AGENDA
PLANNING AND ZONING MEETING/LOCAL PLANNING AGENCY

6:00 PM - Wednesday, April 6, 2022
Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE PREVIOUS MEETING MINUTES
   - 4.1. Adoption of Minutes

     Recommendation: That the Minutes be adopted as presented
   - 4.2. February 3, 2022 Planning and Zoning Board Meeting Minutes — 3 - 5

     02 03 2022 Planning Zoning Meeting
5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES
6. APPLICATIONS/PUBLIC HEARINGS
   - 6.1. File No: 21-SP-05 (REV) — 6 - 78

     Applicant: Southeast Investments, Inc.
     Location: 3195 West Hallandale Beach Blvd
     Request: Site Development Plan Amendment for a previously approved site plan to remove the fast-food restaurant and bank/medical/retail/office building and include a medical building (hospital) / (Seneca Town Center).

     21-SP-05(REV) PZB Staff Report 04062022
     Site Development Modification - 3195 West Hallandale Beach - Letter of Intent
     2022-02-04_Seneca Town Center_Traffic_1121.01
     2022-03-06 - Combined Civil Set
     Hallandale - Sheet - P301 - COLORED EXTERIOR ELEVATIONS - 03 08 22
     Hallandale - Sheet - P302 - COLORED EXTERIOR ELEVATIONS - 03 08 22
     21-SP-05 (REV) DRC Meeting 1 Memo
     2022-03-06 - DRC CR #1
     3195 West Hallandale Beach Boulevard - Seneca Plat
     04 06 2022 meeting 2022-04-06_Seneca Town Center PowerPoint PandZ
     04 06 2022 meeting 2022-04-06_Seneca Town Center PDF
7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED PLEASE CONTACT THE FLORIDA RELAY SERVICES BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD)

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE COMMISSION AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Marlen D. Martell
Town Clerk

TOWN OF PEMBROKE PARK
3150 SW 52 Avenue
Pembroke Park, FL. 33023
Telephone: 954-966-4600

Planning & Zoning Board
MEETING MINUTES
Thursday, February 3, 2022
6:00 PM
Commission Chambers, Town Hall
Pembroke Park, FL 33023

1. CALL TO ORDER: Vice Chair Charisse Colon called the meeting to order at 6:03 p.m. in the Commission Chambers.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Board members present were Reneesha McNeil; Erik Morrissette; Vice Chair Charisse Colon And Chair Shauniel Brown.

In attendance were Assistant to the Town Clerk Suzi Reutlinger recording the meeting, Town Clerk Marlen Martell, and Town Planner Heidi Siegel

4. APPROVAL OF THE PREVIOUS MEETING MINUTES
10 21 2021 Planning Zoning Meeting (PZB)

Motion: Reneesha McNeil made a motion, seconded by Erik Morrissette to approve 10 21 2021 Minutes. All voted in favor.

5. ADDITIONS, DELETIONS, WITHDRAWALS AND CONTINUANCES
NONE

6.1 APPLICATIONS/PUBLIC HEARINGS
File No: 22-CP-02
Applicant: Town of Pembroke Park

Request: Amendment to the Comprehensive Plan Text Relating to the Property Rights ElementV22-CP-02 / Town of Pembroke Park Amendment to the Comprehensive Plan Text Relating to the Property Rights Element

MOTION TO APPROVE FILE NO. 22-CP-02 MADE BY VICE CHAIR COLON, SECONDED BY ERIK MORRISSETTE, ALL VOTED IN FAVOR.

7. OLD BUSINESS
None

8. NEW BUSINESS

8.1 Town Planner Updates

8.2 Discussion on Changes to the Meeting Schedule

Motion: MOTION TO APPROVE THE PLANNING AND ZONING BOARD TO MEET THE FIRST WEDNESDAY OF THE MONTH AT 6:00PM. ALL VOTED IN FAVOR.

ADJOURNMENT

Vice Chair Charisse Colon moved to adjourn the meeting. All were in favor

The meeting was adjourned at 7:09 pm.

ATTEST:
(SEAL)

_____
Suzi Reutlinger, Board Secretary

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Marlen D. Martell
Town Clerk

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TO: Planning and Zoning Board

FROM: Heidi Siegel, AICP, Town Planner

MEETING DATE: April 6, 2022

SUBJECT: Site Development Plan Amendment / 21-SP-05 (REV)
3195 West Hallandale Beach Boulevard / Seneca Town Center

APPLICANT: Hallandale Land Trust LLC / Southeast Investments, Inc

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SITE DATA

Property Folio ID:	514220170073
Owner/Agent:	Hallandale Land Trust LLC / Southeast Investments, Inc
Land Use Designation:	Commercial
Adjacent Land Use Designation:	North: Industrial
	East: Medium High Residential
	South: Commercial
	West: Commercial
Zoning Designation:	B-1 Business District / Ordinance 03-06-03
Adjacent Zoning Designation:	North: M-1
	East: RM-25
	South: B-1
	West: B-1

PREVIOUS APPROVALS

- Site Development Plan
  - Planning and Zoning Board October 21, 2021
  - Town Commission December 15, 2021

PROJECT BACKGROUND

The Planning and Zoning Board and Town Commission previously approved the development

of approximately 6.22 acres of commercial uses including a gasoline station, fast-food restaurant, drive-in bank/medical office/retail, and self-storage. The applicant wishes to amend the site plan to remove the "fast-food restaurant and drive-in bank/medical office/retail" uses and introduce a medical (hospital) use. The proposed amendments do not impact the proposed improvements to SW 32 Avenue and turn lanes from Hallandale Beach Blvd into the site. These improvements will be coordinated through Broward County and the Florida Department of Transportation.

The proposed amendments were reviewed by the Town's Development Review Committee that includes the Town Planner, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances. The review included required water and sewer service and was found to be adequate. A final determination of concurrency will be made at the time of building permit. The project will be required to pay impact fees at the time of building permit.

PROJECT ANALYSIS

The proposed amendment removes the "fast-food restaurant and drive-in bank/medical office/retail" uses and introduce a medical (hospital) use. Per the applicant the hospital will be a private hospital. Patients will not be transported to the hospital by ambulance, but an ambulance or medical transport vehicle may pick up a patient at the facility. The hospital will be located between the approved Wawa and self-storage.

Comprehensive Plan and Zoning Analysis

The subject property has a Land Use designation of "Commercial". The proposed use meets the intent of the Commercial designation.

The underlining zoning district for Parcel B is B-1 Business District. The subject site is located within the Seneca Plat Parcel B ("Parcel B"). Permitted uses within Parcel B are governed by Ordinance 03-06-03. The ordinance includes permitted uses, uses requiring a Special Permit and prohibited uses. A hospital use is listed as a permitted use.

Site Zoning Requirements

The maximum height allowed on the site is 100 feet. The proposed height of the hospital is 45 feet. The proposed building meets the required setbacks.

Use	Required Front Setback	Provided Front Setback	Required Street Side Setback	Provided Street Side Setback	Required Side Setback	Provided Side Setback	Required Rear Setback	Provided Rear Setback
Hospital	10 feet	85.5	10 feet	N/A	10 feet	N/A	10 feet	79.9 feet

Due to the setbacks provided, the pedestrian traffic along the corridor, and the mass transit routes adjacent to the site, Staff requested pedestrian access to the site and between the hospital and the gasoline station to the west to be enhanced.

The applicant is proposing landscaping that meet the Town' s requirements and enhances the site. The site is fully landscaped along the perimeter and within the site including the rear of the site where it joins the existing Seneca Industrial Park.

Architecture

Section 5-103(p) of the Code of Ordinances addresses building design in the Town. A relatively wide variety of architectural designs and materials are permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial), box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off-site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles.

The applicant has worked closely with the Town Planner to achieve an architectural style that is cohesive throughout the site. Using the gas station signature architectural style as inspiration the proposed building has a "coastal Florida" style that includes varying building planes, horizontal siding and hipped roofs.

Right-Of-Way and Site Access

Access to the site is provided through two proposed dedicated turn lanes on westbound Hallandale Beach Boulevard. Additionally, there is access to the site from Seneca Boulevard and to the rear of the site. Site access has been coordinated through the Florida Department of Transportation due to their jurisdiction over West Hallandale Beach Boulevard and Staff agrees with the proposed access. Additional site access improvements include changes to southbound Seneca Boulevard (private property) at the intersection. The applicant will construct an additional travel lane so that southbound traffic has a dedicated left turn-lane, a dedicated right-turn lane, and a dedicated southbound lane.

Plat

The current plat note restricts Parcel B to 160,000 square feet of commercial uses. The subject site is part of Parcel B. Prior to the proposed development there are 18,439 gross square feet of commercial uses in Parcel B. The proposed development on site with the proposed hospital, gasoline station and self-storage is 158,504 square feet. This will result in the proposed total build out of Parcel B at 176,943 square feet which exceeds the maximum provided for by the plat note. The applicant will require a plat note amendment prior to approval of a building permit and this plat note amendment should be a condition of the approval.

Traffic Impact Study

As part of the amended site development plan the applicant provided a modified Traffic Impact Study. The Traffic Impact Study details the projected vehicle trip the proposed uses on site will generate. The proposed hospital use will have less of an impact than the previously proposed fast-food restaurant and retail building. The report was reviewed by the Town' s Traffic Engineer Consultant, and it was determined that the proposed project will not degrade the level of service on Hallandale Beach Boulevard or Seneca Boulevard. The existing turn lanes at the intersection of Hallandale Beach Boulevard and Seneca Boulevard are adequate to accommodate the new trips generated by the project.

RECOMMENDATION

1. This approval is granted for Site Development Plan Amendment dated March 8, 2022

2. This approval is contingent on a plat note amendment that increases the allowed square footage as determined by Broward County. This plat note amendment will require a resolution by the Town Commission. A building permit for the hospital can not be issued until the plat note amendment is completed.

3. The Site Development Plan depicts the location of separate uses/buildings. Each use/building meets the Town Code, with one (self-storage) being subject to a parking reduction. If the property is subdivided in the future, the applicant shall demonstrate each parcel meets the approved or required parking requirements or provide a cross parking agreement.

4. The applicant shall consider changing name of facility to "Pembroke" instead of "Hallandale".

5. All exterior paint colors will require a Town Paint Permit to be reviewed by the Town Planner in accordance with the Town's adopted color palette.

6. All signage must meet the Town's sign requirements or apply for an appropriate variance.

7. The Site Development Plan approval will expire 18 months from the date of Town Commission approval unless extended in accordance with Section 20-25 of the Code if no valid building permit for site work or a principal building has been issued and kept in force.

ATTACHMENTS

Applicant's Request for Site Development Plan Amendment Approval
Revised Traffic Impact Study
Amended Site Development Plan

Color Renderings
DRC Report
Plat Note Email from Broward County

Bilzin Sumberg

Brian S. Adler
Tel 305-350-2351
Fax 305-351-2206
badler@bilzin.com

February 9, 2022

Heidi Siegel, AICP
Town Planner
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

Re: Application for Modification of Site Development Plan 21-SP-05
3195 W. Hallandale Beach Boulevard (the "Property")

Dear Ms. Siegel:

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the applicant Southeast Investments, Inc., an affiliate of our client, Ferber Construction Management LLC (the "Applicant"), for a modification of Site Development Plan 21-SP-05, approved by the Town Commission on December 15, 2021 (the "Approved Site Plan").

I. The Property

The Property consists of approximately 6.22 acres fronting located on the northeast corner of West Hallandale Beach Boulevard and SW 32nd Avenue/Seneca Boulevard. The Applicant is the contract purchaser of the Property, and is brining to a multi-use development that will transform the Property from a vacant lot into an activated parcel that provides services and value to the residents of the Town of Pembroke Park.

II. Site Plan

The Approved Site Plan provided for the development of the Property with four principal uses: (1) a convenience store and gas station, (2) a fast-food restaurant, (3) a retail building, and (4) a self-storage facility. The Approved Site Plan incorporates a common architectural theme across the site, internal drives facilitating cross access between the parcels, and a series of improvements to Seneca Boulevard. The two anchor

Bilzin Sumberg

uses of the Approved Site Plan are a new Wawa convenience store and gasoline service station on the westernmost portion of the Property, and a four-story self-storage facility on the easternmost portion of the Property. We are pleased to note that Wawa is proceeding rapidly with its plans to be part of the Town.

The site bookends remain part of the Applicant's development plans for the Property. However, an exciting opportunity arose from a new entity, NuTex, which specifically focused on the Property and the Town for its proposed entrée into the South Florida market. NuTex is a premier service provider, operator, and manager of Specialty Hospitals and Hospital Outpatient Departments. NuTex seeks to service the community with its convenient and innovative standalone emergency care facilities.

After discussions with NuTex and modifications to the proposed facility, the Applicant proposes a modification to the Approved Site Plan in order replace the two standalone uses depicted on the Approved Site Plan with a single two-story hospital building. The proposed hospital use will provide beneficial services to the residents of Pembroke Park and surrounding community, and has been specifically designed unique from any other NuTex facility to specifically complement the other approved uses and preserve the cohesiveness of the Approved Site Plan.

The proposed NuTex facility will provide access to important medical services to the residents of the Town and surrounding area. Currently, the nearest hospitals to the Property are Memorial Regional Hospital South in Hollywood, and Aventura Hospital east on Biscayne Boulevard. An emergency care facility on the Property, which is centrally located in Pembroke Park and has direct access to a major thoroughfare in Hallandale Beach Boulevard, and in close proximity to I-95, will fill the gap between these facilities.

Although this modification replaces the previously approved uses, as noted above, it will nonetheless maintain the architectural character of the Approved Site Plan. The NuTex facility, which is proposed to be two stories with an approximate ground floor area of 18,347 square feet, will not be out of scale with the height or mass of the existing neighboring buildings or the other proposed buildings on the Property. Located between the one-story Wawa and the four-story self-storage facility, the two-story hospital building would help provide a visual transition across the development and further serve to buffer the industrial park to the North. Additionally, as demonstrated in the attached conceptual renderings, the proposed NuTex facility will be aesthetically harmonious with the Wawa and the self-storage facility, and will retain the color scheme and common architectural features proposed for the rest of the development. Finally, the proposed modification has been designed in a manner that minimizes disruption to the internal circulation envisioned in the Approved Site Plan, preserving cross-access between the various uses on the Property.

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III. Comprehensive Plan

The Property is designated "Commercial" on the Town of Pembroke Park Future Comprehensive Plan ("Town Plan") Future Land Use Map. Pursuant to the Town Plan, the Commercial designation permits community facilities, including hospital uses. Therefore, the proposed modification to the Approved Site Plan to add a hospital use is consistent with the Town Plan.

IV. Zoning and Seneca Plat Ordinance

The Property is zoned B-1, Business District. However, the Property is located within the Seneca Plat overlay district pursuant to Town of Pembroke Park Ordinance No. 96-06-01, as last modified by Town of Pembroke Park Ordinance No. 2021-007 (collectively, the "Seneca Plat Ordinance"). The Seneca Plat Ordinance is essentially an overlay Ordinance that specifically governs the permitted uses within the noted portion of Parcel B of the Seneca Plat, superseding the B-1 regulations under the Town Code.

Pursuant to the Seneca Plat Ordinance, hospital uses are permitted in the Seneca Plat overlay district as of right. Therefore, the proposed modification to the Approved Site Plan to add a hospital use is consistent with the Seneca Plat Ordinance and the Town's zoning regulations.

V. Improvements to Seneca Boulevard

The proposed modification does not alter the improvements to Seneca Boulevard already approved under the Approved Site Plan. The addition of the proposed NuTex facility would not impact these important infrastructure improvements, which include a reconfiguration of Seneca Boulevard to include three southbound travel lanes: a dedicated eastbound left-hand turn lane, a dedicated straight/southbound lane, and a dedicated westbound right-turn lane. Additionally, an updated traffic study is provided that illustrates that the proposed replacement use, while large and more beneficial from a property tax perspective, will generate 30 less trips than the Approved Site Plan.

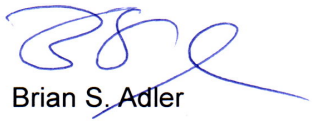
VI. Conclusion

The proposed modification to add a hospital use to the Approved Site Plan adds an important public health benefit, while still preserving the ability to activate a vacant site into a vibrant development providing services to the community, tax revenues for the Town, and a visually coherent transition between Hallandale Beach Boulevard and the neighboring industrial park. We respectfully request your favorable recommendation for the proposed modification to Site Development Plan 21-SP-05.

Bilzin Sumberg

Thank for your review of the foregoing, should you have any questions, please do not hesitate to contact me at 305-350-2351.

Very truly yours,



Brian S. Adler

BSA/ea

9117596.2

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Traffic Engineering • Transportation Planning

www.jfogroupinc.com

February 4, 2022 *Sent via e-mail: stephen@conceptcompanies.net*

Concept Development, Inc.
Stephen Crawford, Ph.D.
1449 74th Drive, Suite 200
Gainesville, FL 32607

Re: Seneca Town Center – Traffic Equivalency
3195 W Hallandale Beach Boulevard, Pembroke Park, FL
Parcel ID 514220170073

JFO Group Inc. has been retained to evaluate a traffic equivalency to determine compliance with the Town of Pembroke Park Site Plan Submission Requirements. This traffic statement is associated with a Site Plan Amendment application for the Seneca Town Center property. The subject property contains ±6.22 acres zoned B-1 Business District, located at the northeast corner of Hallandale Beach Boulevard/SR 824 and Seneca Boulevard/SW 32nd Avenue in the Town of Pembroke Park. Figure 1 shows the project location in relation to the transportation network.

The Seneca Town Center project is currently approved for a gas station consisting of a 5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank/Office/Retail building, and a 121,900 SF Self-Storage facility. Exhibit 1 includes a copy of the latest approved site plan. There is a proposal to replace the Fast-Food Drive-Through Restaurant and the Bank/Office/Retail building with a 30,968 SF Hospital. Exhibit 2 includes a copy of the proposed site plan.



Figure 1 : Project Location

Project trip generation and pass-by traffic rates used for this analysis were based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Table 2 provides Daily, AM, and PM peak hour volumes for the vested development from the traffic study dated September 9, 2021. Exhibit 3 includes excerpts from the approved traffic study. Table 3 includes a trip generation for the proposed development. Exhibit 4 includes internal capture calculations for the proposed project. Table 4 compares the proposed traffic with previous approvals from the City and F-DOT.

Table 1: Trip Generation Rates

Land Use	ITE LU	Daily	Pass By	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Gas Station	FDOT	14.3*PM Trips	77%	50%	50%	12.3*FP +15.5*(X)	50%	50%	12.3*FP +15.5*(X)
Hospital	610	22.32	0%	72%	28%	1.79	33%	67%	1.69
Mini-Warehouse	151	1.51	0%	60%	40%	0.10	47%	53%	0.17

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Table 2: Trip Generation – Vested Development

Trips	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
External Trips	5,410	205	197	402	213	211	424
Net Approved Traffic	1,744	70	66	136	78	77	155

Table 3: Trip Generation – Proposed Development

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station	16 FP 5,636 SF	4,061	142	142	284	142	142	284
Hospital	30,968 SF	691	40	15	55	17	35	52
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
	∑	**4,929**	**188**	**162**	**350**	**167**	**187**	**354**
Internal Capture								
Gas Station		101	3	5	8	5	3	8
Free-Standing E.R.		87	4	2	6	2	4	6
Mini-Warehouse		22	1	1	2	1	1	2
	∑	**210**	**8**	**8**	**16**	**8**	**8**	**16**
Driveway Volumes		**4,719**	**180**	**154**	**334**	**159**	**179**	**338**
Pass-By								
Gas Station	77.0%	3,049	107	106	213	105	108	213
	∑	**3,049**	**107**	**106**	**213**	**105**	**108**	**213**
Net Proposed Traffic		**1,670**	**73**	**48**	**121**	**54**	**71**	**125**

Table 4: External Vs Net Traffic Impact

	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
External Trips							
Approved Site Plan	5,410	205	197	402	213	211	424
Proposed Site Plan	**4,719**	**180**	**154**	**334**	**159**	**179**	**338**
F-DOT Access Approval	8,028	275	253	528	303	291	594
Approved Plat	7,739	136	84	220	343	372	715
Net Trips							
Approved Site Plan	1,744	70	66	136	78	77	155
Proposed Site Plan	**1,670**	**73**	**48**	**121**	**54**	**71**	**125**
F-DOT Access Approval	3,288	107	95	202	129	123	252
Approved Plat	5,108	90	55	145	226	246	472

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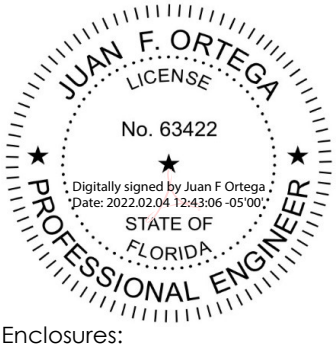
Table 5: Net Impact

Land Use	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Net Existing Traffic	1,744	70	66	136	78	77	155
Net Proposed Traffic	1,670	73	48	121	54	71	125
Net Traffic	**(74)**	**3**	**(18)**	**(15)**	**(24)**	**(6)**	**(30)**

The proposed changes to the Seneca Town Center development have been evaluated following the Town of Pembroke Park Site Plan Submission Requirements. As shown in Table 5, the proposed request to replace the 2,122 SF Fast-Food Drive-Through Restaurant and the 3,018 SF Bank/Office/Retail building with a 30,968 SF Hospital will generate less traffic than the traffic currently vested for the site. Therefore, the proposed development will be in compliance with Town of Pembroke Park Site Plan Submission Requirements. Project build-out is expected in the year 2025.

Sincerely,

JFO GROUP INC
COA Number 32276



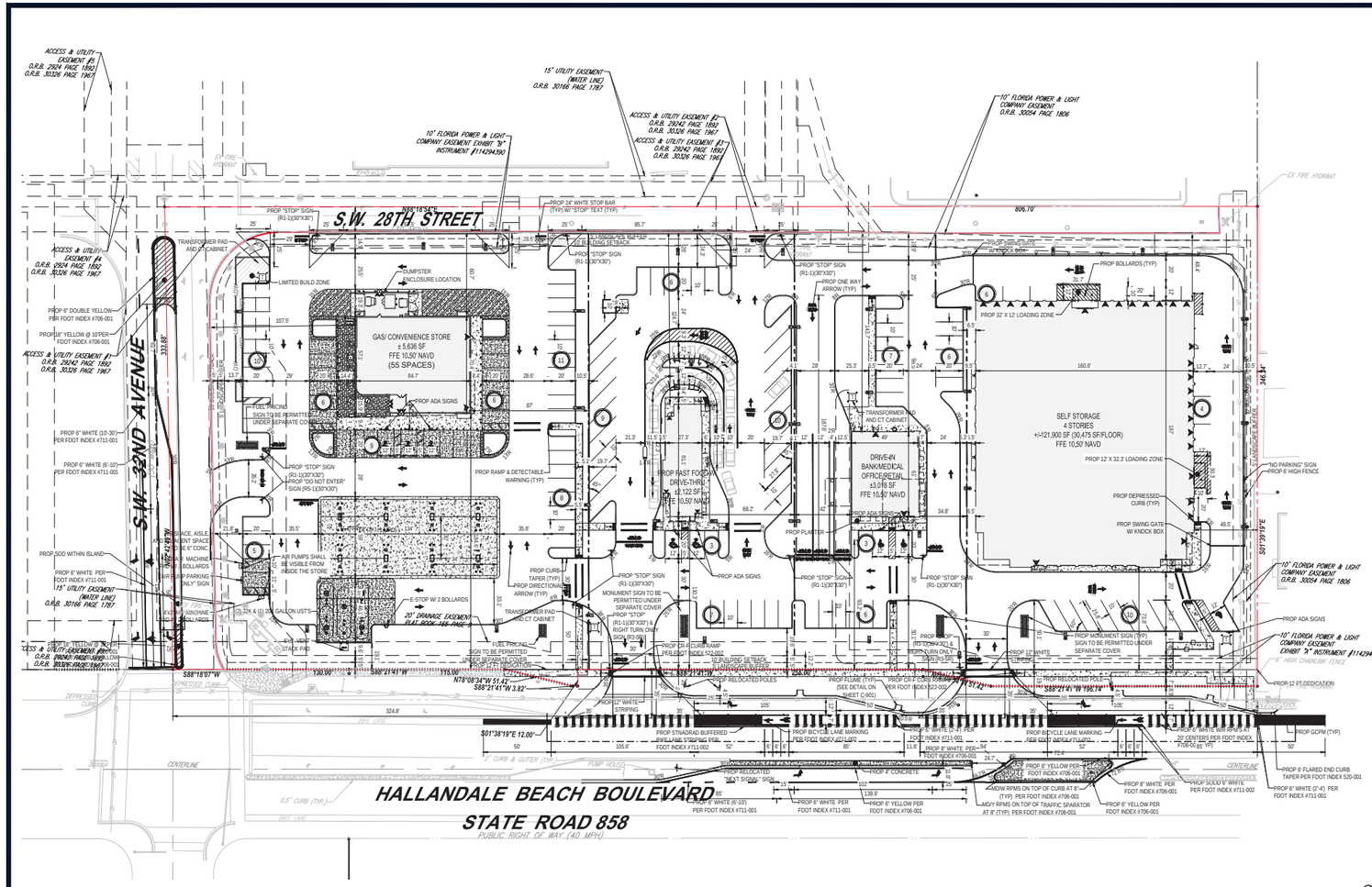
Enclosures:

Exhibit 1: Approved Site Plan
Exhibit 2: Proposed Site Plan
Exhibit 3: Approved Traffic Study Excerpts
Exhibit 4: Internal Capture

