

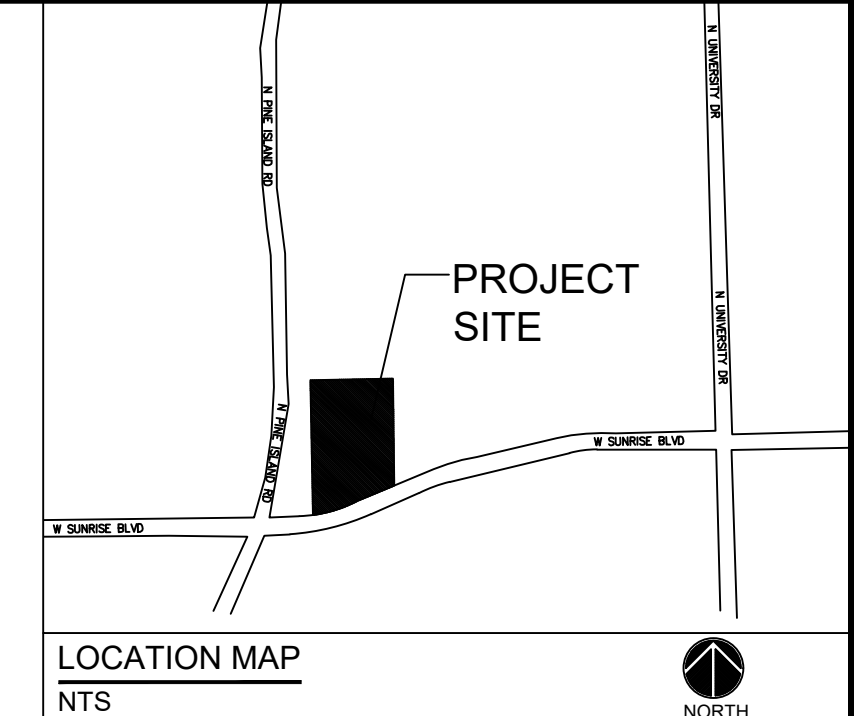


Revisions	
8/21/20	CITY BRC COMMENTS
8/31/20	CITY BRC COMMENTS
10/06/20	CITY BRC COMMENTS
05/25/21	CITY P2 REVISIONS
11/11/21	CITY P2 REVISIONS

Phase:  
 DRC  
 DOCUMENTS

SEAL

Scale: 1"=40'	Date 04/28/21
Job No. 20-1564.00	Plot Date 11/11/21
Drawn by ABB	Sheet No.
Proj. Mgr. ABB	<b>C1</b>
Appr. by DRS	1 of 3



