENCY OF CORTINGS AND CORTINGS AND CORTINGS AND CORTINGS AND CORTINGS.
- CONTRACTOR SHALL RESPOND TO BROSSON AND SEDERATE CORPRIO, SHAPERANCE REQUIREMENTS OR SEPLEMENT ADDITIONAL SEASURES TO CONTROL BROSSON ORGENIO BY CHARM ON GOLDINO
 ANTHORISES RETIRED BY HOUSE OR SCORMEY PROGRESS AT AN ADDITIONAL COST TO THE COMME.
- 4. CONTRACTOR INCL. BE REQUIRED TO INCOMPORATE PRIMARRITERIORIS CONTROL PRATABLES INTO PRICIACY AT EMPLIEST PRACTICAL TAM TO MINISTER MEED FOR TEMPORARY CONTROLS.
- L. THE BEGIND WAS ESDIRAT CONTROL MANURES ENDING ON THE FLARE REPRESENT A MINIMAN REQUIREMENT. THE CONTRACTOR IS REPONSELLE FOR DETERMINES ADDITIONAL REQUIRE AND ESDIRAT CONTROL MANURES RESIDENCE OF DEPTACES QUARMS CONTROL AND ADDITION AND ESDIRAT FORE THE MODIFICATION AND ADDITION AND ADDITION ADDITION ADDITION AND ADDITION ADDITI
- 6. GAZIS ALL DISTANDO AMANI VETHATI DAVE OF RETIAS DESTRIBANCE, THY OF SAMERING ENALL SE AS POLLONES. TRISPORATY GAZISHOS TO SE ECCORDO AY ALL DAVANOS ENACUPARE, RETERMON ARRAS, SENAS INCO DETONOS, INDIVINENS ELECTRES SENAS S
- SPECIFICISMS.

 1. ANNUAL DESIGN THE RESIDENCE PROTECTION AND REPORT AND RESIDENCE AND RESIDENCE AND RESIDENCE OF ANNUAL PROTECTION OF ANNUAL PROTECTION AND ADMINISTRATION OF ADMINI
- REPRECION WHINLES ACCOMPCINE SECONDATION CONTROL OF INSCREDANY.
- NOTICE FROM SUPPLICE COUNTRIES WITHOUT A PERMANDUAL OF EXSETTION PARAMETER.

 TRAFFICE CONTROL

1. THE CONTRACTOR IS REPORTING FOR PROVIDING A MAINTENING OF TRAVELS (AND FROM TO CONSTRUCTION THE MOST, FAIR SHALL SHOW ALL PROPERTY CONTRACT SHOEL SHOW, PROVIDING THE MOST AND ANALOGUE, MOST AND REACHEST ASSESSMENT ASS

- MAKKINDI, MID MAKICIDES, MID DHALL DETAL ALL PROPERTO CONSTRUCTOR SEQUENCIAL. THE BY T. P.AN DHALL BE APPROVED BY THE BERBERS, CHARK, MID MAKICAY AMERICANON, AMERICA PRIOR TO CONSTRUCTOR ALL PROPERTO HOUSE OCCURNING AND PROVINCE AND ROD HALL DETAIL TO AMERICAN FOR A SECURITY AND ROD HALL DETAIL TO A SECURITY AND ROD HALL DETA
- TRAFFIC CONTROL DENCES (RATICS) THE PLACEMENT OF THE SIGNAM AND INVENTED SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRICE TO CONSTRUCTION.
- CONTROL PROPERTY OWNERS APPECED BY CONSTRUCTION CONTROLLE THE PROPERTY CASERIES WITH DESCRIPTION AND SECURITIES AND SECURITIES AND SECURITIES.
- S. INST UNITABLIZED AYEAR AS NECKESARY TO COATROL OUST.
- ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
- 7. THE CONTRACTOR IS EXPECTED TO COORDINATE TEACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKED IN THE IMMEDIATE VIO
- B. WHEN WORK COLUME WITHER 1947 OF ACTIVE ROAD TRAVEL LAKES BUT TO CLOSER THAN 347 FROM THE BOOK OF PANSAGENT, SURVAGE AND WARRAND OF ICELS AND TO BE INSTILLED IN ACCORDANCE WITH FOOT ROCK TO, 600 MINOR DUTY, 3 JULYAR ECONOM AND FIRE ROCK AND PROPERTY.
- TYPE ON THE EMPIRICABLE AT SUPE CHARGES BANG, BE FLACED AND MINISTRAND THE EDGE OF THE ROLD IMMERSHER DROP-OFF OR OTHER HOUSES EXET AND TO LOCK INTERACTION TO COMPLISED OR MATALLY COMPLISED PROFESSION AND THE LOCK INTERACTION TO COMPLISED OR MATALLY COMPLISED PROFESSION AND THE LOCK INTERACTION TO COMPLISED OR MATALLY COMPLISED PROFESSION AND THE LOCK INTERACTION TO COMPLISED OR MATALLY COMPLISED.

SITE PREPARATI

- 1. UALBE OFFERINE OFFICED BY THE OWNER OR BIGINER, THE CORRECTION IS EMPICIED TO CORMAN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, KEICH OF NAV. AND RESIDENT AS RECOGNING OF THE OWNER OF THE OWNER OF THE OWNER OWNER OF THE OWNER - STAYS OUT THE CONSTRUCTION, ESTANLISH LINES AND LIVELS, TEMPORAY BRICH MARKS, BATTER GAMES, CENTERLINES, BASELINES, MO REPRENCE POINT FOR THE WORK, AND VERY ALL DISSINGUES HALFARD TO INVENCIONALTION WITH EMETING PARTABLE, REPORT ANY INCOMESTINGUES IN THE PROPOSED SHADES, LINES AND LIVELS, DISSINGUES ON LOCATIONS TO THE INSIDERS REPORT COMMENCES WORK.
- 3. PROTECT ALL TREES AND DIPUTES LOCATED CUTSION THE WORN OF NEW EXEMBERS, AND COMMER SECURED PROPERTY, PARTICULARLY THOSE TREES AND DIPUTES LOCATED ASSACRAT TO WORK AMERS.
- 4. WINE HIS RESPONSIVE STATEMENT, AND OWNER SECURITY PROFESSION TO SECURITY THE RESPONSIVE WITH THE POLICIAINS EXPOSED AND EMPLOYED SHEET OF SECURITY PROFESSION OF THE ARM PROCESSION CONTINUES THE SECURITY OF SECURITY PROFESSION OF THE ARM PROCESSION OF THE PROFESSION OF THE ARM PROFESSION OF THE PR
- 6. AREAS TO RECEIVE CLEARING AND GRUSSING SHALL RICLIDS ALL AREAS TO BE OCCUPED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND SOWICK STIES ASSESSED.
- OF THE DROUND.

GRAD

- DATIONS SHOWN ON THESE KARS ARE PROVIDED TO THE CONTENCTOR TO EMPRISE THE GRAMMAL ORGANISE RETURN OF PROJECT THE CONTENCTOR SHOULD BE SENTED TO SHOULD - IN OWAR, NO NO UNDURLEY STEEP ON REVISED CROSS SLOVES. THE STANDARD CROSS SERVINGS TO BE CANNOT BY OWER TO DRIVE PORTHELY BY THE AREA OF STREETCHAR IT IS THE CONTRACTORS REPORTED TO THAT HE HAVE SHOWN AND ALL REQUIRED RESPERANCING OF THE FLAME OF ONE SUPPLEMENTARY RESPLICTIONS TO ACCOUNT ON THE PROPERTY OF THE FLAME OF THE FLAME.
- 1. DIAGNOST MICHOS DESCRIPTOR DE SENTENCION - S. NEINLY GRADIED AND AS SHALL BE PROTECTED FROM TRAPPIC AND ENGINES. ALL ESTITUBIES? ON WARHING AND YEAR MAY DAZY MAY DOLL BE PROTE OF BEIORIC OF ACCEPTANCE SHALL BE REPARRED AND

EXCAVATION, TRENCHING, AND FILL

- THE CONTRACTOR SHALL RECORDED AND ABOUT BY ALL COMA EXCHANDIN EMETY STINDINGS, INCLIDING THE PLOKEN TRENCH BAPETY ACT FE BELBH-BESSIG, ANY INSTERNAL, CONSTRUCTION METHOD MATERIAL COST TO COMPLY VIETN THESE LAKE SHALL BE INCLUDED TO THE CONTRACT.
- 2 ROUGH EXCHAPE AND DRADE ANY PROPOSED STORMWISH PONDS AT THE STIRT OF SITE DRADED ACTIVITIES, DIRECT SITE RUNGHY TO THE PONDS TO MINIMAZE RUNGHY TO DIFFER AREAS.
- POIND CONSTRUCTION SHALL RELEAT IN THE PRESENCE ORGO WARRISS SERVES AND GRAVENESS THAT AND IS ACCOMPANICK WITH THE CONSTRUCTION SHARRISS IT IS THE CONTRACTORS SELLS RESPONSIBLE.Y
 TO RESULT THAT THESE REQUIREMENTS HAVE SERVE AND SERVE P. DISCONSTRUCTION DESCRIPTION SERVES AND THE REQUIREMENTS USES SERVED, ON THE POIND SELLARS IN OUT WHITH THE PRESENCE THE SERVES AND SERVES AND THE PRESENCE THE SERVES AND THE SE
- PRIC DESIGN TEXTING PROCUREDES A) ON TEXT FOR SHOT 11,000 SQUARE PRET OF PRACTION THRESOF PRE LET OF GENERAL BACOVALUM, MINISTRA 3 TEXTS SACHLARER, N) ON TEXT FOR SHOCK IN SOCIAL PRET OF PRACTION THRESOF OF BACOVAL MINISTRA MACRALLISE IN THE PRIVATE TRISCH, O) ONE
- E. IT IS INTENDED THAT PREVIOUSLY EXCAUSTED INSTRUME COMPONING TO THE POLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSBELL.
- A ACCEPTIBLE METHOLE ANDROS STILL CLASSPICATION AN, ALL ROLE, ROLE, ROLE COME CLASSPICATION ON, OF ON, SEE, SEE, SP, UMASSE ORIENTATION OF THIS TIDE SCI., AND EMBERHANCE INSTITUTIONS OF THE SCI., AND EMBERHANCE INSTITUTIONS OF THE SCI., AND EMBERHANCE INSTITUTIONS OF THE SCI., AND EMBERHANCE INSTITUTION OF THE SCI., AND EMBE
- SUBSERVACE AMERICA TON REPORTS.
- 2. DENALG, MARE, THEFT, AND PARRENTS BALL NOT BE ROODED OF DETRICING BY ELECATED MICRALL EXCEPT AS ANYWORDD BY THE BORNEY, N. WHO CASE ADDUST TEMPORARY DESIGNATION OF THE ROOTE BY THE BORNEY OF THE
- PURNEY, RETAIL, MO MARTIN, WENCH TACKTONIC COMPRISED BEACHE, BRACKE, MO SCHOOL SUPPORT REQUIRED TO KEEP ESCAUTORS WITHIN THE PROTESTY OR SISSEMENTS PROJECT,
 SUPPORT THE SIGHS OF THE SECONTON, MO TO PREVIOUS MAY SECONDEST SHOCKING PACKAGES CRITICALLY AND GRACK OR SISSEMENT MOD HAND. NO
- ALL SECURITION DHALL BE MICE BY OPEN CUT UALIES OPHERWISE RECIPIED SIDES OF THREWES IN ACCORDINGS WITH GITH REQUIREMENTS IND THE RECOMMENDATIONS CONTINUED WITHIN THE PROJECT INSTITUTION OF METERS.
- EXCENSES TRANSMES TO CREPT RESCUZED ON REQUIRED FOR RESCUZED FLOW LINES AND WART ELEVATIONS, OWN EXCENSES PREPAYED A ANNUAL OF 2 PLET WHERE EXCUNTORS OCCUP WET-IN-DESCURENCE.
- 11. EXCEPTAR COMENSES ROCK/TIC, EXCHANT FOR PRESENT PPRIS SO FOR PPRIS SIMBRAMS FEET BILLOW FRIENDS GRACE.

 13. TREACH SOTTONS WID THE EXCITORS OF ALL ETRICITURES SHALL BE REPT DRY COMPACTION, AND EXAMA TO A DEPTH TWO PRET RELICY THE SOTTON OF THE TREACH OF STREAM.
- TO ALL RECORD, FILL AND RECORD SHALL BE SUMMED SOLD OF FLORIDAD WAS TRESHOLD RECORDED WITHOUT THE RECORD FROM BUT THE RECORD FOR THE FOREST ON EAST.

 ON ALL RECORD, FILL AND RECORD FROM BUT THE SUMMED SOLD OF FLORIDAD FILL WHEN THE HOLD ON EXCLUSIONS WHITE THE RECORD FROM BUT THE FOREST AND A PRODUCT A TRUCTURES. FORESTORS OF EAST.
- PLACE INCOME, IN LANGES OF 8 INCH COME DEPTH, IN ALL CHER AMEND, PLACE HILL MOR INCOME OF THE ROLL COME OFFICE

 MINISTRAL SERVICE OF SERVICE OF SERVICE OF A MORE OF THIS INCOME. MOR PLACE AND WITHIN THE INPLINED AND A PRACTICAL SERVICE SERVICE SAME, PORTOCOMES, SHEET PRACTICAL SERVICE SAME, PORTOCOMES, SHEET PRACTICAL SERVICE SAME, PORTOCOMES, SHEET PRACTICAL SAME, PORTOCOMES,

UTILITY SEPARATION REQUIREMENTS

- B. THE CULTEDE OF VALUE MADE SHALL BE A MARKAW OF BIX FIRST FROM THE CULTEDE OF ANY EXECTING ON PROPOSED GRAVITY SMATLANY SERVER AND EXISTENCES FORCE MAN. THE MORRAN HAZDRIFAL SERVER AND SHALL BE THE SHALL BE A STATE MARK IS AT LIARS BY ANY AND ANY SERVER CAN BE RECORDE TO THESE THE SHALL THE SOTTEM OF THE MARK HAZDRIFAL BY ANY AND ANY SERVER CAN BE RECORDE TO THESE THE SHALL THE SOTTEM OF THE MARK HAZDRIFAL BY
- EXPANSION DESIRADE SET FRESE THE COTTERS OF WATER WARE AND THE CUTSESS OF ORWERTY MARRIAN SERVERS CAN SER RECOCCED TO THESE FREST HORIZE THE SOFTION OF THE SAMES WARE SERVED SER
- 2. THE VERTICAL SEPARATION SETSEEN SAME MAKE AND ENVIRON AND EXCESS ESSEEN, WASHINGTON OR EXCESSIVERY FORCE MAKE, AND RECLASED WATER MAKE SHALL BE IN ACCORDING WITH THE
- PALISHING

 A MERSHAP PERSON, WARM MAND ERVAL CHEES CHEE EIGETHE OF PROTESSES ORMIT? SENSINY SERIES, NOOM 1979 SAMMAY SERI
- B. WHEREVER POSSESS, WITH MARKED SHALL CHOSE OVER EXISTING OF PROPOSED HISCARDS WATER MARKE, RATTERWISE PORCE WAS AND STORMWITTE PORCE MARK, WHE THER THE WATER MARKED SHALL CHOSE OF THE CHOSE OF THE EXISTING OF PROPOSED SHALL MARKED SHALL S
- 3. NO WATER MAN EASE PARE THROUGH OR COME IN CONTACT WITH ANY WART OF A EASIFWAY SEVER MANAGE.
- MEN' OR RELOCATED FIRE HYDRING SENAL, ME LOCATED SLOCK THAT THE UNDERGROUND DRAW (WEEF HOLE) OF A FART.
- A THEE PETPROLAY EXITED OF PROPOSED STORM SERIE, STORMATER PORCE WAS RECLASED BATER WAS, OR VICUAL THY SANTHY SER
- C. TEN PERF FROM ANY OWNER SEVANDE TREATMENT AND DEPOSAL EXTENS SCOLAR SEPTIC TANKS, DRAMPBLOS, MIC DIRECT TRAPS, OWNER SEVAND TREATMENT AND DEPOSAL EXTENSE TOO NOT INCLIDENCE SEVANDE TREATMENT FACURES.
- E. THE POLICIONS AND ACCEPTION ACTIONATED CONTRICCION VANADLES WHEN IT IS NOT POSSEAS TO WRIT THE SEPHANCON INQUINISHINET, MOD HIS CILLY TO HE REPLIESTED CONTRICCIONATION OF THE RECORDER THOSE ACCESSATION OF THE RECORDER CONTRICCIONATION OF THE RECORDER CONTRICCIO
- A VAREE A VARIES MAN IS LESS TAAN THE REQUISIO MINIMAN HONDOWN, DISTANCE FROM MICHIES FREIDE AND OR VIDERS A WATER MAN CROSSES AND THE LIST THAN THE MEMBALANS QUARTER OFFICE AND THE STATE THAN CROSSES AND THE LIST THAN THE MEMBALANS QUARTER CHARGES THAT AND THE STATE OF THE STA
- USE OF PRESENTE ACTED PIPE COMPONING TO ANNUALIZADAMES FOR A GRAVITY ON LICCUM TYPE PIPELINE.
 USE OF VELOCIO, PURED, OR OTHERWISE RESTRANCE JOINTE FOR ETHER PIPELINE.
- Use of Welded, Public, on otherwise restroned Jongs for either Pyfline.
 Use of Watertiche Casing Pyflor Colonies eiglassent at least four bidnes than for either Pyfl.
 Where a mater was is less than these first horizotally from another Pyfline and or where a water was.

must be verified on any electronic copies.

