DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "*Specifications for Plan Submittal*" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL

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

☐ LEVEL I
ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

- New nonresidential less than 5,000 square feet
- Change of use *(if same impact or less than existing use)*
- Plat note or Nonvehicular access line (NVAL) amendment
- Administrative site plan
- Amendment to site plan*
- Affordable Housing per §166.04151(7) Fla. Stat. *(Live Local Act)*
- _ Property and right-of-way applications *(MOTs, construction staging)*
- Parking Agreements *(separate from site plans)*

COMPLETE SECTIONS B, C, D, G

☑ LEVEL II
DEVELOPMENT REVIEW COMMITTEE (DRC)

- ✓ New Nonresidential 5,000 square feet or greater
- _ Residential 5 units or more
- _ Nonresidential use within 100 feet of residential property
- _ Redevelopment proposals
- Change in use *(if greater impact than existing use)*
- Development in Regional Activity Centers (RAC)*
- Development in Uptown Project Area*
- _ Regional Activity Center Signage
- _ Affordable Housing (≥10%)

COMPLETE SECTIONS B, C, D, E, F

☐ LEVEL III
PLANNING AND ZONING BOARD (PZB)

- Conditional Use
- Parking Reduction
- Flex Allocation
- Cluster / Zero Lot Line
- Modification of Yards*
- Waterway Use
- Mixed Use Development
- Community Residences*
- Social Service Residential Facility (SSRF)
- Medical Cannabis Dispensing Facility*
- Community Business District for uses greater than 10,000 square feet

COMPLETE SECTIONS B, C, D, E, F

☐ LEVEL IV
CITY COMMISSION (CC)

- _ Land Use Amendment
- Rezoning
- Plat
- _ Public Purpose Use
- Central Beach Development of Significant Impact*
- _ Vacation of Right-of-Way

City Commission Review
No PZB Review
Vacation of Easement*

COMPLETE SECTIONS B, C, D, E, F

☐ MISCELLANEOUS

- Affordable Workforce Housing Tax Reimbursement
- Community Residence Construction Noise Waiver
- Design Review Team (DRT)

COMPLETE SECTIONS B, C, D, I

☐ EXTENSION OR DEFERRAL

- Request to defer after an application is scheduled for public hearing
- Request extension to previously approved application *(request must be within original approval date timeframe)*

COMPLETE SECTIONS B, C, H

☐ APPEAL

- Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS B, C, H

☐ PROPERTY AND RIGHT-OF-WAY

- Road Closures
- Construction Staging Plan
- Revocable licenses

COMPLETE SECTIONS B, C, H

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

B APPLICANT INFORMATION

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

Applicant/ Property Owner	City of Fort Lauderdale	**Authorized Agent**	Ellyn Bogdanoff (Becker Lawyers, P.A)
Address	100 N Andrews Avenue	**Address**	1 East Broward Blvd, Suite 1800
City, State, Zip	Fort Lauderdale, FL 33301	**City, State, Zip**	Fort Lauderdale, FL 33301
Phone	Contact Agent	**Phone**	954.364.6005
Email	Contact Agent	**Email**	ebogdanoff@beckerlawyers.com
Proof of Ownership	Tax Record	**Authorization Letter**	Provided
Applicant Signature:	**Signature**	**Agent Signature:**	**Signature** 

C PARCEL INFORMATION

Address/General Location	3110 SW 8TH AVE
Folio Number(s)	504222530010 and 504222530020
Legal Description *(Brief)*	See provided survey.
City Commission District	4 - Warren Sturman
Civic Association	Edgewood Civic Association

D LAND USE INFORMATION

Existing Use	City Facilities
Land Use	Park-Open Space; Conservation
Zoning District	P - Parks Recreation and Open Space
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	No change.
Proposed Zoning District	No change.

DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "*Specifications for Plan Submittal*" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

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COMPLETE SECTIONS B, C, D, E, F

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- ☐ Conditional Use
- ☐ Parking Reduction
- ☐ Flex Allocation
- ☐ Cluster / Zero Lot Line
- ☐ Modification of Yards*
- ☐ Waterway Use
- ☐ Mixed Use Development
- ☐ Community Residences*
- ☐ Social Service Residential Facility (SSRF)
- ☐ Medical Cannabis Dispensing Facility*
- ☐ Community Business District for uses greater than 10,000 square feet

COMPLETE SECTIONS B, C, D, E, F

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- ☐ Land Use Amendment
- ☐ Rezoning
- ☐ Plat
- ☐ Public Purpose Use
- ☐ Central Beach Development of Significant Impact*
- ☐ Vacation of Right-of-Way

City Commission Review
No PZB Review

- ☐ Vacation of Easement*

COMPLETE SECTIONS B, C, D, E, F

☐ MISCELLANEOUS

- ☐ Affordable Workforce Housing Tax Reimbursement
- ☐ Community Residence
- ☐ Construction Noise Waiver
- ☐ Design Review Team (DRT)

COMPLETE SECTIONS B, C, D, I

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- ☐ Request to defer after an application is scheduled for public hearing
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COMPLETE SECTIONS B, C, H

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- ☐ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS B, C, H

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- ☐ Construction Staging Plan
- ☐ Revocable licenses

COMPLETE SECTIONS B, C, H

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B APPLICANT INFORMATION

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

Applicant/ Property Owner	City of Fort Lauderdale	**Authorized Agent**	Michael Antinelli (Brizaga)
Address	100 N Andrews Avenue	**Address**	2101 W. Commercial Blvd, Suite 4600
City, State, Zip	Fort Lauderdale, FL 33301	**City, State, Zip**	Fort Lauderdale, FL 33309
Phone	Contact Agent	**Phone**	(954) 834-3533 x102
Email	Contact Agent	**Email**	michael@brizaga.com
Proof of Ownership	Tax Record	**Authorization Letter**	Provided
Applicant Signature:	Signature	**Agent Signature:**	Signature

C PARCEL INFORMATION

Address/General Location	3110 SW 8TH AVE
Folio Number(s)	504222530010 and 504222530020
Legal Description *(Brief)*	See provided survey.
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Existing Use	City Facilities
Land Use	Park-Open Space; Conservation
Zoning District	P - Parks Recreation and Open Space
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	No change.
Proposed Zoning District	No change.

E PROJECT INFORMATION

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

Project Name	Snyder Yard						
Project Description *(Describe in detail)*	Site Plan Level II to permit the Snyder Yard facility, including City of Fort Lauderdale Parks and Recreation Facilities. The development includes one 8,534 square foot office building (building 1) and one 7,446 square foot maintenance/workshop building (building 2).						
Estimated Project Cost	$	*(Estimated total project cost including land costs for all new development applications only)*					
Waterway Use	No				**Traffic Study Required**	No	
Flex Units	N/A	**Redevelopment Units**	N/A		**Parking Reduction**	No	
Flex Acreage	N/A				**Public Participation**	No	
Residential Uses					**Non-Residential Uses**		
Single Family	N/A				Commercial	Office Building; Maintenance Building	
Townhouses	N/A				Restaurant	N/A	
Multifamily	N/A				Office	N/A	
Cluster/Zero Lot Line	N/A				Industrial	N/A	
Other	N/A				Other	N/A	
Total *(dwelling units)*	N/A				**Total** *(square feet)*	15,980 SF	
Residential Unit Mix	Efficiency / Studio	N/A	1- Bedroom		2-Bedroom	N/A	3-Bedroom or More	N/A
Affordable Housing Units	N/A		**% of AMI**				
Affordable Unit Mix	Efficiency / Studio	N/A	1- Bedroom	N/A	2-Bedroom	N/A	3-Bedroom or More	N/A

F PROJECT DIMENSIONAL STANDARDS

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

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*	None	5.20 acres
Lot Density *(Units/acres)*	N/A	N/A
Lot Width	None	621.95 feet
Building Height *(Feet)*	60 feet	30 feet, 2 inches - Office ; 24 feet, 5 inches – Maintenance/Workshop
Structure Length	None	N/A
Floor Area Ratio *(F.A.R)*	None	N/A
Lot Coverage	None	N/A
Open Space	None	N/A
Landscape Area	None	N/A
Parking Spaces	40 spaces	62 spaces
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front North	25 feet	25 feet
Side East	25 feet	240 feet
Corner / Side West	25 feet	121 feet
Rear South	25 feet	258 feet