**SIGNAGE AND MARKING NOTES:**

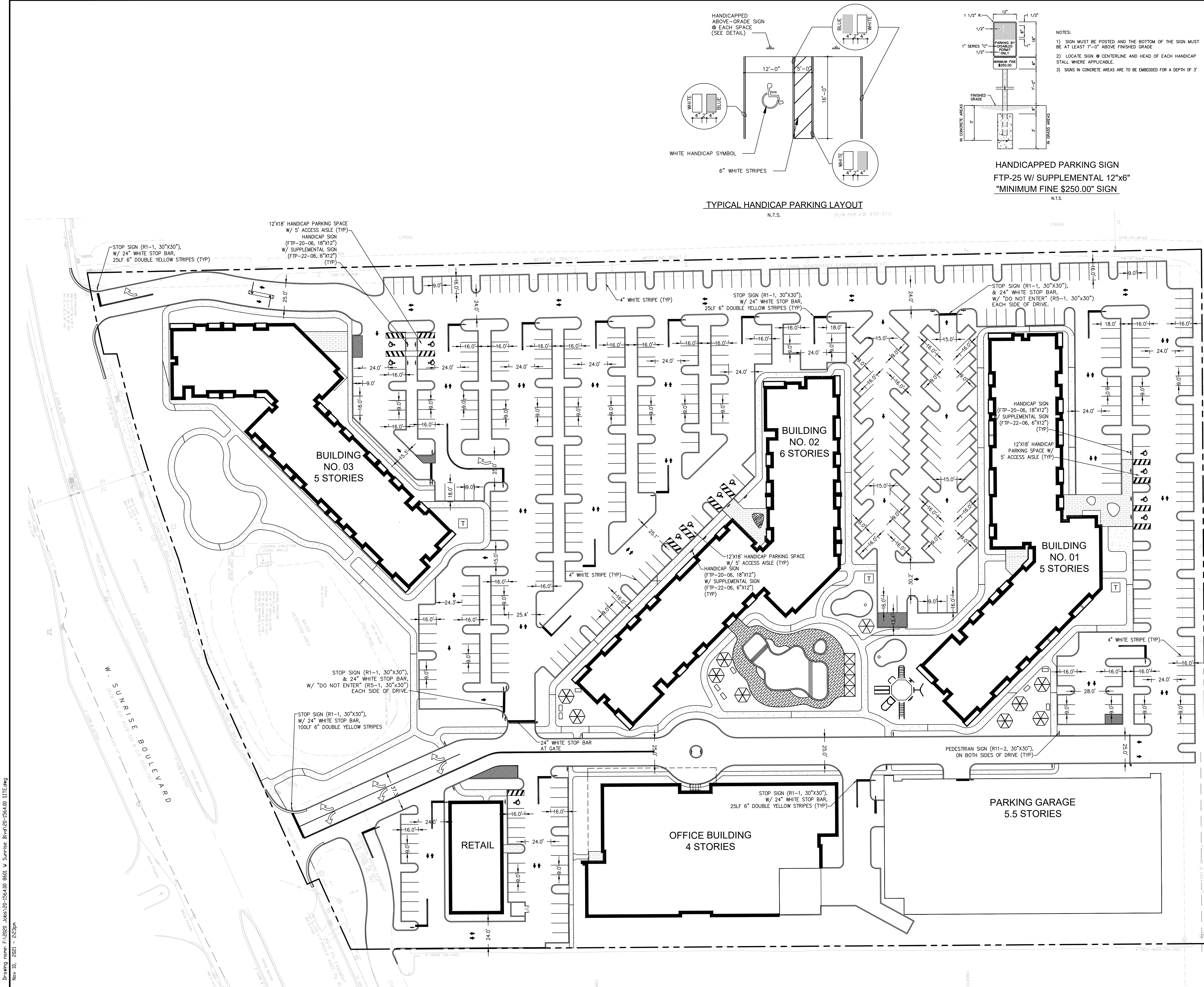
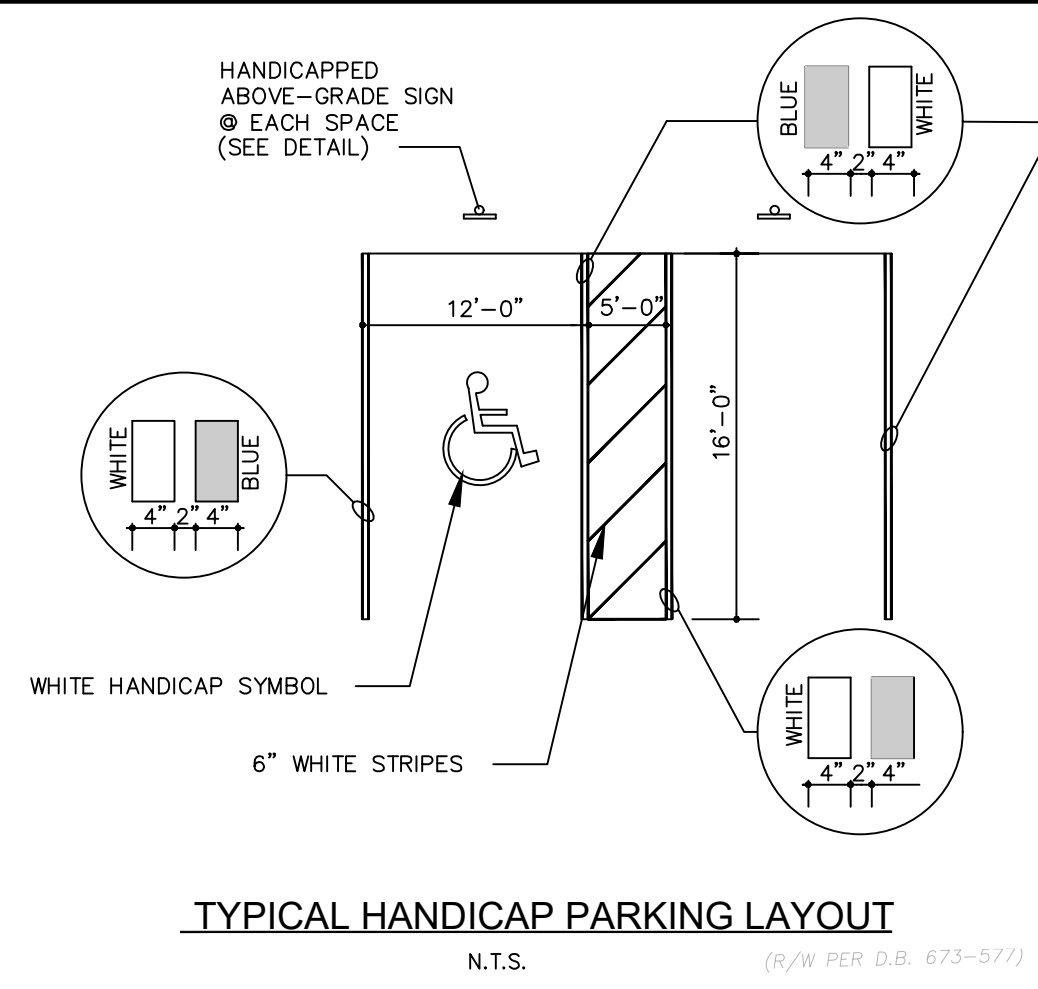
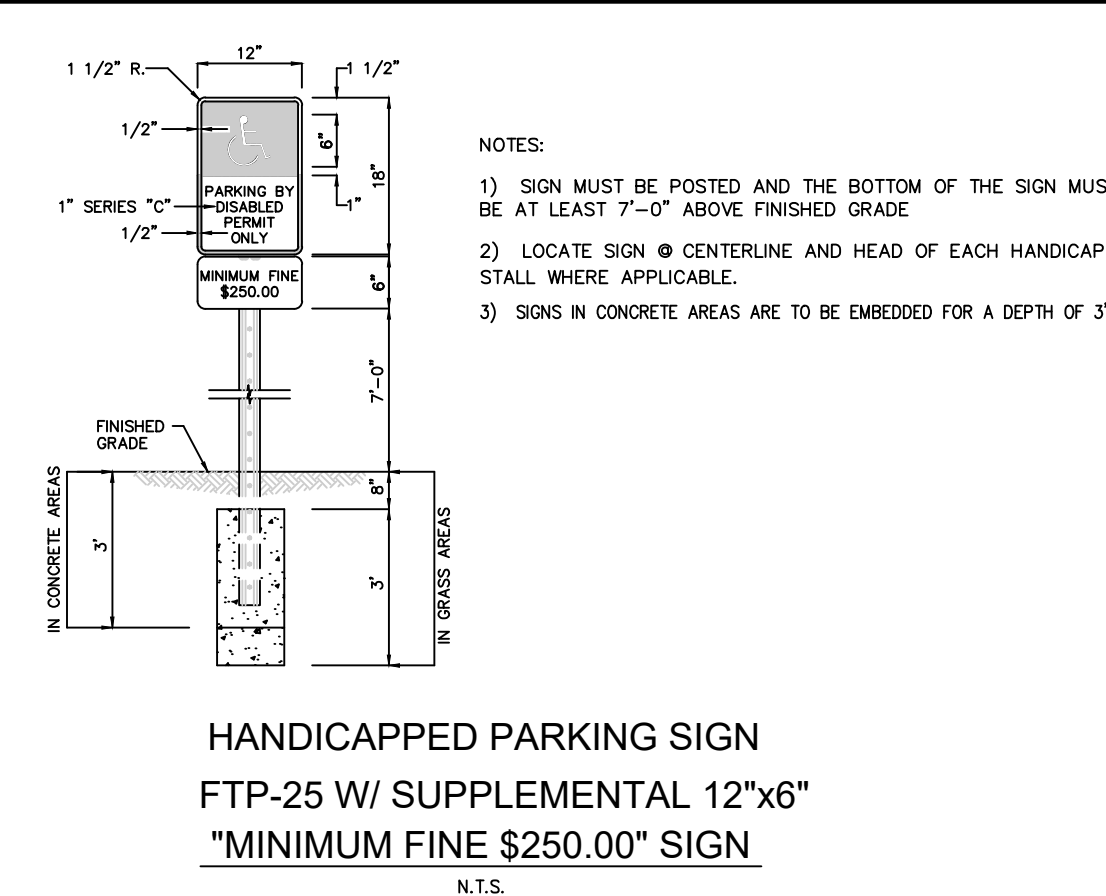
- ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC.
- R1-1 AND R5-1 SIGNS SHALL BE DIAMOND GRADE SHEETING.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND BCTED STANDARDS (CURRENT EDITION).
- ALL STRIPING IS TO CONFORM TO THE REQUIRED RETRO-REFLECTIVITY STANDARDS AS PER B.C.T.E.D.
- REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
- ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION)
- ANY STRAIGHT CURBING IN EXCESS OF 4' SHALL BE DESIGNATED "NO PARKING - FIRE LANE", COMPLIANT FFPC NFPA-1 AND CURRENT CITY OF PLANTATION ENGINEERING DEPARTMENT FIRE LANE SIGNING AND MARKING STANDARD.
- ANY FDC'S SHALL HAVE A POSTED "NO PARKING - FIRE DEPARTMENT CONNECTION" SIGN BEHIND IT COMPLIANT FFPC NFPA-1 AND CURRENT CITY OF PLANTATION ENGINEERING DEPARTMENT FIRE LANE SIGNING AND MARKING STANDARD.