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 11, 2024. Printed copies of this document are not considered signed and sealed and the signature

USE OF PIPE OF CLUBING PIPE, NOVING HIGH SEPTICE STEEDING TO LES RICH THICK OUT LE ROUPPIE, OR CONCRETE SECRESSENT AT LEAST FOUR RICHES THICK FOR THE RATES MAN AND FOR THE OTHER PIPELINE OF THE CONTROL SHARE STEEDING AND AND AND AND ADMINISTRATION OF THE RATES MAN AND FOR THE OTHER PIPELINE CONTROL SHARE
WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

- 1. THE EATHY THAT WELL OPERATE AND MAKENIN THE WATER EXTENS SHOWN ON THESE PLANS IS THE CITY OF FORT LAUDERDALE THE LAUDERDALE FROM THE CITY OF FORT LAUDERDALE. THE LAUDERDALE FROM THE CITY OF THE C
- BATTALL BUT MATTER AND REST AND TAKEN MADE AT A MANAGEM WINDOWS OF POSSESS
- NATIONAL PRODUCTION OF A STREET OF THE PRODUCTION OF THE PRODUCTIO
- EXPENSION FOR 6 WAS INSTALLED BY CONTROL OF THE INSTALLED
- 6. DUCTLE BOX PPE AND PTTINGS WITHIN MIRET OF DAS MANUS SHALL HAVE AN EAST, POLYSTRICING WAY IN ACCORDINGS WITH MISSIANIAN CHORAL S.
- NETWIND GOOD IN PACE.
- NAL PRINCES BYOLE BY SERVICE OF SERVICE BOAL SE PRESENTE ANTO TO SEPTE SERVICE AS A SERVICE AS A SERVICE BOAL SE PRESENTE ANTO TO SEPTE SERVICE AS A SERVICE AS A SERVICE BOAL SE PRESENTE ANTO TO SEPTE SERVICE AS A SERVICE BOAL SE PRESENTE ANTO TO SEPTE SERVICE AS A SERVICE BOAL SERVICE BOAL SE PRESENTE ANTO TO SEPTE SERVICE AS A SERVICE BOAL - IN EXTERIOR COATING OF EXPOSED PAY AND PITTINGS EXALL BE PICTORY APPLIED MLST EMBERTING SPORY PRIMER, MANNAM 3 MLS DRY PLAN PROCREES, AFTER RESTAULATION, EXTERIOR SUMMACES EXP PARTION WITH PROCREES TRANSEC SERVES 7 SHIPM CLOSES, GLODINLIPS WASTER PICE HITH PREFORMANCE ACTIVACY NO. BIOL SERVES, ON EQUAL, AY MINIMAN 4 MLS DRY PLAN PROCREES PICE COAT, PARTION TO BE IN A COMPANION WITH PLOCE ALTER PROGRAMMENT.
- MANAGEMENT HIS PROPOSAL LEGISLATION AND PROPOSAL THE TRAIL BOOKING THE DESIGNATION OF DESIGNATE CONCERNMENT OF THE MANAGEMENT OF THE TRAIL BOOKING THE TRAIL
- 13. ALL INSIGE PPRO (IV (I) DOUGLE PROLIFEMENT REPORT THE PER DALL BE MORPACTIBLE OF DRAWL CONCOME TO ARRA CHE, ALL POP SHALL BE ON PRESENT CLASS SHE PER AND FRANCISCO PROCESS. THE PER AND FRANCISCO PROCESS OF THE PER AND FRANCISCO
- IA. ALL SERVICE LIGHTED SHILL CORRECT OF DECEMBERS AND COMMAND WITH ATTEMAN OFFICIALS STREET STREET, THAT IS, WIGHTER AND AUT. STREETS THE TO SET THE SAL MAPS TO STREET, CORRECT STREET, CORR
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- E. HORMATE BHALL COMPORE TO ANNA CASO AND BHAL BE PURNISHED COMPARTS WITH INVENCH AND CTHEN APPLICATIONAGE, MANUFACTURERS CENTERCATION OF COMPLINED WITH ANNA CASO AND TRETS.
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SANITARY SEWER SYSTEMS

- 1. THE ENTITY THAT VALL OFFENDS AND SERVICE SHEER STREETS SHOWN ON THESE PLANS IS THE CITY OF FORT LALDERCALE. THE CONTRACTOR SHALL SHEET ALL THE REQUIREMENTS OF LALDERCALE FROMEO.
- 2. PIC SEMBLE PPS SHALL SETTIN PREMIND FOR CONFORMING TO ASTMCREDATING SHALL SEEDS SEPCING Y THROUGH SE, MO ASTMP GRE, SHALL THROUGHS TY, FOR FINE
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- B. CONNECTIONS TO EXISTING SEVERE SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEVER RESIDENCE IN OPERATION. PROVIDE BY MASS PLASMING OF EXISTING FLOXES OR CULLECT AND LISTAN
- IS, MICHON DIMENSIONAL DISEASE, CLAUMAL MATURALIS MAN MOMENDAIR THE PROCESSORE THAN LIST AND MOMENTAL TITLET SHALL BE MADE IN THE PROPRIET OF THE REGISTER AND THAN THE MADE IN THE PROPRIET OF THE PROPRIET OF THE MADE IN TH
- A PROVIDE LIGHT BOUNCE HOW MANDOOD FOR LAMPHOLD STREET, ANY SERVER, IN YEAR THE ORDER TO ALM CAMBOO AMONG HE WENT ON RETHING DIRECTION, PLALL CHICAL SETTIONS, ALMCADES SHALL BE CONSIDERED LIAMSTERS CAMBOO AND ALM SETTIONS. CONSIDERED LIAMSTERS CAMBOO AND ALM SETTIONS AND ALM SETTIONS.
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- S. CORDICT LIAMAGE TESTING OF WANGLES, PLUG RIGERTS AND PLL WANGLE WITH RATER, ALDONARD WATER DROP IS WANGLE TO BE FILLD DESTRAINED BY UTILITY AND ENGINEER, MINISTER CHARACTOR IS 1 HOUR.
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- L. ALL MANAGERS SWALL BE PRECAST CONSTRUCTION. THE MINIMAN SIZE COMMETTER OF MANAGERS SHALL BE SF FOR SEVER LINES 21" IN DAMETTER OF LISES, INTERNALLY CAST STEPS WITHIN PROCAST STRUCTURES SHALL BE SF FOR SEVER LINES 21" IN DAMETTER OF LISES, INTERNALLY CAST STEPS WITHIN PROCAST STRUCTURES.
- 2. BASES DAVIL SE ONF PRICA? MASE SECTIONS CONSISTENCE OF INTERNALLY CAST SLAM, SOTTOM HAND SECTION AND CONCRETE MON CHARGES SARE SECTIONS DAVIL HAVE RETORN, ROBERTS WITH CHARGES TO MOTOR OF THE TOTAL HAND SECTION OF THE SECTION OF
- 4. QUARTETING BEATING PRICALT BECTORS SHALL BE COLD ACHESING PRIFORMSO PLASTIC GARRIESTS COMPORMING TO FOOT SPECIFICITION HOLD LIMITED OFFINISHES RESILVED.
- WITH ECENTRIC 21 ROY DAMETIN OFFINIAL, UNA SECONDRIVER ROCK/SID.
- MECHANISM IN STREET ACCORDINGS WITH THE RECOMMENDATION OF THE COMMETTER MANUFACTURES. THE USE OF ACHIEVES ON LUMICIANTS FOR INSTILLATION OF PUBBLIC COMMETCINES IS PROHIBITED.
- PROVIDE CUST ROW INLESS, PROMISES, INDIGENSES IN ACCORDANCE WITH DESTALL ON THE DRIVINGS, ALL PRIMARS AND INLESS SHALL BE PRODUCTE OF U.S. POLARDY AMMUNICATION.
 ROW.

C. EXTERIOR - BITARNOUS EPOXY CONTRIO, MINANUM DRY PLANTHONNESS + 16 MILS.

- 10. MONICLE CONTROLL NOT PROMISE DIVILE. IN:

 A. BANTINY SERIER MONICLE REPROX. SETURISHES EPONY CONTROL MINIMAL PROPERTY THEODORSES 14 MAIL.
- 11. AS MULTI PROPRIATION SHALL ROLLES ALL RIS, TOP AND AVERT SLEVANDING POR ALL PRECAST EMUCTIONS.

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- CHRIGHT DEATHFRIAM PRIM AND HTTREE BALL BE HERCHERT, WACCOMMICE WERKETEETEN, CAMBRICATION SECURITY (**1) OF CHIL CARRESPOND SECURITY (**1) OF
- S. ALL PAY, CONTO DALL BU WANAYO SEY PLITE RIBEC PLITE FASIC DHALE B RACCIDENCE REPHTOT RESEND. 16; THE OL. A.D.E. THIS RETAL RACCIDENCE WENT-FOOT RESEND.
- A BRITAL POLIT PHILIDE PRE IN ACCIDENCE WITH ARM SIZE I MODEL AND COMPACT SEALS FOR ACCIDENCE TO HARM TO THE STATE OF THE
- NOTIAL INCREMENTS IN ACCORDINGS WITH FOOT SPECIFICATION SECTION 460, INSTALL CLASSIQUES AS SHOWN ON THE DAMANGE.
- PROVIDENCING NO TRITING, CLARACL INTIME CHIEF PROCESSES.

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- PAYING, SIDEWALKS, AND CURRING
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- B. LIBERDOX BUBIL MINIMAL LIKE OF 100, PLACED IN 6" MARIARA LEFEL, COMPACTIO TO A MINIMAL BERETY OF MINL OF THE MODIFIED PROCESS OF CREATIVY AND THE CONTROL THAT AND A THAT THAT COURSE TIPE 3 (MIN. STREET OF 100 LIBER AT BOARD COMPACT, OF DECISION OF THAT AND A THAT THAT COURSE THAT OF THE SPECIFIED LIBERDOX MANIE.
- 3. EXEMPT AND MECONSTRUCTION IN THE MARKET AND AND THE CONTINUE TO BE CONTINUED IN ALL HIS CONTINUE TO BE CONTINUED OF C OF COORDINATE WITH A THOUGH COMPRISED FOR ADDRESS OF THE CONTINUE TO BE CONTINUED OF THE CONTINUE TO - CARREL NEL SE CONTRUCTO DE RESI LICTO DE 19 CONTRUCTOR FANA. CORRESTE FOR CARRE SPALE FOR CALLE Y CONCRETE FOR A SIGN COMPRESSO, TENEDA O 2004 SEA AL CARRE DELL MES DEL CET COMPACTOR, JOSES AND BALL SE CONTRUCTOR AT RETENSAL DES YES ON CORRES COMPRICATOR OF CARRE SPALL SE IN CONTRUCTOR SPAT FOR TENEDAD PROTECTIONS FOR NO DE DES DECI CONTRUCTOR A CHIEF TOTOR SECTION DE NOS SEA ALL PROVIDED IN THE CONTRUCTOR A MAS

LOCATION DESIGNATED BY THE ENGINEER, ASPHAL MINIMAN OF ONCE PER DAY)

- NO. 1990.
- NYENNAL SITE TRAPPIC SIGNS AND NOT REQUISED TO BE RETROBEPLICTIVE.
- 6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLLARS SUPPORTS IN THE FIELD PRICE TO PRINCIPLO.

8. PRIOR TO FINAL PAYERERS MAKKING INSTALLATION, A TWO WEEK CARE TIME OF THE ASPANAL SE REQUIRED.

- 1. NETSLE EMBORGE AND BASE COURSE INCREASE INTERN AS HOUSE OF THE RESIDUE, FORM CUTTING OF EXISTING PROSESSING OF STREETS, DRIVEWING, OR EXTENSE WHAT EMPACE
- 2. MEAN TO RECENT ARPHALE SHALL RECENT CONTROL MEASURES NO LATER THAN OR HOURSE APPRILE OF MERIT CORRECT TRAPPORTY SHOULD CONTROL CONDITION OF PLACES STRUCKED FROM CONTROL CO

Szauer Engineering civil Engineers
Civil Engineers
Szest w Pennetor Park Road Suite 100
Boon Fation, Ft. 33433
Phone: (661) 776-0159

Reviews:

FORT LAUDERDALE, FLORIDA 33073

PLAZA

Project PONDEROSA

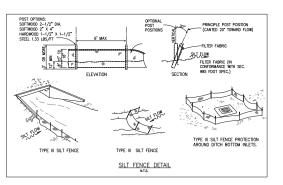
GENERAL NOTES

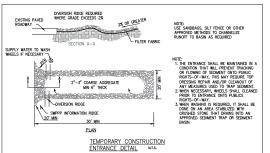


Designed by:
JORGE M. SZAUER
Brawn by:
J. JANSE
Fested 5 Salled:
JORGE M. SZAUER
Butte:
09-19-2023

C-01

NTS







ONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



LOCATION MAP

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLIUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CON ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO UNIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSON CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNINECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED. E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRALERS, AND TOLLET FACILITIES, CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

 G. SUFFICIENT OLL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR REJOLLY AWALABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEWIS.
- IN DIST ON THE STALL ELE MARKETS AND USE OF YOUR PLAN OF THE STANLE OF T
- J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED INACENTELY UPON COUPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE STE WHORE CONSTRUCTION NOTITY HIS PERMANENTLY STOPPED SHALL BE PERMANENTLY STAPLIZED A SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED
 , AND / OR VEGETATED MANEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUPFICIENT TO PROVENT TRACKING OF DRIT, DUST OR MUD, THEN THE TRES MUST BE IMAGE TO INTERCEPT THE WASH MATER AND THAP THE SEDIMENT BEFORE IT IS CARRED OF THE SITE ONLY USE INCRESS / EXPRESS LOCATIONS SEPROMED.
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEMER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABLIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SLIT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

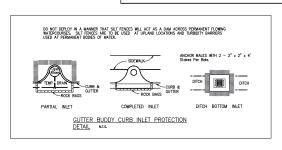
- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION
- 2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION EXITS SHALL BE MANTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE), THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- Outlet structures shall be mantained in operational conditions at all times. Sediment shall be removed from sediment bisins or traps when the design capacity has been reduced by 50%.

must be verified on any electronic copies.

VEHICLES SUCH AS COMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WISHED AT LOCATION'S WHERE THE RUNOTF WILL FLOW DIRECTLY INTO A WINDERCOURSE OR STORMARIZE CONSTRUCT, SPECIAL AREAS SHOULD BE LOCATED WHERE THE WISH WATER WILL SPECIAL AREAS SHOULD BE LOCATED WHERE THE WISH WATER WILL SPECIAL OFFICE OF A DEPORTMENT OR HIGH STATE OF STATE AND ASSESSMENT AND ASSESSMENT OF SHOWLE SHOULD SHOULD SHOULD BE A DEPORTED AND ASSESSMENT AND ASSE

-/// PROPOSED SILT FENCE

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 11, 2024. Printed copies of this document are not considered signed and sealed and the signature



6 Engineerin

Civil Engineer Szauer 7251 W Palme Boca Raton, F Phone: (561) 7

PLAZA

PONDEROSA

EROSION CONTROL PLAN

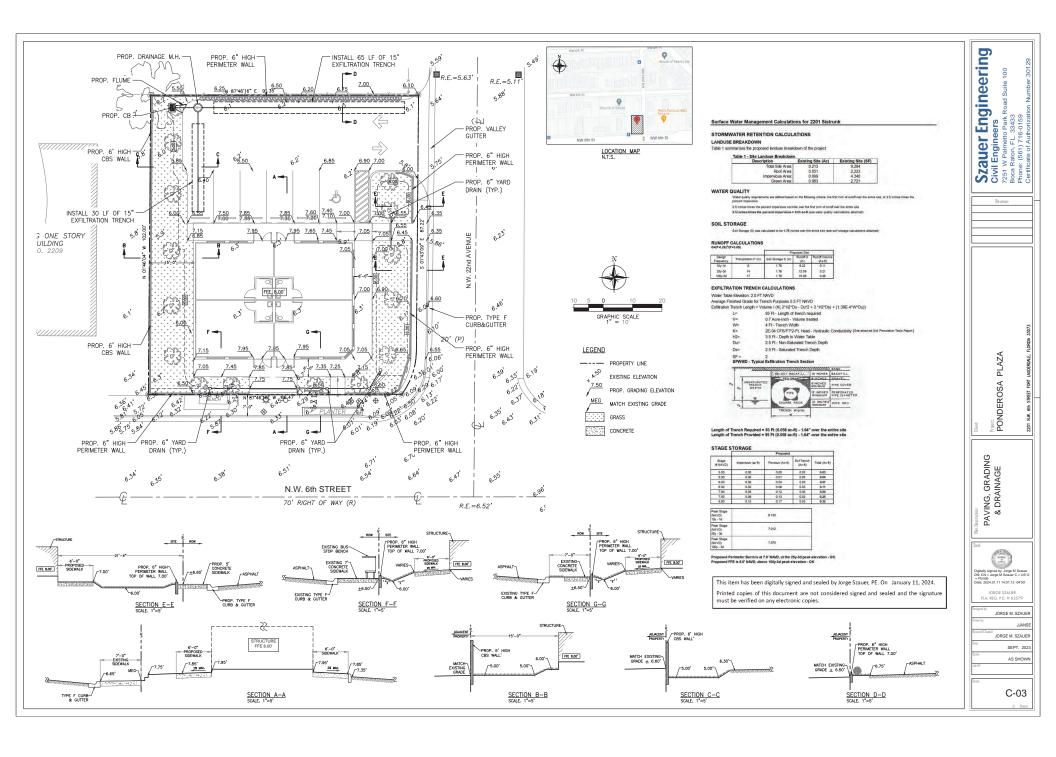


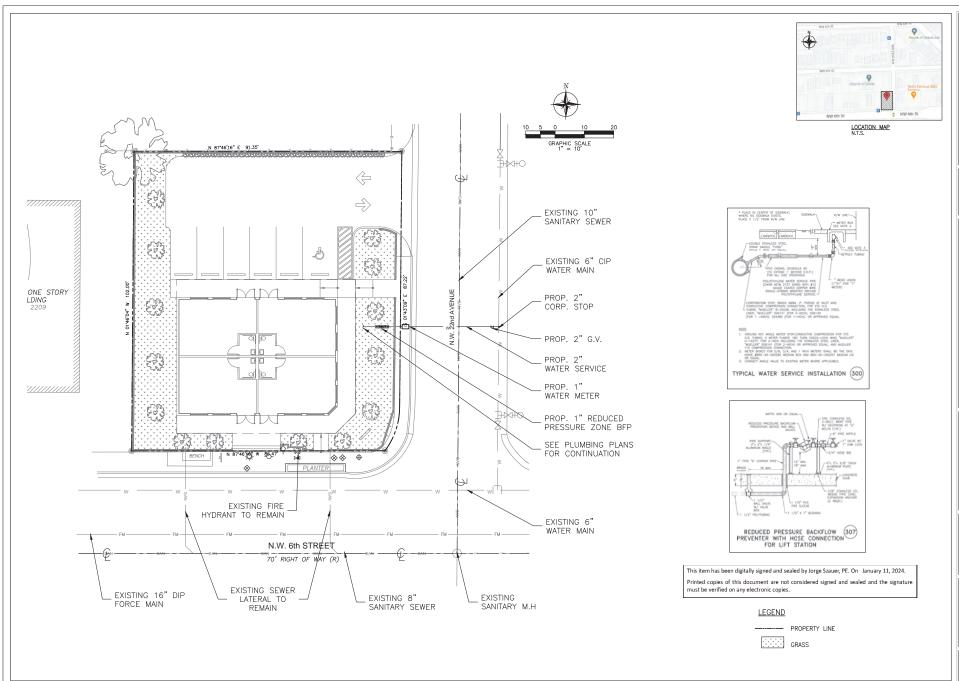
FLA. REG. P.E. # 6257

JORGE M. SZAUE JORGE M. SZAUEF

SEPT. 202 AS SHOW

C-02





Szauer Engineering
Civil Engineers
7251 Valenteto Park Road Suite 100
Boca Ration, F.L. 33433
Positione (66) 714-0159

Reviews:

PONDEROSA PLAZA

UTILITIES

Digitally signed by: Jorge M Szauer DN: CN = Jorge M Szauer C = US D = Florida Date: 2024.01.11 14.01.31 -04007

Designed by:
JORGE M. SZAUER
Drawn by:
JJANSE
Partend 5 Scaled:
JORGE M. SZAUER
Date:
SEPT, 2023

SEPT, 202 AS SHOWN

C-04

LEWARS DESIGN I LLC 18242 NW 20th Street Pembroke Pines, FL 33029 (954) 701-0228 e: bcalewars@comcast.net

Development Narrative

Project: 4-Unit Commercial Service Plaza **P.O.C.:** Bertram Lewars **Tel:** (954) 701-0228

Project Name and Address: 2200 Ponderosa Plaza, 2201-05 NW 6th Street, Ft. Lauderdale

Architect: Bertram Lewars Tel: (954) 701-0228

Subject: Due Diligence and Discovery Development Report

Our goal in this report is to coordinate the necessary information for the application, per DRC/P&Z code and ULDR requirements, for compliance with property development standards. Our team has reviewed the P&Z code, CRA Criteria and Land Development Regulations in order to be compliant and meet the desired expectations of the City.