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

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street	N/A	N/A	Not Applicable
Sides / Secondary Street	N/A	N/A	Not Applicable
Building Height	N/A		Not Applicable
Streetwall Length	N/A	N/A	Not Applicable
Podium Height	N/A	N/A	Not Applicable
Tower Separation	N/A	N/A	Not Applicable
Tower Floorplate *(square feet)*	N/A	N/A	Not Applicable
Residential Unit Size *(minimum)*	N/A	N/A	Not Applicable

G AMENDED PROJECT INFORMATION

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

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

H EXTENSION, DEFERRAL, APPEAL INFORMATION

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

Project Name	
Request Description	

EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		**Approving Body**		**Approving Body**	
Original Approval Date		**Scheduled Meeting Date**		**30 Days from Meeting** *(Provide Date)*	
Expiration Date *(Permit Submittal Deadline)*		**Requested Deferral Date**		**60 Days from Meeting** *(Provide Date)*	
Expiration Date *(Permit Issuance Deadline)*		**Previous Deferrals Granted**		**Appeal Request**	
Requested Extension *(No more than 24 months)*		**Justification Letter Provided**		**Indicate Approving Body Appealing**	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*		***Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.**		**De Novo Hearing Due to City Commission Call-Up**	

I MISCELLANEOUS

Provide information on the specific request.

Project Name	
Request Description	

AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE		NOISE WAIVER*	
As Is Value	$	**Residence Type**		**DRC Case Number**	
Date		**Certification**		**Request Start Date**	
Completion Value	$	**Length of Stay**		**Request End Date**	
Date		**Number of Residents**		**Construction Start Time**	
Stabilized Value	$	**Number of Live-in Staff**		**Construction End Time**	
Date		**Habitable Rooms Gross Floor Area**		**Sunday Construction Times**	
Acquisition Value	$	**DEVELOPMENT REVIEW TEAM (DRT)*** *Complete Section F*		**Noise Mitigation Plan Date of Plan**	
Date				**Previous Extension Resolution No.** *(If applicable)*	

**Application is subject to specific fees based on hourly rate with minimum amount of: DRT $477, Affordable Housing Tax Reimbursement $2,500, Noise Waiver $954*

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

☒ **Preliminary Development Meeting** completed on the following date: ☐

☒ **Development Application Form** completed with the applicable information including signatures.

☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.

☒ **Address Verification Form** that includes all parcels within the proposed development.

☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.

☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.

☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.