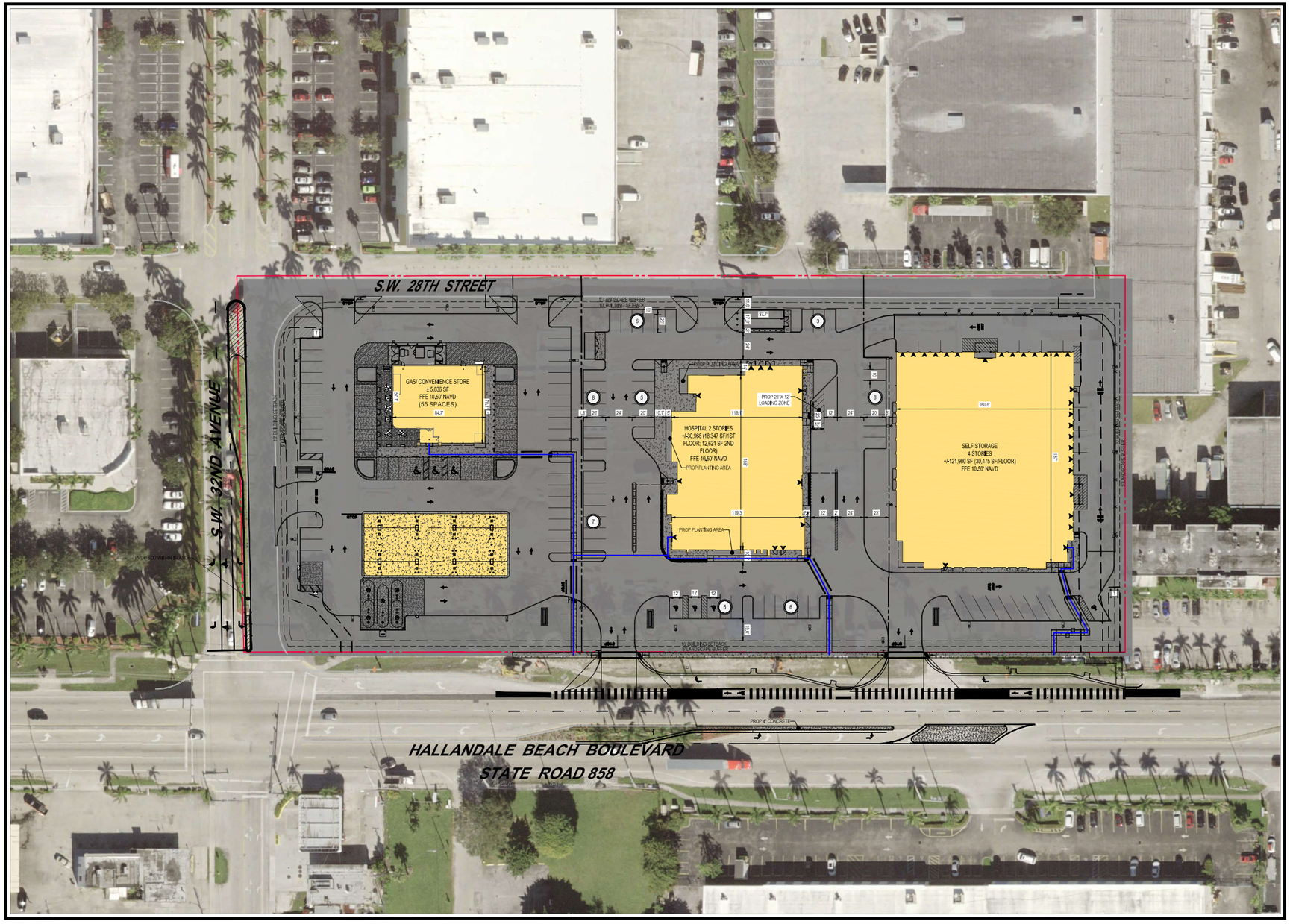
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This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on February 4, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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S.W. 28TH STREET
S.W. 32ND AVENUE
HALLANDALE BEACH BOULEVARD
STATE ROAD 858
PUBLIC RIGHT OF WAY (40 MPH)
GAS/ CONVENIENCE STORE ± 5,636 SF FFE 10.50' NAVD (55 SPACES)
PROP FAST FOOD DRIVE-THRU ±2,122 SF FFE 10.50' NAVD
DRIVE-IN BANK/MEDICAL OFFICE/RETAIL ±3,016 SF FFE 10.50' NAVD
SELF STORAGE 4 STORIES +/-121,900 SF (30,475 SF/FLOOR) FFE 10.50' NAVD
PROP 32' X 12' LOADING ZONE
PROP 12' X 32.3' LOADING ZONE
PROP DUMPSTER ENCLOSURE LOCATION
PROP TRANSFORMER PAD AND CT CABINET
PROP BOLLARDS (TYP)
PROP ADA SIGNS
PROP RAMP & DETECTABLE WARNING (TYP)
PROP PLANTER
PROP DEPRESSED CURB (TYP)
PROP SWING GATE W/ KNOCK BOX
PROP 6' WHITE (10'-30') PER FDOT INDEX #711-001
PROP 6' WHITE (E-10') PER FDOT INDEX #711-001
PROP SOD WITHIN ISLAND
PROP 6" WHITE PER FDOT INDEX #711-001
PROP 8' DOUBLE YELLOW PER FDOT INDEX #706-001
PROP 8" YELLOW @ 10'PER FDOT INDEX #706-001
PROP 24" WHITE STOP BAR (TYP) W/ "STOP" TEXT (TYP)
PROP 12" WHITE STRIPING
PROP STNADRAD BUFFERED BYELANE STRIPING PER FDOT INDEX #711-002
PROP BICYCLE LANE MARKING PER FDOT INDEX #711-001
PROP 8" WHITE (E-10') PER FDOT INDEX #711-001
PROP 8" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 8" WHITE (C-4") PER FDOT INDEX #711-001
PROP 6" WHITE (C-4") PER FDOT INDEX #711-002
PROP 6" FLARED END CURB TAPER PER FDOT INDEX 520-001
PROP 12 FT DEDICATION
PROP GCPM (TYP)
PROP 6" HIGH CHAINLINK FENCE
PROP 6' HIGH FENCE
PROP ONE WAY ARROW (TYP)
PROP "STOP" SIGN (R1-1)(30"X30")
PROP "DO NOT ENTER" SIGN (R5-1)(30"X30")
PROP "NO PARKING" SIGN (R7-1)(12"X18")
PROP "ONLY" SIGN
PROP MONUMENT SIGN (TYP) SIGN TO BE PERMITTED UNDER SEPARATE COVER
PROP MONUMENT SIGN TO BE PERMITTED UNDER SEPARATE COVER
PROP DIRECTIONAL ARROW (TYP)
PROP CURB TAPER (TYP)
PROP 4" CONCRETE
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP RELOCATED "NEXT SIGNAL" SIGN
PROP RELOCATED POLES
PROP FILLME (TYP) (SEE DETAIL ON SHEET C-901)
PROP CRF CURB RAMP PER FDOT INDEX #522-001
PROP CRF CURB RAMP W/ BUILDING SETBACK PER FDOT INDEX #522-001
PROP 12' WHITE STRIPING
PROP 24" WHITE (E-4) PER FDOT INDEX #711-001
PROP 8" WHITE (E-4) PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 8" YELLOW PER FDOT INDEX #706-001
PROP SOLID 8" WHITE PER FDOT INDEX #711-002
PROP 24" CENTERS PER FDOT INDEX #17502 (p) (TYP)
PROP 12" WHITE WR RPMS AT 20' CENTERS PER FDOT INDEX #17502 (p) (TYP)
PROP 6" WHITE (C-4") PER FDOT INDEX #711-001
PROP 8" WHITE (E-10') PER FDOT INDEX #711-001
PROP 8" WHITE PER FDOT INDEX #711-001
PROP 8" YELLOW PER FDOT INDEX #706-001
YELLOW RPMS ON TOP OF CURB AT 8" (TYP) PER FDOT INDEX #706-001
WHITE RPMS ON TOP OF TRAFFIC SPARATOR AT 8" (TYP) PER FDOT INDEX #706-001
PROP 8" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP SOLID 8" WHITE PER FDOT INDEX #711-002
PROP 6" WHITE (C-4") PER FDOT INDEX #711-001
PROP 12 FT DEDICATION
PROP GCPM (TYP)
PROP 6" HIGH CHAINLINK FENCE
PROP 6' HIGH FENCE
PROP ADA SIGNS
PROP 12" WHITE STRIPING
PROP 24" CENTERS PER FDOT INDEX #17502 (p) (TYP)
PROP 12" WHITE WR RPMS AT 20' CENTERS PER FDOT INDEX #17502 (p) (TYP)
PROP 6" WHITE (C-4") PER FDOT INDEX #711-001
PROP 8" WHITE PER FDOT INDEX #711

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VICINITY MAP



N
W
E
S
40 20 10 0 40
1"= 40'

SITE DATA TABLE

JURISDICTION	PEMBROKE PARK
OVERALL SITE AREA	±6.22 AC
NUTEX SITE AREA	±2.01 AC (91,530 SF)
BUILDING AREA	±30,968 SF
CURRENT ZONING	BUSINESS DISTRICT (B-1)
FRONT SETBACK (ROW)	10 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
FRONT/SIDE/REAR YARD BUFFER	5 FT/ 5 FT/ 5FT
REQUIRED PARKING	HOSPITALS, SANITARIUMS AND WELFARE INSTITUTIONS: ONE (1) PARKING SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF SLEEPING ROOM AREA FOR PATIENTS CONTAINED IN THE BUILDING. (6,635 / 1 SPACE / 250 SF) = 27 SPACES
PARKING PROVIDED (TOTAL)	48 SPACES

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

BOHLER //
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

NUTEX - HALLANDALE & SENECA

3195 WEST HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

2/4/2022 | BAG | FLM210089 - CPB - 2

M:\HLE\BEN\CAD\TSH\WEB\PLAN\PROJECTS\2021\FLM\210089\CAD\DWG\BOHLER\CPB-2-----LAYOUT CONCEPT (45 SCALE).DWG

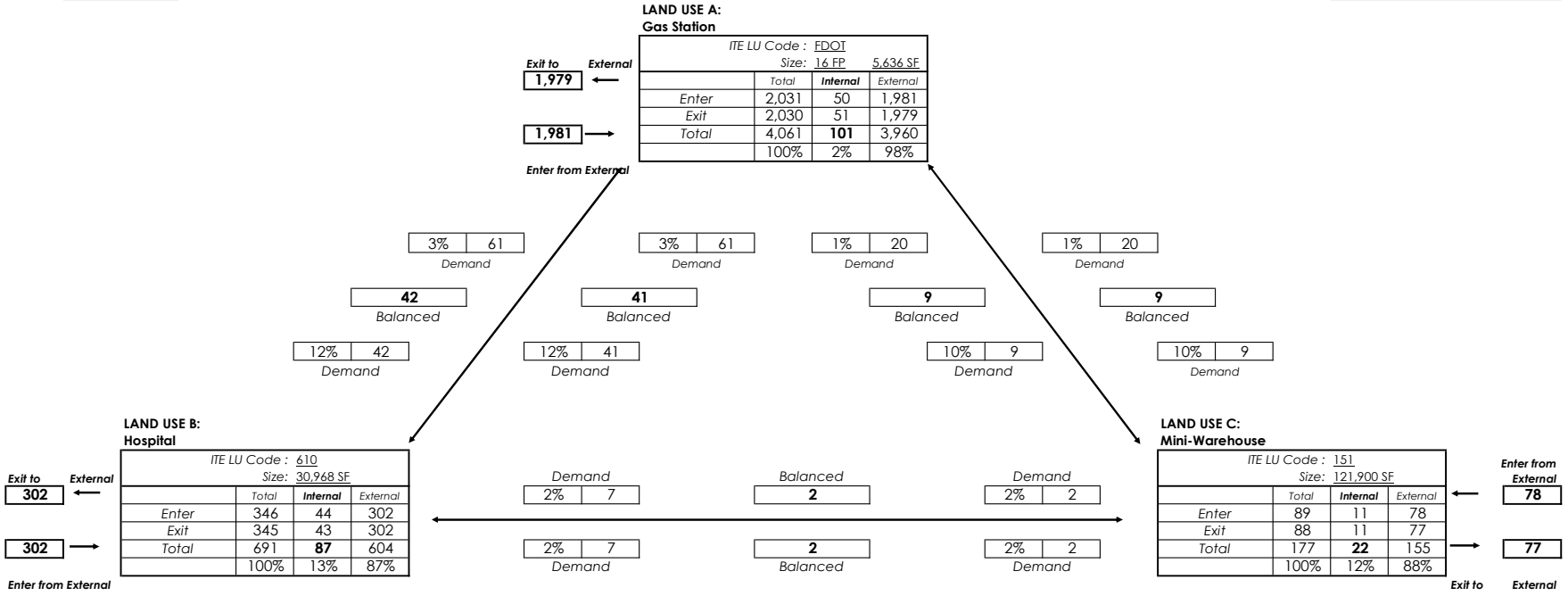
Exhibit 2

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MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst JFO
Date 02/02/22

Project Seneca Pembroke Park
Time Period Daily

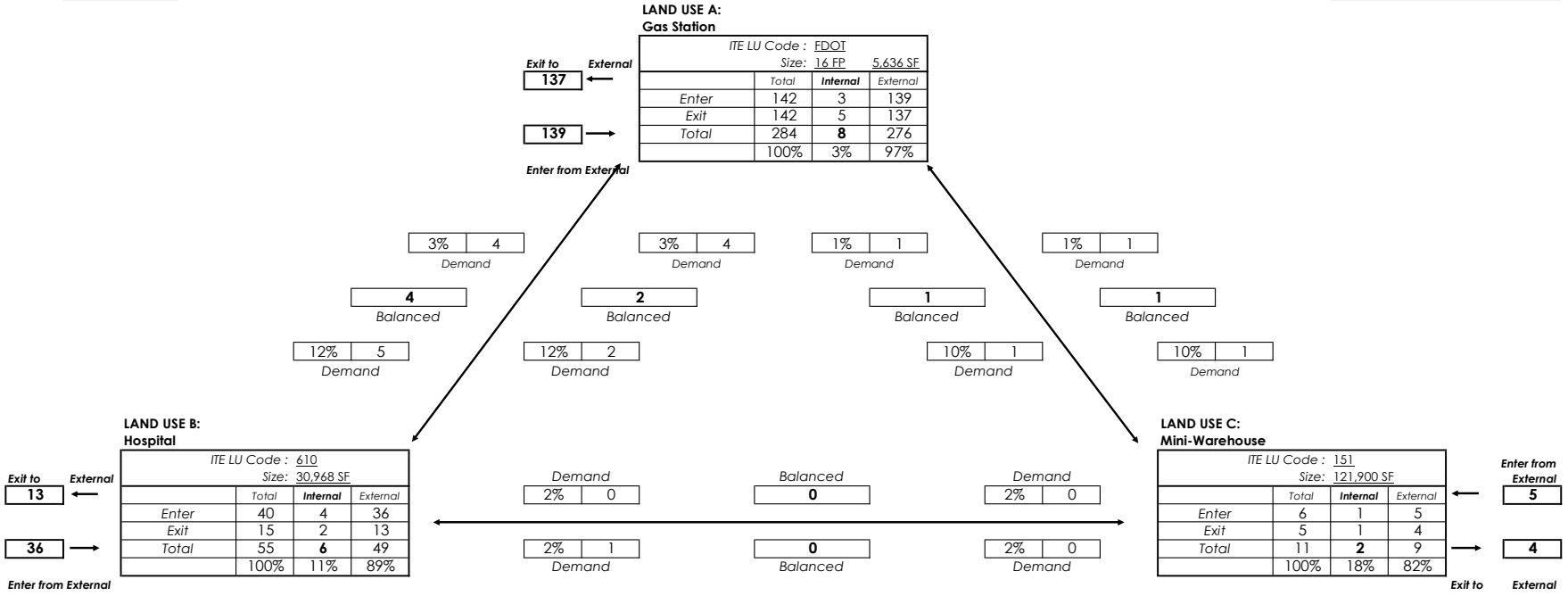


Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	1,981	302	78	2,361
Exit	1,979	302	77	2,358
Total	3,960	604	155	4,719
Single-Use TG. Est.	4,061	691	177	4,929
INTERNAL CAPTURE	**2.49%**	**12.59%**	**12.43%**	**4.26%**
Internal Capture			**4.26%**	

MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst JFO
Date 02/02/22

Project Seneca Pembroke Park
Time Period AM

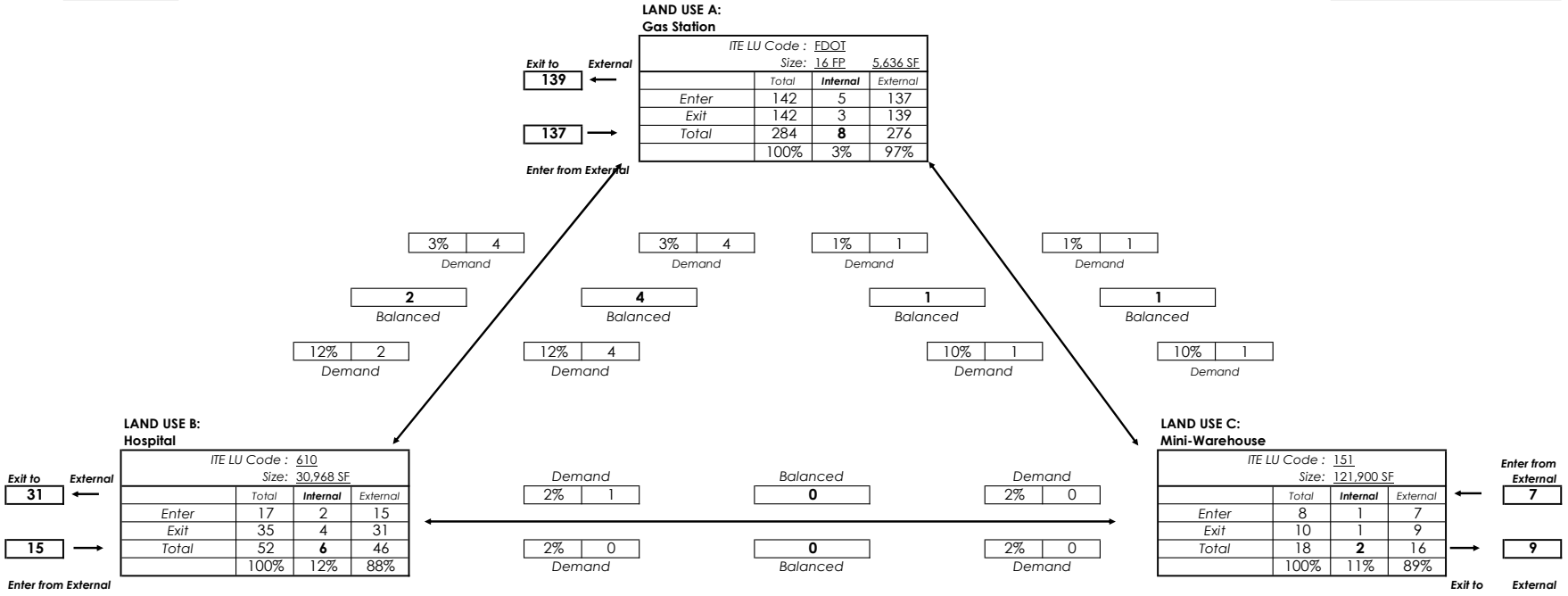


Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	139	36	5	180
Exit	137	13	4	154
Total	276	49	9	334
Single-Use TG. Est.	284	55	11	350
INTERNAL CAPTURE	**2.82%**	**10.91%**	**18.18%**	**4.57%**
Internal Capture			**4.57%**	

MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst JFO
Date 02/02/22

Project Seneca Pembroke Park
Time Period PM



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	137	15	7	159
Exit	139	31	9	179
Total	276	46	16	338
Single-Use TG. Est.	284	52	18	354
INTERNAL CAPTURE	**2.82%**	**11.54%**	**11.11%**	**4.52%**
Internal Capture			**4.52%**	

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TRAFTECH ENGINEERING, INC.

September 28, 2021

Ms. Heidi Siegel, AICP
Town Planner
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023

Re: 3195 W Hallandale Beach Boulevard (Seneca Town Center)
Traffic Study Review Memorandum

Dear Heidi:

Traf Tech Engineering, Inc. reviewed the revised Traffic Impact Study prepared by JFO Group, Inc. (report digitally signed on September 21, 2021) in connection with the proposed Seneca Town Center development planned to be located on the north side of West Hallandale Beach Boulevard just east of SW 32nd Avenue (Seneca Boulevard). The following is a summary of our findings:

- The updated traffic impact study submitted for traffic concurrency purposes is acceptable to Traf Tech Engineering, Inc. That is, the proposed project will not degrade the level of service on Hallandale Beach Boulevard or Seneca Boulevard. The existing turn lanes at the intersection of Hallandale Beach Boulevard and Seneca Boulevard are adequate to accommodate the new trips generated by the project.

We have no further traffic-related comments. Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

8400 N. University Drive, Suite 309, Tamarac, FL 33321 • T: 954-582-0988 • F: 954-582-0989

JFO GROUP INC
jfogroupinc.com

SENECA TOWN CENTER

3195 W HALLANDALE BEACH BOULEVARD
TOWN OF PEMBROKE PARK, FLORIDA

TRAFFIC IMPACT STUDY

PREPARED FOR:
FERBER CONSTRUCTION MANAGEMENT LLC

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F. Ortega
Date: 2021.09.21 15:52:54 -04'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Revised September 21, 2021
May 31, 2021

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 21, 2021 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Table 3: Trip Generation - Bank

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Drive-In Bank	3,018 SF	302	17	12	29	31	31	62
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
∑		**5,546**	**209**	**201**	**410**	**219**	**217**	**436**
Internal Capture		2.45%	1.95%			2.75%		
Gas Station w/ Store		46	1	2	3	2	2	4
Fast Food Restaurant + DT		46	1	2	3	2	2	4
Drive-In Bank		26	2	0	2	2	2	4
Mini-Warehouse		18	0	0	0	0	0	0
∑		**136**	**4**	**4**	**8**	**6**	**6**	**12**
Driveway Volumes		***5,410***	***205***	***197***	***402***	***213***	***211***	***424***
Pass-By								
Gas Station w/ Store	77%	3,092	109	107	216	108	108	216
Fast Food Restaurant + DT	50%	477	21	20	41	17	16	33
Drive-In Bank	35%	97	5	4	9	10	10	20
∑		**3,666**	**135**	**131**	**266**	**135**	**134**	**269**
Net Proposed Traffic		**1,744**	**70**	**66**	**136**	**78**	**77**	**155**

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Traffic Engineering • Transportation Planning
www.jfogroupinc.com

Table 4: Trip Generation – Medical Office

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP	4,061	142	142	284	142	142	284
	5,636 SF							
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Medical Office	3,018 SF	105	6	2	8	3	7	10
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
∑		**5,349**	**198**	**191**	**389**	**191**	**193**	**384**
Internal Capture		2.02%	1.03%			1.04%		
Gas Station w/ Store		40	1	1	2	1	1	2
Fast Food Restaurant + DT		40	1	1	2	1	1	2
Medical Office		12	0	0	0	0	0	0
Mini-Warehouse		16	0	0	0	0	0	0
∑		**108**	**2**	**2**	**4**	**2**	**2**	**4**
Driveway Volumes		***5,241***	***196***	***189***	***385***	***189***	***191***	***380***
Pass-By								
Gas Station w/ Store	77%	3,096	109	108	217	109	108	217
Fast Food Restaurant + DT	50%	480	21	21	42	18	16	34
Medical Office	0%	0	0	0	0	0	0	0
∑		**3,576**	**130**	**129**	**259**	**127**	**124**	**251**
Net Proposed Traffic		**1,665**	**66**	**60**	**126**	**62**	**67**	**129**

Table 5: Trip Generation - Retail

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Gas Station w/ Store	16 FP 5,636 SF	4,061	142	142	284	142	142	284
Fast Food Restaurant + DT	2,122 SF	999	43	42	85	36	33	69
Retail	3,018 SF	114	2	1	3	5	6	11
Mini-Warehouse	121,900 SF	184	7	5	12	10	11	21
	∑	**5,358**	**194**	**190**	**384**	**193**	**192**	**385**
Internal Capture		2.02%	1.04%			1.04%		
Gas Station w/ Store		40	1	1	2	1	1	2
Fast Food Restaurant + DT		40	1	1	2	1	1	2
Retail		12	0	0	0	0	0	0
Mini-Warehouse		16	0	0	0	0	0	0
	∑	**108**	**2**	**2**	**4**	**2**	**2**	**4**
Driveway Volumes		***5,250***	***192***	***188***	***380***	***191***	***190***	***381***
Pass-By								
Gas Station w/ Store	77%	3,096	109	108	217	109	108	217
Fast Food Restaurant + DT	50%	480	21	21	42	18	16	34
Retail	34%	35	1	0	1	2	2	4
	∑	**3,611**	**131**	**129**	**260**	**129**	**126**	**255**
Net Proposed Traffic		**1,639**	**61**	**59**	**120**	**62**	**64**	**126**

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Traffic Engineering • Transportation Planning
www.jfogroupinc.com

Table 6: External Traffic Summary

Scenario	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank, and a 121,900 SF Self Storage	5,410	205	197	402	213	211	424
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Medical Office, and a 121,900 SF Self Storage	5,241	196	189	385	189	191	380
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Retail building, and a 121,900 SF Self Storage	5,250	192	188	380	191	190	381
Max Site Plan	**5,410**	**205**	**197**	**402**	**213**	**211**	**424**
F-DOT Operational Analyses	**8,028**	**275**	**253**	**528**	**303**	**291**	**594**
Approved Plat	**7,739**	**136**	**84**	**220**	**343**	**372**	**715**

Table 7: Net Traffic Summary

Scenario	Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Drive-in Bank, and a 121,900 SF Self Storage	1,744	70	66	136	78	77	155
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Medical Office, and a 121,900 SF Self Storage	1,665	66	60	126	62	67	129
5,636 SF C-Store with 16 FPs, a 2,122 SF Fast Food Restaurant with Drive-Through, a 3,018 SF Retail building, and a 121,900 SF Self Storage	1,639	61	59	120	62	64	126
Max Site Plan	**1,744**	**70**	**66**	**136**	**78**	**77**	**155**
F-DOT Operational Analyses	**3,288**	**107**	**95**	**202**	**129**	**123**	**252**
Approved Plat	**5,108**	**90**	**55**	**145**	**226**	**246**	**472**

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PRELIMINARY LAND DEVELOPMENT PLANS

FOR

FERBER

PROPOSED

SENECA TOWN CENTER

LOCATION OF SITE

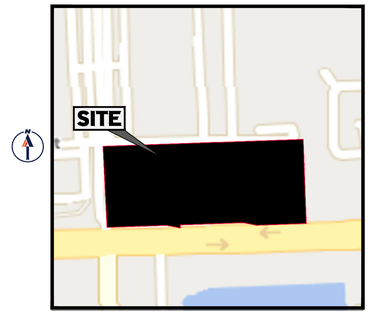
3195 WEST HALLANDALE BEACH BLVD

TOWN OF PEMBROKE PARK

BROWARD COUNTY, FLORIDA

SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST

PROPERTY ID NUMBER: 514220170073



LOCATION MAP

SCALE: 1" = 250'
SR 858 - SECTION 200
MP 1.467 - 2.229

REFERENCES AND CONTACTS

REFERENCES

♦ALTA/NSPS LAND TITLE SURVEY:
FORTIN, LEAVY, SKILES, INC.
180 NE 168TH STREET
NORTH MIAMI BEACH, FL 33162
DATED: 02/12/21 (REV. 2)
JOB # 200052
ELEVATIONS: NAVD 1988

♦GEOTECHNICAL INVESTIGATION REPORT:
ECS FLORIDA, LLC
2000 AVENUE P, SUITE 3
WEST PALM BEACH, FL 33404
JOB # 25:3716
DATED: 03/16/21

♦ARCHITECTURAL PLAN:
FWH ARCHITECTS, INC.
3336 GRAND BLVD, SUITE 201
HOLIDAY, FL 34690
DATED: 06/08/2021

GRESHAM SMITH.
101 NE THIRD AVENUE
SUITE 430
FT. LAUDERDALE, FL 33301
DATED: 02/04/2022

♦LANDSCAPE PLAN:
INNOVATIONS DESIGN GROUP, INC.
717 PONCE DE LEON BLVD. SUITE 3332
CORAL GABLES, FL 33134
DATED: 06/07/2021

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
TOWN OF PEMBROKE PARK
HEIDI SIEGEL, TOWN PLANNER
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023
PHONE: (954) 966-4600 EXT. 401

♦ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT
BROWARD COUNTY
1 N. UNIVERSITY DRIVE, #102A
PLANTATION, FL
PHONE: (954) 357-6629

♦BUILDING DEPARTMENT
TOWN OF PEMBROKE PARK
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023
PHONE: (754) 232-1627

♦FIRE DEPARTMENT
BROWARD SHERIFF'S OFFICE
CRAIG BRAUN
2601 W BROWARD BLVD
FT LAUDERDALE, FL 33312
PHONE: (954) 765-4321

♦SEWER
TOWN OF PEMBROKE PARK
DANIEL ORTIZ, P.E. - TOWN ENGINEER
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023
PHONE: (754) 232-1635

♦WATER
BROWARD COUNTY WATER & WASTEWATER
JERMEY SEIDEN - PLAN REVIEW SUPERVISOR
2555 W COPANS ROAD
POMPANO BEACH, FL 33069
PHONE: (954) 831-3250

ROW JURISDICTION

♦DISTRICT 4 OPERATION CENTER
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 777-4130

♦PEMBROKE PARK PUBLIC WORKS
3150 SW 52ND AVE
PEMBROKE PARK, FL 33023
PHONE: (954) 966-4600

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PROJECT DESCRIPTION:

PROPOSED CONSTRUCTION OF 3 USERS CONSISTING OF A ±5,636 SF WAWA, ±30,968 SF HOSPITAL, AND ±120,000 SELF-STORAGE FACILITY. EACH SPECIFIC USER WILL PROVIDE PARKING TO STASIFY MINIMUM PARKING REQUIREMENTS OF THE TOWN OF PEMBROKE PARK.

GENERAL NOTES:

THE PUBLIC ROADWAYS(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAYS - STATE OF FLORIDA."

BROWARD COUNTY WATER & WASTE WATER NOTES:

A. "CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES MINIMUM DESIGN AND CONSTRUCTION STANDARDS. PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED MARCH 11, 2021
B. WWS APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED UTILITY STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC CABLE, OTHER UTILITY FACILITIES WITHIN RIGHTS OF WAY, AND EXISTING AND PROPOSED POTABLE WATER/ RECLAIMED WATER / WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS
C. STATE PLANE COORDINATES SHALL BE SUPPLIED FOR THE DESIGN AND RECORD DRAWINGS
D. ALL EXISTING METERS TO BE REMOVED SHALL BE RETURNED TO:
WWS/BUSINESS OPERATIONS DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
EMAIL – WWSBASEONE@BROWARD.ORG
PHONE – 954-868-8453 OR 954-831-324
E. THIS PROJECT HAS BEEN APPROVED CONTAINING PRIVATE SEWER SYSTEMS. PRIVATE SEWER SYSTEMS MAY SEVERELY LIMIT THE ABILITY TO SELL PORTIONS OF THIS PROPERTY IN THE FUTURE. ALL WATER METERS FOR THIS PROPERTY MUST BE IN THE NAME OF THE ONE ENTITY THAT IS RESPONSIBLE FOR MAINTAINING THE PRIVATE SEWER SYSTEMS.
F. "THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD-83 HARN FLORIDA STATE PLANE EAST FIPS 0901 (US FT), AND THE VERTICAL DATUM IS NAVD88 (US FT)

LEGAL DESCRIPTION

A PORTION OF PARCEL B, SENECA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165 AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE S 88°21'41" W FOR 196.74 FEET; THENCE N 78°08'34" W FOR 51.42 FEET; THENCE S 88°21'41" W FOR 255.00 FEET; THENCE S 01°38'19" E FOR 12.00 FEET; THENCE S 88°21'41" W FOR 3.82 FEET; THENCE N 78°08'34" W FOR 51.42 FEET; THENCE S 88°21'41" W FOR 115.00 FEET; THENCE S 88°18'07" W FOR 130.00 FEET (THE LAST EIGHT (8) COURSES AND DISTANCES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF HALLANDALE BEACH BOULEVARD); THENCE N 02°42'49" W FOR 333.88 FEET; THENCE N 88°18'54" E FOR 806.70 FEET; THENCE S 01°39'19" E ALONG THE EAST LINE OF SAID PARCEL B FOR 346.34 FEET TO THE POINT OF BEGINNING.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.