Our submittal includes a Site Survey of the two (2) adjacent lots with a unity of title combining them. We have included a Boundary and Topographic Survey, an Erosion Control Plan, a Paving, Grading and Drainage Plan, and a Utilities Plan. There is an Architectural Site Plan, two Exterior Elevations and a Building Section, a Landscape Plan, a Roof Plan, a Photometrics Plan, and a 3-D Rendering.

<u>Building</u> – The building design has responded to the project program in accordance with the Owner's desire to build a 4-Unit Service Plaza in his community for the community. The building will also respond to the City's principles of building design, including the use of large windows and storefronts, as well as, a cantilevered concrete eyebrow for shading.

The units will each be 510 SF and will each include a unisex ADA accessible restroom. Including the restroom, the total square footage of each unit will be 550 SF. Construction will be painted stucco on CMU with steel joists. Two (2) entrances will face the Primary Street, NW 6th Avenue (Sistrunk Boulevard), and the other two (2) will face the parking area on the north side of the site. The north elevation will mirror the south elevation minus the chamfered corner and the west elevations will only have the upper windows. An area at the back of the parking area will be designated for solid waste collection and pickup and the parking lot has been designed to accommodate up to 6 vehicles, including one (1) ADA accessible parking space.

Site Data: Property Owner is West Sistrunk Plaze, LLC

<u>Lot 1</u>: Folio: <u>5042 0501 1080</u> Size: 5,103 SF (.117 acre)

Legal Description: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5

Lot 2: Folio: 5042 0501 1090 Size: 4,192 SF (.096 acre)

Legal Description: WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

Lots Total Combined: 9,285 SF (.213 acre) Unity of Title: (Lots Combined) – 102' X 91.35'

Zone: NWRAC-MUw Land Use: 100% Commercial CRA: Progresso Ft. Laud.

Flood Zone: AH

Commercial Overlay: North West Regional Activity Center

<u>Permitted Use</u>: Services/Office Facilities (ULDC, Article II, Section 47-13.10) Allows for Hair Salons, Nail Salons, etc.

Maximum Height Allowed: 45' Proposed: 22'

Dimensional Standards for NWRAC-MUw District.

FAR: 23.75:100 **Density:** N/A

Impervious: Pervious

Building 2,207 SF Landscape, Swale, etc. 2,737 SF

Walkway/Pavers 1,289 SF
Asphalt/Driveway 3,052 SF
Total 6,548 SF

6TH Street is designated as Primary Street (ULDC, Article II, Section 47-13.52.A.1.a.ii)

Setback: 0' Primary Street

5'-5" Secondary Street 15' From Residential

Landscaping:

Lot Minimum Required: 10% Provided: 29% Lot Coverage Max 80% Provided 29%

Street Section Adopted:

Frontage Required: P/Line Provided: TBD Min. Green Space Required: 10% Provided: 29%

Landscaping – The Landscaping shall be provided as required by code. Street trees, Shade trees, Shrubs and Grass shall be incorporated into the Landscape Design as required.

Landscape: Requirement: trees/acre 9,285 SF Lot, .213 acre = 4.65 trees required. Provided 13. Max Lawn: TBD

ULDC, Article II, Section 47-13.2.

- C. Northwest Regional Activity Center (NWRAC) This land use designation applies to the geographical area containing a mixture of small to medium scale businesses, cultural, and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established hisitoric and eclectic atmosphere, and cultural diversity of the area through long-term sustainable redevelopment and adaptive reuse.
 - 1. NWRAC-MU Northwest Regianal Activity Center Mixed Use is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment shopping services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors, transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.

Task Breakdown:

Civil Design and Landcape Design will be coordinated with the intended scope.

Structural System will be CMU with concrete tie columns and beams.

Roof will be supported by sloped steel joists and will have a 5 foot parapet wall.

Mechanical System will be four (4) individually controlled roof-mounted A/C units. They will be mounted in the center of the roof above the restroom core. See Roof Plan.

Electrical System will have a main panel and 4 sub panels for each tenant space.

Plumbing has fixtures for four (4) ADA accessible unisex restrooms.

Glazing will be impact rated windows and exterior doors.

Space along the parapet wall has been allocated for Signage for both the property name and for individual businesses. A monument sign is also proposed for the SE corner of the site.

Water and Sewer will tie in to existing City Water and Sewer systems along NW 6th Street.

Access to a six (6) car parking lot (including 1 ADA) will be from NW 22nd Avenue.

6' wide covered pedestrian walkways provided on three (3) sides of the building and connect to the street sidewalks and parking lot via steps and ramps.

Discussions have started with Broward County Transit comcerning the possibility of relocating the existing Bus Stop/Bench 10-12 feet to the west, and away from the front of the building. No decision has officially been made as of now.

There is an existing Fire Hydrant along the south property line approximately 30 feet from the corner. Neither Fire Sprinkler nor Fire Alarm are proposed for this site at this time.

Thank you for your time,

Bertram Lewars, R.A. AR 0017820

(DRT Narrative Rpt112023)











PGT STOREFRONT (ALUM. DARK BRONZE)



Erin Santiago

ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214 The Santiago Group LLC <u>thesantiagogroupllc@gmail.com</u> (954) 947-1087

January 8, 2024

ISA Certified Arborist Report

The following is an arborist report for the property located at 2201 – 22015 NW 6th Street in Fort Lauderdale, Florida. The purpose of this report is to inventory the trees on site and evaluate any species appropriate trees with a trunk diameter (DBH) of at least 18 inches to determine if those trees meet specimen criteria. This report is not a risk assessment on a Level 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree.

Methods:

An on-site visual inspection at ground level was made on January 5th, 2023, to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Tree heights were estimated in feet. Some DBH measurements were estimated when access to the tree or tree parts could not be obtained.

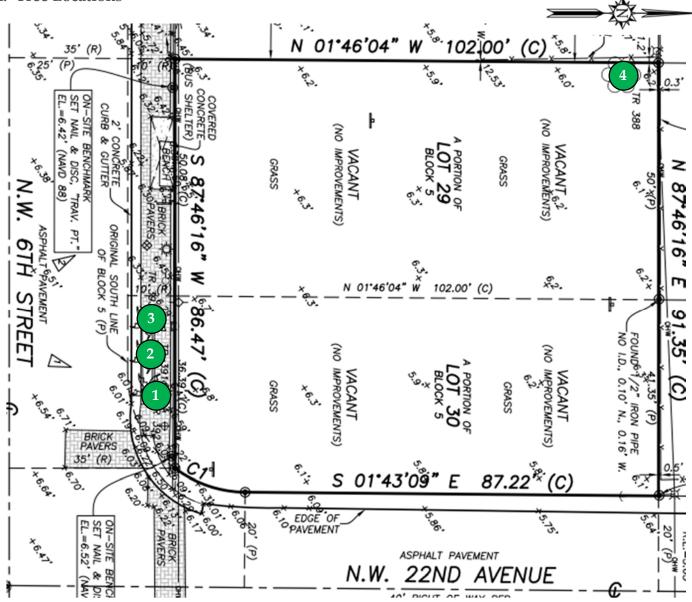
The condition rating of the trees was calculated by rating its various attributes. Refer to plans for proposed actions and accurate tree locations.

See Appendix A for Tree Locations, Appendix B for Inventory and Condition Assessment, Appendix C for Specimen Discussion and Photographs, and Appendix D for Tree Protection Details.

Respectfully submitted,

Erin Santiago, ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

Appendix A: Tree Locations



Note: Not to Scale • Tree locations approximate • Plan locations take precedence

Appendix B: Tree Inventory and Condition

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Condition
1	Montgomery Palm	Veitchia arecina	5	10CT 16OA	70%
2	Montgomery Palm	Veitchia arecina	3	8CT 12OA	60%
3	Solitaire Palm	Ptychosperma elegans	3	9CT 14OA	75%
4	Live Oak	Quercus virginiana	45	30	35%

^{*}Note: Palm heights are estimated as both CT (clear trunk) and OA (overall) heights.

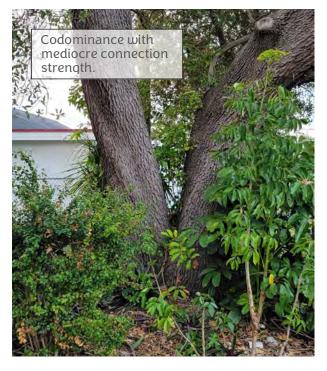
Appendix C: Specimen Discussion and Photographs *some photos have been adjusted for brightness

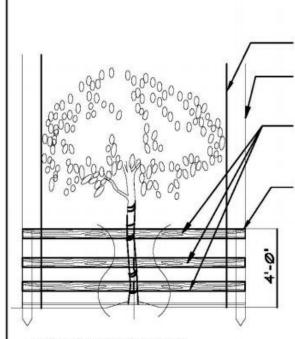
Tree #	Common Name Botanical Name	DBH (inches)	Height (feet)	Condition Factor/ Rating
	Live Oak			
4	Quercus virginiana	45	30	35%

This tree has three codominant stems with mediocre connection strength. Overall, this tree is exhibiting lack of vigor at damaged sites with cavity development. The northern stem has a wound approximately 10 feet above grade where CODIT has likely failed, and decay is outpacing wound response. The eastern stem also has areas where decay is outpacing wound response. There is also evidence of likely insect impact. There are several large cuts on the southern and eastern stem which should be monitored for wound response. The tree should be monitored closely for wound response and canopy regeneration. It should also be revisited annually to trim out dead wood. *In my opinion, this tree is not a specimen due to its health and structure.*









BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES. DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE

OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2" X 4")
TO BE PLACED AROUND ALL EXISTING TREES
TO REMAIN.

WOODEN STAKES (2' × 4" × 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT-FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE
DURING EARTHWORK AND UTILITY OPERATIONS
TO PROTECT ALL EXISTING TREES - AND SHALL
BE RESPONSIBLE TO REPLACE ANY TREES
DAMAGED DURING CONSTRUCTION.

TREE PROTECTION DETAIL

N.T.S.

Project ID. 2201 Sistrunk Engineer: Jorge M. Szauer

Client:

Date: 10/31/2023

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area:	0.213	9,284
Roof Area:	0.051	2,223
Impervious Area:	0.099	4,340
Green Area:	0.063	2,721

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

- 2.5 inches times the percent impervious controls over the first inch of runoff over the entire site
- 2.5 inches times the percent impervious = 0.03 ac-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be 1.76 inches over the entire site (see soil storage calculations attached)

RUNOFF CALCULATIONS

Q=(P-0.2S)²/(P+0.8S)

		Proposed Site				
Design	Precipitation P (in)	Soil Storage S (in)	Runoff Q	Runoff Volume		
Frequency	Frecipitation P (III)	Sui Sturage S (III)	(in)	(Ac-ft)		
10y-1d	8	1.76	6.22	0.11		
25y-3d	14	1.76	12.09	0.21		
100y-3d	17	1.76	15.06	0.26		

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 2.0 FT NAVD

Average Finished Grade for Trench Purposes 5.5 FT NAVD

Exfiltration Trench Length = Volume / (K(2*H2*Du - Du^2 + 2 *H2*Ds) + (1.39E-4*W*Du))

L= 93 Ft - Length of trench required
V= 0.7 Acre-inch - Volume treated

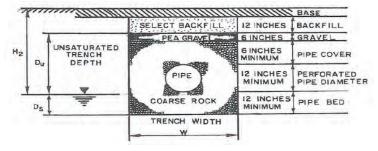
W= 4 Ft - Trench Width

K= 2E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)

H2= 3.5 Ft - Depth to Water Table
Du= 2.5 Ft - Non-Saturated Trench Depth
Ds= 2.5 Ft - Saturated Trench Depth

SF = 2

SFWMD - Typical Exfiltration Trench Section



Digitally signed by: Jorge M Szauer
DN: CN = Jorge M Szauer C = US O = Florida
Date: 2023.11.
01 12:14:03 - 04'00'

This item has been digitally signed and sealed by Jorge Szauer, PE. On November 1, 2023.

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

Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64" over the entire site Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64" over the entire site

STAGE STORAGE

	Proposed								
Stage (ft NAVD)	Impervious (ac-ft)	Pervious (Ac-ft)	Exf Trench (Ac-ft)	Total (Ac-ft)					
5.00	0.00	0.00	0.03	0.03					
5.50	0.00	0.01	0.03	0.04					
6.00	0.00	0.04	0.03	0.07					
6.50	0.02	0.06	0.03	0.11					
7.00	0.05	0.12	0.03	0.20					
7.50	0.09	0.13	0.03	0.25					
8.00	0.12	0.17	0.03	0.32					

Peak Stage (NAVD) 10y - 1d	6.130
Peak Stage (NAVD) 25y - 3d	7.012
Peak Stage (NAVD) 100y - 3d	7.370

Proposed Perimeter Berm is at 7.0' NAVD, at the 25y-3d peak elevation - OK Proposed FFE is 8.0' NAVD, above 100y-3d peak elevation - OK

Water Quality Calculation

2.5" * % Impervious vs. 1" over site

2201 Sistrunk Date: 31-Oct-23

Input data in boxes below:

Total Area: 0.21 acre
Lake & WL: 0.00 "
Roof: 0.05 "
Pervious Area: 0.06 "

2.5 Inch * % Impervious:

Vol = 2.5 /12 * (Total - lakes) * (Total - roof - lake - pervious)/(Total - roof - lake)

% Impervious = (Total - roof - lake - pervious)/(Total - roof - lake) Treatment Vol = 2.5" / 12 * (Total - lake) * (% Impervious)

% Impervious = 61.11%Treatment Vol = 0.03 ac-ft

OR:

1" Over Entire Site:

Total Area: 0.213 acre

Treatment Vol = 0.02 ac-ft

The required water quality volume is based on: 2.5 X % Imperv. Area The required water quality volume is: 0.03 acre-feet

Comments:

Soil Type: Flatwoods (2)

Soil Storage Calculation

DWT	S (inches)
0	0
1	0.6
2	2.5
3	5.4
4	9

User Enter Data is Shown in Blue & Bold Font

Project: 2201 Sistrunk Date: 31-Oct-23

SHGWT (Seasonal high groundwater table elevation: Total Impervious area (see note below):

2	ft NAVD
0.134	acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacte d Soil Storage per SFWMD (ac- ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Swale L	0.022	5.0	5.0	5.00	3.00	5.400	0.010	Υ	0.007	Compacted Soil
Swale H	0.009	5.0	6.0	5.50	3.50	7.200	0.005	Υ	0.004	Compacted Soil
Swale 6	0.022	6.0	6.0	6.00	4.00	9.000	0.017	У	0.012	Compacted Soil
Swale 6.5	0.005	6.0	6.5	6.25	4.25	9.000	0.004	Υ	0.003	Compacted Soil
Planter	0.004	6.0	7.0	6.50	4.50	9.000	0.003	Y	0.002	Compacted Soil
				0.00	0.00	0.000	0.000	Y	0.000	
				0.00	0.00	0.000	0.000	Υ	0.000	
				0.00	0.00	0.000	0.000	Υ	0.000	
				0.00	0.00	0.000	0.000	Υ	0.000	
				0.00	0.00	0.000	0.000	Υ	0.000	
Total	0.062	<- total perv	ious area			•			0.029	<- ac-ft (Total)

Salculated Composite Soil Storage:

1.765 inches CN = 1000/(S+10) = 85.0

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Exfiltration Trench Calculation Reference: SFWMD Vol. IV

2201 Sistrunk

Case 1:

Length = Volume / $(K(H_2*W + 2*H_2*Du - Du^2 + 2*H_2*Ds) + (1.39E-4*W*Du))$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds = Saturated Depth of Trench (ft)

Du = Unsaturated Depth (ft)

 $H_2 =$ Depth from Land Surface to Water Table (ft)

W = Trench Width (ft)

Volume = Required Wet Detention Volume (ac-in)

Length = Calculated Trench Length (ft)
K = Hydraulic Conductivity (ft/sec)

Note: (a)This equation (Case 1) is a special case. Validity criteria: (1) Ds<Du. (2) W < 2* (Ds+Du)

(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	2	ft	Validity Check:	
Du =	2	ft (1	1) Ds < Du ?	Yes
$H_2 =$	3	ft (2	2) W < 2* (Ds+Du)?	Yes
W =	4	ft (3	3) W > 3 ?	Yes
Volume =	0.7	ac-in		
K =	2.00E-04	cfs/ft^2 (i.e. ft/sec)	

Case 1: Calulated Trench Length = 93 ft

Case 2:

Length = Volume / (K($2*H_2*Du - Du^2 + 2*H_2*Ds$) + (1.39E-4*W*Du))

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system. This formula is valid if W > 2(Ds+Du) and Ds>Du.