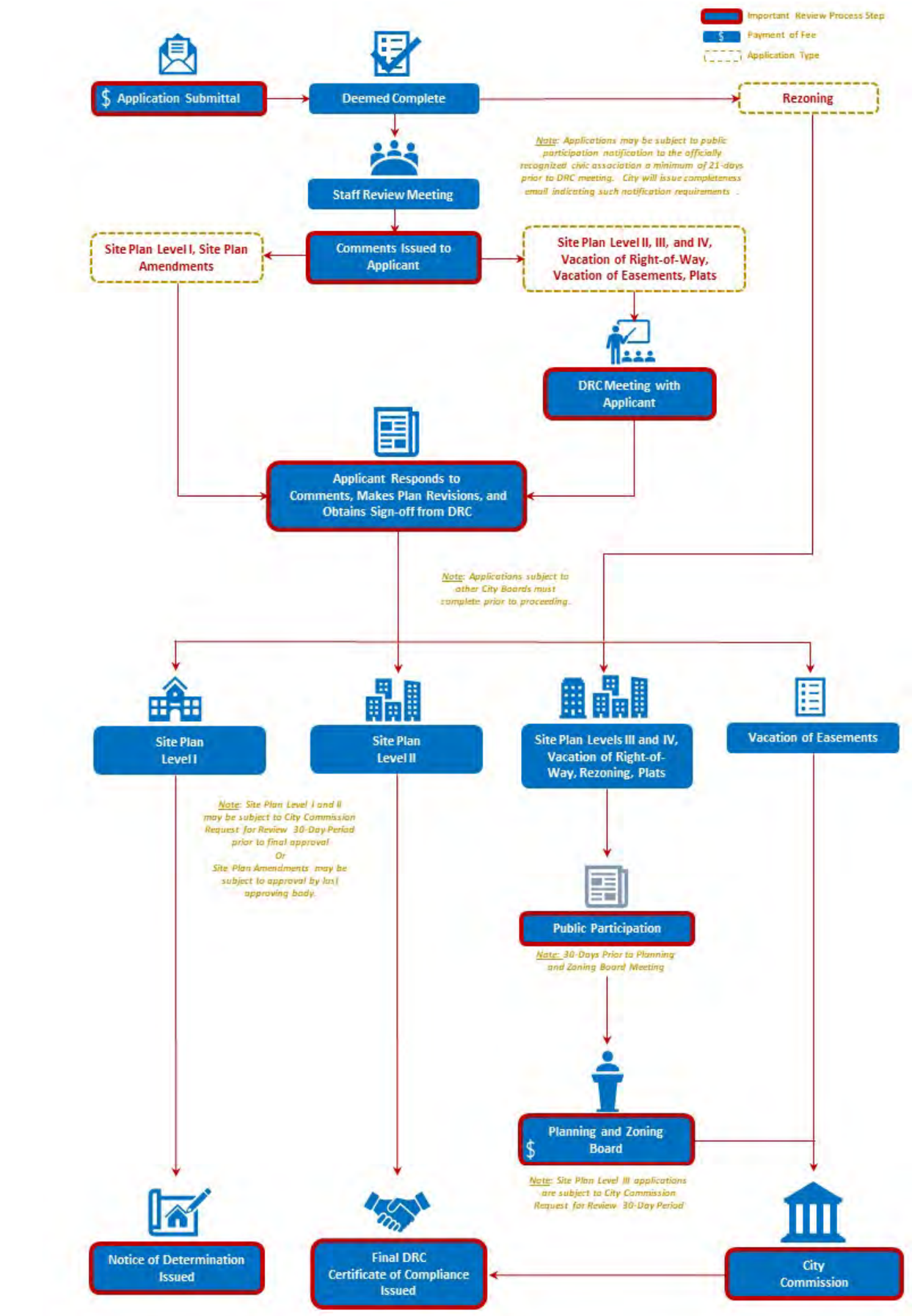
☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

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

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

DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



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

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov	DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

NEW PARKS AND RECREATION FACILITY - SNYDER YARD
FORT LAUDERDALE, FL



SCOPE OF WORK

The scope of this project consists of the comprehensive redevelopment of a five-acre, City-owned parcel in Fort Lauderdale, into the new headquarters for the City's Parks and Recreation Department.

The lot was formerly occupied by a school and has remained abandoned for more than twenty years. The project will include all necessary planning, design, permitting, and construction services to deliver two new one-story buildings totaling approximately 16,000 square feet. One building will be dedicated to administrative offices, staff work areas, and meeting rooms to support departmental operations, while the second building will be designed as a maintenance and repair shop to accommodate equipment servicing and operational support functions.

The redevelopment will also encompass full site improvements across the property, including parking areas sized to meet operational demand, internal circulation, utility connections and upgrades, stormwater management infrastructure, landscaping, and the creation of a flexible multipurpose outdoor area capable of supporting storage, staging, parking, training, or other departmental needs.

The work will transform the long-vacant property into a fully functional, code-compliant, and resilient municipal facility that supports both daily operations and long-term service delivery for the community.