- LEGEND:**
- PROPOSED ELEVATION (NAVD)
  - ◻ EXISTING ELEVATION (NAVD)
  - PROPOSED CATCH BASIN
  - ┌ PROPOSED PLUG
  - ⊕ TEE
  - ⊙ WATER METER
  - ⊗ DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
  - ⊘ REDUCED PRESSURE BACKFLOW PREVENTOR
  - ➔ DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
  - PROPOSED MANHOLE
  - WATER MAIN
  - FM - SANITARY FORCE MAIN
  - VALVE
  - ⊙ FIRE HYDRANT
  - ⊗ SIAMASE CONNECTION
  - CLEANOUT
  - EDGE OF PROPOSED PAVEMENT (ASPHALT)
  - ➔ DIRECTION OF SURFACE DRAINAGE
  - ⊙ SAMPLE POINT
  - EXIST. WATER MAIN
  - EXIST. UTILITY LINE TO BE REMOVED

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

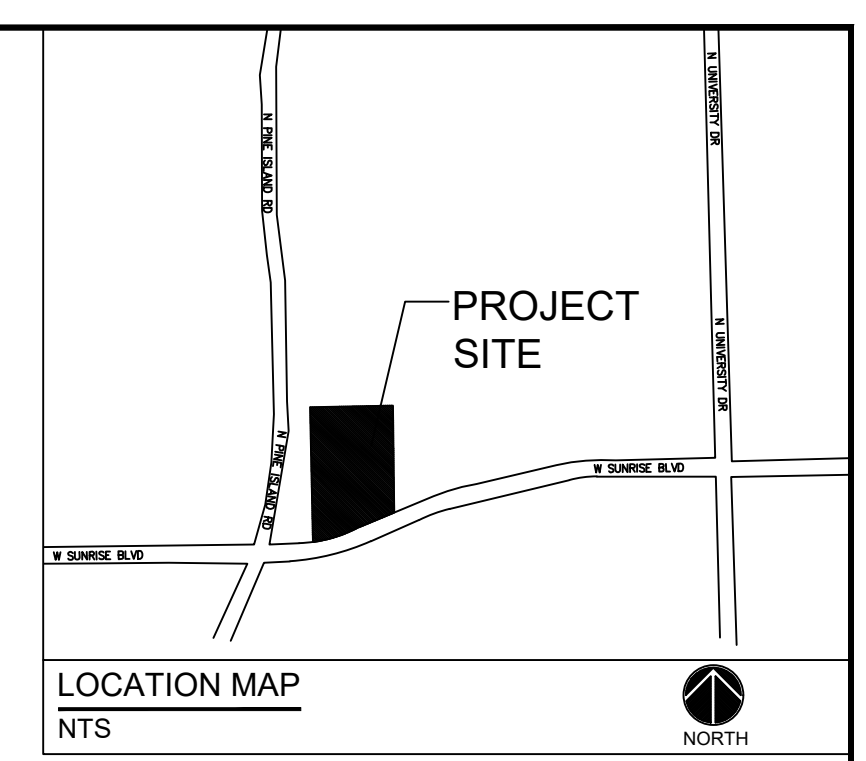
**VERTICAL DATUM CONVERSION**  
 GRADING SHOWN UTILIZES NAVD. 88

NAV.D. 29  
 1  
 NAV.D. 88  
 NAV.D. 88 = NAV.D. 29 + 1.5'  
 NAV.D. 29 = NAV.D. 88 + 1.5'