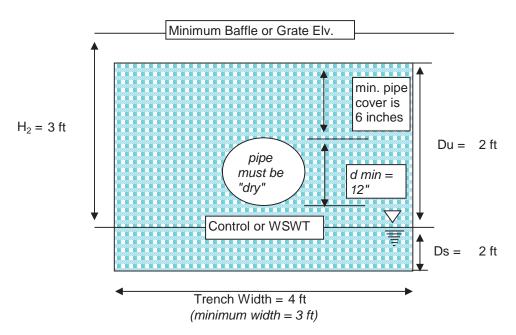
Note: (a)This equation (case 2) is a special case. Validity criteria: (1) Ds>Du. (2) W > 2* (Ds+Du)

(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calulated Trench Length = 137 ft Validity Check:
(1) Ds > Du ? criterion NOT met
(2) W > 2* (Ds+Du)? criterion NOT met
(3) W > 3? Yes

11/1/2023

2201 Sistrunk



Click here for Directions:

Site Storage Calculation

Project Name: 2201 Sistrunk
Date: 31-Oct-23
User: enter

Minimum Stage: 5.000 feet, NAVD Incremental Stage: 0.500 feet



Araa Nuusahar	1	1	2	1		-	7	0	_	10	11
Area Number	1	Z	3	4	5	6	/	8	9		
Area Description	S1	S1 B	S6	S6 B	1	2	3	4	5	6	EXF TRENCH
Area (acres)	0.024	0.011	0.012	0.006	0.028	0.023	0.016	0.008	0.010	0.007	
Area (ft^2)	1.05E+03	4.79E+02	5.23E+02	2.61E+02	1.22E+03	1.00E+03	6.97E+02	3.48E+02	4.36E+02	3.05E+02	0.00E+00
Low Elv.	5.000	5.000	5.500	5.500	6.400	5.850	6.200	6.000	6.000	6.000	
High Elv.	5.000	6.000	5.500	6.500	6.750	6.250	6.850	6.000	7.000	6.000	
Stage (ft, NAVD)	Storage (ac	Storage (ac-	Storage (ac-	Storage (ac-	Storage (ac-	Storage (ac	Storage (ac-				
Stage (It, NAVD)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)	ft)
5.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
5.500	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.000	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
6.500	0.04	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.03
7.000	0.05	0.02	0.02	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.03
7.500	0.06	0.02	0.02	0.01	0.03	0.03	0.02	0.01	0.01	0.01	0.03
8.000	0.07	0.03	0.03	0.01	0.04	0.04	0.02	0.02	0.02	0.01	0.03
8.500	0.08	0.03	0.04	0.02	0.05	0.06	0.03	0.02	0.02	0.02	0.03
9.000	0.10	0.04	0.04	0.02	0.07	0.07	0.04	0.02	0.03	0.02	0.03
9.500	0.11	0.04	0.05	0.02	0.08	0.08	0.05	0.03	0.03	0.02	0.03
10.000	0.12	0.05	0.05	0.02	0.10	0.09	0.06	0.03	0.04	0.03	0.03
10.500	0.13	0.06	0.06	0.03	0.11	0.10	0.06	0.04	0.04	0.03	0.03
11.000	0.14	0.06	0.07	0.03	0.12	0.11	0.07	0.04	0.05	0.04	0.03
11.500	0.16	0.07	0.07	0.03	0.14	0.13	0.08	0.04	0.05	0.04	0.03
12.000	0.17	0.07	0.08	0.04	0.15	0.14	0.09	0.05	0.06	0.04	0.03
12.500	0.18	0.08	0.08	0.04	0.17	0.15	0.10	0.05	0.06	0.05	0.03



Total Area	
0.145 ac	
Stage (ft,	Total
NAVD)	Storage
5.00	0.03
5.50	0.04
6.00	0.07
6.50	0.11
7.00	0.18
7.50	0.25
8.00	0.32
8.50	0.40
9.00	0.47
9.50	0.54
10.00	0.61
10.50	0.69
11.00	0.76
11.50	0.83
12.00	0.90
12.50	0.98

SCS Runoff Equation:

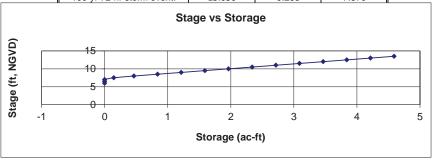
2201 Sistrunk

Rainfall & Basin Information:

Total Site Area (including buildings):	0.21	acres
Composite Soil Storage:	1.76	inches
10-yr 24-hr storm event:	8.00	inches
10-yr 72-hr storm event:	0.00	inches
25-yr 24-hr storm event:	0.00	inches
25-yr 72-hr storm event:	14.00	inches
100-yr 72-hr storm event:	17.00	inches

Zero-Discharge Runoff Volume & Interpolated Stages: Runoff (inches) = $(P-0.2S)^2 / (P + 0.8*S)$

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
10-yr 24-hr storm event:	6.217	0.109	6.130
10-yr 72-hr storm event:	0.088	0.002	#N/A
25-yr 24-hr storm event:	0.088	0.002	#N/A
25-yr 72-hr storm event:	12.089	0.212	7.012
100-yr 72-hr storm event:	15.056	0.263	7.370



DEVELOPMENT SERVICES DEPARTMENT ADDRESS VERIFICATION FORM Revision Date: XX/XX/2023 | Print Date XX/XX/2023

FOR CITY'S COMPLETION - STAFF USE ONLY

Complete this form by indicating "X" in all the applicable boxes below, answer questions, and sign the form.

PURPOSE OF REQUEST:	Mark with an "X" in the boxes below	L =		
Yes	To verify an existing address/addresses. To verify any formerly assigned addresses or known-as addresses.			
	To assign a new address for develop	ment or redevelopment of the property.		
PROPERTY INFORMATION:	Provide property information as outlined below. If property has more than one address and more than one folio number, please list each separately.			
FOLIO NUMBER(S) (e.g. 494210440010) 504205011090	ADDRESSES (e.g. 1245 NW 15 Ter, 101 N. Andrews Ave) W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	BRIEF LEGAL DESCRIPTION (e.g., Pearls Plat, Section 4, Lot 5) WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5		
504205011080	2201-05 NING STREET FORT LANDERDALE, FL	WASHINGTON PARK 19-228 LOT 29 Less SI		
504205011090	2201-05 NWGB STREET FORT LANDERDALE, FL	WASHINGTON PARK 19-22B LOT30 Less S 10 FOR RD R/W BLK 5		
REQUESTOR NAME (PRINT):	Bertram Lewars	DATE: 11-17-2023		
REQUESTOR EMAIL (PRINT):	bcalewars@comcast.net	PHONE: (954) 701-0228		
VERIFIED/ASSIGNED ADDRESS	W SISTRUNK BOULEVA	ARD, FORT LAUDERDALE FL 33311		
FORMER OR KNOWN AS ADD	RESS: W SISTRUNK BOULEVA	ARD, FORT LAUDERDALE FL 33311		
AUTHORIZED CITY SIGNATURE	:: Jazmine Eveille	erd DATE: 11-17-2023		
NOTES: FOR DRC SU	BMITTAL PROPOSED DEVEL	OPMENT FEE REQUIRED \$xx No Fee		



----- Original Message -----

To: "alalliance@yahoo.com" <alalliance@yahoo.com>, "bcalewars@comcast.net" <bcalewars@comcast.net>

Date: 06/29/2023 3:00 PM EDT

Subject: West Sistrunk Plaze - CRA/ DRC Meeting Follow-up

CRA / DRC MEETING - 6/26/2023

West Sistrunk Plaze

2201 NW 6th Street

Ft. Lauderdale, FL 33313

Mr. Alvin Lewis

Gentlemen, good afternoon.

Below please find my notes from the above referenced meeting:

GENERAL ITEMS -

- Initial DRC meeting is free; subsequent meetings will cost \$900.00
- Building heights are restricted to 45'-0" above natural grade
- This project is within and must conform to NWRAC
- The existing bus stop should be addressed directly with Broward County to either remain, be relocated, or replaced.
- Sistrunk Blvd sidewalk requirements are 10.5' wide
- Sistrunk Blvd landscape area requirements are 8.67'
- 15' side setback required at adjacent residential properties
- 2500 SF or less does not require parking consideration
- 5' (min) buffer wall required @ West Side
- No wall required @ North side (fence only black)
- Secondary Street (22nd Ave) sidewalk requirements are 7.5' wide
- Secondary Street (22nd Ave) landscape area requirements are 7.5' wide
- 25' site triangle required at corner lots

Adam Schnell (Planner) -

- This project will be submitted as Site Plan Level 2 with a call-up
- Building elevation required to confirm equipment screening requirements are met
- Fenestration requirements 40-65% to be followed
- 1st floor minimum height to be 15'
- Eyebrows, Awnings, shade structures to be considered

Karl Lauridsen (Landscape) -

- Tree Protection required for existing trees to remain
- Require 1 tree per 300 SF @ North elevation
- Landscape buffer @ 10' wide at site entrances (sidewalk may encroach within 10')

- No structural soil required for existing palm trees to remain @ Sistrunk Blvd
- Landscape Code section 47-21 to be followed

Ben Restrepo (Traffic Engineer) -

• Stacking requirements of 22' from property line (sidewalk) will be reviewed. Possible variance may be applied for

Please let me know if I missed anything and feel free to add!!

Thanks,

Brian Powell

President



10032 NW 46th ST

Sunrise, FL 33351

C: 954-444-5936

O: 954-636-8560

F: 800-905-1873

FW: Water and Wastewater Capacity Availability Request Form

To BERTRAM LEWARS <bcalewars@comcast.net>

FYI

Jorge M. Szauer, P.E. Szauer Engineering, Inc.

7251 W. Palmetto Park Road Suite 100

Boca Raton, Fl 33433

Phone: (561) 716-0159 jszauer@szauereng.com

From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>

Sent: Wednesday, November 15, 2023 9:06 AM

To: jszauer szauereng.com < jszauer@szauereng.com>

Subject: Water and Wastewater Capacity Availability Request Form

A new entry to a form/survey has been submitted.

Form Name: Water and Wastewater Capacity Availability Request Form

Date & Time: November 15, 2023 9:05 AM

Response #: 445

Submitter ID: 76817

IP address: 2603:3020:b01:fd00:60e5:d584:6120:d782

Time to complete: 32 min., 7 sec.

Survey Details

Page 1

CONTACT INFORMATION

(o) Agent

Name Bertram Lewars

Email <u>bcalewars@comcast.net</u>

Phone (954) 701-0228

PROJECT INFORMATION

Project Name 2200 Ponderosa Plaza

Project Folio Number 504205011080

Project Address 2201 NW 6th Street

TBD

Development Review

Committee (DRC) Case

Number

Area/Zone for Pump Not answered

Station

Provide a brief project description

New 4 units Commercial Service

ATTACHMENTS

Site plan showing all C-04 LE connections to water and sewer utilities.

C-04 LEWIS UTILITIES 11-01-

ERC Calculations based on City of Fort Lauderdale "Guidelines for Calculation of Sanitary Sewer Connection Fees". 2201 Sistrunk Water-Wastewater Generation.pdf

Thank you, City of Fort Lauderdale, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.

City of Fort Lauderdale CRA

Introduction and Background

My name is Alvin Lewis and I have been a resident of Ft. Lauderdale, Florida for my entire life. I am a graduate of Dillard High School, Class of 1967. I served in the U.S. Navy after graduating from Charleston Southern University with a BS degree in <u>Business Management</u> & a minor in <u>Economics</u>. I aided my family in the operational aspects of several small businesses, ("The Ponderosa Drive Inn") as well as a business of my own. I then joined the **Broward Sheriff's Office** as a **Deputy Sheriff** and served there for 18 years. I am proud of my father, who is now deceased, for whom the City Ft. Lauderdale named a park in his honor, "Lewis Chisom Park", which is located on NW 27th Avenue in Ft. Lauderdale, Florida.

I am an African American who is focused, dedicated, and ready to put in the work necessary to realize my dream of building and managing a business in my own community. My nephew, Levittrick Lewis, and I own two (2) adjacent vacant lots in the Sistrunk neighborhood. Although we own the lots, we lack the funding resources necessary to construct a non-residential building. This building will offer affordable spaces to the residents to allow them to become small, minority business owners & entrepreneurs.

To act upon this dream and put this project in motion, we turn to you, the City of Fort Lauderdale CRA. You would help to bring this dream into reality by partnering with us and assisting with a portion of the construction funding necessary to make this dream come true and help build back our community.

The CRA development funds will aide our small businesses by helping low-income individuals in the neighborhood be able to afford rental spaces for their small businesses. It will also provide employment opportunities for the residents and revitalize the entire neighborhood.

Our building will consist of four units, (approx. 520 sq ft) each, on 9,295 square feet of land. It will consist of mostly services and offices to comply with the needs and demands of the residents in the community. The approximate project cost is estimated at between \$950,000 -\$980,000.

Our objective is to revitalize and assist in the stabilization of our neighborhood and to enhance our community with successful businesses.

The name of the desired businesses shall be named: **2200 Ponderosa Plaza**

We ask your help and direction in the construction of this project.

RESPECTFULLY SUBMITTED

Mr. Alvin Lewis

본

RECORD & RETURN FO. Title & Abstract Company,

ABLE

This Warranty Beed Made the

2 day of June

A. D. 1989 6

SUMMER R. SWEETING and AUDREY M. SWEETING, his wife

hereinglier called the grantor, to ELLA M. CARTER, a married woman

whose postoffice address to 4941 NW 16th ST LAUCKHILL FL 33313. hereinafter called the grantee:

(Wherever used become the terms "granter" and "granter" include all the parties to this inarrament and the heirs, legal representative and assigns of corporations)

wilnesselh: That the granter, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, altens, remises, releases, conveys and confirms unto the grantse, all that certain land situate in Broward County, Florida, viz:

Lots 29 and 30, Block 5, WASHINGTON PARK according to the Plat thereof recorded in Plot Book 19, Page 22 of the Public Records of Broward County, Florida

Subject to restrictions, reservations, essements of record

to Becaused Growth for Documentary

Marie to diente many

Together with all the tenements, hereditaments and appurtenances thereto belonging or ir ny-

To Have and to Hold, the same in fee simple forever.

And the granter hereby covenants with said grantee that the granter is lawfully seized of said land in fee simple; that the grantee has good right and lawful authority to sell and convey said land; that the granter hereby fully warrante the title to said land and will defend the same against the lawful claims of all persons whomeover; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1988

In Witness Whereof, the said grante has signed and sealed these presents the day and year first above written.

Stened realed and delivered in our prepance

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY than on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Sumner E. Sweeting and Audrey M. Sweeting, his wife

to me known to be the person 5 described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of June 1. A D. 1985

L A. HESTER

County ADMINISTRATOR

MEMO: Engibility of writing, ferring or printing unsatisfactory in the decument when microfilmed.

HIS DOCUMENT PREPARED BY

Title & Abstract Company, inc.

FOR TITLE INSURANCE CLOSING # A-5062 Victoria Dekharat

MY COMM. EXP. HOV. 15, 1990

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RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

QUIT CLAIM DEED

THIS INDENTURE, made this day of May, 1996, between ALVIN LEWIS, an unmarried man, whose address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, as Grantor, to ALVIN LEWIS, an unmarried man, 4701 N.W. 16th Street, Lauderhill, Florida 33313, DOROTHY LEWIS BROWN, a married woman, 10840 S.W. 128th Street, Miami, Florida 33176, and SHANDELYN LEWIS CARABALLO, a married woman, 4580 N.W. 10th Place, Plantation, Florida 33313, as joint tenants with right of survivorship, hereinafter referred to as Grantee.

WITNESSETH

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever, the following described real property situate, lying and being in Broward County, Florida, towit:

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, at Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County,

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and





seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED THE PRESENCE OF

WITNESS 4drenne

STATE OF FLORIDA)

Print

COUNTY OF BROWARD)

OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALVIN LEWIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was taken. (check one) He is personally known to me. _ He provided the following type of identification:

WITNESS my hand and official seal in the County and State last aforesaid this 300 day of May, 1996.

NOTARY PUBLIC -STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:

Costell Walton, Jr. Esquire 2480 North Andrews Avenue Fort Lauderdale, Florida 33311 (305) 566-1885

COSTELL WALTON IR

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ORDINANCE NO. 1998-13(2)

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, CHANGING THE ZONING DISTRICT BOUNDARIES BY REZONING A PORTION OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST; FROM R-1C, ONE-FAMILY DWELLING DISTRICT; R-1P, ONE-FAMILY DWELLING-PARKING DISTRICT; R-2, TWO-FAMILY DWELLING DISTRICT: R-2P: TWO-FAMILY DWELLING-PARKING DISTRICT: AND R-3. LOW-DENSITY MULTIPLE DISTRICT: TO RS-5, ONE-FAMILY DETACHED DWELLING DISTRICT; RS-6; ONE-FAMILY DETACHED DWELLING DISTRICT; RD-10, RESIDENTIAL DUPLEX DWELLING DISTRICT: AND RM-10, MULTIPLE-FAMILY DWELLING DISTRICT; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT MAPS: PROVIDING FOR THE REPEAL OF ALL REZONING ORDINANCES AND ZONING RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING THAT THIS REZONING SHALL NOT BE CONSTRUED TO CREATE A RIGHT TO DEVELOPMENT THAT FAILS TO MEET REQUIREMENTS OF OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, after public hearing and due public debate and consideration, the Board of County Commissioners of Broward County, Florida, deemed it to be in the best interest of the health, safety, and welfare of the citizens of Broward County, Florida, to rezone the following described lands; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "A" from R-1C, One-Family Dwelling District, to RS-5, One-Family Detached Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

Section 2. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "B" from R-1P, One-Family Dwelling-Parking District, to RS-5, One-Family Detached Dwelling District; any and Return to : Neil Newton

CODE ZORING ERFORCIAIRIT DIVISION GOVERNMENTAL CENTER ANNEX 116 S. ANDREWS AVETUR PORT LAUDERDALE, FLORIDA 38901



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all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

Section 3. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "C" from R-1C, One-Family Dwelling District, to RS-6, One-Family Detached Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

Section 4. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "D" from R-1P, One-Family Dwelling-Parking District, to RS-6, One-Family Detached Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

Section 5. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "E" from R-2, Two-Family Dwelling District, to RD-10, Residential Duplex Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

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Section 6. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "F" from R-2P, Two-Family Dwelling-Parking District, to RD-10, Residential Duplex Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

Section 7. That the zoning district boundaries within Broward County, Florida, be and are hereby changed by rezoning the described lands in Exhibit "G" from R-3, Low Density Multiple District, to RM-10, Multiple-Family Dwelling District; any and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended, and certified.