OWNER

HALLANDALE LAND TRUST LLC
7735 NW 146TH STREET, STE 306
MIAMI, FL 33016
(954) 357-6835

DEVELOPER

FERBER CONSTRUCTION MANAGEMENT, LLC
2655 NORTH OCEAN DR, STE 401
SINGER ISLAND, FL 33404
(561) 210-9105

PREPARED BY:

BOHLER

CONTACT: TAYLOR PARKER, P.E. TPARKER@BOHLERENG.COM

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X DENOTES PART OF BROWARD COUNTY WATER & WASTEWATER SUBMITTAL.

WATER ERU TABLE

TYPE OF USE	UNIT OF MEASURE	ERU PER UNIT	NUMBER OF UNITS	ERUS	REF. CODE
GAS STATION (FUELING ONLY)	FUEL PUMP	0.353	16	5.648	C02
CONVENIENCE STORE (FOOD PREPARATION AREA)	PER / 1,000 SF	1.788	600 SF / 1,000 SF = 0.600	1.073	C09
CONVENIENCE STORE (MERCHANDISING AREA)	PER / 1,000 SF	0.185	5,036 SF / 1,000 SF = 5.036	0.932	C05
HOSPITAL	PER / 1,000 SF	TBD	TBD	TBD	TBD
SELF-STORAGE	PER / 1,000 SF	0.043	121,900 SF / 1,000 SF = 121.900	5.242	C08
LANDSCAPE AND LAWN IRRIGATION (UNDER 20 AC.)	PER / 1,000 SF	0.549	54,450 SF / 1,000 SF = 54.450	54.450	I02
IRRIGATION CREDIT (20% OF BUILDING ERU)*				-13.468	
			TOTAL	53.877	

*IRRIGATION METER SERVING CONVENIENCE STORE WITH FUEL SALES, HOSPITAL AND SELF-STORAGE PROPERTY.

WATER METER TALLY TABLE

TYPE OF USE	5/8"	1"	1.5"	2"
COMMERCIAL		4		
IRRIGATION		3		
DDCV INTEGRAL BY-PASS		1		
EXISTING TO BE RETURNED TO WWS				

WATER "ERU" ONLY, SEWER NOT SERVICED BY BCWWS

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND IDEAS CONTAINED IN THIS PLAN ARE THE PROPERTY OF BOHLER ENGINEERING FLORIDA, LLC AND SHALL NOT BE USED OR DISCLOSED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING FLORIDA, LLC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Sunshine811
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE

PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	CNDS-0

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
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MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER
LICENSE
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 05/06/2021

Mar 06, 2022
H:\2021 FLM\107268\CAD\DWG\WS\SP-PLAN SET\FLM217268 - CDNS - 0 - --\LAYOUT: C-101 COVER SHEET

WWS PROJ 107268 DWG 1229-71-064

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, FLORIDA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED HEREIN, ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED IN NOTES PERTAINING TO THE CONSTRUCTION ARE CONSTRUCTION DOCUMENTS. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES AND REGULATIONS, OF ENGINEER OF RECORD'S, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS). WHERE APPLICABLE, THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REMOVED DUE TO DIMENSIONAL MISUNDERSTANDINGS OR DISCREPANCIES BETWEEN THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTORS OWN MEASUREMENTS FOR LAYOUT AND CONSTRUCTION.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT HAS NOT BEEN OBTAINED, THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ENGINEERING OF PARTS AND MATERIALS SHALL BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DOCUMENT THE QUANTITY AND LOCATION OF MATERIAL DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR REPAIR AND RESTORE, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND LABOR COSTS. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM ANY OF THE DUTIES OF JOB SITE SAFETY. SAME SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR'S SERVICES AS RELATED TO THE PROJECT, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PLANS, AND MUST NOT EXECUTE ANY PART OF THE CONSTRUCTION WHICH IS AFFECTED BY SUCH DISCREPANCIES IN QUESTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTORS OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL INJURIES, DAMAGES, COSTS, LAWSUITS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY CLAIMS BY ANY THIRD PARTY OR OWNER.
20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FROM AND FOR ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE COVERAGE. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES AND AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE DEFEND, AND HOLD HARMLESS AND INDEMNIFY AGREEMENTS AS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE EVIDENCING THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE TO WAIVE ALL RIGHTS OF SUBROGATION TO THE EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES AND AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN 'BOHLER PARTIES'), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF ANY OBLIGATION CONCERNING THE MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCY WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR AGENTS OR ANY OTHER PERSONS OR ENTITIES PERFORMING ANY OF THE HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THESE NOTES OR ANY REPRESENTATIONS MADE HEREIN. FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER'S REVIEW WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING BUT NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCLUDED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND DESIGN FEATURES. THE OWNER AGREES TO MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER LAWS, RULES OR WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION/REMOVALS ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO ANALYZE OR RECOMMEND ENGINEERING, MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE UTILIZED MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCY WITH JURISDICTION.
   C. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REMOVED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
5. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAS NO JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS. TO ENSURE THAT ALL AND ANY CONSTRUCTION DEBRIS, AND DEBRIS TO BE REMOVED, TO ALL PROPER LOCATIONS ON THE LOT OR ADJACENT OR NEARBY TO THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE ANDEQUATE SAFETY FEATURES AS THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
6. THE CONTRACTOR IS TO ENSURE THAT THE QUANTITY OF SEDIMENT INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
7. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
8. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6". COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
9. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHERE AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINT

PROPOSED EASEMENT LEGEND

SD EASEMENT	SIGHT DISTANCE
STM EASEMENT	STORM DRAIN
SS EASEMENT	SANITARY SEWER
WM EASEMENT	WATER
PA EASEMENT	PUBLIC ACCESS
CSC EASEMENT	COMMON SHARED
IE EASEMENT	INGRESS-EGRESS
PU EASEMENT	PUBLIC UTILITY
VAS	VARIABLE WIDTH S

EROSION CONTROL LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
INLET PROTECTION	
INLET PROTECTION LABEL	IP
SOIL TRACKING PREVENTION MAT	
SILT FENCE	SF SF
SILT FENCE LABEL	SF
CONSTRUCTION FENCE	

GRADING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 / 125	CONTOUR LINE	120 / 125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
	EXFILTRATION TRENCH	
D	STORM MANHOLE	D
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	
	STANDARD DUTY CONCRETE	
	STANDARD DUTY ASPHALT PAVEMENT	
	HEAVY DUTY CONCRETE	
	ASPHALT PAVEMENT WITHIN THE ROW	

DEMOLITION/REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
2 HC VAN SPACES	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
S	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
OH	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
	STORM SEWER
S	SANITARY SEWER MAIN
	HYDRANT
S	SANITARY MANHOLE
D	STORM MANHOLE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER
X	EXIST. TREE TO BE REMOVED
	EXIST. CONCRETE TO BE REMOVED

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK		LOW LOW
LIMIT OF DISTURBANCE		LOD LOD
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	LANDSCAPE BUFFER LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
X	PARKING COUNTS	X
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55; MATCH EX 518.02 ±±
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Sunshine811
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	CNDS-0

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER
LICENSE
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:

GENERAL LEGEND

SHEET NUMBER:

C-103

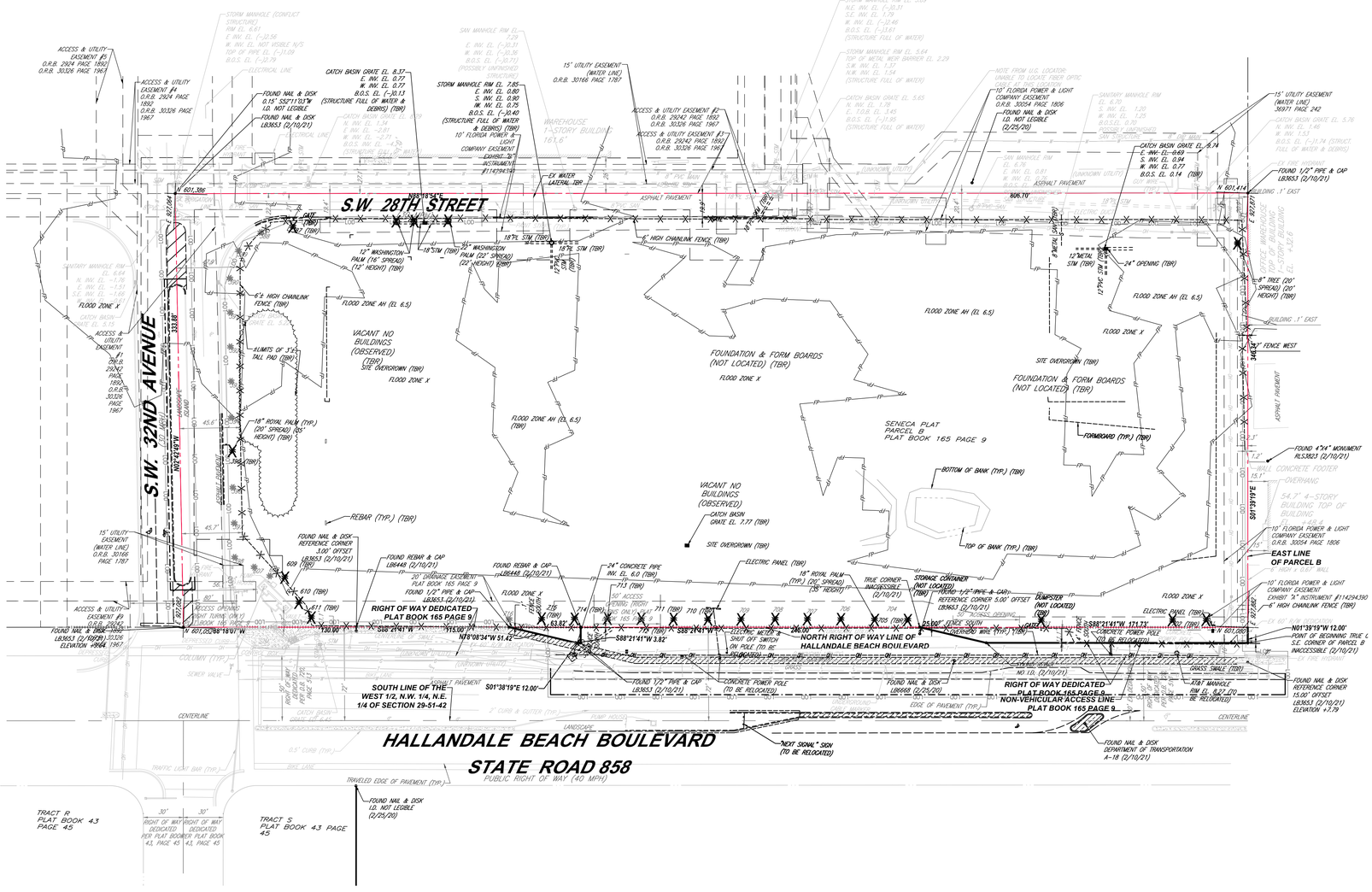
ORG. DATE - 05/06/2021

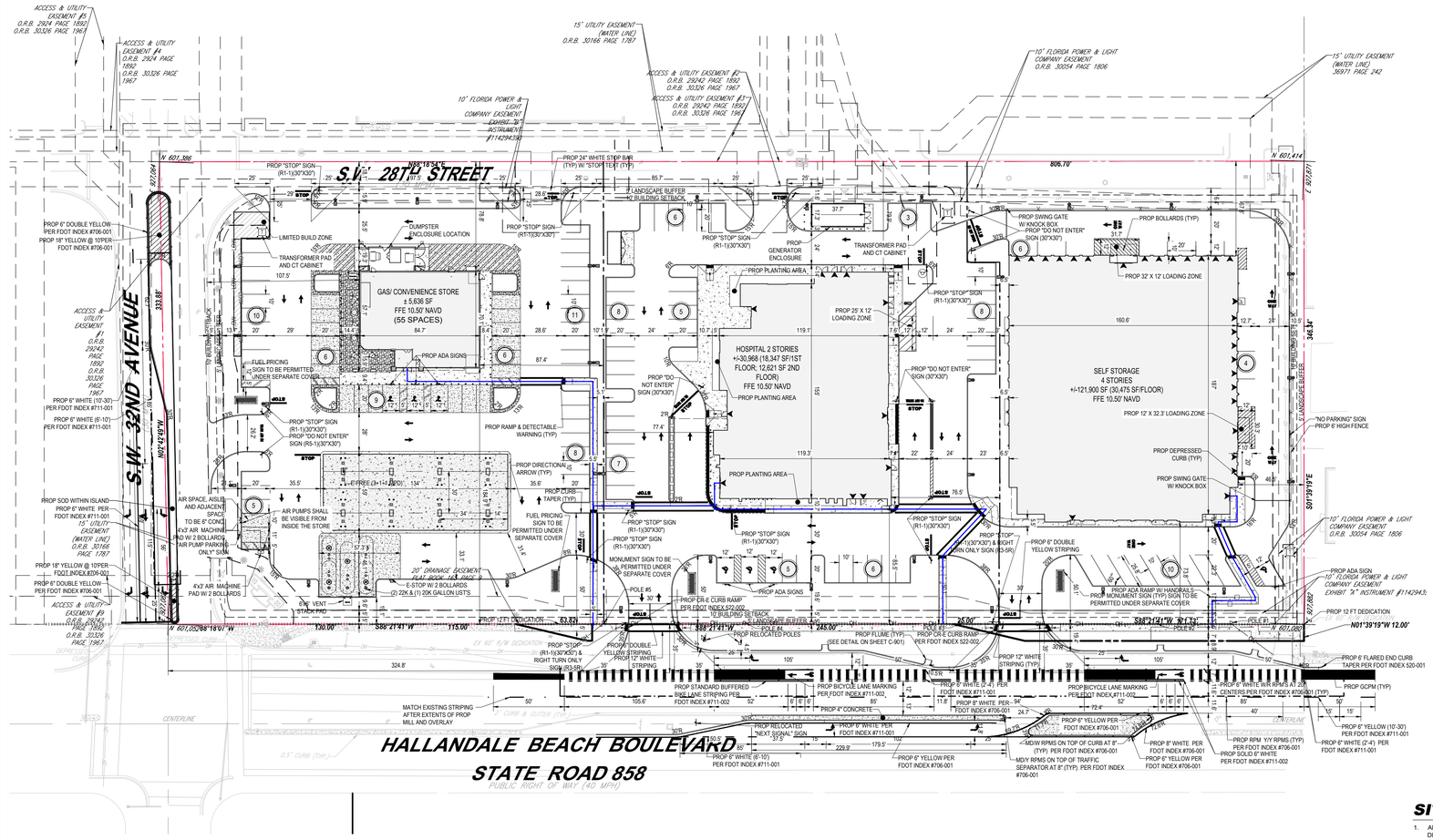
Mar 04, 2022
H:\2021\FLM210089\CAD\ENGINWRKS\PFPLAN SET\FLM210089 - CDNS - G ---- 34.MYOUT - C-103 GENERAL LEGEND
BAG

WWS PROJ 107268 DWG 1229-71-064

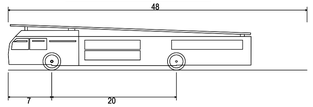
GENERAL NOTES:

1. ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD).
2. ANY EXISTING STORM STRUCTURES ON SITE NOT SHOWN ON THE SURVEY ARE VERIFIED PRIOR TO CONSTRUCTION TO BE REMOVED.

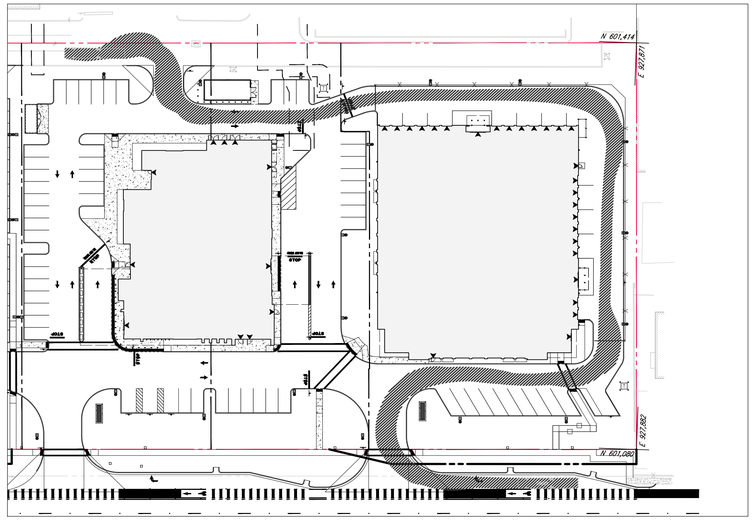

S.W. 28TH STREET
S.W. 32ND AVENUE
HALLANDALE BEACH BOULEVARD
STATE ROAD 858
PUBLIC RIGHT OF WAY (140 MPH)
WAREHOUSE 1-STORY BUILDING 163.6'
FOUNDATION & FORM BOARDS (NOT LOCATED) (TBR)
VACANT NO BUILDINGS (OBSERVED) (TBR)
SITE OVERGROWN (TBR)
FLOOD ZONE X
FLOOD ZONE AH (EL 6.5)
SENECA PLAT PARCEL B PLAT BOOK 165 PAGE 9
RIGHT OF WAY DEDICATED PLAT BOOK 165 PAGE 9
SOUTH LINE OF THE WEST 1/2, N.W. 1/4, N.E. 1/4 OF SECTION 29-51-42
NORTH RIGHT OF WAY LINE OF HALLANDALE BEACH BOULEVARD
RIGHT OF WAY DEDICATED PLAT BOOK 165 PAGE 9 NON-VEHICULAR ACCESS LINE PLAT BOOK 165 PAGE 9
EAST LINE OF PARCEL B
TRACT R PLAT BOOK 43 PAGE 45
TRACT S PLAT BOOK 43 PAGE 45
ACCESS & UTILITY EASEMENT #5 O.R.B. 2924 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #4 O.R.B. 2924 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #1 ORB 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #2 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #3 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 196
ACCESS & UTILITY EASEMENT #9 O.R.B. 30326 PAGE 1967
15' UTILITY EASEMENT (WATER LINE) O.R.B. 30166 PAGE 1787
15' UTILITY EASEMENT (WATER LINE) O.R.B. 30166 PAGE 1787
15' UTILITY EASEMENT (WATER LINE) 36971 PAGE 242
10' FLORIDA POWER & LIGHT COMPANY EASEMENT O.R.B. 30054 PAGE 1806
10' FLORIDA POWER & LIGHT COMPANY EASEMENT EXHIBIT "A" INSTRUMENT #114294390
20' DRAINAGE EASEMENT PLAT BOOK 165 PAGE 9
CATCH BASIN GRATE EL. 8.37 E. INV. EL. 0.77 W. INV. EL. 0.77 B.O.S. EL. (-)0.13 (STRUCTURE FULL OF WATER & DEBRIS) (TBR)
STORM MANHOLE RIM EL. 7.85 E. INV. EL. 0.80 S. INV. EL. 0.90 W. INV. EL. 0.75 B.O.S. EL. (-)0.40 (STRUCTURE FULL OF WATER & DEBRIS) (TBR)
CATCH BASIN GRATE EL. 8.74 E. INV. EL. 0.69 S. INV. EL. 0.94 W. INV. EL. 0.77 B.O.S. EL. 0.14 (TBR)
CATCH BASIN GRATE EL. 5.76 N. INV. EL. 1.46 W. INV. 1.53 B.O.S. EL. (-)1.74 (STRUCT. FULL OF WATER & DEBRIS)
EX WATER LATERAL TBR
EX FIRE HYDRANT
FOUND 1/2" PIPE & CAP LB3653 (2/10/21)
FOUND NAIL & DISK REFERENCE CORNER 3.00' OFFSET LB3653 (2/10/21)
FOUND NAIL & DISK LB6448 (2/10/21)
FOUND NAIL & DISK LB3653 (2/10/21)
FOUND REBAR & CAP LB6448 (2/10/21)
FOUND REBAR & CAP REFERENCE CORNER 5.00' OFFSET LB3653 (2/10/21)
FOUND NAIL & DISK LB6668 (2/25/20)
FOUND NAIL & DISK I.D. NOT LEGIBLE (2/25/20)
FOUND NAIL & DISK DEPARTMENT OF TRANSPORTATION A-18 (2/10/21)
FOUND NAIL & DISK REFERENCE CORNER 15.00' OFFSET LB3653 (2/10/21) ELEVATION +7.79
FOUND NAIL & DISK LB3653 (2/10/21) ELEVATION +9.64
FOUND 4"X4" MONUMENT RLS3823 (2/10/21)
FOUND "X" CUT
FOUND 1/2" PIPE & CAP LB3653 (2/10/21)
FOUND 1/2" PIPE & CAP
SET NAIL & DISK LB3653 (2/10/21)
SET 1/2" PIPE & CAP LB3653 (2/10/21)
N 601,386
N 601,414
N 601,080
E 827,664
E 827,977
E 827,682
N01°39'19"W 12.00' POINT OF BEGINNING TRUE L S.E. CORNER OF PARCEL B INACCESSIBLE (2/10/21)
S01°39'19"E
S01°38'19"E 12.00'
S88°21'41"W 171.73'
S88°21'41"W 3.82'
N01°08'34"W 51.42'
N88°08'34"W 51.42'
S88°21'41"W
N01°49'19"W
S88°21'41"W 30.00'
N88°21'41"E 30.00'
N01°49'19"W 30.00'
333.88'
348.24'
CATCH BASIN GRATE EL. 6.37 E. INV. EL. 0.77 W. INV. EL. 0.77 B.O.S. EL. (-)0.13 (STRUCTURE FULL OF WATER & DEBRIS) (TBR)
STORM MANHOLE RIM EL. 7.85 E. INV. EL. 0.80 S. INV. EL. 0.90 W. INV. EL. 0.75 B.O.S. EL. (-)0.40 (STRUCTURE FULL OF WATER & DEBRIS) (TBR)
10' FLORIDA POWER & LIGHT COMPANY EASEMENT EXHIBIT "A" INSTRUMENT #114294390
15' UTILITY EASEMENT (WATER LINE) O.R.B. 30166 PAGE 1787
6' HIGH CHAINLINK FENCE (TBR)
6'± HIGH CHAINLINK FENCE (TBR)
12" WASHINGTON PALM (16' SPREAD) (12' HEIGHT) (TBR)
25' WASHINGTON PALM (22' SPREAD) (22' HEIGHT) (TBR)
18"± STM (TBR)
12"METAL STM (TBR)
12"PVC STM (TBR)
24" OPENING (TBR)
8" TREE (20' SPREAD) (20' HEIGHT) (TBR)
3' FENCE WEST
BUILDING .1' EAST
6'± HIGH CHAINLINK FENCE (TBR)
LIMITS OF 3'X3' GALL PAD (TBR)
18" ROYAL PALM (TYP.) (20' SPREAD) (25' HEIGHT) (TBR)
REBAR (TYP.) (TBR)
609 (TBR)
610 (TBR)
611 (TBR)
612 (TBR)
613 (TBR)
614 (TBR)
615 (TBR)
616 (TBR)
617 (TBR)
618 (TBR)
619 (TBR)
620 (TBR)
621 (TBR)
622 (TBR)
623 (TBR)
624 (TBR)
625 (TBR)
626 (TBR)
627 (TBR)
628 (TBR)


S.W. 28TH STREET
S.W. 32ND AVENUE
HALLANDALE BEACH BOULEVARD
STATE ROAD 858
PUBLIC RIGHT OF WAY (40 MPH)
GAS/ CONVENIENCE STORE
± 5,636 SF
FFE 10.50' NAVD
(55 SPACES)
HOSPITAL 2 STORIES
+/-30,968 (18,347 SF/1ST FLOOR; 12,621 SF 2ND FLOOR)
FFE 10.50' NAVD
SELF STORAGE
4 STORIES
+/-121,900 SF (30,475 SF/FLOOR)
FFE 10.50' NAVD
ACCESS & UTILITY EASEMENT #1 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #2 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #3 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
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15' UTILITY EASEMENT (WATER LINE) 36971 PAGE 242
10' FLORIDA POWER & LIGHT COMPANY EASEMENT EXHIBIT "A" INSTRUMENT #114294.5
20' DRAINAGE EASEMENT O.R.B. 30166 PAGE 1787
PROP 12' FT DEDICATION
N01°39'19"W 12.00'
S01°39'19"E
N88°18'54"E
S88°21'41"W
N88°21'41"W
N 601,386
N 601,414
N 601,080
N 601,092
E 803,971
E 804,264
805.70'
345.3'
333.38'
324.8'
130.00'
115.00'
245.00'
63.82'
PROP 24" WHITE STOP BAR (TYP) W/ "STOP" TEXT (TYP)
PROP "STOP" SIGN (R1-1)(30"X30")
PROP "DO NOT ENTER" SIGN (R5-1)(30"X30")
PROP "STOP" & RIGHT TURN ONLY SIGN (R3-5R)
PROP 6" DOUBLE YELLOW PER FDOT INDEX #706-001
PROP 18" YELLOW @ 10'PER FDOT INDEX #706-001
PROP 6" WHITE (10'-30') PER FDOT INDEX #711-001
PROP 6" WHITE (6'-10') PER FDOT INDEX #711-001
PROP SOD WITHIN ISLAND
PROP 6" WHITE PER FDOT INDEX #711-001
PROP 8" DOUBLE YELLOW PER FDOT INDEX #706-001
PROP 12" WHITE STRIPING (TYP)
PROP 8" WHITE (2'-4") PER FDOT INDEX#711-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #711-001
PROP 6" YELLOW PER FDOT INDEX #711-001
PROP 6" WHITE W/R RPMS AT 20' CENTERS PER FDOT INDEX #706-001 (TYP)
PROP GCPM (TYP)
PROP 6" FLARED END CURB TAPER PER FDOT INDEX 520-001
PROP 6" WHITE (2'-4") PER FDOT INDEX #711-001
PROP 4" CONCRETE
PROP RELOCATED "NEXT SIGNAL" SIGN
PROP RELOCATED POLES
PROP FLUME (TYP) (SEE DETAIL ON SHEET C-901)
PROP CR-E CURB RAMP PER FDOT INDEX 522-002
PROP CR-E CURB RAMP PER FDOT INDEX 522-020
PROP BICYCLE LANE MARKING PER FDOT INDEX #711-002
PROP STANDARD BUFFERED BIKE LANE STRIPING PER FDOT INDEX #711-002
MATCH EXISTING STRIPING AFTER EXTENTS OF PROP MILL AND OVERLAY
MDW RPMS ON TOP OF CURB AT 8" (TYP) PER FDOT INDEX #706-001
MDY RPMS ON TOP OF TRAFFIC SEPARATOR AT 8" (TYP). PER FDOT INDEX #706-001
PROP 32' X 12' LOADING ZONE
PROP 25' X 12' LOADING ZONE
PROP 12' X 32.3' LOADING ZONE
PROP SWING GATE W/ KNOCK BOX PROP "DO NOT ENTER" SIGN (30"X30")
PROP SWING GATE W/ KNOCK BOX
PROP BOLLARDS (TYP)
PROP ADA RAMP W/ HANDRAILS PROP MONUMENT SIGN (TYP) SIGN TO BE PERMITTED UNDER SEPARATE COVER
PROP ADA SIGN
PROP ADA SIGNS
PROP PLANTING AREA
PROP DEPRESSED CURB (TYP)
PROP 6" DOUBLE YELLOW STRIPING
PROP "STOP" (R1-1)(30"X30") & RIGHT TURN ONLY SIGN (R3-5R)
"NO PARKING" SIGN PROP 6' HIGH FENCE
PROP DUMPSTER ENCLOSURE LOCATION
PROP GENERATOR ENCLOSURE
TRANSFORMER PAD AND CT CABINET
LIMITED BUILD ZONE
FUEL PRICING SIGN TO BE PERMITTED UNDER SEPARATE COVER
PROP RAMP & DETECTABLE WARNING (TYP)
PROP DIRECTIONAL ARROW (TYP)
PROP CURB TAPER (TYP)
AIR SPACE, AISLE AND ADJACENT SPACE TO BE 8' CONC.
4'X3' AIR MACHINE W/ 2 BOLLARDS
AIR PUMPS SHALL BE VISIBLE FROM INSIDE THE STORE
AIR PUMP PARKING ONLY" SIGN
4'X3' AIR MACHINE PAD W/ 2 BOLLARDS
6"X6" VENT STAND PIPE
E-STOP W/ 2 BOLLARDS
(2) 22K & (1) 20K GALLON UST'S
PROP 12FT DEDICATION
PROP 8" WHITE PER FDOT INDEX #711-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 8" WHITE (6'-10") PER FDOT INDEX #711-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 6" WHITE (10'-30') PER FDOT INDEX #711-001
PROP 6" WHITE (2'-4") PER FDOT INDEX #711-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #711-001
PROP 6" YELLOW PER FDOT INDEX #711-001
PROP 6" WHITE (2'-4") PER FDOT INDEX #711-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 6" YELLOW PER FDOT INDEX #706-001
PROP 8" WHITE PER FDOT INDEX #706-001
PROP 6" YELLOW PER FDOT INDEX #711-001
PROP 6" WHITE (2'-4") PER FDOT INDEX #711