**GENERAL PAVING, GRADING,  
AND DRAINAGE NOTES**

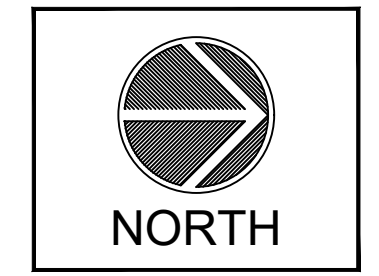
- ALL STORM DRAINAGE LINES FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG. DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.
- CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE UNLESS NOTED OTHERWISE.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW CITY OF PLANTATION UTILITIES DEPARTMENT AND FLYNN ENGINEERING SERVICES, P.A. REQUIREMENTS.
- ALL SANITARY SEWER LATERALS/MAINS SHALL CROSS UNDER WATER MAIN WITH A MINIMUM OF 6" SEPARATION. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED ON CROSSING IS REQUIRED IF LESS THAN 12" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL/MAIN AND WATER MAIN.
- A/C CONDENSATE DRAIN LINES SHALL CONNECT DIRECTLY TO THE CLOSEST CATCH BASIN.
- CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE UTILITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- THIS PROPERTY LIES WITHIN FLOOD ZONE AH (ELEVATION 7) AS SHOWN ON FIRM PANEL MAP #12011C0345J, DATED DECEMBER 31, 2019.
- OPWCD CONTROL WATER TABLE ELEV. = 2.5 NAVD.
- ELEVATIONS SHOWN ARE IN NAVD 88 DATUM.