1	Section 8. That the zoning district maps be and are hereby amended to reflect				
2	such change in zoning.				
3	Section 9. That all rezoning ordinances or parts of rezoning ordinances or zoning				
4 5	resolutions or parts of zoning resolutions in conflict with this Ordinance are hereby				
6	repealed to the extent of such conflict.				
7	Section 10. This rezoning shall not be construed to create a right to any				
8	development of the property that fails to meet the requirements of other land development				
9	regulations.				
10 11	Section 11. If any section, sentence, clause or phrase of this Ordinance is held to				
12	be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall				
13	in no way affect the validity of the remaining portions of this Ordinance.				
14	Section 12. This Ordinance shall become effective as provided by law.				
15	ENACTED August 25, 1998				
16	FILED WITH DEPARTMENT OF STATE September 4, 1998				
17 18	EFFECTIVE September 4, 1998				
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EXHIBIT "F"

BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. BLOCK 10, LOTS 5 TO 13. 1.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM:

R-2P, TWO-FAMILY DWELLING-PARKING DISTRICT

TO:

RD-10, RESIDENTIAL DUPLEX DWELLING DISTRICT

EXHIBIT "E"

1. BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. BLOCK 6, LOTS 3 TO 11; BLOCK 7, LOTS 5 TO 22; BLOCK 8, LOTS 5 TO 22; BLOCK 9, LOTS 5 TO 22; BLOCK 10, LOT 55 TO 13.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-2, TWO-FAMILY DWELLING DISTRICT

TO: RD-10, RESIDENTIAL DUPLEX DWELLING DISTRICT

BK 28867PG : 745

EXHIBIT "D"

 WASHINGTON PARK, SECOND ADDITION, PLAT BOOK 21, PAGE 17, BROWARD COUNTY PUBLIC RECORDS. BLOCK 11, LOTS 10,11, AND 12.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM-

R-IP, ONE-FAMILY DWELLING-PARKING DISTRICT

TO:

RS-6, ONE-FAMILY DETACHED DWELLING DISTRICT

3K 2885 1P6 - 146

EXHIBIT "C"

- 1. WASHINGTON PARK FIRST ADDITION, PLAT BOOK 19, PAGE 22, BROWARD COUNTY PUBLIC RECORDS. BLOCK 1, LOTS 5 TO 21; BLOCK 2, LOTS 5 TO 38, BLOCK 3, LOTS 5 TO 38; ALL OF BLOCKS 4,5,6, AND 7.
- 2. HARRIS SUBDIVISION, FIRST ADDITION, PL AT BOOK 21, PAGE 41. LOTS 7 TO 15 AND TRACT 2.
- 3. WASHINGTON PARK, SECOND ADDITION, PLAT BOOK 21, PAGE 17. ALL OF BLOCKS 8 AND 9; BLOCK 10, LOTS 1 TO 13; BLOCK 11, LOTS 1 TO 9; ALL OF BLOCKS 12, 13, AND 14.
- 4. WASHINGTON PARK, THIRD ADDITION, PLAT BOOK 21, PAGE 43, BROWARD COUNTY PUBLIC RECORDS. BLOCK 15, LOTS 7 TO 14; BLOCK 16, LOTS 6 TO 25; BLOCK 15, LOT 6 T O 25; BLOCK 18, LOTS 6 TO 25; BLOCK 19, LOTS 6 TO 25; BLOCK 20, LOTS 1 TO 6 AND 9 TO 11; ALL OF BLOCKS 21,

22,23,24,25,26,27,28,29,30,31,32,33, AND 34.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-1C, ONE-FAMILY DWELLING DISTRICT

TO: RS-6. ONE-FAMILY DETACHED DWELLING DISTRICT

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EXHIBIT "B"

1. BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. BLOCK 1, LOTS 1 TO 12.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM:

R-1P, ONE-FAMILY DWELLING-PARKING DISTRICT

TO:

RS-5, ONE-FAMILY DETACHED DWELLING DISTRICT

BK 28867PG 748

EXHIBIT "A"

- ALL OF BENGOCHEA PLAT, PLAT BOOK 80, PAGE 36, BROWARD COUNTY PUBLIC RECORDS.
- BOULEVARD GARDENS, FIRST ADDITION, PLAT BOOK 31, PAGE 46, BROWARD COUNTY PUBL-IC RECORDS.
- 3. BOULEVARD GARDENS, PLAT BOOK 28, PAGE 6, BROWARD COUNTY PUBLIC RECORDS. ALL OF BLOCKS 1,2,3,4, AND 5; BLOCK 6, LOTS 1 TO 7 AND 12 TO 18; BLOCK 7, LOTS 1 TO 7 AND 12 TO 18; BLOCK 8, LOTS 1 TO 7 AND 12 TO 18; BLOCK 9, LOTS 1 TO 7.
- BROWARD PARK, PLAT BOOK 25, PAGE 49, BROWARD COUNTY PUBLIC RECORDS. ALL OF BLOCKS 2,3,4, AND 5.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM: R-1C, ONE-FAMILY DWELLING DISTRICT

TO: RS-5, ONE-FAMILY DETACHED DWELLING DISTRICT

EXHIBIT "G"

1. RIVER GARDENS, PLAT BOOK 19, PAGE 23, BROWARD COUNTY PUBLIC RECORDS. BLOCK 7, LOTS 13 TO 20.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FROM:

R-3, LOW DENSITY MULTIPLE DISTRICT

TO:

RM-10, MULTIPLE-FAMILY DWELLING DISTRICT

STATE OF FLORIDA

) S3

COUNTY OF BROWARD

I, ROGER J. DESJARIAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 1998 13Z as the same appears of record in the minutes of said Board of County Commissioners meeting held on the 25th day of August 1998.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of August 1998.



ROGER J. DESJARLAIS COUNTY ADMINISTRATOR

Merindo T. atangon Deputy Clerk

(SEAL)

CFN # 102434727, OR BK 34145 Page 1891, Page 1 of 5, Recorded 11/21/2002 at 03:34 PM, Broward County Commission, Deputy Clerk 1034

ORDINANCE NO. 2002-61

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE SECOND ANNUAL 2002 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; BY AMENDING THE WETLANDS MAP AS PART OF THE BROWARD COUNTY LAND USE PLAN NATURAL RESOURCES MAP SERIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on June 20, 2002, and October 24, 2002, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on July 9, 2002, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on November 12, 2002, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County

Sporters By Plany Court

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1 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward County Comprehensive Plan; complies with the requirements of the Local Government 3 Comprehensive Planning and Land Development Regulation Act; and is in the best interests of the health, safety and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes an amendment as part of Broward County's permitted second annual amendments to the Plan for 2002;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The 1989 Broward County Land Use Plan is hereby amended by Amendment PCNRM 02-2, which is an annual amendment to update the Wetlands Map of the Broward County Land Use Plan Natural Resources Map Series, as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. SEVERABILITY.

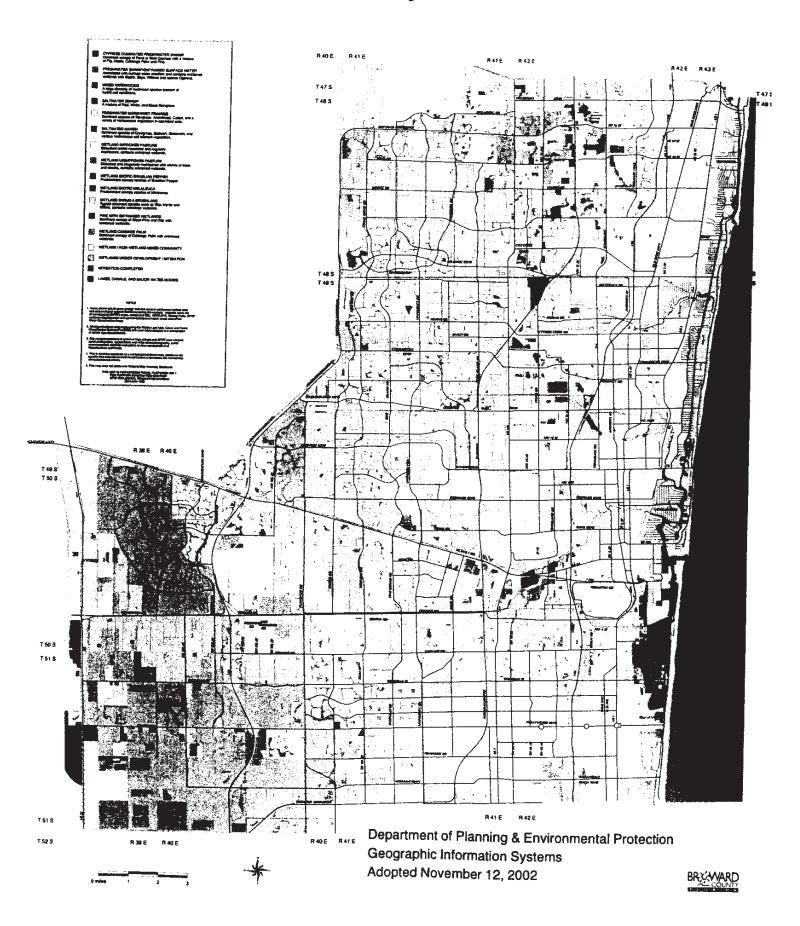
If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 3. EFFECTIVE DATE.

- The effective date of the plan amendment set forth in this ordinance shall be: 1.
- The date a final order is issued by the Department of Community Affairs (a) finding the amendment to be in compliance in accordance with Section 163,3184.
- The date a final order is issued by the Administration Commission finding the (b) amendment to be in compliance in accordance with Section 163.3184. The Department's notice of intent to find a plan amendment in compliance shall be

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deemed to be a final order if no timely petition is filed challenging the
                 amendment.
  3
           2.
                 This Ordinance shall become effective as provided by law.
           ENACTED November 12, 2002
           FILED WITH THE DEPARTMENT OF STATE November 18, 2002
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           EFFECTIVE November 18, 2002
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EXHIBIT A TO ORDINANCE Broward County Wetlands



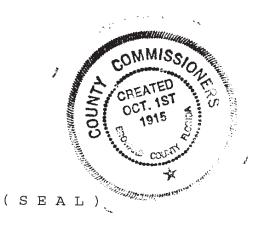
STATE OF FLORIDA)

)SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2002-61 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 12th day of November 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of November 2002.



ROGER J. DESJARLAIS COUNTY ADMINISTRATOR

Slavindo T. Grange Deputy Clerk ORDINANCE NO. 2003-26

AN ORDINANCE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTION VIII OF THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN RELATING TO STRATEGIES TO IMPLEMENT THE PLAN; CREATING A NEW SECTION IX PROVIDING FOR DESIGN STANDARDS FOR CONSTRUCTION OF NEW SINGLE FAMILY HOMES; CREATING A NEW SECTION X PROVIDING FOR COMPLIANCE WITH THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, the Board of County Commissioners adopted Ordinance No. 2001-07 authorizing the creation of the Washington Park Neighborhood Preservation and Enhancement District; and

WHEREAS, the residents of the Washington Park Neighborhood Preservation and Enhancement District created a Neighborhood Council; and

WHEREAS, the Neighborhood Council and Broward County staff prepared a Neighborhood Enhancement Plan; and

WHEREAS, the Washington Park Neighborhood Enhancement Plan was adopted as Ordinance No. 2002-44 by the Broward County Board of County Commissioners on October 8, 2002; and

WHEREAS, the Neighborhood Council has requested that the Neighborhood Enhancement Plan be amended to revise the section relating to modifications to existing single family homes and to include design standards for new single family homes; and

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Words in struck-through type are deletions from existing text. Words in underscored type are additions.

Approved BCC_

Submitted By

RETURN TO DOCUMENT CONTROL



WHEREAS, the County wishes to clarify that the additional design standards shall not apply to modifications and improvements to existing single family houses if building permit applications have been submitted prior to the adoption date of the new standards; and

WHEREAS, the County will be responsible for ensuring compliance with the adopted design standards; and

WHEREAS, the Neighborhood Council held a public hearing on January 9, 2003, which was continued to January 23, 2003, to allow input from the residents of the Washington Park Neighborhood Preservation and Enhancement District regarding the proposed design standards; and

WHEREAS, the Neighborhood Council held an additional public hearing on July 24, 2003, to allow additional input from the residents of the Washington Park Neighborhood Preservation and Enhancement District regarding the proposed amendments to the Enhancement Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. Section VIII Strategies to Implement and Evaluate the Plan is hereby amended to read as follows:

VIII. Strategies to Implement and Evaluate the Plan

 The Neighborhood Council shall utilize the powers delineated in Section 163.526, Florida Statutes and conveyed to the Neighborhood Council by the

24 Coding:

- Board of County Commissioners at the time of adoption of the Neighborhood Enhancement Plan for Washington Park.
- The neighborhood standards may be amended from time to time by ordinance of the local government with jurisdiction over the area. Section 163.524(11), Florida Statutes.
- There shall be no activity within the Enhancement District which is in violation of any applicable federal, state or local government law, rule or regulation.
- Additions/Modifications to the Exterior of Any House existing Single Family
 Home or Storefront within the Enhancement District.
 - (a) Changes affecting the appearance of the exterior of buildings, such as but not limited to garages, carports, heat pumps, decorations, awnings, television and radio antennas, signs, screens, porch and room additions, decks, docks, air conditioning equipment or similar changes may be made only with the consent of the Neighborhood Council and in accordance with and applicable ordinances and building codes. Any exterior modification or addition to an existing single family home site shall comply with all of the standards in Section IX, Policy 1 except for Standard 3, relating to minimum floor area.
 - (b) The Neighborhood Council shall establish criteria may recommend that additional design standards be established for the approval or disapproval of such additions or modifications, which may be amended from time to time. Such additional design standards shall be forwarded to the County for

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22 23

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consideration of inclusion of such standards in the Plan. Amendment of the approval criteria shall not affect improvements or modifications which received previous approval from the Neighborhood Council. The inclusion of such additional design standards into the Plan shall not affect applications for building permits for improvements or modifications to single family homes if the building permit applications are submitted prior to the adoption date of the ordinance including such additional design standards.

- (c) The Neighborhood Council may, at its discretion, delegate its authority to approve or disapprove exterior amendments and modifications recommend the establishment of additional design standards to a duly authorized committee of the Washington Park Civic Association or Lafayette Hart Park Civic Association.
- 5. Requirement of Owners when Leasing or Renting Property.
 Within fifteen (15) days of entering into an agreement to rent or lease property within the Enhancement District, property owners shall be required to notify the Neighborhood Council in writing. The notice shall include the name and phone number of the lessee. All leases entered into after the effective date of the Neighborhood Enhancement Plan must contain clauses that bind lessee(s) to abide by the bylaws and rules of Washington Park Neighborhood Enhancement Plan. The owner shall provide the lessee(s) with a copy of the bylaws and rules of the Neighborhood Enhancement Plan within seven (7) days of the signing of the lease.

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Enforcement of Neighborhood Enhancement Plan Rules and Regulations.

- (a) If a person believes that a violation of the rules or bylaws of the Neighborhood Enhancement Plan has taken place, complaints concerning the alleged violation must be made in writing to the Street Captains or Neighborhood Council. If the Neighborhood Council determines that the complaint is a violation of the Neighborhood Enhancement Plan and neighborhood standards, it shall notify the complainant in writing as to the action that shall be taken to address the complaint.
- (b) When a violation is reported in writing to the Street Captains or Neighborhood Council, the alleged violation shall receive a written warning from the Neighborhood Council setting forth the nature of the violation and required action to correct the violation.
- (c) If the violation continues seven (7) days after the first warning has been issued, including weekends and holidays, or recurs within seven (7) days of the warning, including weekends and holidays, a second warning shall be issued.
- (d) If within five (5) days of the second warning, including weekends and holidays, the violation does not cease, the Neighborhood Council shall notify the designated code enforcement officer of the violation.
- (e) During the warning period, an alleged violator may request a hearing before the next scheduled meeting of the Neighborhood Council. If the Neighborhood Council; determines that no violation exists, it shall take no

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further action. If the Neighborhood Council determines that a violation does exist, it shall contact the designated code enforcement officer.

- (f) In addition to the penalties provided in Section 8½ -16 of the Broward County Code of Ordinances, a violation of the Neighborhood Enhancement Plan may be prosecuted in the same manner as a violation of County ordinances through the County's code enforcement boards or hearing officers. The code enforcement boards and hearing officers may assess penalties of up to \$250 per day for a first violation and up to \$500 per day for repeat violations; for each day the violation remains beyond the date the board or hearing officer sets for compliance. (Chapter 162, Florida Statutes)
- (g) Penalties imposed, as well as costs, shall be incurred by the offending property owner, even if the violation was performed by the owner's lessee(s).

Exemption.

Any single family house existing at the time of the adoption of this ordinance which is damaged by fire, flood, explosion, collapse, wind, war or other catastrophe to such an extent that the cost of rebuilding, repair and reconstruction will exceed fifty-one percent (51%) of the replacement cost of the same single family house shall not be reconstructed except in conformity with Standards 1, 2, 4, 5, 6 and 7 as set forth in Section IX, Policy 1, of this Plan.

Section 2. The Washington Park Enhancement Plan is hereby amended to add a new Section IX as follows:

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	Policy 1.	The Washington Park Neighborhood Council wishes to set building
		design standards for construction of new single family homes.
	Standard 1.	All new single family houses shall be required to have garages or
		carports designed as an integral part of the structure. Canopies and
		nonstructural or detached garages and carports shall not be permitted.
	Standard 2.	All driveways and walkways, including that portion in the public right-of-
		way, shall be concrete or brick pavers. Asphalt shall not be permitted
		in these areas.
	Standard 3.	New single family homes shall have a minimum floor area of at least
		fourteen hundred (1400) square feet of living space.
	Standard 4.	Flat roofs over garages, carports, porches, patios and living spaces
		shall be prohibited.
	Standard 5.	Irrigation for landscaping shall be required for front, side and rear
		yards.
	Standard 6.	Fences, hedges or walls shall not be erected, planted or maintained at
		a height greater than forty-eight (48) inches in the front yard.
	Standard 7.	Fences or walls in the front yard shall not be chain link, solid wood
		(including shadow box fences) or solid concrete/CBS block.
<u>X.</u>	COMPLIANCE M	
Coding		in struck-through type are deletions from existing text. Words in <u>underscored</u> type are
	addition	s. 7

Broward County shall be responsible for ensuring compliance with the Washington Park Neighborhood Enhancement Plan including issuance of building permits 2 3 consistent with Section IX of this Plan. Section 3. SEVERABILITY. If any portion of this Ordinance is determined by any Court to be invalid, the invalid 5 6 portion shall be stricken, and such striking shall not affect the validity of the remainder of this Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property or circumstance. Section 4. EFFECTIVE DATE. 11 12 This ordinance shall become effective as provided by law. 13 ENACTED September 9, 2003 FILED WITH THE DEPARTMENT OF STATE September 18, 2003 14 15 EFFECTIVE September 18, 2003 16 17 18 19 20 21

21 SLC/wp 7/29/03 22 H:\DATA

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File #03-415

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Words in struck-through type are deletions from existing text. Words in underscored type are additions

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STATE OF FLORIDA)

() SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2003-26 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 9th day of September 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22nd day of September 2003.



ROGER J. DESJARLAIS COUNTY ADMINISTRATOR

Slam do Tr Of Deputy Clerk

(SEAL)

ORDINANCE NO. 2004-12

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AN ORDINANCE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTION VI OF THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN RELATING TO STRATEGIES AND POLICIES TO ENHANCE THE DISTRICT; AMENDING SECTION VII OF THE WASHINGTON PARK NEIGHBORHOOD ENHANCEMENT PLAN RELATING TO MINIMUM STANDARDS; CREATING A NEW SECTION XI PROVIDING FOR PROHIBITED ACTIVITIES: PROVIDING SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, the Board of County Commissioners adopted Ordinance No. 2001-07 authorizing the creation of the Washington Park Neighborhood Preservation and Enhancement District; and

WHEREAS, the residents of the Washington Park Neighborhood Preservation and Enhancement District created a Neighborhood Council; and

WHEREAS, the Neighborhood Council and Broward County staff prepared a Neighborhood Enhancement Plan; and

WHEREAS, the Washington Park Neighborhood Enhancement Plan was adopted as Ordinance No. 2002-44 by the Broward County Board of County Commissioners on October 8, 2002; and

WHEREAS, the County wishes to clarify that the noise violations and mobile food dispensing vehicle violations are to be prosecuted in the same manner as misdemeanors in accordance with Section 125.69, Florida Statutes; and

Coding: Words in struck-through type are deletions from existing text. Words in underscored type are additions.