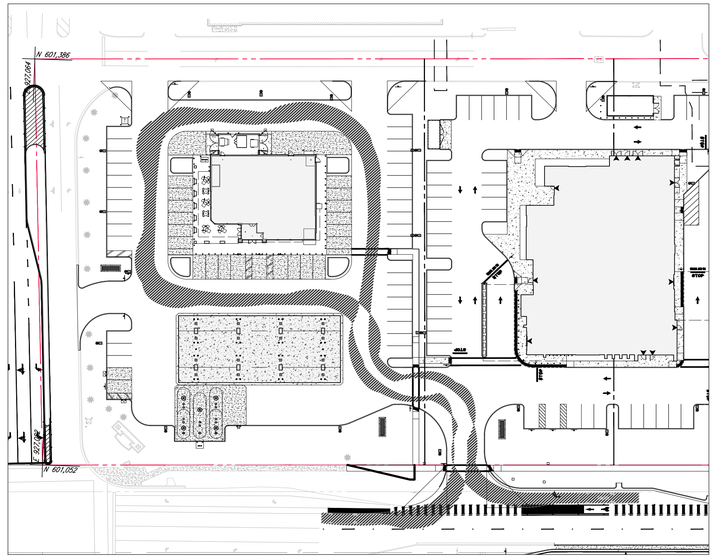
100 AERIAL PLATFORM
FIRE RESCUE TRUCK



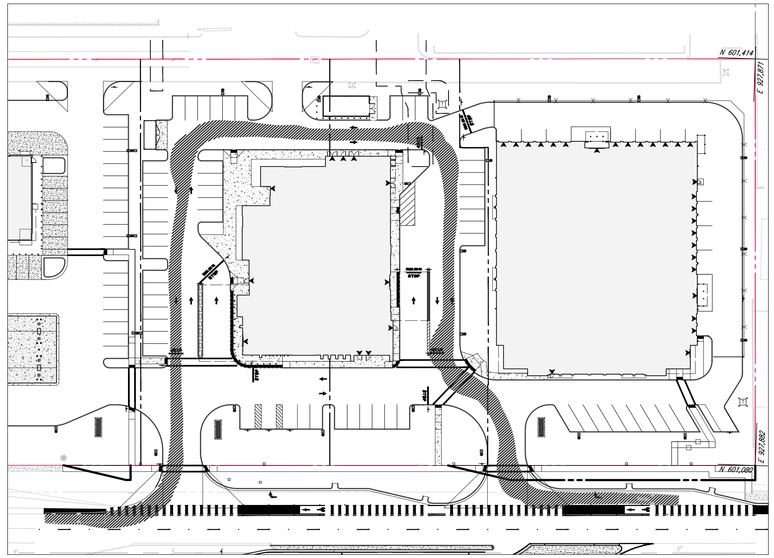
100 Aerial Platform	
Overall Length	48.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



100 AERIAL FIRE TRUCK CIRCULATION FOR PROPOSED SELF STORAGE



100 AERIAL FIRE TRUCK CIRCULATION FOR PROPOSED CONVENIENCE STORE



100 AERIAL FIRE TRUCK CIRCULATION FOR PROPOSED HOSPITAL





Mar 08, 2022
H:\2021\FLM21099\ADP\DRAWINGS\PLAN SETS\FLM21099 - TRCK -0 ----LAYOUT- C-302 PUMPER FIRE TRUCK TURN PLAN
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PROJECT No.:	FLB200202
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CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	TRCK-0

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
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Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER
LICENSE
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

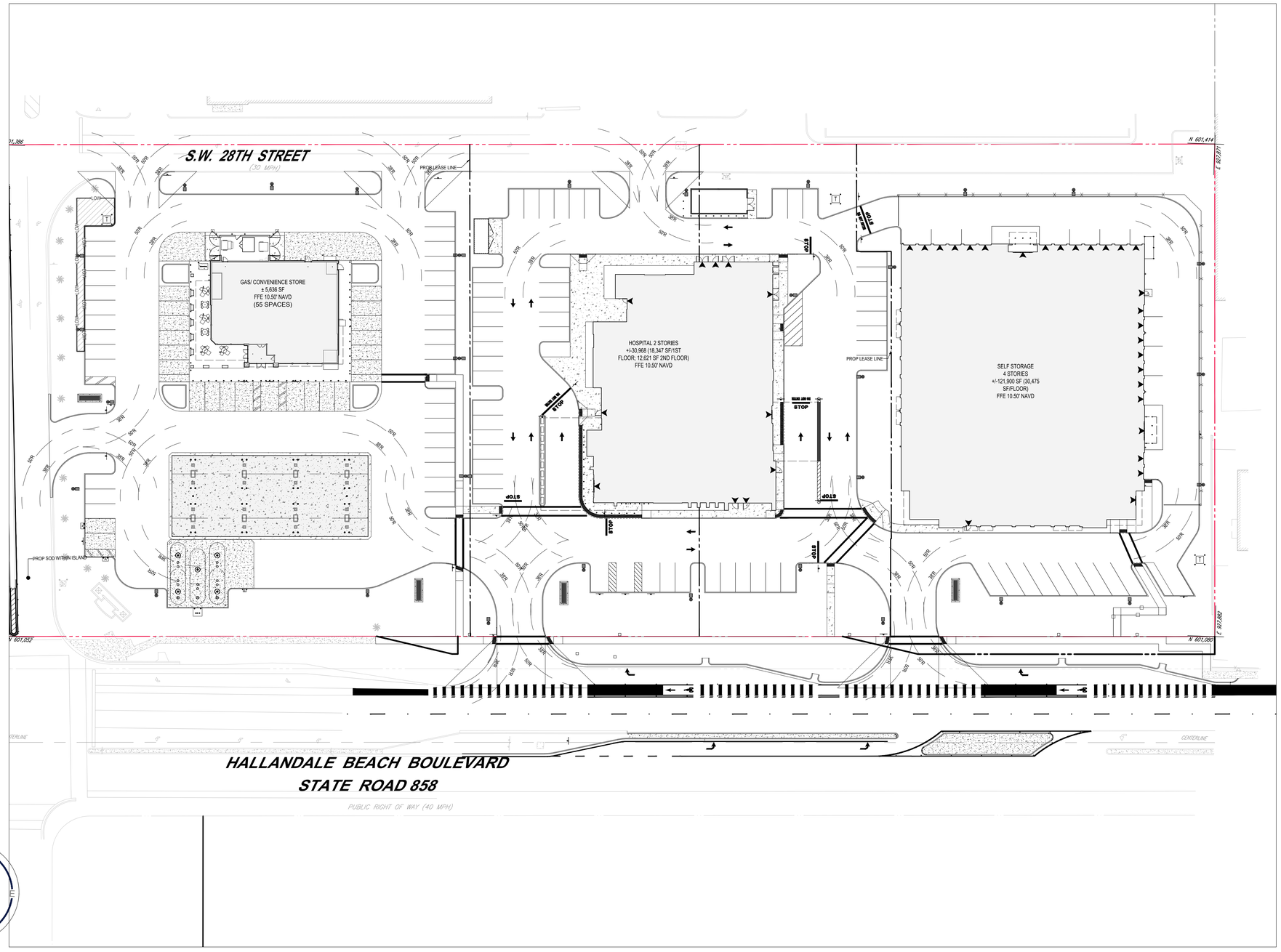
SHEET TITLE:

PUMPER FIRE TRUCK TURN PLAN

SHEET NUMBER:

C-302

ORG. DATE - 05/06/2021



Mar 08, 2022
H:\2021\FLM2100899\CAD\DRAWINGS\PLAN SETS\FLM2100899 - TRCK - 0 - LAYOUT - C-303 PUMPER FIRE TRUCK RADII PLAN
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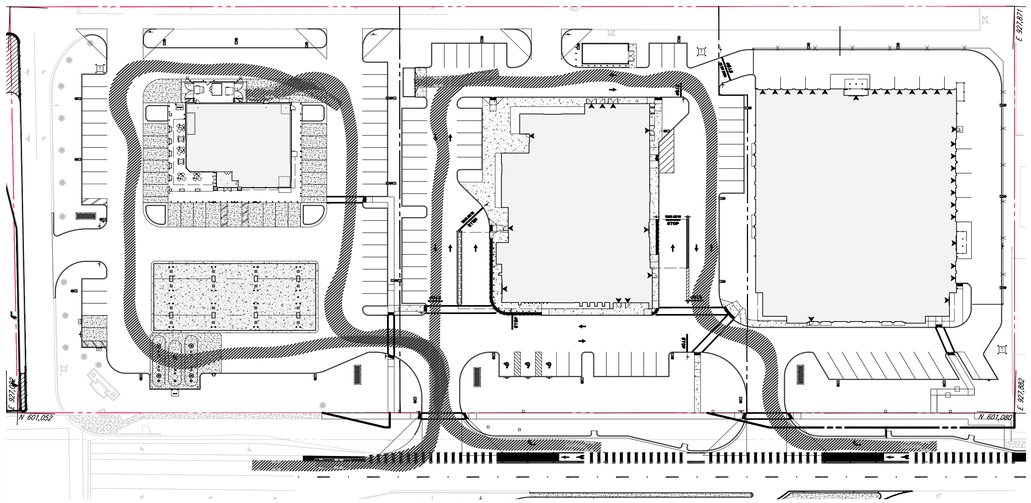
SHEET TITLE:

PUMPER FIRE TRUCK RADII PLAN

SHEET NUMBER:

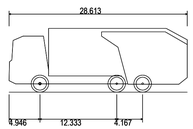
C-303

ORG. DATE - 05/06/2021

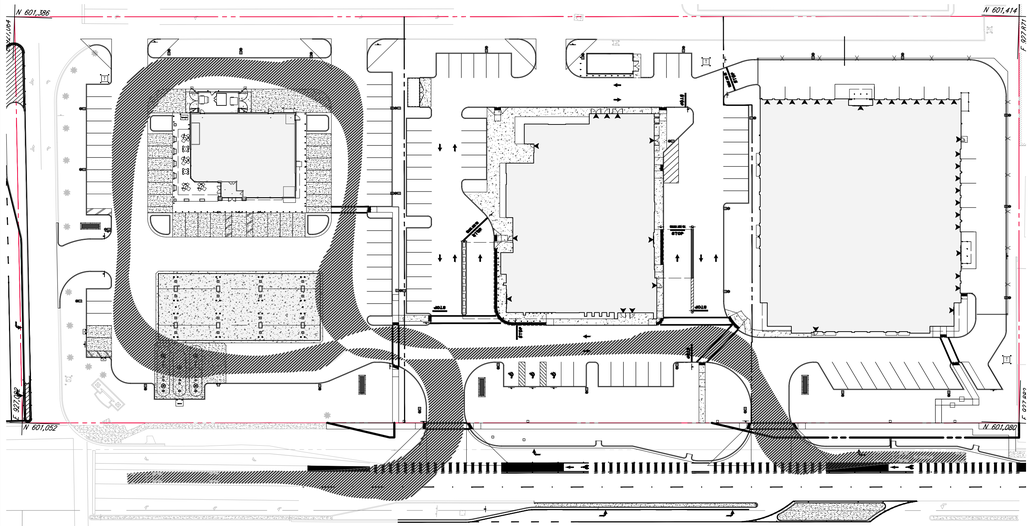


FRONT LOAD GARBAGE TRUCK CIRCULATION

FRONT LOAD GARBAGE TRUCK

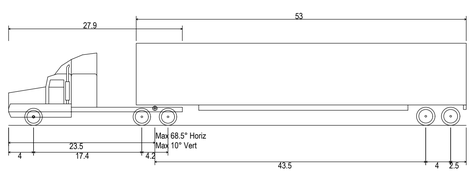


Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd	
Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.500ft



WB-67 DELIVERY TRUCK CIRCULATION

WB-67 DELIVERY TRUCK



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°





Mar 06, 2022
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PROJECT:

SENECA TOWN CENTER

FOR

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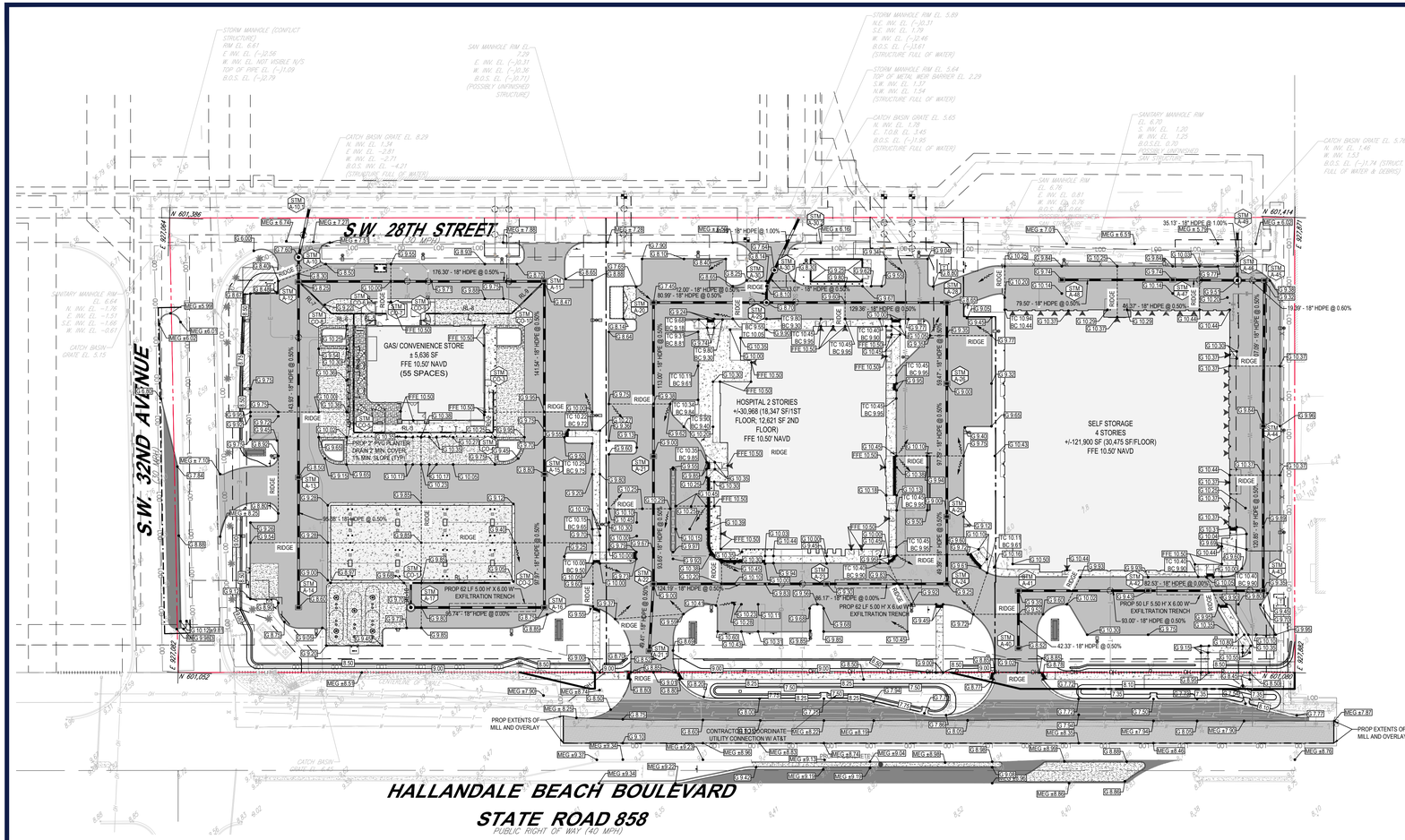
SHEET TITLE:

DELIVERY & GARBAGE TRUCK TURN PLAN

SHEET NUMBER:

C-304

ORG. DATE - 05/06/2021



STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	48" TYPE "P" MANHOLE WAWA DCS STRCTURE WEIR SET @ 6.00'	7.60'	INV S = 2.56' (18") INV N = 2.56' (18")
A-10.1	CONNECTTO EX STRUCTURE	8.29'	INV S = 2.38' (18")
A-11	TYPE C INLET	8.47'	INV SW = 5.55' (8") INV W = 4.53' (18") INV S = 4.76' (18")
A-12	TYPE C INLET	8.25'	INV E = 3.65' (18") INV S = 4.76' (18") INV SE = 3.82' (8") INV N = 2.64' (18")
A-13	TYPE C INLET	8.50'	INV S = 5.00' (18") INV N = 5.48' (18")
A-14	TYPE C INLET	8.60'	INV N = 5.48' (18")
A-15	TYPE C INLET	8.80'	INV S = 4.76' (18") INV N = 4.06' (18")
A-16	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV W)	8.75'	INV W = 4.50' (18") INV N = 5.25' (18")
A-17	48" TYPE "P" MANHOLE POLLUTION RETARDANT BAFFLE (INV E)	9.70'	INV N = 5.25' (12") INV E = 4.50' (18")

ROOF DRAIN SCHEDULE

FROM	UPPER INVERT	PIPE NO.	LENGTH	SIZE (in.)	SLOPE (%)	LOWER INVERT	TO	
CO-10	5.88	RL-9	33.38	8"	1.00%	5.55	A-11	
CO-9	6.50	RL-8	61.51	8"	1.00%	5.88	CO-10	
CO-8	4.31	RL-6	15.98	8"	0.99%	4.15	CO-8	
CO-6	4.07	RL-5	23.37	8"	1.00%	4.31	CO-7	
CO-5	5.18	RL-4	87.36	8"	1.00%	4.31	CO-6	
CO-4	6.18	RL-3	100.11	8"	1.00%	5.18	CO-5	
CO-3	6.50	RL-2	31.27	8"	1.00%	6.18	CO-4	
CO-1	5.44	RL-10	18.05	12"	1.08%	5.25	A-17	
CO-1	5.44	RL - 1	72.49	12"	1.00%	6.17	CO-2	

STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-20	TYPE C INLET	7.45'	INV (S) = 3.35' (18") INV (E) = 2.94' (18")
A-21	TYPE C INLET	9.00'	INV (S) = 3.91' (18") INV (N) = 3.91' (18")
A-21.1	TYPE C INLET	8.52'	INV (N) = 4.25' (18")
A-22	TYPE C INLET	9.00'	INV (E) = 4.38' (18") INV (S) = 4.00' (18") INV (N) = 4.38' (18")
A-23	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV E)	9.30'	INV (W) = 5.00' (18") INV (E) = 5.00' (18")
A-24	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV W)	9.25'	INV (W) = 5.00' (18") INV (N) = 5.00' (18")
A-25	TYPE C INLET	9.00'	INV (S) = 4.75' (18") INV (N) = 4.75' (18")
A-26	TYPE C INLET	9.00'	INV (S) = 4.26' (18") INV (N) = 4.26' (18")
A-28	TYPE C INLET	8.65'	INV (S) = 3.97' (18") INV (W) = 3.97' (18")
A-29	48" TYPE "P" MANHOLE HOSPITAL DCS WEIR SET @ 5.50'	8.70'	INV (E) = 3.32' (18") INV (N) = 2.94' (18") INV (W) = 3.35' (18")
A-30	TYPE C INLET	8.10'	INV (S) = 2.88' (18") INV (NE) = 2.88' (18")
A-30.1	48" TYPE "P" MANHOLE	7.64'	INV (SW) = 2.82' (18") INV (NE) = 1.92' (18")
A-30.2	CONNECT TO EX STRUCTURE	5.64'	INV (SW) = 1.50' (18")

STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-40	TYPE C INLET	8.52'	INV N = 4.79' (18")
A-41	TYPE C INLET	9.35'	INV E = 4.78' (18") INV S = 5.00' (18")
A-42	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV E)	9.43'	INV W = 4.31' (18") INV E = 4.31' (18")
A-43	TYPE C INLET POLLUTION RETARDANT BAFFLE (INV W)	9.35'	INV W = 4.31' (18") INV N = 4.31' (18")
A-44	TYPE C INLET	9.84'	INV S = 3.71' (18") INV N = 3.30' (18")
A-45	TYPE C INLET	9.32'	INV S = 2.76' (18") INV W = 1.88' (18")
A-46	48" TYPE "P" MANHOLE SELF-STORAGE DCS WEIR SET @ 6.00'	9.51'	INV W = 3.37' (18") INV E = 2.00' (18") INV N = 1.47' (18")
A-47	TYPE C INLET	9.74'	INV W = 4.00' (18") INV E = 3.60' (18")
A-48	TYPE C INLET	9.74'	INV E = 3.60' (18")
A-49	CONNECT TO EX STRUCTURE	5.76'	INV S = 1.12' (18")

FEMA MAP INFORMATION:

1. THE SUBJECT PROPERTY FALLS IN FLOOD ZONE "X" & "AH" ELEVATION 6.5' ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 12011C0731H, AND COMMUNITY NUMBER 120052, DATED AUGUST 18, 2014.

DATUM NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988, BASED ON BROWARD COUNTY BENCH MARK NO. 1175, (ELEVATION +9.32 NAVD) (ELEVATION +10.91 NGVD), AND LOCATED BY SQUARE CUT IN N.W. CORNER OF A CONCRETE SIDEWALK IN FRONT OF RESIDENCE #3230 HALLANDALE BOULEVARD, 73' SOUTH OF CENTERLINE OF MEDIAN, AND 14' WEST OF N.E. CORNER OF BUILDING.

PAVING AND GRADING NOTES:

1. GENERAL:
   - A. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
   - B. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT MARKED "G X.XX", UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
   - C. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
   - D. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
   - E. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
   - F. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
   - G. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
   - H. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
   - I. MAXIMUM SIDEWALK CROSS SLOPE OF 1.5% PERMITTED.
2. MATERIALS:
   - A. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS, OR EQUIVALENT LIMEROCK THICKNESS W/ MIN. LBR-100. (MAX. 6" LIFTS). 15" LIME ROCK BASE COURSE IS RECOMMENDED BY THE LMO OVER COMPACTED SUBGRADE.
   - B. STRUCTURAL ASPHALT SHOULD BE A MINIMUM OF 3" SP-12.5 AND 1.5" OF FC-12.5 IN LIEU OF PROPOSED OR MATCH EXISTING ADJACENT PAVEMENT.
   - C. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
   - D. CONTRACTOR TO USE DEV 714 AND FDOT PAY ITEM #920-714-19 FOR GREEN COLORED PAVEMENT MARKING FOR PROPOSED BIKE LANE.
3. INSTALLATION:
   - A. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
   - B. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 12" PLACED IN TWO LIFTS. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
   - C. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
   - D. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
4. TESTING
   - A. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
   - B. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
   - C. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
   - D. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
   - E. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.
5. BCHCED SIDEWALK NOTES:
   - A. PROPOSED SIDEWALK ALONG HALLANDALE BEACH BOULEVARD IS 6" THICK IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS, SECTION 6-1.14 & 7-2.7.
   - B. PROPOSED SIDEWALK SUBGRADE MATERIAL SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-99 IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS, DRAWING NO. 14.
   - C. ALL COMPACTED SIDEWALK SUBGRADE TO EXTEND AT LEAST 6" BEYOND EACH OF THE SIDEWALK WHEN R/W ALLOWS.

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	GRAD

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT
3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER — LICENSE — No. 85432 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:

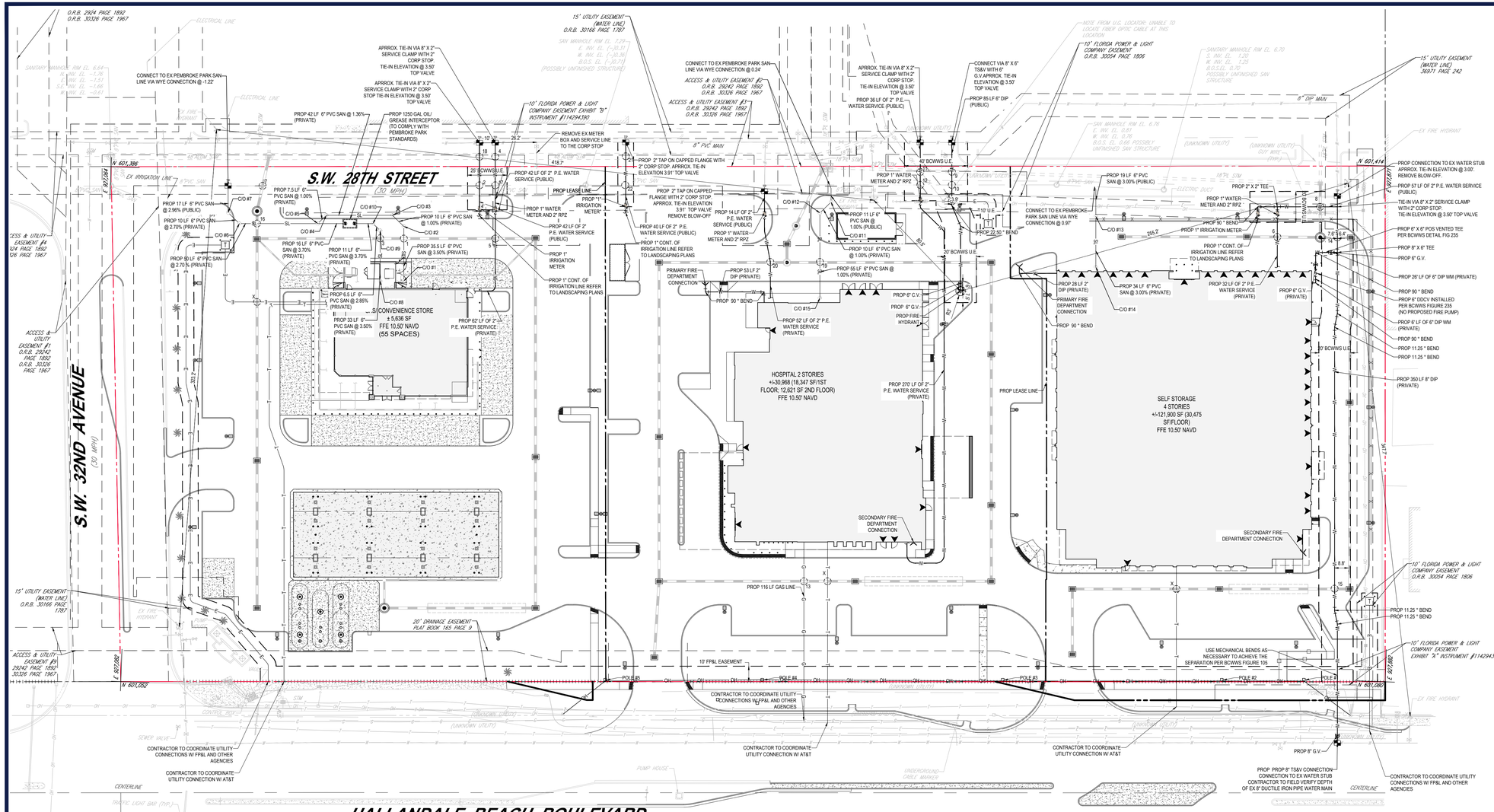
GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 05/06/2021

Mar 06, 2022
I:\BOHLER\ENG_NET\SHARED\FLPROJECTS\2021\FLM21008\CAD\DRAWINGS\PLAN SET\SFLM21008 - GRAD - 0---LAYOUT - C-401 - GRADING & DRAINAGE PLAN



DATUM NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988, BASED ON BROWARD COUNTY BENCH MARK NO. 1175, (ELEVATION +9.32 NAVD) (ELEVATION +10.91 NGVD), AND LOCATED BY SQUARE CUT IN N.W. CORNER OF A CONCRETE SIDEWALK IN FRONT OF RESIDENCE #3230 HALLANDALE BOULEVARD, 73' SOUTH OF CENTERLINE OF MEDIAN, AND 14' WEST OF N.E. CORNER OF BUILDING.