**FLYNN ENGINEERING**  
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EPA# 6578

Sheet Title  
**CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN**

Job Title  
**8601 W SUNRISE BLVD**  
8601 W SUNRISE BLVD,  
PLANTATION, FL 33322



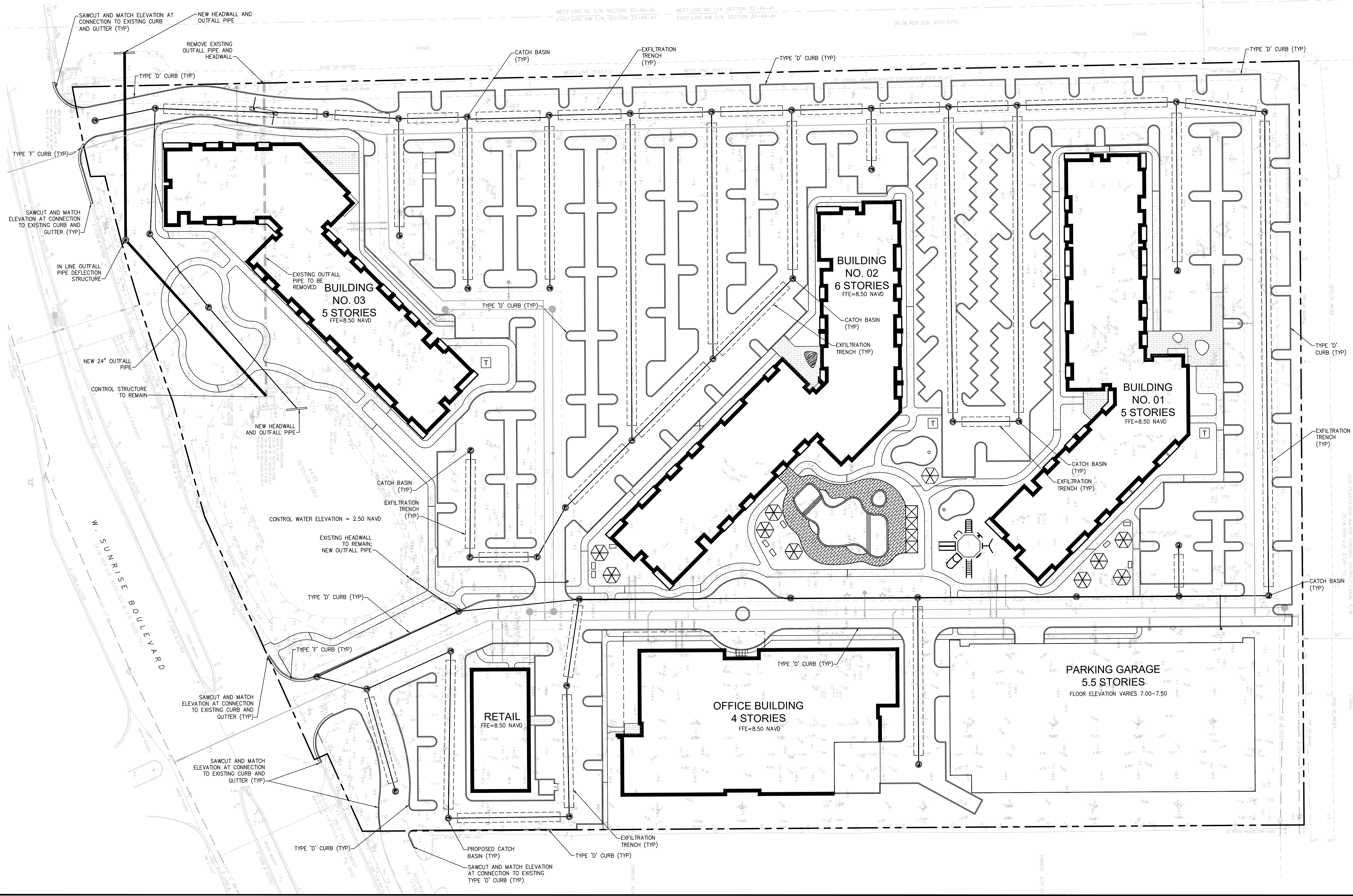
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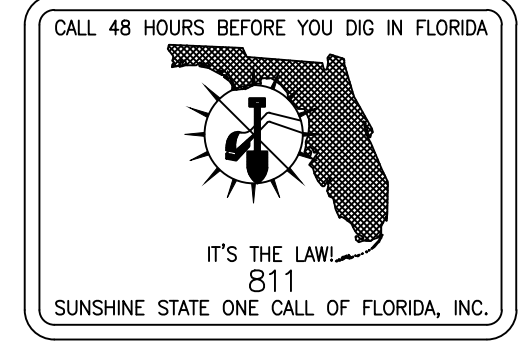
Scale: 1"=40'	Date 04/28/21
Job No. 20-1564.00	Plot Date 11/11/21
Drawn by ABB	Sheet No. C2
Proj. Mgr. ABB	
Appr. by DRS	2 of 3



**PRELIMINARY GRADING ASSUMPTIONS**

BUILDING FFE = 8.50 NAVD88  
LOWEST CB IN PARKING LOTS = 7.00 NAVD88  
PARKING LOT GRADING = 7.00-8.00 NAVD88  
PARKING GARAGE SLAB = 7.00-7.50 NAVD88  
LANDSCAPE AREA GRADING = 6.0-8.0 NAVD88

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  - TEE
  - WATER METER
  - DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
  - REDUCED PRESSURE BACKFLOW PREVENTOR
  - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
  - PROPOSED MANHOLE
  - WATER MAIN
  - SANITARY FORCE MAIN VALVE
  - FIRE HYDRANT
  - SIAMESE CONNECTION
  - CLEANOUT
  - EDGE OF PROPOSED PAVEMENT (ASPHALT)
  - DIRECTION OF SURFACE DRAINAGE
  - SAMPLE POINT
  - EXIST. WATER MAIN
  - EXIST. UTILITY LINE TO BE REMOVED