Approved BCC 06/24/04 #8
Submitted By Clanning Council

RETURN TO DOCUMENT CONTROL'

VIC

- 3	WHEREAS, the Neighborhood Council approved the proposed amendment on								
2	March 11, 2004, and continued to March 18, 2004; NOW, THEREFORE,								
3	BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF								
4	BROWARD COUNTY, FLORIDA:								
5	Section 1. Standard 3. relating to mobile food dispensing vehicles and								
6	Standard 4. relating to noise disturbances of Section VII. Minimum Standards for								
7	Property Maintenance, Building Codes and Community Aesthetics are hereby deleted in								
8	their entirety.								
9	Section 2. The Washington Park Enhancement Plan is hereby amended to								
10	add a new Policy 16 as follows:								
11	VI. Strategies and Policies to Enhance the District								
12	Ex •								
13	Policy 16. The Washington Park Neighborhood Council shall continue to work with								
14	the Broward County Planning Services Division to develop strategies to enhance the								
15	redevelopment of the NW 27 Avenue commercial corridor within the District.								
16	Section 3. The Washington Park Enhancement Plan is hereby amended to								
17	add a new Section XI as follows:								
18	XI. Prohibited Activities								
19	11.1 In accordance with the authority afforded to local governments by Section								
20	316.008(1)(a), Florida Statutes to regulate streets within their jurisdiction, mobile								
21	food dispensing vehicles are prohibited from stopping, standing or parking within								
22	the boundaries of the Washington Park Neighborhood Enhancement District. A								
23	mobile food dispensing vehicle is any vehicle-mounted food service								
24	establishment which is self-propelled or otherwise movable from place to place,								
	Coding: Words in struck-through type are deletions from existing text. Words in underscored type are additions.								

1	meeting all applicable requirements of Florida Administrative Code, Chapter 10D-				
2	13.32. Appropriate signs shall be posted at all entrances into the Washington				
3	Park Neighborhood Enhancement District.				
11.2	Noise Disturbances.				
i	(a)	No	person shall make or continue any noise which causes a noise		
1, 1		distu	urbance to adjacent or surrounding private residential property at any		
		time	of the day or night. Noise is any sound which annoys or disturbs		
			ans or causes or tends to cause an adverse psychological or		
			siological effect on humans. Noise disturbance is any sound that		
			angers the safety or health of any person, disturbs a reasonable		
		pers	on of normal sensitivities, or endangers personal or real property.		
		Nois	e disturbances shall constitute a nuisance.		
	<u>(b)</u>	In a	ddition, the following activities are prohibited during the time periods		
			ated below:		
		(1)	Loudspeakers: Using or operating any loudspeaker, loudspeaker		
			system, or similar device between the hours of 10:00 p.m. and 7:00		
			<u>a.m.</u>		
		(2)	Loading and unloading: Loading and unloading, opening, closing		
			or other handling of boxes, crates, containers, building materials,		
			refuse cans, or other objects between the hours of 7:00 p.m. and		
			7:00 a.m.		
		(3)	Construction and demolition: Operating or causing the operation of		
			any tools or equipment used in construction, drilling, repair,		
			alteration, or demolition work between the hours of 7:00 p.m. and		
	Coding		Words in struck-through type are deletions from existing text. Words in underscored type are additions.		

1		7:00 a m washidaya and 7:00 4: 0:00
		7:00 a.m weekdays and 7:00 p.m. to 8:00 a.m. on Saturday except
2		for emergency utility repairs. Operating or causing the operation of
3		any tools or equipment used in construction, drilling, repair,
4		installation or demolition work shall be prohibited on Sundays
5		except for emergency utility repairs.
6	<u>(4)</u>	Powered model vehicles: Operating or permitting the operation of
7		powered model vehicles between the hours of 7:00 p.m. and 7:00
8		a.m.
9	<u>(5)</u>	Domestic power tools: Operating or permitting the operation of any
10		mechanically powered saw, sander, drill, grinder, lawn, or garden
11		tool, or similar tool between 8:00 p.m. and 7:00 a.m.
12	(6)	Vehicle motorboat, or aircraft repairs and testing: Repairing,
13		rebuilding, modifying or testing any motor vehicle, motorboat or
14		aircraft between the hours of 10:00 p.m. and 7:00 a.m.
15	(7)	Explosives, firearms and similar devices: Using or firing explosives.
16		firearms or similar devices at any time of the day or night.
17	(8)	Air-conditioning and air-handling equipment: Operating or
18		permitting the operation of any air-conditioning or air-handling
19		equipment which causes a noise disturbance at any time of the day
20		or night.
21	(9)	Engines, generators, pumps, motors, and other machinery:
22		Operating or permitting the operation of any engines, generators,
23		pumps, motors or other machinery which causes a noise
24		disturbance at any time of the day or night.
	Coding:	Words in struck through type are deletions from existing text. Words in underscored type are additions.
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1	1 (c) The following are not considered to be a noise disturbance:			
2	14	(1	Motor vehicles operating on a public right-of-way.	
3		(2	The unamplified human voice.	
4		(3	Any noise generated by the movement of aircraft or railroads in	
5			accordance with or pursuant to applicable federal laws or	
6			regulations.	
7		(4	Routine maintenance of public service utilities.	
8		(5	Noise generated for the purpose of alerting persons to the	
9			existence of an emergency or noise generated in the performance	
10			of emergency work.	
11		(6)	Any noise generated by any noncommercial public speaking and	
12			public assembly activities conducted on any public space or public	
13			right-of-way pursuant to lawful authority.	
14		(7	Any noise generated by the operation of engines, generators,	
15			pumps, construction tools, or other equipment for emergency use.	
16	11.3	Violations	s of Sections 11.1 and 11.2 shall be prosecuted in the same manner as	
17		misdeme	anors are prosecuted. Such violations shall be prosecuted in the name	
18		of the sta	ate in a court having jurisdiction of misdemeanors by the prosecuting	
19	100	attorney	thereof, and upon conviction shall be punished by a fine not to exceed	
20		five hund	red dollars (\$500.00) or by imprisonment in the county jail not to exceed	
21		sixty (60)	days or by both such fine and imprisonment.	
22		Section :	3. SEVERABILITY.	
23		If any po	ortion of this Ordinance is determined by any Court to be invalid, the	
24	invalid	portion s Coding:	shall be stricken, and such striking shall not affect the validity of the Words in struck-through type are deletions from existing text. Words in underscored type are additions.	
			5	

remainder of this Ordinance. If any Court determines that this Ordinance, or any portion 2 hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any 3 4 other individual, group, entity, property or circumstance. 5 Section 4. EFFECTIVE DATE. 6 This ordinance shall become effective as provided by law. 7 ENACTED June 22, 2004 8 FILED WITH THE DEPARTMENT OF STATE June 28, 2004 9 EFFECTIVE June 28, 2004 10 11 12 13 14 15 16 17 18 19 20 21 22 SLC/wp 7/2/04 23 G:\DIV2\SLC\SLC04\ORDINANCES\WashParkAmend.o01.wpd 24 #04-407 Coding: Words in struck-through type are deletions from existing text. Words in underscored type are additions.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2004-12 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 22nd day of June 2004.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 2nd day of July 2004.

ONERS

ROGER J. DESJARLAIS COUNTY ADMINISTRATOR

Deputy Clerk

(SEAL)

INSTR # 112681624, OR BK 51296 PG 462, Page 1 of 3, Recorded 12/05/2014 at 04:12 PM, Broward County Commission, Deputy Clerk 4015

WILLCALL

FL 33331

AFFIDAVIT & MEMORANDUM NOTICE OF INTEREST

State of Florida County of

Before me the undersigned authority on this day personally appeared Gene Schroeder, Managing Member of Reef Properties LLC. Whom first duly sworn disposes and says that:

To all Title Companies and Prospective Purchasers, Sellers, Mortgage Companies, Banks and parties of interest, please be advised as follows: There is an agreement affecting the ownership of Exhibit A, dated to 17 2014. Said Agreement is between Reef Properties, LLC and D BROWN, LEWIS, CARABAND of to 5042 0501 10°D. For any further information

contact party named below.

Dated this 26 day of OCT , 2014

FURTHER AFFIANT SAYETH NOT.

Signed, Sealed and Delivered

In the presence of;

Witn

Gene Schreder

Managing member of Reef Properties, LLC 1820 N. Corporate Lakes Blvd., Suite 208,

Dec

Weston, FL 33326

day of

Sworn to and described before me this _

This instrument was prepared by: Gene Schroeder 1820 N Corporate Lakes Blvd # 208 Weston, FL 33326 Office - 954-515-0030

Notary

, 2014

AVA BLUMENTHAL
MY COMMISSION # FF 075569
EXPIRES: December 28, 2017
Bonded Thru Notary Public Underwriters

Exhibit "A" Description of Real Property Legal address: Legal Description:

INSTR # 112681624, OR BK 51296 PG 463, Page 2 of 3

Exhibit "A"

Legal Description: Folio 5042 0501 1080 5042 0501 1090

Washington Park 19-22 B Lot 29 Less S 10 For Rd R/W A/K/A: 2201 Custom RIND Block 5 & washington

AKIA: 2201 SISTANIC Blud BIOCL & Washing Fort Landerdele FL Park 19-22 13.

For Rd Rlw Black 5

SALE AGREEMENT FOR VACANT LAND

DATE:

October 17, 2014

SELLER:

ALVIN LEWIS, D.L. BROWN, & S.LEWIS CARABALLO

4701 NW 16 ST

LAUDERHILL FL 33313-5523

BUYER:

Reef Properties LLC (And/or Assigns) 1820 N Corporate Lake Blvd

Weston, FL 33326

The Seller and Buyer, above agree to sell and buy on the terms and conditions specified below, the property situated in the County of Broward, State of Florida described as:

Parcel ID Number: 5042 05 01 1080 & 5042 05 01 1090

Legal Description: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5 &

WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

PURCHASE PRICE: 2.

□ \$ 36,000.00 (Net to Seller), payable by Buyer in U.S. funds. All funds paid at closing must be paid by cash or cash equivalent. Buyer will pay cash for the property with no financing contingency.

- DUE DILLIGENCE PERIOD: Buyer shall have a 90 day inspection period to cover all architectural, zoning, and planning requirements.
- CLOSING DATE; OCCUPANCY: This contract will be closed and the deed and possession delivered on or before December 30, 2014, unless extended by other provisions of this contract. Failure to close by said date will render the contract null and void and unenforceable. Buyer retains the right to cancel sale agreement any time for any reason.

CLOSING PROCEDURE; COSTS:

(a) Buyer will pay Buyer's customary closing costs and Seller will pay Seller's customary closing costs.
(b) Taxes will be prorated as of day of closing.
(c) This sale will be closed by: TITLE GUARANTEE OF SOUTH FL

(954)389-9483 4430 Weston Rd, Davie, FL 33331

- TITLE: Seller will convey marketable title to the property by statutory Warranty/Grant Deed or Trustee, Personal Representative, or Guardian Deed as appropriate to the Seller's status, being free of all liens and encumbrances of record, except for unpaid taxes.
- PRE-MARKETING: Buyer and Seller agree Buyer may premarket the property in any way see fit including, but not limited to through the internet, social media, Facebook, Craigslist, multiple listing service, Zillow, Trulia. Instagram, email.
- DEPOSIT: Buyers will put up a deposit of \$1,000.00 toward purchase price with the guarantee escrow account located at 4430 Weston Rd, Davie, FL 33331
- OFFER AND ACCEPTANCE: This offer shall automatically expire on October 22, 2014 at 5:00 pm (EST), if not accepted within that time. This offer may only be accepted by Seller in writing if postmarked or scanned and emailed by above date.

This agreement is binding on the heirs, administrators, executors, personal representatives, successors and assigns of Buyer and Seller. By signing below, each party accepts this offer

Date

Reef Properties LLC

Date

Date:

Instr# 114383335, Page 1 of 4, Recorded 05/15/2017 at 09:59 AM Broward County Commission Deed Doc Stamps: \$0.70

This Instrument Prepared By and

Return to:

Name: Mary McPherson Lewis, Esq. Address: 4699 N, State Road 7 - #C5

Tamarac, FL 33319

Parcel Identification /

(Folio) Number: 5042 05 01 1090

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of, 2017, by ALVIN LEWIS, a single man, whose post office address is 4701 M.W. 16th Street, Lauderhill, Florida 33313, DOROTHY LEWIS BROWN, a married woman, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and SHANDELYN LEWIS CARABALLO, a single woman, whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to ALVIN LEWIS, a single man, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, and LEVITTRICK LEWIS, a single man, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.



(SEAL)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:	
N	GRANTOR:
-()	111
	All Min
Witness Signature	ALVIN LEWIS
CEIL FRAK DONES	
Print Name	='
7 1054) 05	
Jimmee & Handberry	
Witness Signature	
Timmin/ Hambanne	
Print Name	-
STATE OF FLORIDA) COUNTY OF BROWARD)	
	day before me on officer duly outhorized in the
State and County aforesaid to take acknowled who is personally known to me or who as identification and is to me known to be the foregoing Quit-Claim Deed and that he took	an oath before me and acknowledged before me th
he executed the same of his own will and dee	ed.
of WITNESS my hand and official seal , 2017, A.D.	in the County and State last aforesaid this 29th d
2017,120	1
	4
FREODIE WILLIAMS	por Mo
Notary Public - State of Florida	NOTARY PUBLIC – STATE OF FLORIDA
Commission # GG 002685 My Comm. Expires Jun 15, 2020 Bonded through National Notary Asso	

SIGNED, SEALED AND DEIN INTERPRESENCE OF:	LIVERED		
Witness-Signature		GRANTO DOROTH	ok: Shey suite Drawn Y Lewis Brown
Print Name			
Witness Signature			
Print Name	مساعا		
STATE OF FLORIDA	j		
COUNTY OF)		
State and County aforesaid to to BROWN, who is person as identification and is to me kn foregoing Quit-Claim Deed and that she executed the same of head of WITNESS my hand and of Claim Deed and the same of head of Claim Deed and the same of head of Claim Deed and the same of head of Claim Deed and the same of Claim Deed and the same of Claim Deed and the same of Claim Deed and	ake acknowledgment nally known to me of nown to be the person d that she took an oat the own will and dee	nts, personally appear who has produce on described in and ath before me and and.	eared DOROTHY LEWIS d who executed the acknowledged before me
FREDDIE WILLIAMS Notary Public - State of Florida Commission # GG 002685 My Comm. Expires Jun 15, 2020 Bonded through Nelional Notary Assn.		herdon Med ARY PUBLIC - ST	TATE OF FLORIDA
(SEAL)			

IN THE PRESENCE OF:	GRANTOR:
	Standle Coro
Witness Signature	SHANDELYN LEWIS CARABAL
Print Name	
John Ochin	
Witness Signature FRANKIEL B. Brown	
Print Name	->-
STATE OF FLORIDA)	
COUNTY OF BROWARD)	
State and County aforesaid to take acknowled LEWIS CARABALLO, who isp	personally known to me or who has produced tification and is to me known to be the person Quit-Claim Deed and that she took an oath
WITNESS my hand and official seal	in the County and State last aforesaid this $\overline{\mathscr{L}}$
of APPL , 2017, A.D.	

(SEAL)

Instr# 114383336, Page 1 of 4, Recorded 05/15/2017 at 09:59 AM

Broward County Commission Deed Doc Stamps: \$0.70

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This Instrument Prepared By and
Return to:
Name: Mary McPherson Lewis, Esq.
Address: 4699 N, State Road 7 - #C5
Tamarac, FL 33319

Parcel Identification /
(Folio) Number: 5042 05 01 1080

QUIT-CLAIM DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:	
	GRANTOR:
	J. June
Witness Signature	ALVIN LEWIS
CERIL FRANK DERS.	
Print Name	
Witness Signature	
J.mmel. Handberry Print Name	
STATE OF FLORIDA)	
COUNTY OF BROWARD)	
State and County aforesaid to take acknowledge who is personally known to me or who has identification and is to me known to be the pe	as produced <u>L200-000-48-425-0</u>
of APPL , 2017, A.D.	the County and State last aforesaid this 29th day
FREDDIE WILLIAMS Notary Public - State of Florida Commission # GG 002685 My Comm. Expires Jun 15, 2020 Bondad through National Notary Assn.	Theolor - Marin Diagram Public - State of Florida
(SEAL)	

SIGNED, SEALED AND DE IN THE PRESENCE OF: Witness Signature		GRA Doro	NTOR:	LOWN ROWN
Print Name	ک	100		
FANKAN BROWN	w D			
STATE OF FLORIDA)			
COUNTY OF)			
I HEREBY CERTIFY State and County aforesaid to to BROWN, who is person as identification and is to me kn foregoing Quit-Claim Deed and that she executed the same of h	take acknowledgme nally known to me nown to be the pers d that she took an o her own will and de	ents, personally a or who has prod son described in ath before me ar ed.	appeared DORG luced and who execu and acknowledg	oted the ed before me
of APPIL FREDDIE WILLIAMS	_, 2017, A.D.	e County and St	ate last aforesa	id this <u>27</u> day
Notary Public - State of I Commission # GG 002 My Comm. Expires Jun 15 Bonded through National Nota	2685 5, 2020	ARY PUBLIC	STATE OF F	LORIDA
(SEAL)				

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:	
	GRANTOR:
	Mandely Jarker
Witness Signature	SHANDELYN LEWIS CARABALLO
Louis Jurban	
Print Name	
Inflished	
Witness Signature	
FRANKINDDOWN	
Print Name	
COUNTY OF BROWARD)	
State and County aforesaid to take acknowledgm LEWIS CARABALLO, who ispers	onally known to me or who has produced
described in and who executed the foregoing Qu	cation and is to me known to be the person it-Claim Deed and that she took an oath
before me and acknowledged before me that she	executed the same of her own will and deed.
of, 2017, A.D.	he County and State last aforesaid this 25th day
FREODIE WILLIAMS Notary Public - State of Florida Commission # GG 002685	Frechor Will
My Comm. Expires Jun 15, 2020 Bonded through National Notary Assn. NO	TARY PUBLIC – STATE OF FLORIDA
(SEAL)	



Order No.: FL2400607

Buyers/Borrowers: a natural person or legal entity to be determined **Address:** Northwest 6 Street, Fort Lauderdale, FL 33311

County: Broward

APN: 504205011080, 504205011090

Title Commitment Date as of: 1/12/2024

Reference:

Loan Amount:

Sales Price: \$100.00

TO: Near NorthTitle Group

600 N Pine Island Road, Suite 350

Fort Lauderdale, FL 33324

Please find enclosed the completed commitment and documents for your file number FL2400607.

Doma Title Insurance, Inc.



760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475

ALTA COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Doma Title Insurance, Inc., a South Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

DOMA TITLE INSURANCE, INC.

Emilio Fernandez, PRESIDENT

ATTEST Valerie Jahn-Grandin. SECRETARY

doma "

OUTH CAROLLE

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- i. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice:
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



10. ARBITRATION

The Policy contains an arbitration clause as follows:

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Issued by:



760 N.W. 107 Avenue. Suite 401, Miami, FL 33172

Or call us at:
General Inquiries: 800-374-8475 Claims: 800-869-3434
www.doma.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





Doma Title Insurance, Inc. 760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475

COMMITMENT – Schedule A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Near NorthTitle Group

Issuing Office: 600 N Pine Island Road, Suite 350, Fort Lauderdale, FL 33324

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: NN-FL2400607 Issuing Office File Number: FL2400607

Property Address: Northwest 6 Street, Fort Lauderdale, FL 33311

Revision Number:

SCHEDULE A

- 1. Commitment Date: January 12, 2024
- Policy to be issued:
 - (a) OWNER: ALTA 2021 Owner's w/Standard Coverage (with Florida Modifications) Proposed Insured: a natural person or legal entity to be determined Proposed Policy Amount: \$100.00
- The estate or interest in the Land at the Commitment Date is: FEE SIMPLE
- The Title is, at the Commitment Date, vested in: Alvin Lewis and Levittrick Lewis and, as disclosed in the Public Records, has been since: 05-15-2017
- The Land is described as follows: See attached Exhibit A

		DOMA TITLE INSURANCE, IN				
Near NorthTitle Group Agent Name	ВУ	ES-	TITLE INSUAPE			
Agent Signature		Emilio Fernandez, PRESIDENT	doma			
Agent Number: 102A	ATTEST	Valerie Jahn-Grandin, SECRETARY	TH CAROL			

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Schedule A – Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

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COMMITMENT – Schedule B-I

File No.: FL2400607 Commitment No.: NN-FL2400607

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirement or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Alvin Lewis and Levittrick Lewis, Grantor, to a natural person or legal entity to be determined, Grantee, conveying the Land described on Schedule A hereof.