GENERAL NOTES:

1. THE MINIMUM HORIZONTAL CLEARANCE BELOW GRADE BETWEEN A WWS PIPELINE AND OTHER BURIED FEATURES RUNNING MORE OR LESS PARALLEL TO THE WWS PIPELINE IS 36 INCHES. 72" REQUIRED IF PARALLEL TO SEWER OR RECLAIM PIPELINE. OTHER AGENCIES MAY HAVE MORE STRINGENT RULES, SUCH AS THE CLEARANCE BETWEEN A SOURCE OF POLLUTION AND A POTABLE WATER FACILITY.
2. 12" MINIMUM VERTICAL CLEARANCE IS REQUIRED BETWEEN ANY UTILITY AND BCWWS UTILITY
3. THE MINIMUM HORIZONTAL CLEARANCE ABOVE GRADE BETWEEN A WWS PIPELINE AND STRUCTURAL SURFACE FEATURES (WALLS, PERMANENT FENCES, LARGE SIGNS, STRUCTURES, ETC.) IS 1.5 TIMES THE DEPTH OF THE WWS PIPELINE, WITH A 7.5 FOOT MINIMUM. WITHIN THIS HORIZONTAL CLEARANCE ZONE, WWS REQUIRES A MINIMUM VERTICAL CLEARANCE OF 13 FEET 6 INCHES BETWEEN FINAL GRADE AND ANY OVERHEAD OBSTRUCTION.
4. CONTRACTOR TO FIELD VERIFY DEPTH AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED SANITARY AND WATER LINE CONNECTIONS FOR EACH INDIVIDUAL END USER.
5. WHEN THERE ARE NO SIDEWALKS A 6" WIDE* 6" THICK CONCRETE COLLAR SHALL BE INSTALLED AT GRADE FOR ALL BCWWS METERS.

UTILITY CROSSING SCHEDULE:

X-ING 1 TOP UTILITY: 18" HDPE SWM SWM LINE = B/P ELEV: 3.98' BOTTOM UTILITY: 6" PVC SANITARY LINE SANITARY T/P ELEV = 2.42' **VERTICAL CLEARANCE: 1.56'**	X-ING 2 TOP UTILITY: 2" PE WATER LINE WATER B/P ELEV: 4.75' BOTTOM UTILITY: 8" PVC SANITARY LINE SANITARY T/P ELEV = 0.18' **VERTICAL CLEARANCE: 4.57'**	X-ING 3 TOP UTILITY: 18" HDPE SWM SWM LINE = B/P ELEV: 3.91' BOTTOM UTILITY: 6" PVC SANITARY LINE SANITARY T/P ELEV = 2.75' **VERTICAL CLEARANCE: 1.16'**	X-ING 4 TOP UTILITY: 2" PE WATER WATER B/P ELEV: 3.70' BOTTOM UTILITY: 48" SWM PIPE SWM T/P ELEV = 1.36' **VERTICAL CLEARANCE: 2.24'**	X-ING 5 TOP UTILITY: 2" PE WATER WATER LINE = B/P ELEV: 6.70' BOTTOM UTILITY: 18" HDPE SWM SWM T/P ELEV = 5.55' **VERTICAL CLEARANCE: 1.15'**	X-ING 6 TOP UTILITY: 2" PE WATER WATER LINE = B/P ELEV: 6.14' BOTTOM UTILITY: 18" HDPE SWM SWM T/P ELEV = 5.14' **VERTICAL CLEARANCE: 1.00'**
X-ING 7 TOP UTILITY: 18" HDPE SWM SWM B/P ELEV: 3.30' BOTTOM UTILITY: 8" PVC SANITARY LINE SAN T/P ELEV = -0.22' **VERTICAL CLEARANCE: 2.52'**	X-ING 8 TOP UTILITY: 2" PE WATER WATER B/P ELEV: 3.79' BOTTOM UTILITY: 18" HDPE SWM SWM T/P ELEV = 2.79' **VERTICAL CLEARANCE: 1.00'**	X-ING 9 TOP UTILITY: 6" DIP FIRE LINE FIRE LINE = B/P ELEV: 3.83' BOTTOM UTILITY: 18" PL SWM SWM T/P ELEV =3.33' **MINIMUM VERTICAL CLEARANCE: 0.50'**	X-ING 10 TOP UTILITY: 6" DIP FIRE LINE FIRE LINE = B/P ELEV: 3.42' BOTTOM UTILITY: 8" PVC SANITARY LINE SWM T/P ELEV =1.25' **VERTICAL CLEARANCE: 2.17'**	X-ING 11 TOP UTILITY: 2" PE WATER LINE WATER B/P ELEV: 3.86' BOTTOM UTILITY: 18" PL SWM SWM T/P ELEV =3.36' **MINIMUM VERTICAL CLEARANCE: 0.50'**	X-ING 12 TOP UTILITY: 2" PE WATER LINE WATER B/P ELEV: 3.70' BOTTOM UTILITY: 8" PVC SANITARY LINE SANITARY T/P ELEV = 1.16' **VERTICAL CLEARANCE: 2.54'**
X-ING 13 TO BE AT LEAST 12" CLEARANCE BETWEEN PROPOSED GAS AND 18" HDPE SWM	X-ING 14 TOP UTILITY: 6" DIP WATER WATER B/P ELEV: 4.50' BOTTOM UTILITY: 18" HDPE SWM SWM T/P ELEV = 3.50' **VERTICAL CLEARANCE: 1.00'**	X-ING 15 TOP UTILITY: 6" DIP WATER WATER B/P ELEV: 6.27' BOTTOM UTILITY: 18" HDPE SWM SWM T/P ELEV = 5.58' **VERTICAL CLEARANCE: 0.69'**	X-ING 16 TOP UTILITY: 18" HDPE SWM SWM B/P ELEV: 3.46' BOTTOM UTILITY: 6" PVC SANITARY LINE SAN T/P ELEV = 0.36' **VERTICAL CLEARANCE: 2.10'**	X-ING 17 TOP UTILITY: 2" PE WATER LINE WATER B/P ELEV: 4.75' BOTTOM UTILITY: 8" PVC SANITARY LINE SANITARY T/P ELEV = 0.14' **VERTICAL CLEARANCE: 4.61'**	X-ING 18 TOP UTILITY: 2" PE WATER WATER B/P ELEV: 3.65' BOTTOM UTILITY: 48" SWM PIPE SWM T/P ELEV = 1.37' **VERTICAL CLEARANCE: 2.23'**
X-ING 19 TOP UTILITY: 18" HDPE SWM SWM B/P ELEV: 3.23' BOTTOM UTILITY: 6" PVC SANITARY LINE SAN T/P ELEV = 1.24' **VERTICAL CLEARANCE: 2.05'**	X-ING 20 TOP UTILITY: 2" PE WATER LINE WATER B/P ELEV: 5.57' BOTTOM UTILITY: 18" HDPE SWM SWM T/P ELEV = 4.57' **VERTICAL CLEARANCE: 1.00'**	X-ING 21 TOP UTILITY: 2" PE WATER WATER B/P ELEV: 4.00' BOTTOM UTILITY: 48" SWM PIPE SWM T/P ELEV = 1.64' **VERTICAL CLEARANCE: 2.36'**	X-ING 22 TOP UTILITY: 2" PE WATER LINE WATER B/P ELEV: 4.00' BOTTOM UTILITY: 8" PVC SANITARY LINE SANITARY T/P ELEV = 1.11' **VERTICAL CLEARANCE: 2.89'**	X-ING X TO BE AT LEAST 12" CLEARANCE BETWEEN PROPOSED UTILITY AND FP&L ELECTRICAL/ AT&T LINE	

WAWA CLEANOUT SCHEDULE:

C/O #1 INV = 2.64' RIM = AT GRADE	C/O #2 INV = 1.61' RIM = AT GRADE	C/O #3 INV = 1.51' RIM = AT GRADE	C/O #4 INV = 0.94' RIM = AT GRADE	C/O #5 INV = 0.86' RIM = AT GRADE
C/O #6 INV = -0.49' RIM = AT GRADE	C/O #7 INV = -0.76' RIM = AT GRADE	C/O #8 INV = 3.18' RIM = AT GRADE	C/O #9 INV = 2.04' RIM = AT GRADE	C/O #10 INV = 1.85' RIM = AT GRADE

HOSPITAL CLEANOUT SCHEDULE:

C/O #11 INV = 0.33' RIM = AT GRADE	C/O #12 INV = 0.43' RIM = AT GRADE	C/O #15 INV = 0.93' RIM = AT GRADE

SELF-STORAGE CLEANOUT SCHEDULE:

C/O #13 INV = 1.54' RIM = AT GRADE	C/O #14 INV = 2.56' RIM = AT GRADE

LEGEND

PROPERTY LINE	
PROPOSED LEASE LINE	
PROPOSED EASEMENT	

WWS PROJ 107268 DWG 1229-71-064

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	UTIL

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

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LICENSED
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:

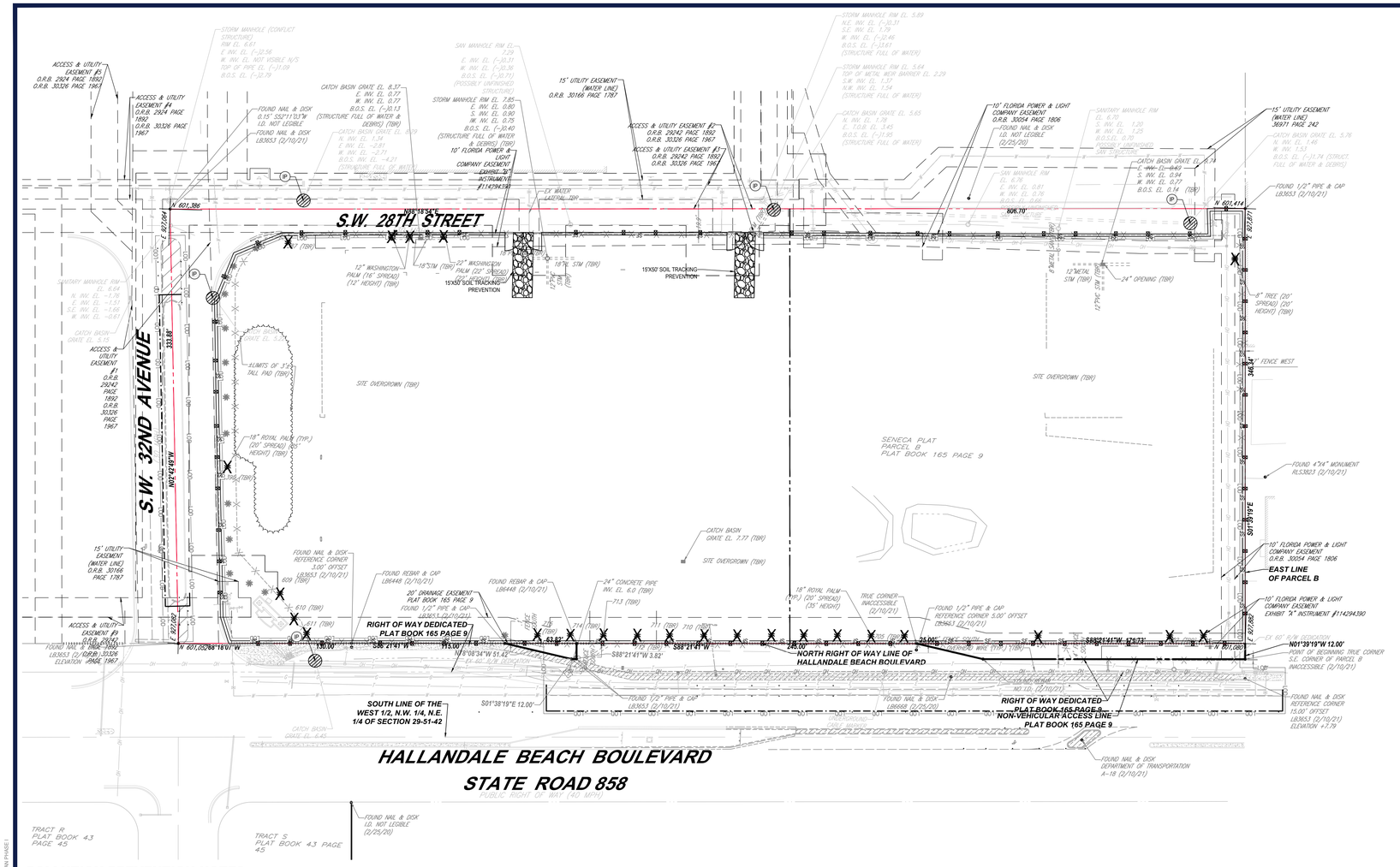
UTILITY PLAN

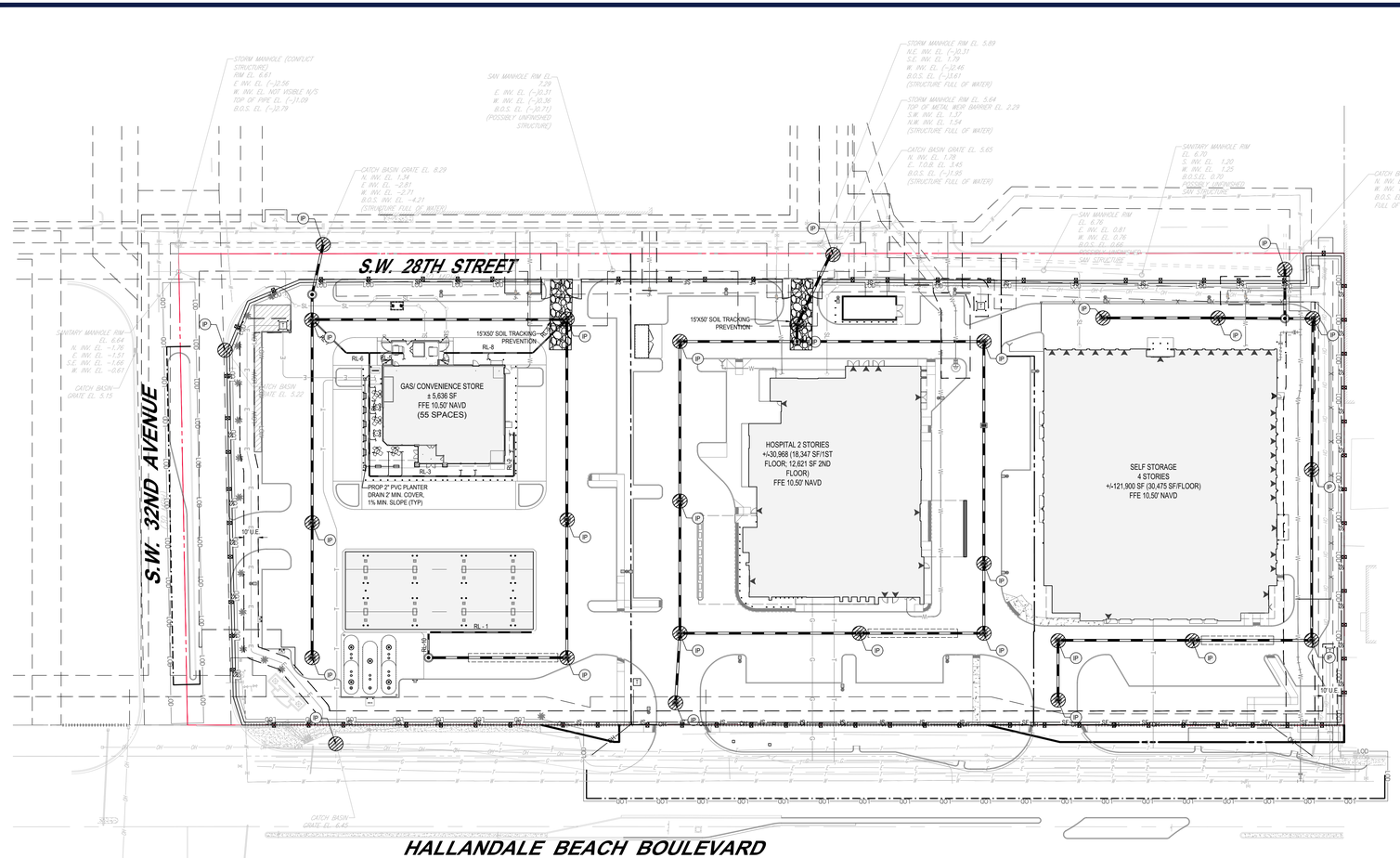
SHEET NUMBER:

C-501

ORG. DATE - 05/06/2021

Mar 09, 2022
H:\2021 FILES\21009\CAD\DRAWINGS\PLAN SETS\FLM\21009 - UTIL - 0----1AYOUT - C-501 - UTILITY PLAN - BAG.dwg


S.W. 28TH STREET
S.W. 32ND AVENUE
HALLANDALE BEACH BOULEVARD
STATE ROAD 858
PUBLIC RIGHT OF WAY (140' WIDE)
N88°18'54"E
806.70'
N 601,386
N 601,414
N 601,264
N 601,080
N02°42'45"W
333.88'
S01°39'19"E
346.34'
S88°21'41"W 130.00'
S88°21'41"W 713.00'
S88°21'41"W 3.82'
S88°21'41"W 738.00'
S88°21'41"W 621.82'
N01°39'19"W 12.00'
S01°38'19"E 12.00'
N 601,080'
RIGHT OF WAY DEDICATED PLAT BOOK 165 PAGE 9
NORTH RIGHT OF WAY LINE OF HALLANDALE BEACH BOULEVARD
SOUTH LINE OF THE WEST 1/2, N.W. 1/4, N.E. 1/4 OF SECTION 29-51-42
RIGHT OF WAY DEDICATED PLAT BOOK 165 PAGE 9 NON-VEHICULAR ACCESS LINE PLAT BOOK 165 PAGE 9
EAST LINE OF PARCEL B
SENECA PLAT PARCEL B PLAT BOOK 165 PAGE 9
ACCESS & UTILITY EASEMENT #5 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #4 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #2 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #1 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
ACCESS & UTILITY EASEMENT #3 O.R.B. 29242 PAGE 1892 O.R.B. 30326 PAGE 1967
15' UTILITY EASEMENT (WATER LINE) O.R.B. 30166 PAGE 1787
15' UTILITY EASEMENT (WATER LINE) 36971 PAGE 242
10' FLORIDA POWER & LIGHT COMPANY EASEMENT O.R.B. 30054 PAGE 1806
20' DRAINAGE EASEMENT PLAT BOOK 165 PAGE 9
FOUND NAIL & DISK LB3853 (2/10/21)
FOUND NAIL & DISK LB3853 (2/10/21) ELEVATION +7.79
FOUND 1/2" PIPE & CAP LB3853 (2/10/21)
FOUND 4"X4" MONUMENT RLS3823 (2/10/21)
FOUND NAIL & DISK REFERENCE CORNER 3.00' OFFSET LB3853 (2/10/21) ELEVATION +7.79
FOUND NAIL & DISK REFERENCE CORNER 5.00' OFFSET LB3853 (2/10/21) ELEVATION +7.79
FOUND NAIL & DISK REFERENCE CORNER 3.00' OFFSET LB3853 (2/10/21) ELEVATION +7.79
FOUND NAIL & DISK REFERENCE CORNER 5.00' OFFSET LB3853 (2/10/21) ELEVATION +7.79
FOUND NAIL & DISK LB3853 (2/10/21) ELEVATION +7.79
FOUND NAIL & DISK LB6448 (2/10/21)
FOUND REBAR & CAP LB6448 (2/10/21)
FOUND REBAR & CAP—LB6448 (2/10/21)
FOUND NAIL & DISK LB6868 (2/25/20)
FOUND NAIL & DISK DEPARTMENT OF TRANSPORTATION A-18 (2/10/21)
FOUND NAIL & DISK LD. NOT LEGIBLE (2/25/20)
FOUND NAIL & DISK LD. NOT LEGIBLE
FOUND NAIL & DISK (CONFLICT STRUCTURE) RIM EL. 6.41 E. INV. EL. (-)2.56 W. INV. EL. NOT VISIBLE N/S TOP OF PIPE EL. (-)1.09 B.O.S. EL. (-)3.79
FOUND NAIL & DISK 0.15' SSZ1113LTW LD. NOT LEGIBLE
FOUND NAIL & DISK LB3853 (2/10/21)
CATCH BASIN GRATE EL. 8.37 E. INV. EL. 0.77 W. INV. EL. 0.77 B.O.S. EL. (-)0.13 (STRUCTURE FULL OF WATER & DEBRIS) (TBR)
CATCH BASIN GRATE EL. 8.09 N. INV. EL. 1.34 E. INV. EL. -2.81 W. INV. EL. -2.71 B.O.S. INV. EL. -4.21 (STRUCTURE FULL OF WATER & DEBRIS)
STORM MANHOLE RIM EL. 7.85 E. INV. EL. 0.80 S. INV. EL. 0.80 W. INV. EL. 0.75 B.O.S. EL. (-)0.40 (STRUCTURE FULL OF WATER & DEBRIS) (TBR)
10' FLORIDA POWER & LIGHT COMPANY EASEMENT EXPIRES INSTRUMENT #114294390
SAN MANHOLE RIM EL. 7.29 E. INV. EL. (-)0.31 W. INV. EL. (-)0.36 B.O.S. EL. (-)0.71 (POSSIBLY UNFINISHED STRUCTURE)
STORM MANHOLE RIM EL. 5.89 N.E. INV. EL. (-)0.31 S.E. INV. EL. 1.79 W. INV. EL. (-)2.46 B.O.S. EL. (-)3.61 (STRUCTURE FULL OF WATER)
STORM MANHOLE RIM EL. 5.64 TOP OF METAL WEIR BARRIER EL. 2.29 S.W. INV. EL. 1.37 N.W. INV. EL. 1.54 (STRUCTURE FULL OF WATER)
CATCH BASIN GRATE EL. 5.65 N. INV. EL. 1.78 E. T.O.B. EL. 3.45 B.O.S. EL. (-)1.95 (STRUCTURE FULL OF WATER)
SANITARY MANHOLE RIM EL. 6.70 S. INV. EL. 1.20 W. INV. EL. 1.25 B.O.S.EL. (-)0.70 (POSSIBLY UNFINISHED) SAN STRUCTURE
CATCH BASIN GRATE EL. 6.19 E. INV. EL. 0.63 S. INV. EL. 0.54 W. INV. EL. 0.77 B.O.S. EL. 0.14 (TBR)
CATCH BASIN GRATE EL. 5.76 N. INV. EL. 1.46 W. INV. EL. 1.57 B.O.S. EL. (-)1.74 (STRUCT. FULL OF WATER & DEBRIS)
SANITARY MANHOLE RIM EL. 6.64 N. INV. EL. -1.76 E. INV. EL. -1.51 S.E. INV. EL. -1.68 W. INV. EL. -0.61
CATCH BASIN GRATE EL. 5.15
CATCH BASIN GRATE EL. 7.77 (TBR)
CATCH BASIN GRATE EL. 6.45
SITE OVERGROWN (TBR)
LIMITS OF 3'-5' TALL PAD (TBR)
18" ROYAL PALM (TYP.) (20' SPREAD) (35' HEIGHT)
12" WASHINGTON PALM (16' SPREAD) (12' HEIGHT) (TBR)
22" WASHINGTON PALM (22' SPREAD) (40' HEIGHT)
15'X50' SOIL TRACKING PREVENTION
18"ø STM (TBR)
12"ø STM (TBR)
24" OPENING (TBR)
9" TREE (20' SPREAD) (20' HEIGHT) (TBR)
4" FENCE WEST
609 (TBR)
610 (TBR)
611 (TBR)
612 (TBR)
613 (TBR)
614 (TBR)
615 (TBR)
616 (TBR)
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627 (TBR)
628 (TBR)



POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

DATUM NOTES:

1. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK #N-319; ELEVATION: 11.02 FEET; BENCHMARK #N-642; ELEVATION: 13.50 FEET.

FEMA MAP INFORMATION:

FLOOD ZONE: X/AH, BASE FLOOD ELEVATION: NONE/11 FEET; PANEL #12086C0304L; COMMUNITY #120635; MAP DATE: 9/11/09.

GENERAL NOTES:

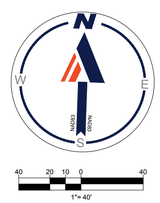
1. TRUCKS TO BE WASHED DOWN PRIOR TO EXITING THE SITE. REFER TO DETAIL ON C-901.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS; TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
2. INSTALL INLET PROTECTION AT EXISTING INLET(S)
3. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE
4. INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULVERTS. ENSURE THAT NEW INLETS ARE PROTECTED PRIOR TO MAKING THE OUTFALL CONNECTION

PHASE 2
1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS
2. START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES
3. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.



40 20 10 0 40
1"= 40'

PROJECT NAME AND LOCATION INFORMATION	3195 WEST HALLANDALE BEACH BOULEVARD PEMBROKE PARK, FL.
DESCRIBE THE NATURE OF THE CONSTRICTION ACTIVITY:	THE PROPOSED DEVELOPMENT CONSISTS OF A ±5,636 SF WAWA, ±30,968 SF 2 STORY HOSPITAL, AND ±120,000 SF 4-STORY SELF STORAGE FACILTY. PARKING, UTILITY & DRAINAGE INFRASTRUCTURE AND LANDSCAPING.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	• 0-3 DAYS, SITE PREP AND STABILIZED CONST. ENTRANCE • 3-6 DAYS, INSTALL PERIMETER EROSION CONTROLS • 7-60 DAYS, INSTALL STORMWATER RETENTION BASIN • 7-10 DAYS, CLEARING/ GRUBBING OVER ALL AREAS • 11-90 DAYS, SITE GRADING • 90-150 DAYS, INSTALL STORM SEWER AND UTILITIES • 150-180 DAYS, STABILIZE SITE
TOTAL AREA OF THE SITE:	ONSITE AREA = 5.654 ACRES; OFFSITE AREA = 0.757 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	6.411 ACRES
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOIL TYPE IS URBAN LAND/ UDORTHENTS WITH A SEASONAL HIGH WATER TABLE OF 8.3 FT BELOW EXISTING GRADE
EXISTING THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT.	ONSITE AREA = 5.654 ACRES; OFFSITE AREA = 0.757 ACRES
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	LAT : 25.985141367546284, LON : -80.17403368153227 RECEIVING WATER IS MEEKINS LAKE (EAST OF SITE SERVING THE ENTIRE DEVELOPMENT)
GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMP'S) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTRIBUTING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED: NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN F.S. 62-40-432 F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, FDOT, FDEP (2013) AND ANY SUBSEQUENT AMENDMENTS.	
• PRIOR TO CLEANING, A SILT FENCE (TRENCHED 6 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE. A ROCK ENTRANCE ROAD (THAT IS 50 FT. LONG WITH A 12-INCH DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF THE SITE. THERE WILL BE ONLY ONE CONSTRUCTION ENTRANCE AT THIS SITE. • AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLET(S)/ OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS (IF OTHER METHODS ARE USED, THIS SWPPP WILL BE MODIFIED) NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING. ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.	
DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.	
• TEMPORARY SEEDING SHALL BE THE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 7 DAYS. • SOD SHALL BE USED TO STABILIZE THE SIDES OF THE DETENTION BASINS. • FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT. • VEGETATIVE BUFFERS SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC VEGETATION REMOVAL. • TURBIDITY BARRIERS TO PROTECT WETLAND -SEDIMENT PONDS.	
DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER, FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.	
• A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE. • THE SITE CONTAINS A PROPOSED STORMWATER SYSTEM WITH PIPES AND OVERLAND CONVEYANCES WHICH WILL BE PROTECTED DURING CONSTRUCTION. STORM WATER IS ULTIMATELY RETAIN ONSITE AND ROUTED TO THE MULTIPLE INLETS LOCATED THROUGHOUT THE PROPERTY WHICH PERCOLATES INTO THE GROUND VIA EXFILTRATION TENCH. INLET(S)/ OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).	
DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES. N/A	
DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS • WET DETENTION POND PROVIDED FOR TREATMENT & ATTENUATION.	
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WIPES.	ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES/ EXITS:	OFFSITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES, AND PESTICIDES USED AT THE CONSTRUCTION SITE:	FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. NO FERTILIZERS AND PESTICIDES WILL BE STORED ON SITE.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
OTHER:	PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
PROVIDE A DETAILED DESCRIPTION OF MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ASSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.	
CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OR PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT: • SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE- HALF THE HEIGHT OF THE BARRIER. • MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT. • INLET(S)/OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. • BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEEDED PER MANUFACTURES' INSTRUCTIONS • MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. • MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY. • ADDITIONAL MAINTENANCE INCLUDED IN URBAN STORMWATER MAINTENANCE PROGRAM.	
INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE EVERY 7 DAYS WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM)	
QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, CONSTRUCTED AREAS AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND ALL BMP'S AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.50 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.	
IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF THE PERMIT. FLOWS FROM FIREFIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED. N/A	
ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION: "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."	

NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	ERO2-0

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER
LICENSED
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:

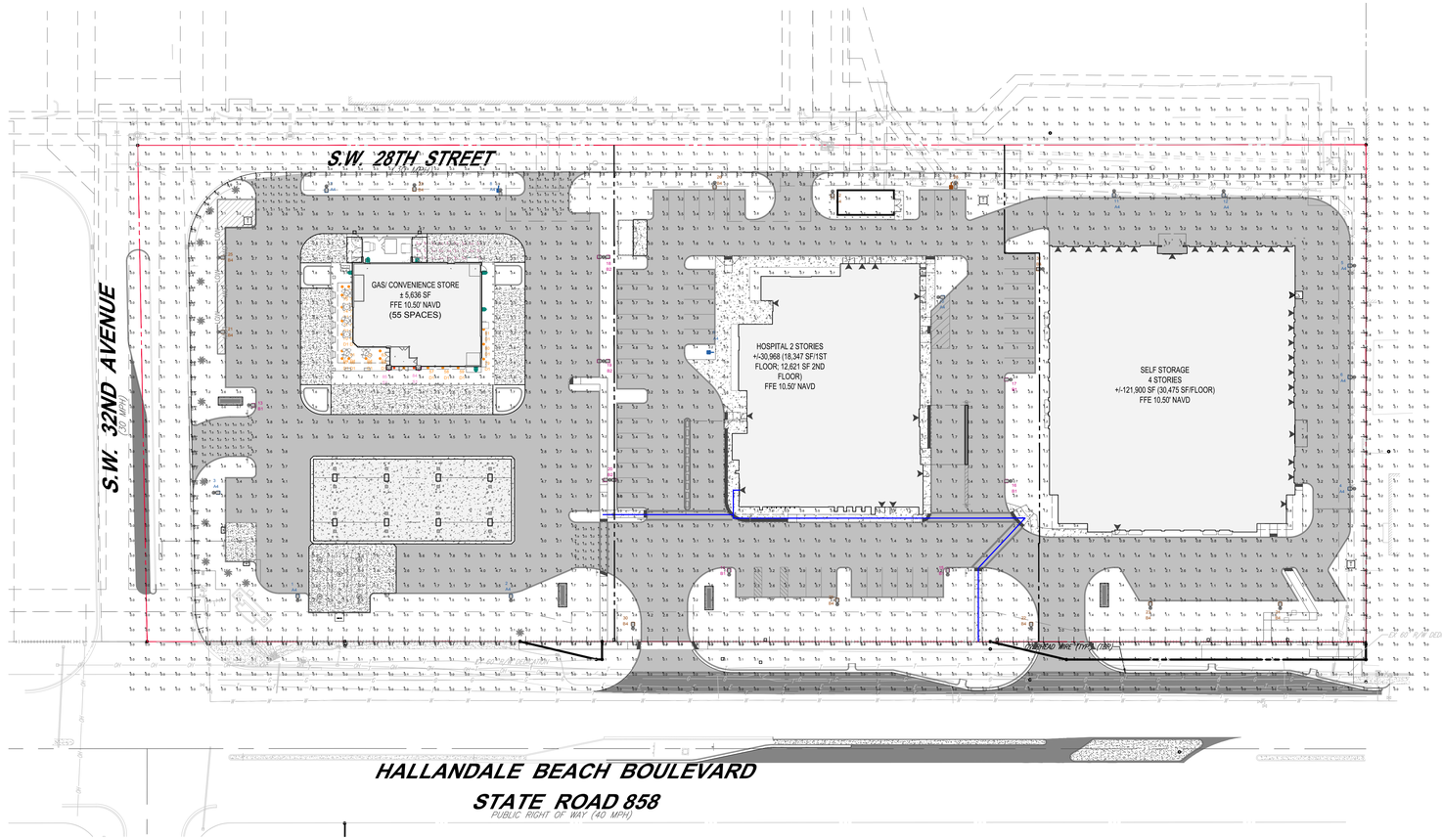
STORMWATER POLLUTION PREVENTION PLAN PHASE II

SHEET NUMBER:

C-602

ORG. DATE - 05/06/2021

Mar 08, 2022
H:\2021\FLM210089\CAD\DRAWINGS\PLAN SET\SHT\210089 - ERO2 - 0----LAYOUT - C-602 SOIL EROSION & SEDIMENT CONTROL PLAN PHASE II
BAG



LUM NO.	LABEL	MTG. HT.
1	A4	20.5
2	A4	20.5
3	A4	20.5
4	A4	20.5
5	A4	20.5
6	A4	20.5
7	A4	20.5
8	A4	20.5
9	A4	20.5
10	A4	20.5
11	A4	20.5
12	A4	20.5
13	B1	20.5
14	B1	20.5
15	B1	20.5
16	B1	20.5
17	B1	20.5
18	B2	20.5
19	B2	20.5
20	B2	20.5
21	B4	20.5
22	B4	20.5
23	B4	20.5
24	B4	20.5
25	B4	20.5
26	B4	20.5
27	B4	20.5
28	B4	20.5
29	B4	20.5
30	B4	20.5
31	B4	20.5
32	B4	20.5
33	C1	17.11
34	C1	17.11
35	C1	17.11
36	C1	19.32
37	C1	19.32
38	C1	19.32
39	C1	19.32
40	C1	19.32
41	C1	19.32
42	C1	19.32
43	C1	19.32
44	C1	21.53
45	C1	17.11
46	C1	17.11

LUM NO.	LABEL	MTG. HT.
47	C1	17.11
48	C1	17.11
49	C1	17.11
50	C1	21.53
51	C1	21.53
52	C1	21.53
53	C1	21.53
54	C1	21.53
55	C1	21.53
56	C1	21.53
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81	D1	9
82	D2	13.5
83	D2	13.5
84	S1	9
85	S1	9
86	W1	15
87	W1	15
88	W1	15
89	W1	15
90	W1	15
91	W1	15
92	W1	15

GENERAL NOTES:

1. ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES.
2. ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB.
3. THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	12	A4	SINGLE	8891	1.010	B1-U0-G2	134	1608	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
	5	B1	SINGLE	12878	1.010	B3-U0-G2	134	670	Cree inc.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
	3	B2	BACK-BACK	12878	1.010	B3-U0-G2	134	804	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
	12	B4	SINGLE	9549	1.010	B1-U0-G2	134	1608	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
	24	C1	SINGLE	13251	1.010	B3-U0-G1	134	3216	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-700-57K
	25	D1	SINGLE	1652	1.010	B2-U0-G0	27.2	680	Cree Inc	KRI-2S-35K-120V + KRT-SSGC-FF
	2	D2	SINGLE	880	1.000	B1-U0-G0	19.5	39	USA ILLUMINATION	DL2 3230-10-2-LRTA4-8320-C1-30-NC-120V-W
	2	S1	SINGLE	2659	1.000	B0-U0-G2	20	40	FC/SSL Lighting	FCWST17D-XXX-35K-2500-CRI85-XX-O
	7	W1	SINGLE	4210	1.010	B1-U0-G1	43	301	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-350-57K

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	34.95	56	13	2.69	4.31
DELIVERY	4.32	5.1	3.2	1.35	1.59
ENTRANCES & EXITS	2.03	4.0	0.5	4.06	8.00
PAVED, OTHER	2.36	6.8	0.4	5.90	17.00
PAVED, WAWA	3.23	8.1	0.8	4.04	10.13
PROPERTY LINES	0.47	1.0	0.1	4.70	10.00
UNDEFINED	0.65	9.4	0.0	N.A.	N.A.



40 20 10 0 40

1"= 40'

Mar 08, 2022
H:\2021 FILES\21008\CAD\DRAWINGS\PLAN SETS\FLM21008 - LIGHT - 0----HAYOUT C-701 - LIGHTING PLAN.DWG

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DATE:	05/06/2021
CAD I.D.:	LGHT

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

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LICENSED
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

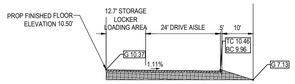
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LIGHTING PLAN

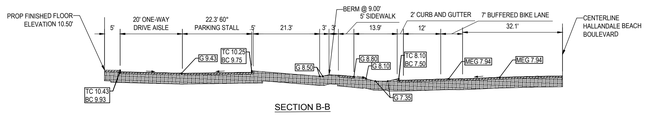
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C-701

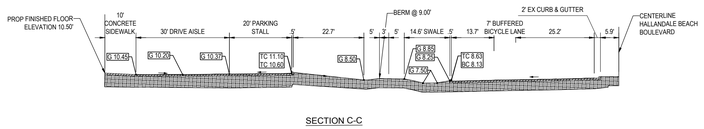
ORG. DATE - 05/06/2021



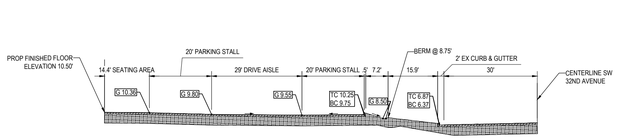
SECTION A-A



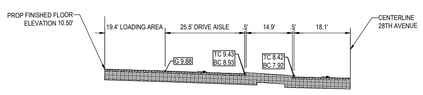
SECTION B-B



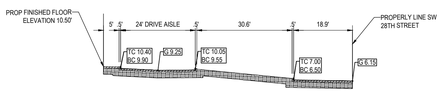
SECTION C-C



SECTION D-D



SECTION E-E

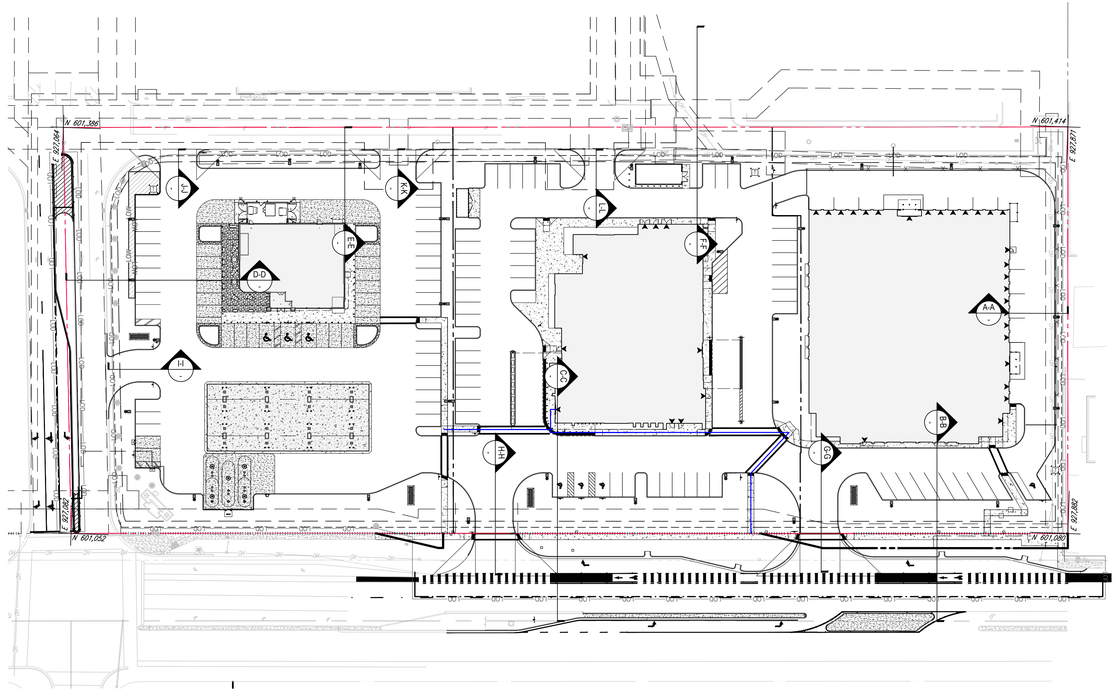


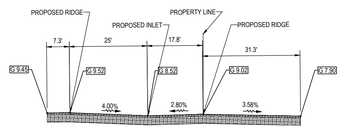
SECTION F-F

GENERAL NOTES:

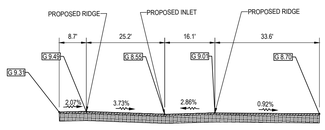
1. MILL AND OVERLAY TO MATCH EXISTING PAVEMENT SECTIONS WITHIN THE RIGHT-OF-WAY.
2. RIGHT-OF-WAY DESIGNED PER FDOT STANDARDS.
3. RIGHT-OF-WAY WIDTHS VARY ALONG NW 10TH AVENUE, NW 11TH AVENUE, & NW 72ND STREET. REFER TO SHEET C-401 FOR FULL PAVEMENT AND MILL & OVERLAY AREAS.
4. REFER TO SHEET C-902 FOR TYPICAL PAVEMENT DETAILS.

20 10 5 0 20
1"= 20'

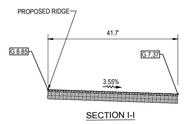




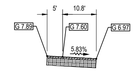
SECTION G-G



SECTION H-H



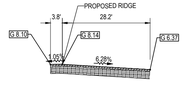
SECTION I-I



SECTION J-J



SECTION K-K



SECTION L-L



50 25 12.5 0 50
1"= 50'

Mar 08, 2022
H:\2021\FLM210089\CAD\DRAWINGS\PLAN SETS\FLM210089 - CRSC - 0----LAYOUT - C-801 - CROSS SECTIONS.DWG

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	DRAWING21

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER
LICENSE
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

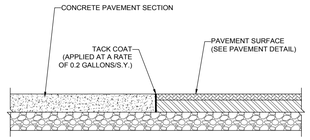
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CROSS SECTIONS

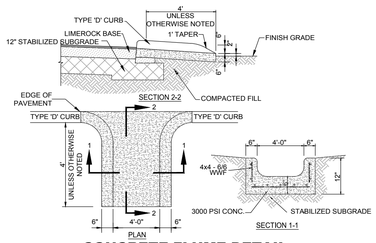
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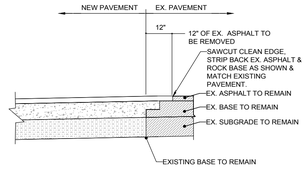
ORG. DATE - 05/06/2021



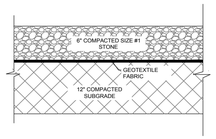
CONCRETE-TO-ASPHALT DETAIL
NOT TO SCALE



CONCRETE FLUME DETAIL
NOT TO SCALE



SAWCUT DETAIL
NOT TO SCALE



SOIL TRACKING PAD DETAIL
NOT TO SCALE

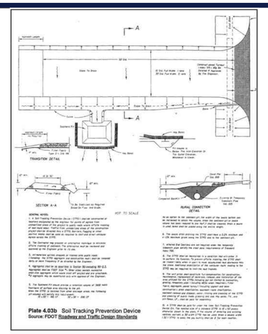
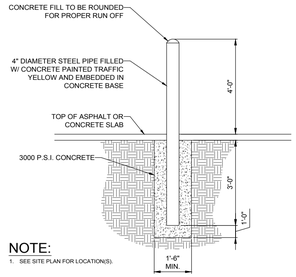


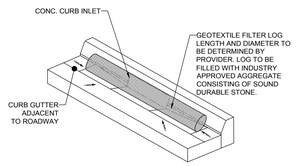
Plate 4.03b Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

Figure 4.3b. Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

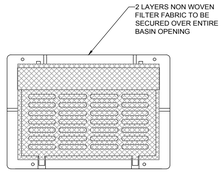


NOTE:
1. SEE SITE PLAN FOR LOCATION(S).

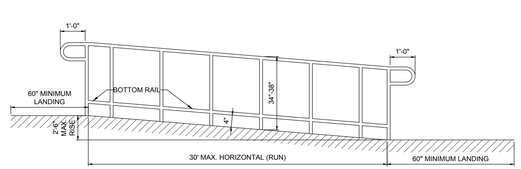
BOLLARD DETAIL
NOT TO SCALE



CURB INLET FILTER LOG DETAIL
NOT TO SCALE



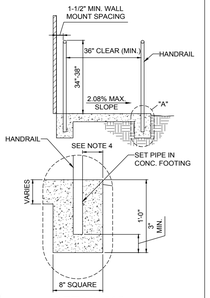
INLET PROTECTION
NOT TO SCALE



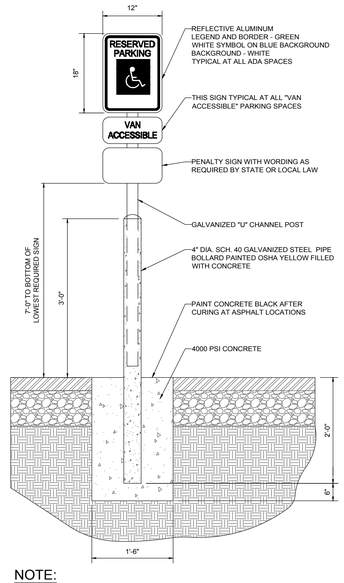
ELEVATION

NOTES:
1. RAMPS AND HANDRAILS TO BE IN COMPLIANCE WITH CURRENT ADA GUIDELINES.
2. HANDRAILS WITH CIRCULAR CROSS SECTIONS SHALL BE 1.25" TO 2" OUTSIDE DIAMETER.
3. NON-CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER OF 4" TO 6.25" AND A MAXIMUM CROSS SECTION DIMENSION OF 2.25". (SEE ADA GUIDELINES)
4. SIDEWALK TO EXTEND 4" BEYOND OUTSIDE OF RAILING WHEN A BOTTOM RAIL IS PROVIDED OR 12" BEYOND WHEN NO BOTTOM RAIL IS PROVIDED.

TYPICAL ADA RAMP AND HANDRAIL DETAIL
NOT TO SCALE

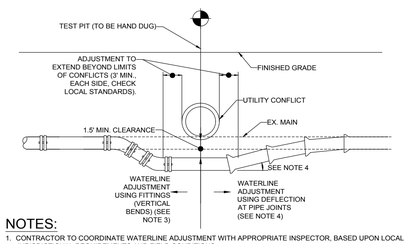


DETAIL "A"



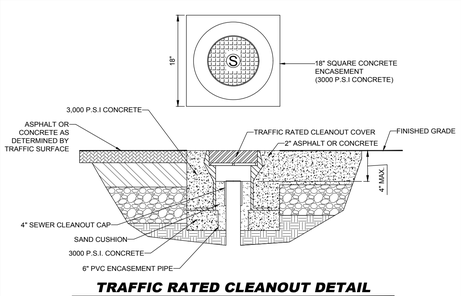
NOTE:
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL
NOT TO SCALE

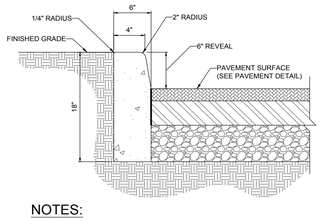


NOTES:
1. CONTRACTOR TO COORDINATE WATERLINE ADJUSTMENT WITH APPROPRIATE INSPECTOR, BASED UPON LOCAL JURISDICTIONAL REQUIREMENTS AND FIELD CONDITIONS.
2. CONTRACTOR TO HAND DIG TEST PIT AT ANTICIPATED CROSSING LOCATION TO DETERMINE EXISTING WATERLINE DEPTH, TOTAL WATERLINE DEFLECTION REQUIRED, AND BEST METHOD FOR WATERLINE ADJUSTMENT.
3. VERTICAL BENDS (INSTALLED PER LOCAL STANDARDS) AS REQUIRED.
4. PIPE DEFLECTION AT JOINTS (PER LOCAL STANDARDS)

WATERLINE ADJUSTMENT DETAIL
NOT TO SCALE

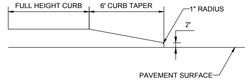


TRAFFIC RATED CLEANOUT DETAIL
NOT TO SCALE

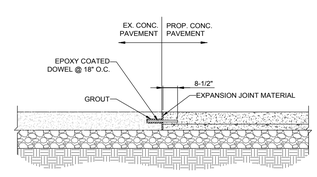


NOTES:
1. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.
2. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
3. CONCRETE TO BE CLASS A3 IF CAST IN PLACE OR 4000 P.S.I. IF PRECAST.

HEADER CURB DETAIL
NOT TO SCALE

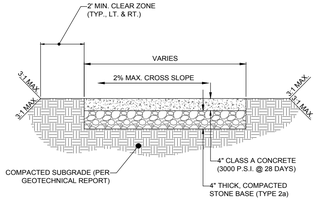


CURB TAPER DETAIL
NOT TO SCALE



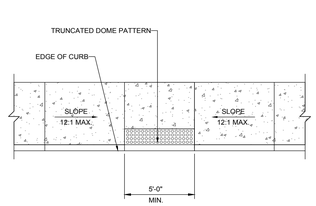
NOTE:
1. CONTRACTOR TO BLOW OUT DUST FROM DRILLED HOLES PRIOR TO APPLYING GROUT.

CONCRETE DOWELING DETAIL
NOT TO SCALE



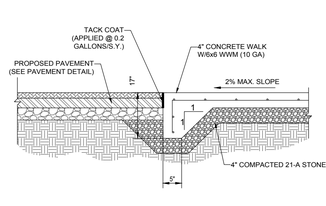
NOTE:
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS, CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTE:
ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE



NOTE:
1. CONCRETE TO BE 4000 P.S.I. @ 28 DAYS.

MONOLITHIC CURB & FLUSH SIDEWALK DETAIL
NOT TO SCALE

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	CNDS-0

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER — LICENSE — No. 85432 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 3/4/2022

SHEET TITLE:

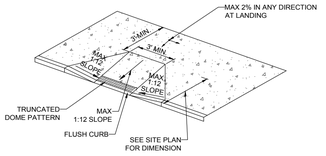
CONSTRUCTION DETAILS SHEET

SHEET NUMBER:

C-901

ORG. DATE - 05/06/2021

Mar 06, 2023
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BAG

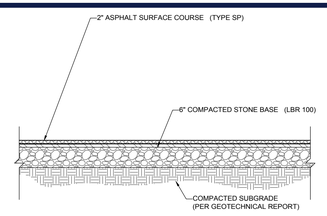


NOTE:

1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE

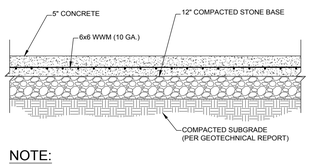


NOTE:

1. STABILIZED SUBGRADE SOIL MATERIAL SHOULD BE STABILIZED WITH ROCK TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 PERCENT, AS SPECIFIED BY FDOT REQUIREMENTS FOR TYPE B OR TYPE C STABILIZED SUBGRADE. ALL STABILIZED SUBGRADE MATERIALS SHOULD BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY. PER GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, ENTITLED PROPOSED WAWA CONVENIENCE STORE DEVELOPMENT, DATED 03/18/2021(PROJECT #25:3716). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

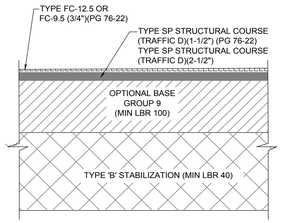


NOTE:

1. STABILIZED SUBGRADE SOIL MATERIAL SHOULD BE STABILIZED WITH ROCK TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 PERCENT, AS SPECIFIED BY FDOT REQUIREMENTS FOR TYPE B OR TYPE C STABILIZED SUBGRADE. ALL STABILIZED SUBGRADE MATERIALS SHOULD BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY. PER GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, ENTITLED PROPOSED WAWA CONVENIENCE STORE DEVELOPMENT, DATED 03/18/2021(PROJECT #25:3716). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

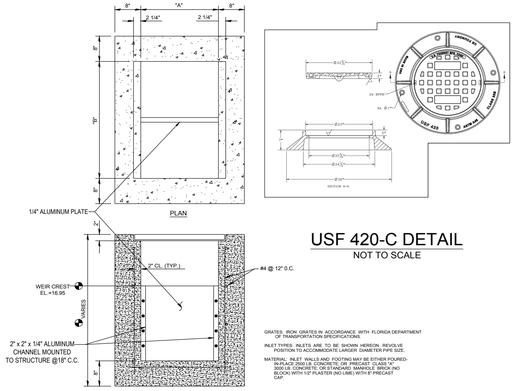
STANDARD DUTY CONCRETE SECTION

NOT TO SCALE



FDOT TYPICAL PAVEMENT SECTION TO BE USED WITHIN FDOT ROW

NOT TO SCALE



USF 420-C DETAIL

NOT TO SCALE

GRATES: IRON, GRATES IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

INLET TYPES: INLETS ARE TO BE SHOWN HEREON. REVOLVE POSITION TO ACCOMMODATE LARGER DIAMETER PIPE SIZE.

MATERIAL: INLET WALLS AND FOOTING MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE OR PRECAST 2LBS/LB.* CONCRETE BLOCK WITH 1/2" PLASTER INCLUDING BOTTOM BLOCK WITH 1/2" PLASTER (NO LIME) WITH 8" PRECAST CAP.

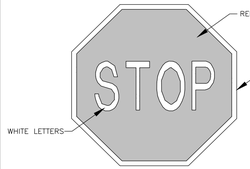
STRUCTURE A-10, A-27, A-46 DRAINAGE CONTROL STRUCTURE DETAIL

NOT TO SCALE



STOP BAR DETAIL

NOT TO SCALE



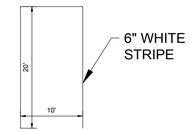
TYPICAL STOP SIGN DETAIL (R1-1)

NOT TO SCALE



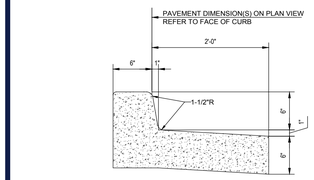
TYPICAL DO NOT ENTER SIGN DETAIL (R5-1)

NOT TO SCALE

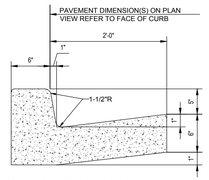


TYPICAL PARKING STRIPING

NOT TO SCALE



SPILL CURB & GUTTER



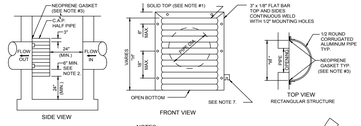
COLLECTOR CURB & GUTTER

NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



PIPE DIA.	W' (IN)	W'' (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

NOTES:

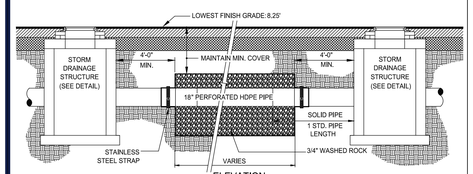
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP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

POLLUTION RETARDANT BAFFLE DETAIL

NOT TO SCALE

GENERAL NOTES:

1. POLLUTION RETARDANT BAFFLE (PRB) IS PROVIDED ON ALL PIPES CONNECTED TO EXFILTRATION TRENCH TO CATCH ANY DEBRIS. PBR DOES NOT ACT AS A WEIR. THREE INTERNAL WEIR IS PROVIDED ON SITE WITHIN THE DRAINAGE CONTROL STRUCTURES (DCS) A-100, A-27, & A-46.

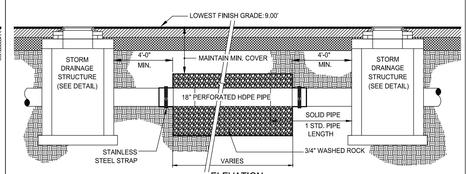


NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

WAWA EXFILTRATION TRENCH

NOT TO SCALE

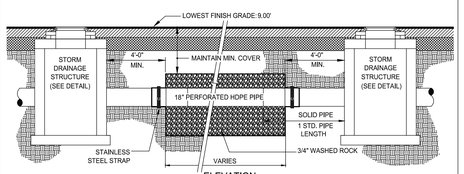


NOTES:

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2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

HOSPITAL EXFILTRATION TRENCH

NOT TO SCALE



NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

SELF-STORAGE EXFILTRATION TRENCH

NOT TO SCALE

Mar 06, 2023
H:\2021 FILES\21089\CAD\DWG\INDIS\PLAN SET\SFU\21089 - CDNDS -S---A LAYOUT- C-902 CONSTRUCTION DETAILS SHEET
BRG

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200202
DRAWN BY:	BAG / DE
CHECKED BY:	TSP / PM
DATE:	05/06/2021
CAD I.D.:	CNDS-0

PROJECT:

SENECA TOWN CENTER

FOR

FERBER

PROPOSED RETAIL DEVELOPMENT

3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TAYLOR SHAY PARKER — LICENSE — No. 85432 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:

CONSTRUCTION DETAILS SHEET

SHEET NUMBER:

C-902

ORG. DATE - 05/06/2021

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

811 Know what's below. Call before you dig.

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

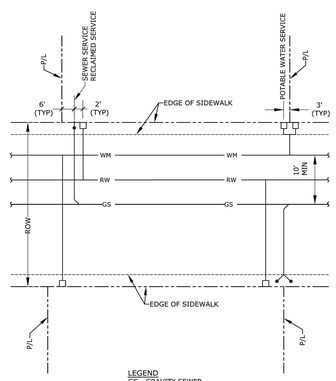
REVISED	UTILITY LOCATES	FIGURE
7/7/2021		101

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



LEGEND
GS - GRAVITY SEWER
RW - RECLAIMED WATER
WM - POTABLE WATER MAIN

NOTE: LOCATION OF SERVICES CAN BE MODIFIED WITH WWS APPROVAL.