**VERTICAL DATUM CONVERSION**  
GRADING SHOWN UTILIZES NAVD. 88

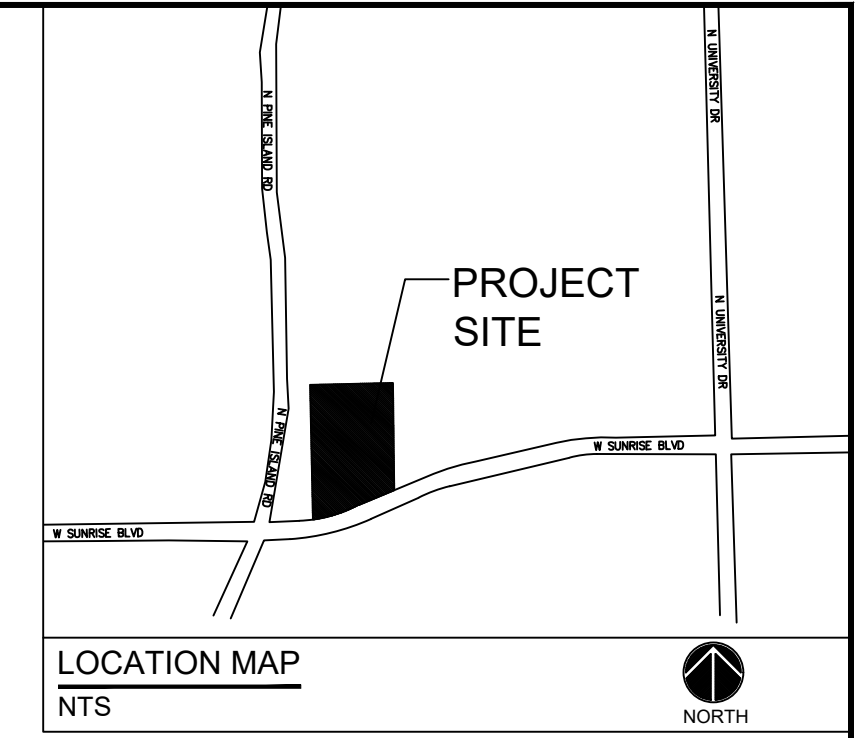
NAV.D. 29  
NAV.D. 88  
NAV.D. 88 = NAV.D. 29 + 1.57'  
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Drawing name: F:\2020 Jobs\20-1564.00 8601 W Sunrise Blvd\20-1564.00 SITE.dwg  
Nov 10, 2021 2:22pm

Drawing name: F:\2020 Jobs\20-1564-00 8601 W Sunrise Blvd\20-1564-00 SITE.dwg  
 Nov 10, 2021 - 8:23pm

**WATER AND SEWER NOTES:**

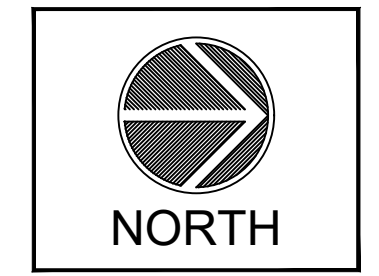
- CLEANDUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL.
- SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
- ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
- ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES. REMOVAL OF ANY LINES MUST ALSO BE APPROVED BY CITY OF PLANTATION UTILITIES DEPARTMENT.
- CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633. THE SAME FLORIDA FIRE PROTECTION CONTRACTOR I, II OR V SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM UNDERGROUND SUPPLY LINE FROM VALVE AT WATER MAIN UP TO THE 12' ABOVE GRADE STUB OUTSIDE OF BUILDING, THE DDCV AND THE FDC (IF CONNECTED TO SUPPLY LINE PRIOR TO THE 12' ABOVE GRADE STUB).
- FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
- FIRE SPRINKLER SYSTEM UNDERGROUND SUPPLY LINE SHALL HAVE ITS OWN DEDICATED TAP DIRECTLY FROM WATER MAIN, NOT SHARED, AS SUCH, THE POINT OF SERVICE SHALL BE THE VALVE AT THE WATER MAIN TAP.
- STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
- FIRE DEPARTMENT CONNECTION (FDC) AND ITS ADJACENT FIRE HYDRANT (FH) SHALL FACE ROADWAY, SHALL BE LOCATED ON SAME SIDE OF ROADWAY, WITHIN 6' TO 25' OF EACH OTHER, AND WITHIN 6' OF CURB FRONT.
- FIRE HYDRANTS SHALL BE AMERICAN DARLING B848 WITH SECURITY CHECK VALVE.
- GREASE TRAPS SHALL BE GREEN TURTLE.
- PROPOSED FIRE HYDRANTS SHALL HAVE NO OBSTRUCTIONS WITHIN 3 FEET AND UNOBSTRUCTED 6' WIDE AREA FROM FH TO CURB FRONT.
- ALL PROPOSED MANHOLES SHALL HAVE RAIN INSERTS.
- ALL CLEANDUTS SHALL BE INSTALLED IN DADE COUNTY BOXES MARKED SEWER.
- NO STRUCTURES SHALL BE CONSTRUCTED IN UTILITY EASEMENT.