NOTE: Spouse(s) of individual(s), if any, are required to join in the execution of the above required documents in the event the Land is the homestead of the grantor/mortgagor. In addition, recital of marital status of the grantor/mortgagor and non-homestead status of Land, where applicable, must be reflected on the document vesting the estate to be insured.

- 5. A search commencing with the effective date of this Commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
- 6. Affidavit from the owner of the property establishing that: 1) no person other than the owner is in possession; 2) there are no unrecorded easements or claims of easements in existence; 3) more than 90 days have elapsed since the completion of all improvements for which payment has not been made in full; 4) there are no matters pending that could give rise to a lien that would attach to the Land between the Effective Date of this Commitment and the recording of the interest to be insured; and 5) the affiant has not and will not execute any instruments that would adversely affect the interest to be insured.
- 7. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service changes under Ch. 159, F.S., or county ordinance.
- **INFORMATIONAL NOTE:**
 - A search has been done of the Office of Foreign Assets Control (OFAC) (Patriot Act search) for the following names shown in the accompanying Commitment for Title Insurance: a natural person or legal entity to be determined, Alvin Lewis and Levittrick Lewis
 - The results of this search are attached to this Commitment. Any changes or additions to said names will require an additional search of the Office of Foreign Assets Control to be performed by the agent. For business entities, the individuals with an ownership interest of 50% or more should also be searched. This process should be repeated for each entity that has an ownership interest in the buying or selling entity. At a minimum, the names to be searched are the buyer, the seller, and all third party sources of funds, unless that party is a publicly traded institution or organization. The SDN list is available at: www.ustreas.gov/offices/enforcement/ofac/sdn/. If you find a potential match, contact the Company's underwriting counsel to resolve the matter. You may not close or disburse the transaction until a resolution or determination of the match has been made by the Company's underwriting counsel. The Company reserves the right to make additional requirements or exceptions based upon

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in

Schedule B-I - Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

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COMMITMENT – Schedule B-I

any updated search results.

- 9. The property appears to be unencumbered because no open mortgages were disclosed by our search. Accordingly, the following is required:
 - (a) Written request shall be made of Seller/Mortgagor to disclose all mortgages that affect the property. Seller's closing affidavit shall contain an affirmative statement that the property is free and clear, and that there are no mortgages which encumber the property.
 - (b) Unless your agency has a pre-existing relationship with the Seller/Mortgagor, your agency must confirm personal contact with the Seller/Mortgagor prior to closing by letter mailed to the record title holder, as reflected in the current tax rolls, thanking them for the title order and confirming that the order was initiated at their request. You should use the address on record for the property owner to which real property tax bills are mailed. For a business entity, you should use the record title holder's address appearing on the current rolls of the Secretary of State or other state corporate records registry. If such representative was recently changed, less than a year, contact the address of the prior entity representatives.
- 10. Release of that certain Agreement as acknowledged by Affidavit and Memorandum Notice of Interest recorded in Official Records Book 51296, Page 462.
- 11. For each policy to be issued as identified in Schedule A, Item 2, the company shall not be liable under this commitment until it receives the specific identity of the Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- 12. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy to be issued based upon this commitment.
- 13. Real Estate taxes have been paid through the year 2023.
 Parcel # 504205011080 gross amount being \$1,385.14. (Parcel 1)
 Parcel # 504205011090 gross amount being \$1,385.04. (Parcel 2)

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Schedule B-I – Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

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COMMITMENT – Schedule B-II

File No.: FL2400607 Commitment No.: NN-FL2400607

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 2. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
- 3. Rights or claims of parties in possession not recorded in the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an inspection or an accurate and complete land survey of the Land.
- 5. Easements, or claims of easements, not recorded in the Public Records.
- 6. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
- 7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems, or gas systems serving the Land described herein; and any lien for waste fees in favor of any county or municipality.
 - NOTE: THIS COMMITMENT IS FOR INFORMATIONAL PURPOSES ONLY. No investigation has been made as to easements, covenants, restrictions, etc., except for those specifically requested items listed below (if applicable).
- 8. All matters set forth on the plat of Washington Park, according to the plat thereof, as recorded in Plat Book 19, Page 22.
- 9. Ordinance No. 1998-13(2) recorded in Official Records Book 28861, Page 741.
- 10. Ordinance No. 2002-61 recorded in Official Records Book 34145, Page 1891.
- 11. Ordinance No. 2003-26 recorded in Official Records Book 26105, Page 19.
- 12. Ordinance No. 2004-12 recorded in Official Records Book 37768, Page 486.

NOTE: All references herein are to the public records of Broward County, Florida.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Schedule B-II – Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

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Doma Title Insurance, Inc. 760 N.W. 107 Avenue, Suite 401, Miami, FL 33172 (800) 374-8475

COMMITMENT – Exhibit A

File No.: FL2400607 Commitment No.: NN-FL2400607

Lots 29 and 30, less the South 10 feet, Block 5 of Washington Park, according to the plat thereof, as recorded in Plat BOok 19, Page 22, of the Public Records of Broward County, Florida.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in

Exhibit A - Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

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COMMITMENT – Exhibit B

Chain of Title

Grantor: Alvin Lewis, a single man, Dorothy Lewis Brown, a married woman, and Shandelyn Lewis Caraballo, a single

woman

Grantee: Alvin Lewis, a single man and Levittrick Lewis, a single man

Recorded Date: May 15, 2017 Instrument Number: 114383336

Grantor: Alvin Lewis, a single man, Dorothy Lewis Brown, a married woman, and Shandelyn Lewis Caraballo, a single

woman

Grantee: Alvin Lewis, a single man and Levittrick Lewis, a single man

Recorded Date: May 15, 2017 Instrument Number: 114383335

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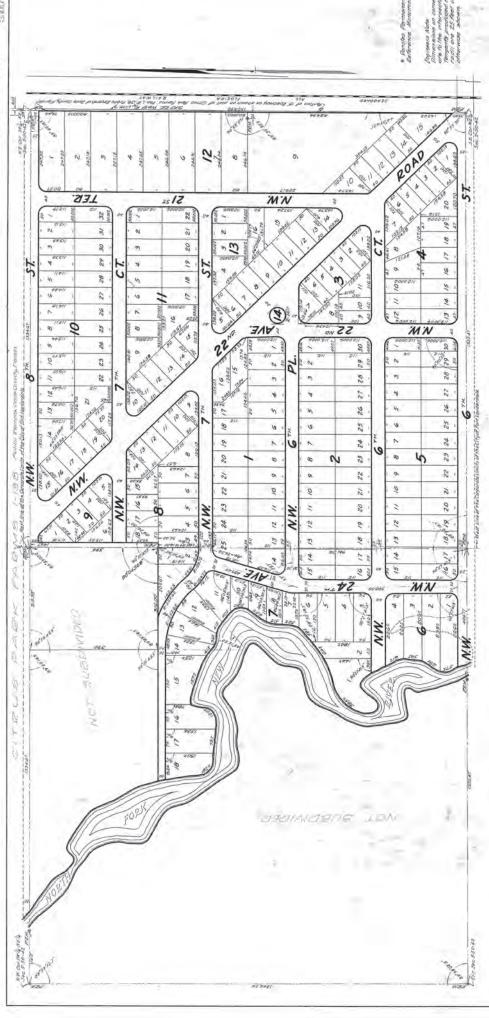
Exhibit B – Commitment for Title Insurance [2021 v. 01.00 (07-01-2021) with Florida modifications]

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Form: C.FL.4005



LYING IN LOTE SEC.5 TWP 50 S, RGE. 42 E. FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

BISCAYNE ENGWEZBING COMPANY CIYIL ENGINEERS, MIMM, FLORIDA ORDER NO. 8743 FIB 545-47455920

300 - 1 27V25



received by generaling in 1948. M. MyGrouper Seal seal this the bay of the Ather Hill MyGrouper Son

this day personally appeared frank N Magnuson, a single man, forme well frown in a solounded in one when the from the a freegang (nathement who actions larger that he a freegang to a freegang the solounded in the \$2 freegang to the first of the \$2 freegang to Gladye R. Chiston

34 A 2860 This Plat was approved by the City Planang Board of Fart L

Approved and accepted for Bread by the Board points from the State Board for the State Board for the State of Man. Points for 253, Laws of State of Morida Morida and State of Morida for Morida for Morida for State of Morida for Morida fo This Plot was approved by Chainapea No. 182, po Fort Levelendela, Florida, this was along of Jan. R.D. 1945.

Approved one accepted for Elecard by the County this 30th day of Jon #12/945s

PHIS 23rd

Plants, Record this Alaskie Rechts find in Book J.L. of Plants, page 8.4 of the Reshie Rechts Perovise Provises, Records (1921/1927) Close of the Civ



PROPERTY SUMMARY

Tax Year: 2024

Property ID: 504205011080
Property Owner(s):LEWIS,ALVIN

LEWIS,LEVITTRICK

Mailing Address:4701 NW 16 ST LAUDERHILL, FL 33313

Physical Address:NW 6 STREET FORT LAUDERDALE, 33311

Property Use: 10-01 Vacant Commercial

Millage Code: 0312 Adj. Bldg. S.F: 0 Bldg Under Air S.F: Effective Year: 0 Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department **Appraisers Number:** 954-357-6835

Email: commercialtrim@bcpa.net

Zoning: NWRAC-MUw - NW REGIONAL

ACTIVITY CENTER - MIXED USE WEST

Abbr. Legal Des.: WASHINGTON PARK 19-22 B

LOT 29 LESS S 10 FOR RD R/W BLK 5

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$112,270	0	0	\$112,270	\$51,320	
2023	\$112,270	0	0	\$112,270	\$46,660	\$1,385.14
2022	\$76,550	0	0	\$76,550	\$42,420	\$1,061.76

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$112,270	\$112,270	\$112,270	\$112,270
Portability	0	0	0	0
Assessed / SOH	\$51,320	\$51,320	\$51,320	\$51,320
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$51,320	\$112,270	\$51,320	\$51,320

SALES HISTORY F	OR THIS PARCEL	LAND CALC	JLATIONS			
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
04/29/2017	Multi Quit Claim Deed Non-Sale Title Change	\$100	114383335	\$22.00	5,103 SqFt	Square Foot
05/30/1996	Multi Quit Claim Deed	\$100	25360 / 427			
12/14/1995	Multi Warranty Deed	\$44,000	24294 / 1			
06/01/1989	Warranty Deed	\$22,500	16519 / 585			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
504205010870	11/14/2023	Warranty Deed	Qualified Sale	\$365,000	119236150	2300 NW 6 CT FORT LAUDERDALE, FL 33311
504205011960	11/14/2023	Warranty Deed	Qualified Sale	\$157,000	119255301	2136 NW 7 ST FORT LAUDERDALE, FL 33311
504205012030	08/15/2023	Warranty Deed	Qualified Sale	\$380,000	119046417	638 NW 22 RD FORT LAUDERDALE, FL 33311
504205011910	07/25/2023	Warranty Deed	Qualified Sale	\$455,000	119071826	701 NW 21 TER #1-3 FORT LAUDERDALE, FL 33311
504205011530	07/24/2023	Warranty Deed	Qualified Sale	\$215,000	119006383	NW 8 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS									SCHOOL
Fire Ft Lauderdale Fire-rescue (03) Vacant Lots (L)	Garb	Light	Drain	Impr	Safe	Storm (F3)	Clean	Misc	Dillard Elementary: C Dillard 6-12: C Dillard High: C
1						5,103.00			

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick

Florida House Rep.

DistrictFlorida House Rep. NameFlorida Senator DistrictFlorida Senator NameSchool Board Member99Daryl Campbell32Rosalind OsgoodDr. Jeff Holness



PROPERTY SUMMARY

Tax Year: 2024

Property ID: 504205011090
Property Owner(s):LEWIS,ALVIN

LEWIS, LEVITTRICK

Mailing Address: 4701 NW 16 ST LAUDERHILL, FL 33313

Physical Address: W SISTRUNK BOULEVARD FORT LAUDERDALE, 33311

Property Use: 10-01 Vacant Commercial

Millage Code: 0312
Adj. Bldg. S.F: 0
Bldg Under Air S.F:
Effective Year: 0
Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net

Zoning: NWRAC-MUw - NW REGIONAL
ACTIVITY CENTER - MIXED USE WEST

Abbr. Legal Des.: WASHINGTON PARK 19-22 B

LOT 30 LESS S 10 FOR RD R/W BLK 5

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$92,220	0	0	\$92,220	\$42,180	
2023	\$92,220	0	0	\$92,220	\$38,350	\$1,138.04
2022	\$62,880	0	0	\$62,880	\$34,870	\$872.47

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$92,220	\$92,220	\$92,220	\$92,220
Portability	0	0	0	0
Assessed / SOH	\$42,180	\$42,180	\$42,180	\$42,180
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$42,180	\$92,220	\$42,180	\$42,180

SALES HISTORY FOR THIS PARCEL					JLATIONS	
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
04/29/2017	Multi Quit Claim Deed Non-Sale Title Change	\$100	114383335	\$22.00	4,192 SqFt	Square Foot
05/30/1996	Multi Quit Claim Deed	\$100	25360 / 427			
12/14/1995	Multi Warranty Deed	\$44,000	24294 / 1			
06/12/1989	Multi Warranty Deed	\$22,500	16519 / 585			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
504205010870	11/14/2023	Warranty Deed	Qualified Sale	\$365,000	119236150	2300 NW 6 CT FORT LAUDERDALE, FL 33311
504205011960	11/14/2023	Warranty Deed	Qualified Sale	\$157,000	119255301	2136 NW 7 ST FORT LAUDERDALE, FL 33311
504205012030	08/15/2023	Warranty Deed	Qualified Sale	\$380,000	119046417	638 NW 22 RD FORT LAUDERDALE, FL 33311
504205011910	07/25/2023	Warranty Deed	Qualified Sale	\$455,000	119071826	701 NW 21 TER #1-3 FORT LAUDERDALE, FL 33311
504205011530	07/24/2023	Warranty Deed	Qualified Sale	\$215,000	119006383	NW 8 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS									SCHOOL
Fire Ft Lauderdale Fire-rescue (03) Vacant Lots (L)	Garb	Light	Drain	Impr	Safe	Storm (F3)	Clean	Misc	Dillard Elementary: C Dillard 6-12: C Dillard High: C
1						4,192.00			

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick

Florida House Rep.

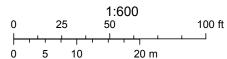
DistrictFlorida House Rep. NameFlorida Senator DistrictFlorida Senator NameSchool Board Member99Daryl Campbell32Rosalind OsgoodDr. Jeff Holness

Property Id: 504205011080

**Please see map disclaimer

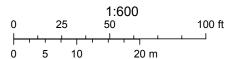


January 18, 2024





January 18, 2024



2023 Paid Real Estate

Folio: 492404 Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

							– ເ
Pro	operty ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code	<u>د</u>
5	04205-01-1080		See Below	See Below	See Below	0312	Ì

LEWIS, ALVIN LEWIS, LEVITTRICK 4701 NW 16 ST LAUDERHILL, FL 33313

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

NW 6 ST **WASHINGTON PARK 19-22 B** LOT 29 LESS S 10 FOR RD R/W BLK 5

Taxing Authority	A Millage	D VALOREM TAXES Assessed Val	S Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT COUNTYWIDE SERVICES	5.54920	46.660	0	46,660	258.93
VOTED DEBT	0.11980	46,660	ŏ	46,660	5.59
BROWARD CO SCHOOL BOARD	4.00000	440.070	•	440.070	
GENERAL FUND CAPITAL OUTLAY	4.92600 1.50000	112,270 112,270	0	112,270 112,270	553.04 m 168.40 S
VOTER APPROVED DEBT LEVY	0.18960	112,270	0	112,270	21 29 🛇
SO FLORIDA WATER MANAGEMENT	0.00070	40.000		40.000	20
EVERGLADES C.P. OKEECHOBEE BASIN	0.03270 0.10260	46,660 46,660	0	46,660 46,660	1.53 4.79
SFWMD DISTRICT	0.09480	46,660	0	46,660	4.42 66.76
NORTH BROWARD HOSPITAL CHILDREN'S SVCS COUNCIL OF BC	1.43070 0.45000	46,660 46,660	0	46,660 46,660	66.76 à
CITY OF FORT LAUDERDALE	0.43000	40,000	U	40,000	21.00
FT LAUDERDALE OPERATING DEBT SERVICE	4.11930 0.27370	46,660	0	46,660	192.21
FL INLAND NAVIGATION	0.27370	46,660 46,660	0	46,660 46,660	12.77 1.34

18.81720 \$1,312.07 Total Millage: Ad Valorem Taxes: NON-AD VALOREM TAXES Rate **Amount** Levying Authority 033 FT LAUDERDALE STORMWATER CAT III @ 623.7000 73.07 Non-Ad Valorem Assessments: \$73.07 \$1,385.14 **Combined Taxes and Assessments:** If Postmarked By Nov 30, 2023 Please Pay \$0.00

BROWARD COUNTY

2023 Paid Real Estate

Folio: 492404

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/20/2023 Receipt # LBX-23-00033386

11/17/2023 Effective Date Paid By

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM # A100 FORT LAUDERDALE, FL 33301-1895

Property ID Number 504205-01-1080

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

LEWIS, ALVIN LEWIS, LEVITTRICK 4701 NW 16 ST LAUDERHILL, FL 33313

PAY YOUR TAXES ONLINE AT: broward.county-taxes.com

If Postmarked By Please Pay Nov 30, 2023 \$0.00

Please Pay Only One Amount

Receipt # LBX-23-00033386 Effective Date Paid By

\$1,329.73

2023 Paid Real Estate Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 492405

52

\$1,092.