REVISED	UTILITY LOCATIONS	FIGURE
7/7/2021		104

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum — Water Main
VACUUM SANITARY SEWER	Water Main — 10 ft. preferred, 3 ft. minimum	Water Main — 12 inches preferred, 6 inches min	Alternate 3 ft. minimum — Water Main
GRAVITY SANITARY SEWER,(3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Water Main — 10 ft. preferred, 6 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum — Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) FORCE MAIN OR SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

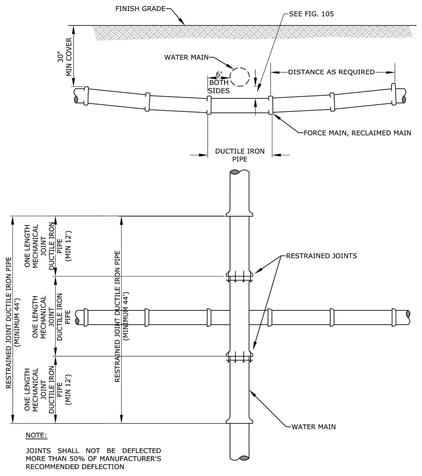
REVISED	WATER MAIN SEPARATION	FIGURE
7/7/2021		105

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

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FAX: 954-831-0925

STANDARD DETAIL



NOTE:
JOINTS SHALL NOT BE DEFLECTED MORE THAN 50% OF MANUFACTURER'S RECOMMENDED DEFLECTION

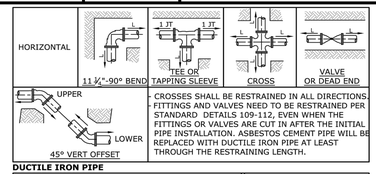
REVISED	STANDARD UTILITY CROSSING	FIGURE
7/7/2021		106

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

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FAX: 954-831-0925

STANDARD DETAIL



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS. FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

Diameter	HORIZONTAL, L (FEET) 11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	45° VERTICAL OFFSET (FEET) UPPER	LOWER
4	1	2	4	10	7	20	9	4
6	2	3	6	14	15	28	12	5
8	2	4	8	17	23	37	16	7
10	2	5	9	21	30	44	19	8
12	3	5	10	24	38	52	22	9

PVC PIPE

Diameter	HORIZONTAL, L (FEET) 11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	45° VERTICAL OFFSET (FEET) UPPER	LOWER
4	2	3	5	12	11	32	14	5
6	2	4	7	16	23	45	19	6
8	3	5	9	21	37	59	25	8
10	3	5	11	25	48	71	30	9
12	3	6	12	29	61	83	35	11

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; NOMINAL SIZE EQUALS BRANCH SIZE; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%; VERTICAL LOW SIDE DEPTH EQUALS 3.5 FEET
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

REVISED	RESTRAINED JOINT REQUIREMENTS SINGLE FITTING	FIGURE
7/7/2021		109

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



STRAIGHT REDUCER

DUCTILE IRON PIPE

SMALL SIDE \ DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'

PVC PIPE

SMALL SIDE \ DIAMETER	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

TEE REDUCER

DUCTILE IRON PIPE

BRANCH SIZE \ DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'

PVC PIPE

BRANCH SIZE \ DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		16'	8'	1'
8"			31'	25'
10"				44'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT;SAFETY FACTOR: 1.5;BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

REVISED	RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS	FIGURE
7/7/2021		112

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

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PROJECT No.: FLB200202
DRAWN BY: BAG / DE
CHECKED BY: TSP / PM
DATE: 05/06/2021
CAD I.D.: CNDS-0

PROJECT:
SENECA TOWN CENTER
FOR
FERBER

PROPOSED RETAIL DEVELOPMENT
3195 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33009
SEC: 29 TWP: 51S RGE: 42E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

TAYLOR SHAY PARKER
LICENSE
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

SHEET TITLE:
BROWARD COUNTY WATER & WASTEWATER DETAILS SHEET
SHEET NUMBER:
C-903

ORG. DATE - 05/06/2021

Mar 06, 2023
H:\2021\FLM\109BGA\CAD\DRAWINGS\PLAN SET\FLM21089 - CDNS - 0 —V.LAYOUT: C-903 BROWARD COUNTY WATER AND WASTEWATER DETAILS
BAG

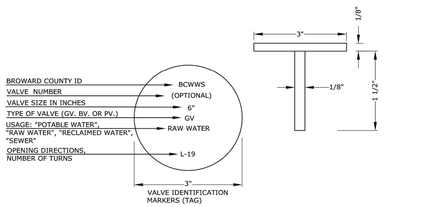
WWS PROJ 107268 DWG 1229-71-064

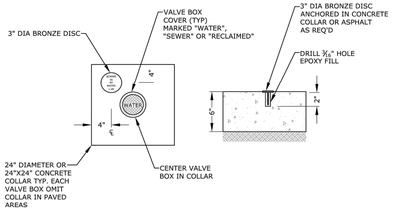
BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

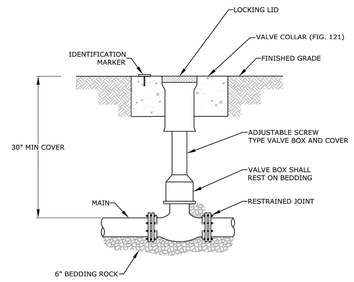
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



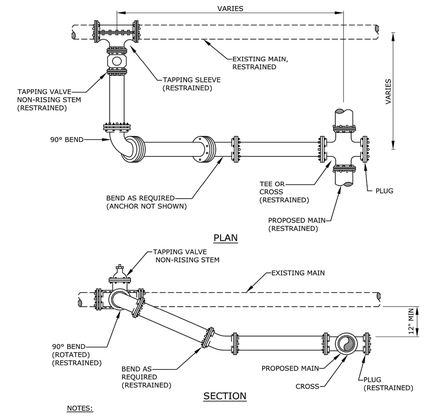


REVISED		FIGURE
7/7/2021	VALVE COLLAR AND IDENTIFICATION MARKER	121



1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

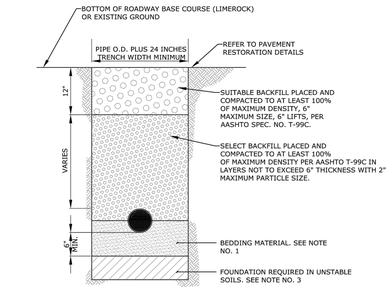
REVISED		FIGURE
7/7/2021	VALVE BOX DETAIL	123



NOTES:

1. ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.
2. IF CONNECTION IS PRIOR TO FDEP CLEARANCE THEN A SECOND VALVE WITH VENT IS REQUIRED.

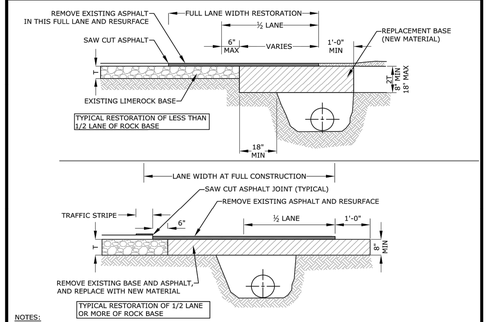
REVISED		FIGURE
7/7/2021	TYPICAL CONNECTION TO EXISTING MAIN	131



NOTES:

1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAXIMUM PARTICLE SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REVISED		FIGURE
7/7/2021	TYPICAL TRENCH BACKFILL	180

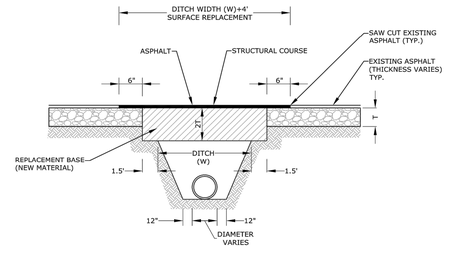


NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED UTILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ½ INCH.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REVISED		FIGURE
7/7/2021	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	182



NOTES:

1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70%.
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REVISED		FIGURE
7/7/2021	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	183

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SHEET TITLE:

BROWARD COUNTY WATER & WASTEWATER DETAILS SHEET

SHEET NUMBER:

C-904

ORG. DATE - 05/06/2021

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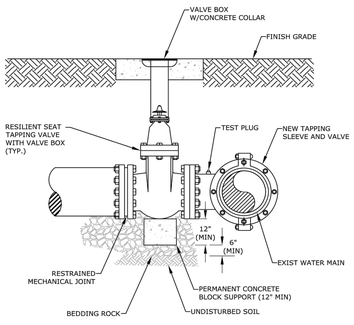
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WATER & WASTEWATER SERVICES
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POMPANO BEACH, FL 33069

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FAX: 954-831-0925

STANDARD DETAIL



NOTES:

1. REFER TO WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS FOR MINIMUM REQUIREMENTS AND PRE-APPROVED MANUFACTURERS.
2. MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE
3. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP. PRESSURE TEST AND TAP SHALL BE MADE IN PRESENCE OF AN AUTHORIZED COUNTY REPRESENTATIVE.
4. TAP SHALL BE MADE NO CLOSER THAN 18" FROM THE NEAREST JOINT.
5. CONCRETE BLOCK SHALL COMPLETELY SUPPORT TAPPING VALVE.
6. RESTRAINT JOINT REQUIREMENTS SHALL BE IN ACCORDANCE WITH WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

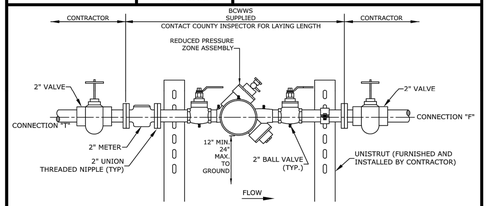
REVISED	TAPPING SLEEVE AND VALVE INSTALLATION	FIGURE 196
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

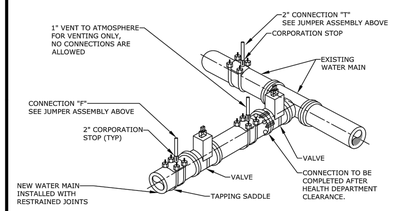
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STANDARD DETAIL



JUMPER ASSEMBLY



NOTES:

1. A BCWWS SUPPLIED FIRE HYDRANT BACKFLOW METER WITH RPZ MAY BE USED IN LIEU OF THE JUMPER ASSEMBLY.
2. SEE DETAIL 205B FOR ADDITIONAL REQUIREMENTS.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE 205A
7/7/2021		

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STANDARD DETAIL

1. A FILLING AND FLUSHING JUMPER ASSEMBLY CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE BCWWS WATER MAINS AND NEW WATER MAINS. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING BCWWS WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
2. THE CONTRACTOR SHALL CONTACT BCWWS REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. BCWWS INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS, JUMPER ASSEMBLY CONNECTION INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH BCWWS STANDARDS.
3. THE JUMPER ASSEMBLY (2" DIAMETER FLANGE TO FLANGE) WILL BE SUPPLIED BY BCWWS AND INSTALLED AND TESTED BY THE CONTRACTOR, IN COORDINATION WITH THE ENGINEER OF RECORD (EOR) AND BCWWS. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE BCWWS APPROVED PRODUCT SPECIFICATION SHEETS. THE JUMPER SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL IT IS REMOVED. JUMPER ASSEMBLIES 3" AND LARGER SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR IN COORDINATION WITH BCWWS.
4. ALL NEW WATER MAINS SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM BCWWS, AS WELL AS CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
5. THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPENED UNTIL THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY BCWWS, AND HAS RECEIVED CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
6. DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 25 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION AT ALL TIMES.
7. PERMANENT CONNECTION TO EXISTING MAINS BY OPENING OF MAIN VALVES SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE AND UNTIL APPROVED BY BCWWS AND CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH.
8. UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A BCWWS INSPECTOR. THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SPRAYING AND SWABBING WITH CHLORINE. THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE CONTRACTOR IN COORDINATION WITH BCWWS. THE CONTRACTOR SHALL REMOVE THE REMAINDER OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

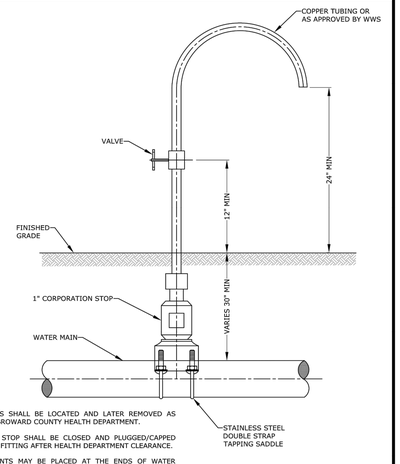
REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE 205B
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

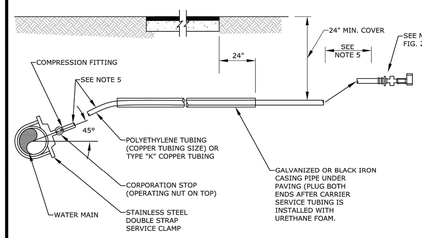
REVISED	SAMPLING POINT	FIGURE 206
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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ENGINEERING DIVISION
2555 WEST COPANS ROAD
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STANDARD DETAIL



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICE REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS

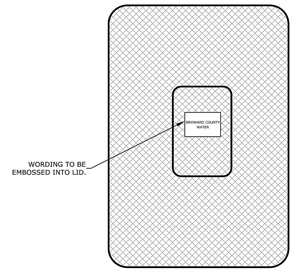
REVISED	TYPE 1 WATER SERVICE CONNECTION	FIGURE 221
7/7/2021		

BROWARD COUNTY
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2555 WEST COPANS ROAD
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STANDARD DETAIL



REVISED	POTABLE WATER METER BOX COVER	FIGURE 225
7/7/2021		

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LICENSE
No. 85432
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/4/2022

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BROWARD COUNTY WATER & WASTEWATER DETAILS SHEET

SHEET NUMBER:

C-905

ORG. DATE - 05/06/2021

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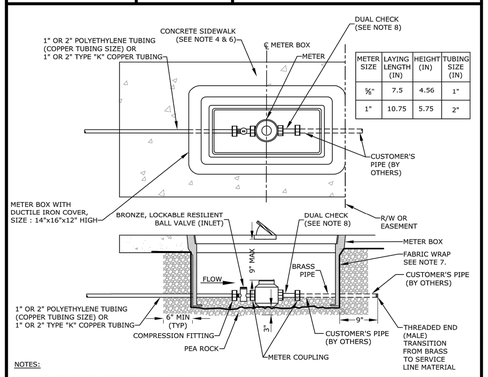
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WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)	TUBING SIZE (IN)
⅝"	7.5	4.56	1"
1"	10.75	5.75	2"

NOTES:

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF 14" FOR 1" TUBING AND 21" FOR 2" TUBING. ⅝" METERS SHALL HAVE A 1" SERVICE LINE, AND 1" METERS SHALL HAVE A 2" SERVICE LINE.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID. BALL VALVE AND BOTH METER COUPLINGS SHALL BE VISIBLE IN THE METER BOX.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.
8. DUAL CHECK ON SINGLE FAMILY HOUSE METERS ONLY. ALL OTHER METERS TO HAVE DOWNSTREAM ABOVE-GROUND BACK FLOW PREVENTER.

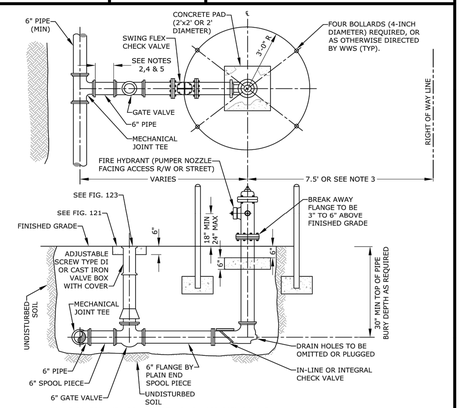
REVISED	WATER METER INSTALLATION FOR ⅝" AND 1" METERS	FIGURE 226
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
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STANDARD DETAIL



1. HYDRANT COATED WITH OSHA SAFETY YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

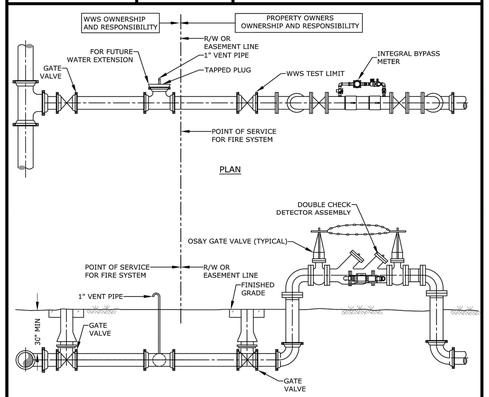
REVISED	FIRE HYDRANT INSTALLATION	FIGURE 231
7/7/2021		

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STANDARD DETAIL



1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. 1" VENT PIPE TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER MUST COME WITH A RED REGISTER CAP METER.
5. PROVIDE RED POLYURETHANE COATING.

DEDICATED FIRE SYSTEM

REVISED	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	FIGURE 235
7/7/2021		

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3/4/2022

SHEET TITLE

BROWARD COUNTY WATER & WASTEWATER DETAILS SHEET

SHEET NUMBER:

C-906

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Drawn By: Author
Checked By: Checker
Approved By: Aprrover



EXTERIOR ELEVATION - OVERALL SOUTH



EXTERIOR ELEVATION - OVERALL EAST

NOTE: RENDERINGS ARE FOR GENERAL INFORMATION OF DESIGN INTENT. SOME ELEMENTS MAY DIFFER. REFER TO EXTERIOR ELEVATIONS ON THE FOLLOWING SHEETS

Gresham Smith

GreshamSmith.com

Two Harbour Place
302 Knights Run Avenue
Tampa, FL 33602
Suite 900
813-251-6838

FL QUALIFIER NO. AR0013420
FL REGISTRY NO. RY3806

EMERALD ENGINEERING INC.

9942 Currie Davis Drive
Suite H
Tampa, FL 33619
813-995-0300

NUTEX HEALTH

PEMBROKE PARK, FLORIDA

NOT FOR CONSTRUCTION

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE PLANS, SPECIFICATIONS, AND ADDENDA COMPLY WITH THE APPLICABLE CODES LISTED ON SHEET G010

Revision

No.	Date	Description

COLORED EXTERIOR ELEVATIONS

P301

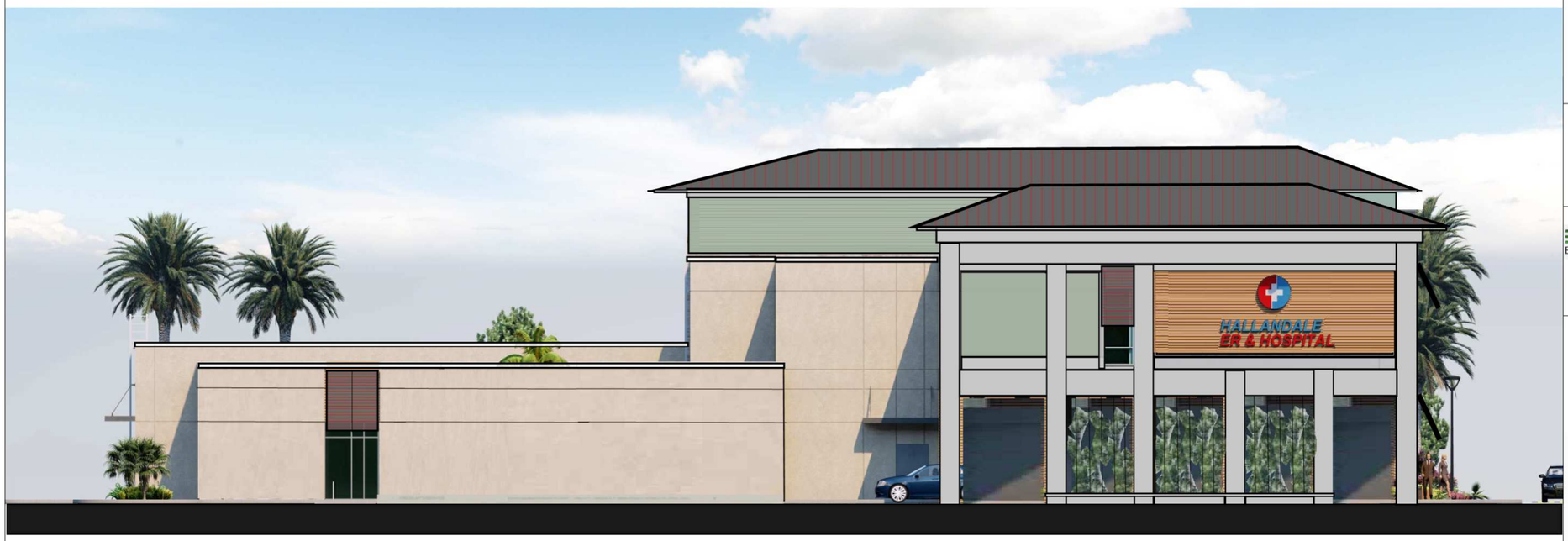
45465.00
03.08.22

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Autodesk Docs://45465.00 Nutex Health Hallandale Beach Hospital R22/Hallandale Beach ER and Hospital_R22.rvt

1/31/2022 3:02:05 PM

Drawn By: Author
Checked By: Checker
Approved By: Aprrover



EXTERIOR ELEVATION - OVERALL WEST



EXTERIOR ELEVATION - OVERALL NORTH

Gresham Smith

GreshamSmith.com

Two Harbour Place
302 Knights Run Avenue
Tampa, FL 33602
Suite 900
813-251-6838

FL QUALIFIER NO. AR0013420
FL REGISTRY NO. RY3806

EMERALD ENGINEERING INC.

9942 Currie Davis Drive
Suite H
Tampa, FL 33619
813-995-0300

NUTEX HEALTH

PEMBROKE PARK, FLORIDA
3195 West Hallandale Beach Boulevard, Florida 33009

NOT FOR CONSTRUCTION

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE PLANS, SPECIFICATIONS, AND ADDENDA COMPLY WITH THE APPLICABLE CODES LISTED ON SHEET G010

Revision

No.	Date	Description

COLORED EXTERIOR ELEVATIONS

P302

45465.00
03.08.22

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Autodesk Docs://45465.00 Nutex Health Hallandale Beach Hospital RZ22/Hallandale Beach ER and Hospital_RZ22.rvt

2/1/2023 9:47:53 AM

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

MEETING DATE: February 23, 2022

SUBJECT: DRC Meeting #1 / Site Plan Review / 21-SP-05 (REV)
3195 West Hallandale Beach Boulevard / Seneca Town Center

This review is based on the plans received by the Town of Pembroke Park on February 11, 2022. Based on the comments below, no additional DRC review is required. All comments should be addressed at the time of Planning and Zoning Board submittal and/or building permit, as applicable.

Planning and Zoning Comments

1. Parking calculations and proposed parking should be updated to include the required hospital parking per Section 28-301(a)(4): *Hospitals, sanitariums and welfare institutions: One (1) parking space for each two hundred (200) square feet of sleeping room area for patients contained in the building.*
2. Provide an enhanced pedestrian connection between proposed hospital and convenience store.
3. Provide a letter from Broward County whether the new proposed use will require a plat note amendment.
4. A separate permit will be required for signage.
5. If the property is subdivided in the future, the applicant shall demonstrate each parcel meets the required parking requirements or provide a cross parking agreement.
6. At the time of Building Permit concurrency shall be met. (Section 13.5-62)
7. Design Comments:
    a. All buildings on site should have a consistent architectural theme, including

paint color when possible. Consider a lighter color for the overall structure.

b. Consider using pyramid roof style instead of flat hip to match other buildings on site.
c. Consider changing name of facility to "Pembroke" instead of "Hallandale"

Engineering Comments

1. There is a proposed structure on the north side of the hospital building with no additional information. What is this?
2. Coordinate with BCWWS/City of Hollywood to ensure water/wastewater systems have capacity to handle additional flows/requirements from the proposed project. Provide proof of coordination in form of a "capacity letter".
3. Check BCWWS standards for proper installation of fire hydrants. It appears the valves are not depicted properly per BCWWS for the fire hydrant installation.
4. 6It appears there is a 'missing' detail on sheet C-905. Please revise accordingly.
5. Stormwater/Erosion Control: Cross-sections should detail the base, subbase, percent slope, etc. Please add this additional information.
6. In addition to the cross-sections provided, provide cross-sections at every driveway entrance to the site.
7. Advise how water quality and quantity pre vs. post requirements will be met for the site. It appears there is a very minimal amount of retention areas/exfiltration trench proposed for this site.
8. Please show a truck washing station on the erosion control plan and provide corresponding details.
9. From the survey, the storm structures that are being tied in SW 28th St. are full of water. Please confirm who owns these structures and provide approval for connecting into them. This connection is not advised if the system is already at capacity.
10. Storm CO-1 has an angle of more than 90°. This is not preferred for any stormwater piping. Please revise accordingly.

11. There appears to be an exfiltration trench depicted between structures A-16 and A-17; however, no callout/reference is given for this trench. Please revise accordingly.

12. The callout for the exfiltration trench between structures A-42 and A43 is covered and not pointing to the trench. Revise accordingly.

13. There are three structures in the northern driveway connection for the hospital. Please advise why all three structures are required, and/or revise accordingly if not.

14. Connection to existing structure A-49 is depicted at invert elevation of 1.53' (18"). This will only allow for 1' of cover. Revise accordingly for at least 2' of cover (3' preferred).

15. Connection to existing structure A-30.2 is depicted at invert elevation of 2.40 (18"). This will only allow for 0.3' of cover. Revise accordingly for at least 2' of cover (3' preferred).

16. The stop sign at the northern driveway of the hospital appears to be very far off the roadway. Please revise plans to resolve this.

17. Many crosswalks and stop bars depicted on plans do not extend to the edges of the roadways as is common practice (I.E: Crosswalk south of hospital, stop bars for assumed ambulance parking). Please review and revise accordingly.

18. Detectable warning pads are shown for the entire SW corner of the hospital. Please provide bollards to protect the hospital building in this area.

19. On the west side of the hospital, a Do Not Enter (DNE) sign is only provided on one side of the ambulance area. Please provide DNE signs on both sides of the ambulance parking area as is typical.

20. The stop bar and sign south of the hospital are after the crosswalk connection. This is not typical as it means vehicles will be stacking on top of the crosswalk. Please reevaluate this area and revise accordingly.

21. Detectable warning pad is missing on the sidewalk connection across the drive aisle west of the SW corner of the hospital building. Revise plans accordingly.

22. Please ensure all stop signs are at least 2' away from parking stalls/drive aisles. Across the drive aisle from the SW corner of the hospital, the stop sign appears to be a likely hazard for parked cars opening their doors.

23. Please add note to plans that all stop bars/crosswalk markings are to be thermoplastic.

24. There appears to be no stop sign on the southbound drive aisle adjacent to the SE corner of the hospital. Please advise if this is an error or if there will be no stop sign proposed there.

25. Please review the latest FDOT Standard Index 711-002. The bicycle lane appears to be improperly marked.

Fire Safety Comments

1. The required installation /location for the addition for the new fire hydrant (C-501), which is indicated to be installed near the NE corner of the proposed new two-story automatic fire sprinkler protected hospital building shall be compliant with NFPA 24: 7.2.3-Hydrants shall be located not less than 40 feet from the buildings to be protected. In addition, please be aware, that the hydrant shall be in compliance with having a clear space in front of the hydrant connection not less than 60 inches and a 36 inch clear space around the circumference of the fire hydrant in accordance with NFPA 1: 18.5.7.

2. Please be aware upon permit applications (a plan note shall be required) that All buildings for the project shall comply with meeting the Minimum Radio Signal Strength for Fire Department Communications. (Note: AHJ will verify emergency radio communication signal acceptance with field verification upon the last tenant build-out.). NFPA 1:11.10 requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

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

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner' s Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1, NFPA 72, and NFPA 1221

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72 and NFPA 1221

3. Shall provide an updated Fire Flow Demand Calculations for the Project: Seneca Town Center identifying the proposed 3 buildings on the site for building type (Construction type) in accordance with NFPA 220 and water supply needed for manual firefighting (fire flow) and (if applicable) fire sprinkler/standpipe operations in GPM for fire firefighting operations, in accordance with NFPA 1:18.4.5.2.1 Table: minimum required fire flow and flow duration for the each building as per the Florida Fire Prevention Code 7th ED.(signed & sealed by the Engineer of Record.)

Building Department Comments

1. This review is not intended to be a full building code review of the building components; as this can only be accomplished at the time of application for permit submittal and during the review process.

2. Should the applicant wish to obtain a preliminary code review from all trades, a "dry-run" process can be requested as a separate process through the Building Department at a fee. However, this type of review is only valid to receive code review comments based on the level of completion of the documents submitted and cannot be converted into a permit and does not include any revision of any outside agencies nor set any current building code.

3. Informational only: The proposed Buildings are in a Flood Hazard Area (FHA) identified as an "X and AH-6.5" zones; and are being proposed to be at a Finish Floor Elevation (FFE) of 10.50' NAVD; which is compliant with the NFIP and the Town code of Ordinances.

4. Informational only: The number of accessible parking spaces are consistent with the FBC-A due the number provided at each building. Please note this could change once the proper parking requirements are applied.

200 South Biscayne Boulevard, 20th Floor
Miami, FL 33131
786.681.0800

March 6, 2022

Heidi Siegel
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Project Name: **3195 West Hallandale Beach Boulevard / Seneca Town Center**
Application No.: **21-SP-05 (REV)**

Dear Heidi,

We have received your comment letter dated February 23rd 2022 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

PLANNING & ZONING COMMENTS:

1. *Parking calculations and proposed parking should be updated to include the required hospital parking per Section 28-301(a)(4): Hospitals, sanitariums and welfare institutions: One (1) parking space for each two hundred (200) square feet of sleeping room area for patients contained in the building.*

   RESPONSE: Please see revised sheet C-301 with the correct Parking tabulation for the proposed Hospital use. (1 Space / 200 SF of Sleeping Room Area) =6,635 Sf/ 200 Sf = 34 Spaces.