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Sheet Title  
**CONCEPTUAL WATER AND SEWER PLAN**

Job Title  
**8601 W SUNRISE BLVD**  
 8601 W SUNRISE BLVD., PLANTATION, FL 33322



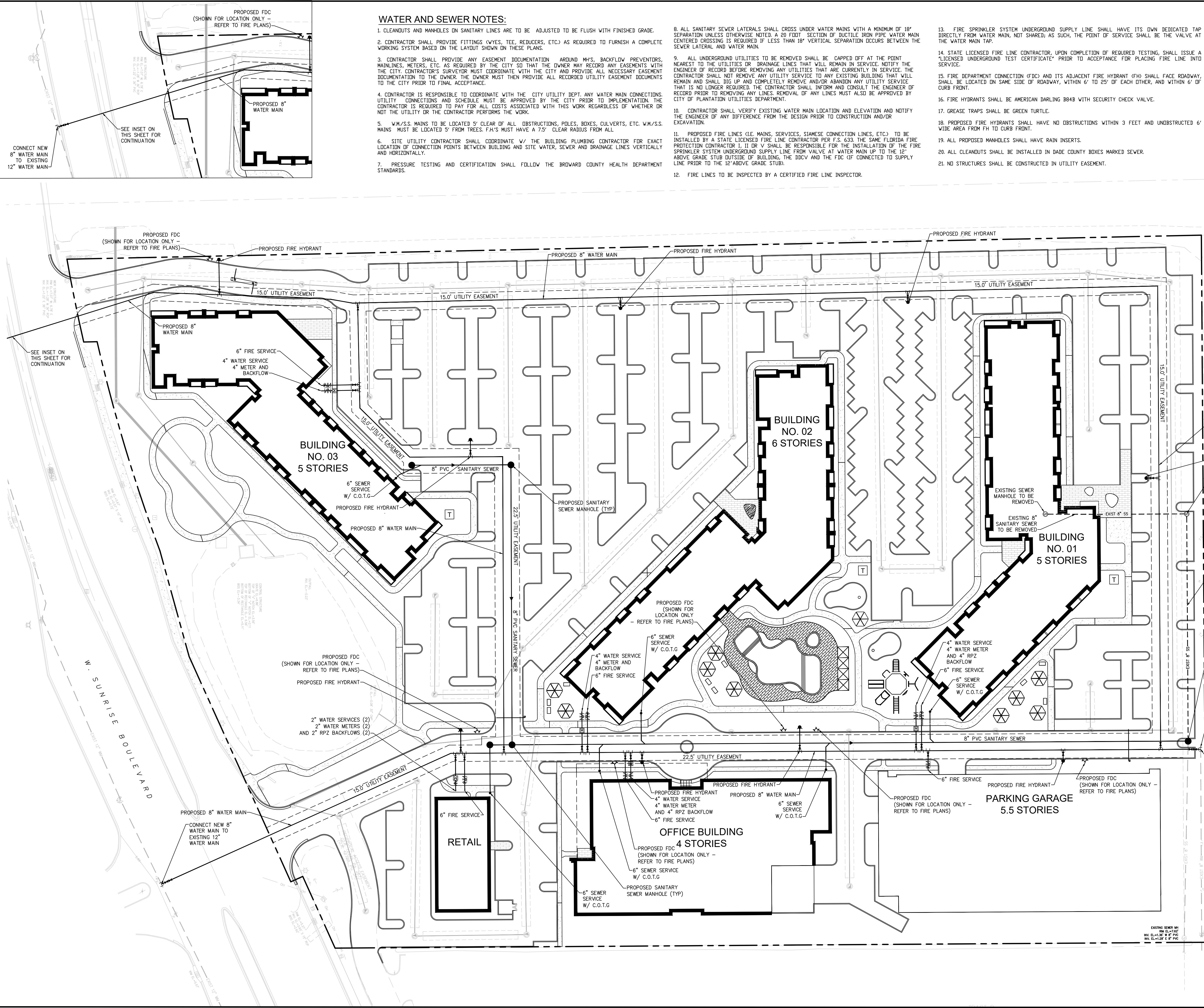
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CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

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 GRADING SHOWS UTILIZES NAVD. 88

NAVD. 88 = N.G.V.D. 29 + 1.57'  
 N.G.V.D. 29 = NAVD. 88 + 1.57'