Property ID Number Assessed Value **Escrow Code** Exemptions Taxable Value Millage Code See Below 504205-01-1090 0312 See Below See Below

LEWIS, ALVIN LEWIS, LEVITTRICK 4701 NW 16 ST LAUDERHILL, FL 33313

LEWIS,LEVITTRICK 4701 NW 16 ST LAUDERHILL, FL 33313			AYMENTS MUST RAWN ON US BA	BE MADE IN US NK ACCOUNT.	FUNDS AND	-00033464
W SISTRUNK BLVD WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5						LBX-23 Paid By
		D VALOREM TAXES				Date
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied	
BROWARD COUNTY GOVERNMENT			_			ceipt #
COUNTYWIDE SERVICES	5.54920	38,350	0	38,350	212.81	9 9
VOTED DEBT	0.11980	38,350	0	38,350	4.59	Rec
BROWARD CO SCHOOL BOARD	4.00000	22.222	•	00.000	45400	
GENERAL FUND	4.92600	92,220	0	92,220	454.28	23
CAPITAL OUTLAY	1.50000	92,220	0	92,220	138.33	\(\)
VOTER APPROVED DEBT LEVY	0.18960	92,220	0	92,220	17.48	10%
SO FLORIDA WATER MANAGEMENT	0.00070	00.050	0	00.050	17.48	7-7
EVERGLADES C.P.	0.03270	38,350	0	38,350		7 7
OKEECHOBEE BASIN	0.10260	38,350	0	38,350	3.93	0
SFWMD DISTRICT NORTH BROWARD HOSPITAL	0.09480 1.43070	38,350 38,350	0	38,350 38,350	3.64 54.87	aid
CHILDREN'S SVCS COUNCIL OF BC	0.45000	38,350	0	38,350	17.26	1
CITY OF FORT LAUDERDALE	0.40000	30,330	O	00,000	17.20	
FT LAUDERDALE OPERATING	4.11930	38,350	0	38,350	157.98	
DEBT SERVICE	0.27370	38,350	Ö	38,350	10.50	
FL INLAND NAVIGATION	0.02880	38,350	0	38,350	1.10	
		•		,		

18.81720 \$1,078.02 **Total Millage:** Ad Valorem Taxes: **NON-AD VALOREM TAXES** Rate **Amount** Levying Authority 033 FT LAUDERDALE STORMWATER CAT III @ 623.7000 60.02 Non-Ad Valorem Assessments: \$60.02 \$1,138.04 **Combined Taxes and Assessments:** If Postmarked By Nov 30, 2023 Please Pay \$0.00

BROWARD COUNTY

2023 Paid Real Estate

Folio: 492405

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/20/2023 Receipt #

LBX-23-00033464

\$1,092.52

11/17/2023 Effective Date Paid By

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM # A100 FORT LAUDERDALE, FL 33301-1895

Property ID Number 504205-01-1090

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

LEWIS, ALVIN LEWIS, LEVITTRICK 4701 NW 16 ST LAUDERHILL, FL 33313

PAY YOUR TAXES ONLINE AT:

broward.county-taxes.com

If Postmarked By	Please Pay	٦ چ
Nov 30, 2023	\$0.00	Return
		with
		Payment

Please Pay Only One Amount



<u>Search</u> > Account Summary

Real Estate Account #504205-01-1080

Owner:

LEWIS,ALVIN LEWIS,LEVITTRICK

Situs:

NW 6 ST

Parcel details

GIS □

<u>Property Appraiser</u> □



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time. Your last payment was made on **11/17/2023** for **\$1,329.73**.

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill i	\$0.00
	Print (PDF)
2022 Annual Bill i	\$0.00
	Print (PDF)
2021 Annual Bill i	\$0.00
	Print (PDF)
2020 Annual Bill i	\$0.00
	Print (PDF)
2019 Annual Bill i	\$0.00
	Print (PDF)
2018 Annual Bill 🛈	\$0.00
	Print (PDF)
2017	
2017 Annual Bill	\$0.00
	Print (PDF)
Certificate #12460	
	Paid \$693.16
<u>2016</u> 🛈	
2016 Annual Bill	\$0.00
	Print (PDF)
Certificate #13050	
Total Amount Due	\$0.00

Total Amount Due \$0.00

BILL	AMOUNT DUE
	Paid \$710.20
2015 ①	<u> </u>
2015 Annual Bill	\$0.00 Print (PDF)
Certificate #14055	
	Paid \$711.26
<u> 2014</u>	
2014 Annual Bill	
Tax Deed Application #37064	P. I door or
<u>2013</u>	Paid \$981.35
2013 Annual Bill	
Tax Deed Application #37064	
	Paid \$983.91
2012 ①	
2012 Annual Bill	\$0.00
2012 TDA Fees Bill 🛈	\$0.00
Tax Deed Application #37064	
	Paid \$1,202.39
2011 🛈	
2011 Annual Bill	
Tax Deed Application #37064	Paid \$1,026.61
2010 ①	Faid \$1,020.01
2010 Annual Bill	\$0.00
	Print (PDF)
Certificate #18956	
<u>2009</u>	Paid \$655.45
2009 <u>2009 Annual Bill</u>	\$0.00
2005 AIMIGUEDIC	Print (PDF)
Certificate #12899	
	Paid \$1,043.41
2008 🛈	¢0.00
2008 Annual Bill	\$0.00 Print (PDF)
Certificate #6147	
	Paid \$1,972.48
<u>2007</u> ①	
2007 Annual Bill	\$0.00 Print (PDF)
<u>Certificate #4767</u>	
	Paid \$679.98
2006 Annual Bill 🛈	\$0.00
	Print (PDF)
2005 Annual Bill (i)	\$0.00 Print (PDF)
2004 Annual Bill (i)	\$0.00
	Print (PDF)
2002 🛈	
2002 Annual Bill	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	Print (PDF)
Certificate #2139	
	Paid \$232.48
Total Amount Due	\$0.00

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<u>Search</u> > Account Summary

Real Estate Account #504205-01-1090

Owner:

LEWIS,ALVIN LEWIS,LEVITTRICK

Situs:

W SISTRUNK BLVD

Parcel details

GIS □

<u>Property Appraiser</u> □



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time. Your last payment was made on **11/17/2023** for **\$1,092.52**.

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill i	\$0.00
	Print (PDF)
2022 Annual Bill ①	\$0.00
	Print (PDF)
2021 Annual Bill 🛈	\$0.00
	Print (PDF)
2020 Annual Bill i	\$0.00
	Print (PDF)
2019 Annual Bill i	\$0.00
	Print (PDF)
2018 Annual Bill 🛈	\$0.00
	Print (PDF)
<u>2017</u> 🛈	
2017 Annual Bill	\$0.00
	Print (PDF)
Certificate #12461	
	Paid \$639.86
<u>2016</u> ①	
2016 Annual Bill	\$0.00
	Print (PDF)
Certificate #13051	
Total Amount Due	\$0.00

Total Amount Due \$0.00

BILL	AMOUNT DUE
	Paid \$623.80
2015 (1)	
2015 Annual Bill	
Tax Deed Application #37735	Paid \$588.77
2014	Paiu \$300.11
2014 Annual Bill	
Tax Deed Application #37735	
TAX DECA Application not 155	Paid \$783.17
<u>2013</u> ①	
2013 Annual Bill	
Tax Deed Application #37735	
	Paid \$747.57
2012 🛈	
2012 Annual Bill	\$0.00
2012 TDA Fees Bill i	\$0.00
Refund	
Tax Deed Application #37735	
	Paid \$926.97
<u>2011</u>	
2011 Annual Bill	
Tax Deed Application #37735	
	Paid \$776.43
2010 ①	
2010 Annual Bill	
Tax Deed Application #37735	
	Paid \$663.31
<u>2009</u> ①	
2009 Annual Bill	\$0.00 Print (PDF)
Certificate #12900	
	Paid \$635.14
<u>2008</u> ①	
2008 Annual Bill	\$0.00
	Print (PDF)
Certificate #6148	
	Paid \$1,111.40
<u>2007</u>	
2007 Annual Bill	\$0.00 Print (PDF)
Certificate #4768	
	Paid \$446.23
2006 Annual Bill 🛈	\$0.00
	Print (PDF)
2005 Annual Bill i	\$0.00
	Print (PDF)
2004 Annual Bill i	\$0.00 Print (PDF)
2002	Frinc (PDF)
2002 <u>2002 Annual Bill</u>	\$0.00
Total Amount Due	\$0.00
Iotat Alliquiit Duc	\$0.00

BILL	AMOUNT DUE
	Print (PDF)
Certificate #2140	
	Paid \$211.89
Total Amount Due	\$0.00

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TO:

Bertram Lewars

FROM:

Scott Israelson, P.E., PTOE

DATE:

7 November 2023

RE:

Traffic Impact Statement

Sistrunk Retail Fort Lauderdale, FL

Introduction

A retail building is proposed to be developed in Fort Lauderdale, Florida. The site is located in the northwest corner of Sistrunk Boulevard (NW 6th Street) & NW 22nd Avenue. The development is proposed to consist of 2,040 SF of retail space. The site will have a full-access driveway to NW 22nd Avenue. Project completion is estimated to be in 2024.

The City of Fort Lauderdale required this trip generation statement as part of development review.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, *11th Edition*. Table 1 summarizes the trip generation estimates for the proposed addition.

		Table	1 - ITE Trip Gen	eration				13 8 8
Average	Weekday	Drive	way Volumes		AM F Ho		PM F Ho	
Land Use	ITE Code		Size	Daily Trips	Enter	Exit	Enter	Exit
Strip Retail Plaza	822	2	Th.Sq.Ft. GFA	109	3	2	7	6

Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.

Sec. 47-25.2. Adequacy requirements. PONDEROSA PLAZA, 2201 NW 6TH St - UDP-S23066

- A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

 Response: Acknowledged.
- B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

 Response: N/A
- C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

 Response: This information was previously submitted in the Civil engineering plans and calculations.
- D. Environmentally sensitive lands. Response: Acknowledged.
 - In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
 - 2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
- E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
 - Response: Fire hydrant existing adjacent to site. See sheet C-04.
- F. Parks and open space.
 - 1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
 - 2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: N/A

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection. Response: Impact doors and windows are specified, and site lighting will be provided. Existing Chain Link fencing is along the north border of the site and a new 5' concrete site wall will border the west. Surveillance cameras will be strategically placed on the building and locations around the site.

- H. Potable water. Response: The capacity availability request form was requested online on Nov. 15, 2023
 - Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
 - 2. Potable water facilities. Response: Acknowledged.
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - c. Where the county is the projected service provider, a similar written assurance will be required.
- I. Sanitary sewer. Response: The capacity availability request form was requested on November 15, 2023.
 - If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department. Response: Acknowledged.
 - 2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development. Acknowledged.
 - 3. Where the county is projected service provider, a written assurance will be required. Acknowledged.
 - 4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use. Response: N/A
- J. Public Schools. For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

 Response: A Final School Capacity Availability (SCAD) Letter from Glennika Gordon at Broward County Public Schools is attached and shows that this development is exempt.
- K. Solid waste. Response: Acknowledged.
 - Adequate solid waste collection facilities and service shall be obtained by the applicant in connection
 with the proposed development and evidence shall be provided to the city demonstrating that all solid
 waste will be disposed of in a manner that complies with all governmental requirements.

- 2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.
- L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards. Response: Acknowledged.
- M. Transportation facilities. Response: Traffic Statement was previously submitted in original DRC package.
 - The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department. Response: Acknowledged.
 - 2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable. Response: Acknowledged.
 - 3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida. Response: Acknowledged.
 - 4. *Traffic impact studies.* Response: A Traffic Impact Statement letter dated November 7, 2023 was submitted by Traffic Impact Group, LLC in the original DRC package.
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

- i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.
- 5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

 Response: Acknowledged.
- 6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards. Response: Acknowledged.
- 7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic. Response: Acknowledged.
- 8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic. Response: Acknowledged.
- 9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The

requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way. Response: On NW 6th Street three (3) Simpson Stoppers are being proposed so as not to conflict with the overhead power lines. They will be placed within the property line as the sidewalk space is limited due to the existing bus stop (which cannot be relocated, per Broward Transit) and three (3) existing palm trees that will be retained. On 22nd Avenue three (3) oaks will be provided inside the property to maintain the 5' sidewalk and retention areas.

- N. Wastewater. Response: Acknowledged.
 - 1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.
- O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision. Response: No prepackaged food or beverages will be provided on site.
- P. Historic and archaeological resources.
 - 1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments. Response: N/A
- Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity. Response: N/A

(Ord. No. C-97-19, § 1(47-25.2), 6-18-97; Ord. No. C-98-72, § 1, 12-15-98; Ord. No. C-99-14, § 14, 3-16-99; Ord. No. C-99-15, § 11, 3-16-99; Ord. No. C-00-26, § 6, 6-6-00; Ord. No. C-03-23, § 2, 7-1-03; Ord. No. C-06-14, § 1, 6-20-06; Ord. No. C-06-36, § 2, 10-17-06; Ord. No. C-22-06, § 1, 3-1-22)

End of Responses

Bertram Lewars, R.A. AR 00017820



Digitally signed by Bertram Lewars Date: 2024.01.31 15:02:53 -05'00'

The School Board of Broward County, Florida FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN SBBC-3748-2024 County No: N/A Folio #: 504205011080, 504205011090 2200 Ponderosa Plaza January 31, 2024



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION **SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: January 31, 2024	Single-Family:	4-unit service plaza	Elementary: 0
Name: 2200 Ponderosa Plaza	Townhouse:		
SBBC Project Number: SBBC-3748-2024	Garden Apartments:		Middle: 0
County Project Number: N/A	Mid-Rise:		
Municipality Project Number: N/A	High-Rise:		High: 0
Owner/Developer:	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 0		Total: 0

Comments

This site plan does not include residential use and is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located immediately adjacent to existing public schools or currently vacant school sites owned by the School Board, and as proposed, will not have a direct physical impact on Broward County Public Schools.

Therefore, this application is determined to be exempt from public school concurrency on the basis that no residential development is currently proposed in the site plan.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

SBBC-3748-2024 Project is Exempt from Public School C	oncurrency ⊠ Yes □ No
1/31/2024	Reviewed By: Glennika D. Gordon
Date	Signature
	Glennika D. Gordon, AICP
	Name
	Planner
	Title



October 18, 2023 Mr. Lewis Page 2

Based upon our inspection of the property and market data analysis, it our opinion that the market value of the property as of October 17, 2023, is as follows:

TWO HUNDRED SEVENTY-NINE HOUSAND DOLLARS (\$279,000)

ASSUMPTION:

The appraiser has estimated the land size and we have assumed that this size is accurate.

Sincerely,

Robert D. Miller, ASA

State Certified General R.E. Appraiser No. RZ1270



October 18, 2023

Mr. Alvin Lewis 4701 NW 16th Street Fort Lauderdale, Florida 33313

Re:

Vacant Parcel of Land

Owner: Alvin Lewis and Levittrick Lewis

NWC of W. Sistrunk Boulevard & NW 22nd Avenue

Ft. Lauderdale, Florida 33311

Folio Number: 5042-05-01-1080 & 5042-05-01-1090

Dear Mr. Lewis:

Per your request, we have reviewed the above referenced property for the purpose of providing you with an opinion of market value of the vacant parcel containing 9,295 square feet of land located at the NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue, Ft. Lauderdale. The property uses the street address of 2201 NW 6th as the common address for this report. We were not provided with a survey and the land size was estimated by the appraiser and we assume the size is accurate. The property is currently zoned, NWRAC-MUw-NW Regional Activity Center, Mixed Use West. Based on our review of the property and location as well as our review of the surrounding land uses and zoning, it is our opinion that the highest and best use of the site is for future commercial or mixed-use development. The property is vacant land and is proposed for office development.

The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the subject property as of the effective date, October 17, 2023. The function of this report is for the use by the client in the development process with the Ft. Lauderdale Community Redevelopment Agency.

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of October 17, 2023. If any additional data is required, please advise.

The client for this project is the property owner and the intended users are the client, the City of Ft. Lauderdale Community Redevelopment Agency, and their respective legal and accounting representatives.

Ref: Authorization Agent

From: Mr. Alvin Lewis

4701 NW 16th Street

Lauderhill, Fl 33313

To Whom It may concern,

I am the owner of the two (2) parcels of land, located in Broward County, Florida, and located under the following property descriptions:

- (1) Washington Park 19-22 B / Lot 30 Less S 10 For RD R/W (Blk 5)
- (2) Washington Park 19_22 B / Lot 29 Less S 10 For RD R/W (BLK 5)

Jeers 10/21/2023

The Legal Descriptions of my two (2) adjoining vacant lots are listed above and are also listed as both 2201 and 2205 NW 6th Street, Ft. Lauderdale.

I hereby authorize Mr. Bertram Lewars (Architect) to act as my Authorization Agent in reference to the following project: 2200 PONDEROSA PLAZA, Fort Lauderdale, Florida

Signed:

Mr. Alvin Lewis

Prepared under the St.

February, 2007.

Prepared under the Supervision of: Franz C. Johan, Esquire 1339 N.E. 4th Avenue. Fort Lauderdale, Florida 33304 Phone; (954) 763-5336

INSTR # 107434429
OR BK 44697 Pages 629 - 629
RECORDED 10/08/07 15:11:52
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1016
#4.1 Pages

INSTR # 106893001 OR BK 43707 Pages 1805 - 1905 RECORDED 03/07/07 13:42:55 BROWARD COUNTY COMMISSION DEPUTY CLERK 2005 #1, 1 Pages

SATISFACTION OF MORTGAGE

Witnesseth: That JERRY CARTER and ELLA M. CARTER, Husband and Wife, the owner and holder of a certain mortgage deed executed by ALVIN LEWIS, a single man, and recorded in Official Records Book 24294, Fage 0002, of the Public Records of Broward County, Florida, securing note in the total principal sum of \$20,000.00, and certain promises and obligations set forth in the mortgage deed, upon the following described land, to-wit:

Lots 29 and 30, less the South 10 feet, Block 5, WASHINGTON PARK according to the plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida

hereby acknowledge full payment and satisfaction of said note and mortgage deed, and surrender the same as cancelled, and hereby direct the Clerk of the said Circuit Court to cancel the same of record. Witness our hands and seals on February 5, 2007. Signed sealed and delivered in the presence of: Mortgab Signature Print Name Print Name STATE OF FLORIDA COUNTY OF BROWARD) I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JERRY CARTER and ELLA CARTER, Husband and Wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was taken. (check one) personally known to me. They provided the following type of identification: WITNESS my hand and official seal in the County and State last aforesaid this

NOTARY PUBLIC - STATE OF FLORIDA

HICA FREDERICK 2
MY COMMISSION # DD593049
EXPIRED: Soptember 30, 2010



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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION WAIVER OF SECTION 166.033, FLORIDA STATUTES

Case Number:

UDP-\$23066

Application Type:

Site Plan Level II (RAC)

Request:

New Commercial Development in Northwest Regional Activity Center

Applicant:

Alvin Lewis and Levitfrick Lewis

Agent:

Lewars Design I, LLC - Bertram Lewars (Architect)

Project Name:

2200 Ponderosa Plaza

General Location:

2205 NW 6th Street

Zoning District:

Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)

Land Use:

Northwest Regional Activity Center

For the above-mentioned case number, the applicant acknowledges and agrees to waive the time limits in Section 166.033(1), Florida Statutes, as amended.

For the above-mentioned case number, the applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of Fort Lauderdale, in accordance with Section 166.033(2), Florida Statutes, as amended.

BERTRAM LEWARS
Printed Name of Owner or Agent

Corporate Title (if applicable)

Signature of Owner or Agent

Data