2. *Provide an enhanced pedestrian connection between proposed hospital and convenience store.*

   RESPONSE: Pedestrian crosswalk has been added and expanded entirely across the entire width of the roadway.

3. *Provide a letter from Broward County whether the new proposed use will require a plat note amendment.*

   RESPONSE: A letter has been provided and attached for submittal. The proposed new use will require a plate note amendment.

4. *A separate permit will be required for signage.*

   RESPONSE: Acknowledged.

5. *If the property is subdivided in the future, the applicant shall demonstrate each parcel meets the required parking requirements or provide a cross parking agreement.*

   RESPONSE: Acknowledged.

6. *At the time of Building Permit concurrency shall be met. (Section 13.5-62)*

   RESPONSE: Acknowledged.

BOHLER

7. *Design Comments:*

   a. *All buildings on site should have a consistent architectural theme, including paint color when possible. Consider a lighter color for the overall structure.*
   B. *Consider using pyramid roof style instead of flat hip to match other buildings on site.*
   C. *Consider changing name of facility to "Pembroke" instead of "Hallandale"*

   A. **RESPONSE: Architect is looking into this and will proposed a consistent architectural theme.**
   B. **RESPONSE: The hip roof is being used due to the design, structural design and functionality of the overall structure. We believe this is a good blend of roof style between the storage and the Wawa while still allowing for maximum function and usability of space.**
   C. **RESPONSE: Acknowledged. Alternative naming is being considered.**

ENGINEERING COMMENTS:

1. *There is a proposed structure on the north side of the hospital building with no additional information. What is this?*

   RESPONSE: A proposed generator enclosure, now properly labeled.

2. *Coordinate with BCWWS/City of Hollywood to ensure water/wastewater systems have capacity to handle additional flows/requirements from the proposed project. Provide proof of coordination in form of a "capacity letter".*

   RESPONSE: BCWWS has been contacted. As soon as letter is revised it will be provided.

3. *Check BCWWS standards for proper installation of fire hydrants. It appears the valves are not depicted properly per BCWWS for the fire hydrant installation.*

   RESPONSE: Plans are going through the review of BCWWS are ongoing. Any proposed valves and/or fire hydrants have been designed per BCWWS Standards.

4. *It appears there is a 'missing' detail on sheet C-905. Please revise accordingly.*

   RESPONSE: 'Missing' detail reference has been fixed.

5. *Stormwater/Erosion Control: Cross-sections should detail the base, subbase, percent slope, etc. Please add this additional information.*

   RESPONSE: Cross-sections have been provided on page C-801. Please refer to sheet C-902 for the general pavement section details as noted on sheet C-801.

6. *In addition to the cross-sections provided, provide cross-sections at every driveway entrance to the site.*

   RESPONSE: Cross-sections have been provided on page C-801 for every driveway entrance.

BOHLER

7. *Advise how water quality and quantity pre vs. post requirements will be met for the site. It appears there is a very minimal amount of retention areas/exfiltration trench proposed for this site.*

RESPONSE: Site is a part of the overall master Seneca Industrial Park. Requirements set forth for the master system require water quality to be met onsite prior to discharging into the system. Please see attached SWM Report.

8. *Please show a truck washing station on the erosion control plan and provide corresponding details.*

RESPONSE: Truck washing station detail has been added to see C-901. General note on sheet C-601 and C-602 indicates trucks must be washed prior to existing the site.

9. *From the survey, the storm structures that are being tied in SW 28th St. are full of water. Please confirm who owns these structures and provide approval for connecting into them. This connection is not advised if the system is already at capacity.*

RESPONSE: As discussed during the DRC Meeting the site is part of the master Seneca Industrial system. Storm Structures were designed below water the table.

10. *Storm CO-1 has an angle of more than 90°. This is not preferred for any stormwater piping. Please revise accordingly.*

RESPONSE: Storm C0-1 has been revised to an angle of 90° as requested.

11. *There appears to be an exfiltration trench depicted between structures A-16 and A-17; however, no callout/reference is given for this trench. Please revise accordingly.*

RESPONSE: Exfiltration call out has been revised between structures A-16 and A-17. Please see revised sheet C-401.

12. *The callout for the exfiltration trench between structures A-42 and A-43 is covered and not pointing to the trench. Revise accordingly.*

RESPONSE: Exfiltration call out has been revised between structures A-42 and A-43. Please see revised sheet C-401.

13. *There are three structures in the northern driveway connection for the hospital. Please advise why all three structures are required, and/or revise accordingly if not.*

RESPONSE: Three structures are required in the northern driveway to catch the water at proposed low points in the northern driveway.

14. *Connection to existing structure A-49 is depicted at invert elevation of 1.53' (18"). This will only allow for 1' of cover. Revise accordingly for at least 2' of cover (3' preferred).*

RESPONSE: Existing structure A-49 has been revised with an invert elevation of 1.12' (18"), with a rim elevation of 5.76', allowing for 3' of cover.

BOHLER

15. *Connection to existing structure A-30.2 is depicted at invert elevation of 2.40 (18"). This will only allow for 0.3' of cover. Revise accordingly for at least 2' of cover (3' preferred).*

RESPONSE: Existing structurer A-30.2 has been revised with an invert elevation of 1.50' (18"), with a rim elevation of 5.64', allowing for 2.51' of cover.

16. *The stop sign at the northern driveway of the hospital appears to be very far off the roadway. Please revise plans to resolve this.*

RESPONSE: Stop sign has been adjusted as per PP DRC comment.

17. *Many crosswalks and stop bars depicted on plans do not extend to the edges of the roadways as is common practice (I.E: Crosswalk south of hospital, stop bars for assumed ambulance parking). Please review and revise accordingly.*

RESPONSE: All crosswalks and stop bars have been adjusted to the edge of the roadways as requested.

18. *Detectable warning pads are shown for the entire SW corner of the hospital. Please provide bollards to protect the hospital building in this area.*

RESPONSE: Bollards have been added as per PP DRC comment.

19. *On the west side of the hospital, a Do Not Enter (DNE) sign is only provided on one side of the ambulance area. Please provide DNE signs on both sides of the ambulance parking area as is typical.*

RESPONSE: Do Not Enter signs have been provided on each side as requested.

20. *The stop bar and sign south of the hospital are after the crosswalk connection. This is not typical as it means vehicles will be stacking on top of the crosswalk. Please reevaluate this area and revise accordingly.*

RESPONSE: Stop bars and stop signs have been adjusted to be located behind the crosswalk as requested.

21. *Detectable warning pad is missing on the sidewalk connection across the drive aisle west of the SW corner of the hospital building. Revise plans accordingly.*

RESPONSE: Detectable warning pads have been added as per PP DRC comment.

22. *Please ensure all stop signs are at least 2' away from parking stalls/drive aisles. Across the drive aisle from the SW corner of the hospital, the stop sign appears to be a likely hazard for parked cars opening their doors.*

RESPONSE: The stop sign SW corner of the hospital has been adjusted to be at least 2' away from the parking stalls/ drive aisles.

23. *Please add note to plans that all stop bars/crosswalk markings are to be thermoplastic.*

RESPONSE: Note has been added to sheet C-301. As requested.

24. *There appears to be no stop sign on the southbound drive aisle adjacent to the SE corner of the hospital. Please advise if this is an error or if there will be no stop sign proposed there.*

RESPONSE: Stop sign has been added as per comment.

25. *Please review the latest FDOT Standard Index 711-002. The bicycle lane appears to be improperly marked.*

RESPONSE: Proposed bicycle lane is currently being approved and reviewed by FDOT. Any proposed stripping has within the ROW has been requested by FDOT.

FIRE SAFETY COMMENTS:

1. *The required installation /location for the addition for the new fire hydrant (C-501), which is indicated to be installed near the NE corner of the proposed new two-story automatic fire sprinkler protected hospital building shall be compliant with NFPA 24: 7.2.3-Hydrants shall be located not less than 40 feet from the buildings to be protected. In addition, please be aware, that the hydrant shall be in compliance with having a clear space in front of the hydrant connection not less than 60 inches and a 36 inch clear space around the circumference of the fire hydrant in accordance with NFPA 1: 18.5.7.*

RESPONSE: Acknowledged.

2. *Please be aware upon permit applications (a plan note shall be required) that All buildings for the project shall comply with meeting the Minimum Radio Signal Strength for Fire Department Communications. (Note: AHJ will verify emergency radio communication signal acceptance with field verification upon the last tenant build-out.). NFPA 1:11.10 requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.*

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

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1, NFPA 72, and NFPA 1221

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72 and NFPA 1221

RESPONSE: Acknowledged.

3. *Shall provide an updated Fire Flow Demand Calculations for the Project: Seneca Town Center identifying the proposed 3 buildings on the site for building type (Construction type) in accordance*

with NFPA 220 and water supply needed for manual firefighting (fire flow) and (if applicable) fire sprinkler/standpipe operations in GPM for fire firefighting operations, in accordance with NFPA 1:18.4.5.2.1 Table: minimum required fire flow and flow duration for the each building as per the Florida Fire Prevention Code 7th ED.(signed & sealed by the Engineer of Record.)

RESPONSE: Acknowledged. Updated Fire Demand Flows have been provided.

BUILDING DEPARTMENT COMMENTS:

1. *This review is not intended to be a full building code review of the building components; as this can only be accomplished at the time of application for permit submittal and during the review process.*

   RESPONSE: Acknowledged.

2. *Should the applicant wish to obtain a preliminary code review from all trades, a "dry-run" process can be requested as a separate process through the Building Department at a fee. However, this type of review is only valid to receive code review comments based on the level of completion of the documents submitted and cannot be converted into a permit and does not include any revision of any outside agencies nor set any current building code.*

   RESPONSE: Acknowledged.

3. *Informational only: The proposed Buildings are in a Flood Hazard Area (FHA) identified as an "X and AH-6.5" zones; and are being proposed to be at a Finish Floor Elevation (FFE) of 10.50' NAVD; which is compliant with the NFIP and the Town code of Ordinances.*
   RESPONSE: Acknowledged.

4. *Informational only: The number of accessible parking spaces are consistent with the FBC-A due the number provided at each building. Please note this could change once the proper parking requirements are applied.*

   RESPONSE: Acknowledged.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (786) 681-0800.

Sincerely,

BOHLER ENGINEERING

Taylor Parker, P.E.
Associate

cc: File

BOHLER //

Kayelyn de los Santos

From: Da Luz, Karina <KDALUZ@broward.org>
Sent: Friday, February 25, 2022 4:27 PM
To: Brett Goldstein
Cc: Taylor Parker; Juan Ortega; Jeff Zito; Mcguire, David; flb200202@nf.bohlereng.com; flm210089@nf.bohlereng.com
Subject: RE: 3195 West Hallandale Beach Boulevard - Seneca Plat (084-MP-95)

EXTERNAL: Use caution with attachments and links.

Hi Brett,

A note amendment will be required, additionally form my conversation with you a few minutes ago over the phone, it seems like Parcel B will go over the 160,000 sq. ft. currently allowed.

From: Brett Goldstein <bgoldstein@bohlereng.com>
Sent: Friday, February 25, 2022 4:24 PM
To: Da Luz, Karina <KDALUZ@broward.org>
Cc: Taylor Parker <tparker@bohlereng.com>; Juan Ortega <jortega@jfo.us>; Jeff Zito <JZito@ferbercompany.com>; Mcguire, David <DMCGUIRE@broward.org>; flb200202@nf.bohlereng.com; flm210089@nf.bohlereng.com
Subject: RE: 3195 West Hallandale Beach Boulevard - Seneca Plat (084-MP-95)

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It was great speaking with you a minute ago. I wanted to just clarify the definition for the proposed use;

''A free-standing emergency room is a facility that specializes in personal medical care and treatment of people. These facilities are structurally separate and distinct from a hospital and provide emergency care for potentially life-threatening conditions. They are typically open 24 hours a day, 7 days a week, 365 days per year."

I am not sure if this changes if a plat note is required or not.

Thank you,

Brett Goldstein, EIT
Sr. Design Engineer
200 South Biscayne Boulevard, 20th Floor
Miami, FL 33131
o 786-681-0800 / c 561-504-4878 / bgoldstein@bohlereng.com
www.BohlerEngineering.com

BOHLER //

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From: Da Luz, Karina <KDALUZ@broward.org>
Sent: Friday, February 25, 2022 4:05 PM
To: Brett Goldstein <bgoldstein@bohlereng.com>
Cc: Taylor Parker <tparker@bohlereng.com>; Juan Ortega <jortega@jfo.us>; Jeff Zito <JZito@ferbercompany.com>; Mcguire, David <DMCGUIRE@broward.org>; flb200202@nf.bohlereng.com; flm210089@nf.bohlereng.com
Subject: RE: 3195 West Hallandale Beach Boulevard - Seneca Plat (084-MP-95)

EXTERNAL: Use caution with attachments and links.

Yes, as it generates less trips.

Regards,
Karina

From: Brett Goldstein <bgoldstein@bohlereng.com>
Sent: Friday, February 25, 2022 3:56 PM
To: Da Luz, Karina <KDALUZ@broward.org>
Cc: Taylor Parker <tparker@bohlereng.com>; Juan Ortega <jortega@jfo.us>; Jeff Zito <JZito@ferbercompany.com>; Mcguire, David <DMCGUIRE@broward.org>; flb200202@nf.bohlereng.com; flm210089@nf.bohlereng.com
Subject: RE: 3195 West Hallandale Beach Boulevard - Seneca Plat (084-MP-95)

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Good Afternoon Karina,

Thank you for the response. To clarify are you including the proposed emergency care facility in the 160,000 SF of commercial use?

Thank you,

Brett Goldstein, EIT
Sr. Design Engineer
200 South Biscayne Boulevard, 20th Floor
Miami, FL 33131
o 786-681-0800 / c 561-504-4878 / bgoldstein@bohlereng.com
www.BohlerEngineering.com

BOHLER //

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From: Da Luz, Karina <KDALUZ@broward.org>
Sent: Friday, February 25, 2022 3:08 PM
To: Brett Goldstein <bgoldstein@bohlereng.com>
Cc: Taylor Parker <tparker@bohlereng.com>; Juan Ortega <jortega@jfo.us>; Jeff Zito <JZito@ferbercompany.com>;

Mcguire, David <DMCGUIRE@broward.org>; flb200202@nf.bohlereng.com; flm210089@nf.bohlereng.com
Subject: RE: 3195 West Hallandale Beach Boulevard - Seneca Plat (084-MP-95)

EXTERNAL: Use caution with attachments and links.

Good Afternoon Brett,

The plat is currently restricted to Parcel A is restricted to 1,500,000 Square feet of industrial use. Parcel A-1 is restricted to 27,000 square feet of office use. Parcel B is restricted to 160,000 square feet of commercial use, recorded under instrument number 107247908.

The proposed emergency care facility is located within Parcel B, which is restricted to 160,000 sq. ft. of commercial. A note amendment will not be required if the total amount of square footage within Parcel B does not exceed the 160,000 sq. ft. of commercial uses allowed.

Regarding the NVAL, Highway Construction and Engineering will be processing the Agreement and Title Opinion as the Board approved this item on January 25, 2022.

Best Regards,
Karina

BROWARD COUNTY FLORIDA
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PLEASE REVIEW OUR UPDATED DEVELOPMENT & ENVIRONMENTAL REVIEW GUIDE
Click here to conduct your Government Center West (Plantation) business electronically.

From: Brett Goldstein <bgoldstein@bohlereng.com>
Sent: Tuesday, February 15, 2022 2:11 PM
To: Da Luz, Karina <KDALUZ@broward.org>
Cc: Taylor Parker <tparker@bohlereng.com>; Juan Ortega <jortega@jfo.us>; Jeff Zito <JZito@ferbercompany.com>; Mcguire, David <DMCGUIRE@broward.org>; flb200202@nf.bohlereng.com; flm210089@nf.bohlereng.com
Subject: 3195 West Hallandale Beach Boulevard - Seneca Plat (084-MP-95)

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Good Afternoon Karina,

Spoke with DG this morning and wanted to reach out to you about a potential plat note amendment for this project. Please refer to the approved site plan attached. The Quick Service Restaurant and Bank are being replaced with a free standing ER/Hospital. The other two users (Wawa and Extra Space Storage) are remaining. I have also attached

the revised site plan which is currently working through a site plan modification with the Town. The access points in both the current and proposed site plan will remain the same per the conditions of the NVAL amendment approval. The only changes occurring are internal to the site. As shown in the revised traffic equivalency report attached, the change in use will result in a reduction in net trips and gross trips to the site (74 trips daily and 691 gross trips).

Based on the changes discussed above and the existing plat note included in the Plat Exhibit attached, we would like to confirm whether the new use will require a plat note amendment and we would also like to make sure that submittal of the note amendment would not hold up construction of the offsite improvements associated with the site and listed in the NVAL improvement agreement. If it is easier to discuss during a preapplication meeting please let me know what dates and times you have available.

As always I appreciate your time and input with assisting me with these questions!

Thank you,

Brett Goldstein, EIT
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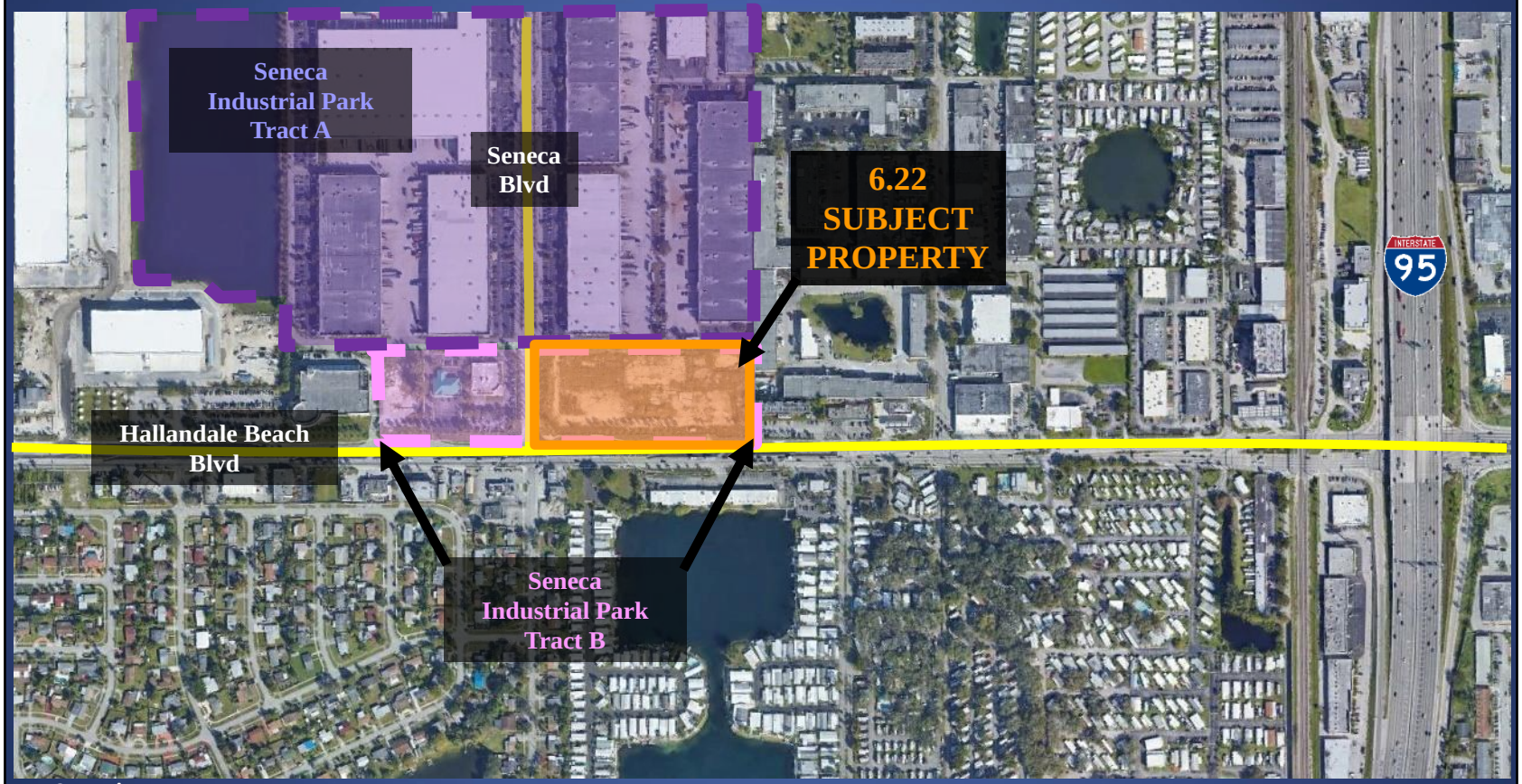
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Seneca Town Center

Northeast Corner Hallandale Beach Blvd and Seneca Blvd



Consultant Team:

Bilzin Sumberg

BOHLER

Town of Pembroke Park

P&Z Meeting – April 6, 2022

NORTH

FERBER

Applicant's Request:

- **Recommendation of approval for:**
  - **Site Plan Amendment to the 12/15/21 Approved Plan to modify the 2 approved middle uses which were a fast-food restaurant and bank/retail/medical office use and is now proposed to be a micro hospital**

Permitted Use 

Staff Recommends Approval 

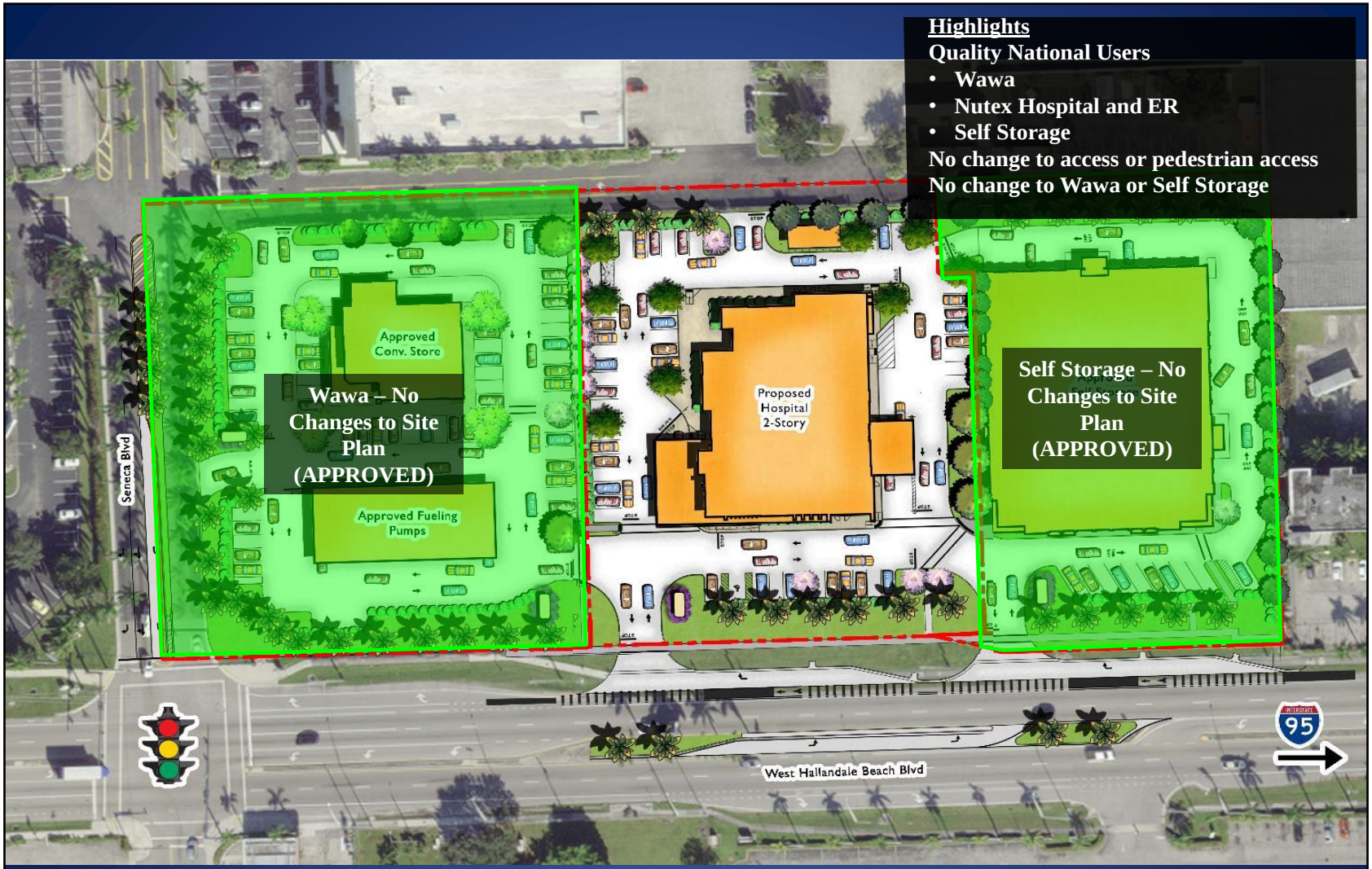
Request

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Approved Site Plan

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Site Plan Modification

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EXTERIOR ELEVATION - OVERALL WEST



EXTERIOR ELEVATION - OVERALL NORTH

Hospital Architectural Elevations

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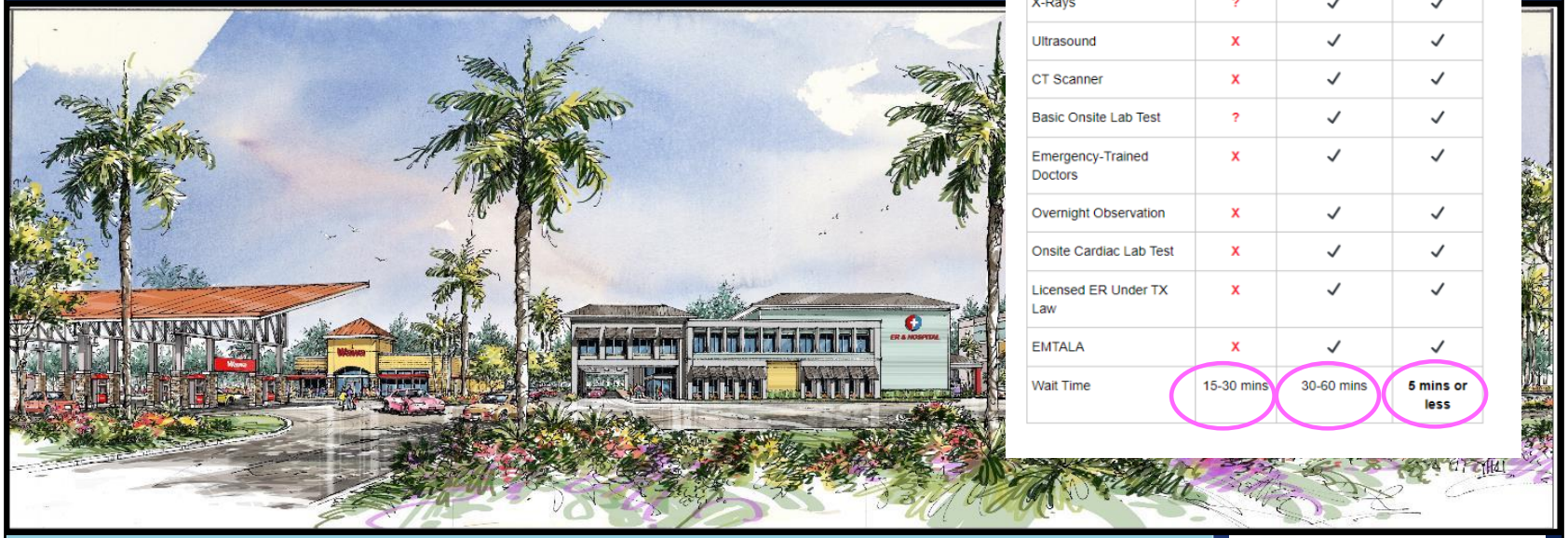
Proposed Project Rendering (View from HBB)

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Nutex Information:

- Freestanding ER & Hospital/Micro-Hospital/Boutique Hospital
- Less wait time
- +$20 million investment
- One of first locations in Florida expansion

Services	Urgent Care	Hospital ER	Typical Nutex
Clean & Private Exam Rooms	?	?	✓
Open 24/7	?	✓	✓
IV Fluids, Medications	?	✓	✓
Oxygen, Asthma Nebulizers	?	✓	✓
X-Rays	?	✓	✓
Ultrasound	X	✓	✓
CT Scanner	X	✓	✓
Basic Onsite Lab Test	?	✓	✓
Emergency-Trained Doctors	X	✓	✓
Overnight Observation	X	✓	✓
Onsite Cardiac Lab Test	X	✓	✓
Licensed ER Under TX Law	X	✓	✓
EMTALA	X	✓	✓
Wait Time	15-30 mins	30-60 mins	**5 mins or less**



About Nutex

FERBER

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