SHEET INDEX

SHEET NUMBER	SHEET NAME
-	COVER SHEET
-	SURVEY
-	ILLUSTRATIVE SITE PLAN
SP1	SITE PLAN
RP1	REGULATING PLAN
C-0	CIVIL COVER SHEET
C-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
C-2	PAVING AND GRADING PLAN
C-2.1	PAVING AND GRADING SECTIONS
C-2.2	PAVING GRADING AND DRAINAGE DETAILS
C-3	DRAINAGE PLAN
C-3.1	DRAINAGE DETAILS
C-4	WATER AND SANITARY SEWER PLAN
C-4.1	WATER AND SANITARY SEWER DETAILS
C-4.2	WATER AND SANITARY SEWER DETAILS
C-4.3	WATER AND SANITARY SEWER DETAILS
C-4.4	WATER AND SANITARY SEWER DETAILS
C-5	PAVEMENT MARKING AND SIGNAGE PLAN
C-5.1	BROWARD COUNTY TRAFFIC ENG DETAILS
C-6	POLLUTION AND EROSION CONTROL PLAN
C-7	SITE DEMOLITION PLAN
L-200	TREE DISPOSITION PLAN
L-201	TREE DISPOSITION SCHEDULE
L-210	PLANTING PLAN
L-211	PLANTING PLAN
L-212	PLANTING PLAN
L-213	PLANTING PLAN
L-214	PLANTING PLAN
L-220	LANDSCAPE DETAILS, NOTES & CALCULATIONS
L-300	OVERALL IRRIGATION PLAN
L-301	IRRIGATION PLAN
L-302	IRRIGATION PLAN
L-303	IRRIGATION PLAN
L-304	IRRIGATION PLAN
R-1	RENDERING
R-2	RENDERING
A-01	OVERALL FLOOR PLAN
A-02	OVERALL ROOF PLAN
A-03	OFFICE BUILDING FLOOR PLAN
A-04	MAINTENANCE BUILDING FLOOR PLAN
A-05	OVERALL ELEVATIONS
A-06	SOUTH ELEVATION
A-07	NORTH ELEVATION
A-08	EAST AND WEST ELEVATIONS
A-09	RENDERINGS
A-10	RENDERINGS
PH-01	PHOTOMETRICS

OWNER'S REP

BRIZAGA

2101 W. COMMERCIAL BLVD.
SUITE 4600
FORT LAUDERDALE, FL 33309

PROJECT MANAGER:
GIACOMO STANGHELLINI, CFM
PH: (305) 927 5258
email: gstanghellini@brizaga.com

ARCHITECT

ARCHITECTURAL ALLIACE ARCHITECTURE

612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315

PROJECT MANAGER:
PETE EBERSOLE
PH: (954) 764 8858
email: pebersole@archall.net

LANDSCAPE ARCHITECT

ARCHITECTURAL ALLIACE LANDSCAPE

612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315

PROJECT MANAGER:
EDUARDO COLON
PH: (954) 770 7617
email: ecolon@archall.net

PLANNER

WGI

3230 W. COMMERCIAL BLVD
SUITE 300
FORT LAUDERDALE, FL 33309

PROJECT MANAGER:
KRISTEN NOWICKI, AICP
PH: (954) 660 2432
email: kristen.nowicki@wginc.com

CIVIL ENGINEER

BOTEK THURLOW ENGINEERING

3409 NW 9TH AVENUE
SUITE 1102
FORT LAUDERDALE, FL 33309

PROJECT MANAGER:
NAATHAN M. LEWIS, PE
PH: (954) 393 3779
email: nml@botekthurlow-eng.com

MEP ENGINEER

YAHYA CONSULTANTS

5516 NW 58th Ave
CORAL SPRINGS FL, 33067

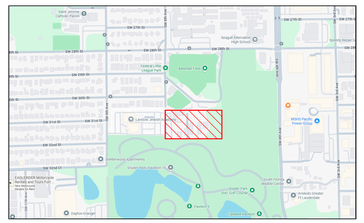
PROJECT MANAGER:
RAMZI YEHIA, PE, CGC, PhD
PH: (954) 263 9318
email: ryehia@ityci.com

STRUCTURAL ENGINEER

VAZQUEZ STRUCTURAL ENGINEERS

6635 W. COMMERCIAL BLVD.
SUITE 215
TAMARAC, FL 33319

PROJECT MANAGER:
ALVARO VASQUEZ, PE
PH: (954) 726 7500
email: alvaro@vasquezstructural.com



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

SNYDER YARD

3110 SW 8th Avenue
Fort Lauderdale, FL 33315

BRIZAGA

2101 W. Commercial Blvd.
Suite 4600
Fort Lauderdale, FL 33309
www.brizaga.com
FL Reg. #3236

CITY OF FORT LAUDERDALE
Development Service Department
700 NW 19th Street
Fort Lauderdale, FL 33311

No.	DATE	ISSUE / REVISION

SUBMITTAL:

DRC SET

02/17/2026

SHEET NAME:

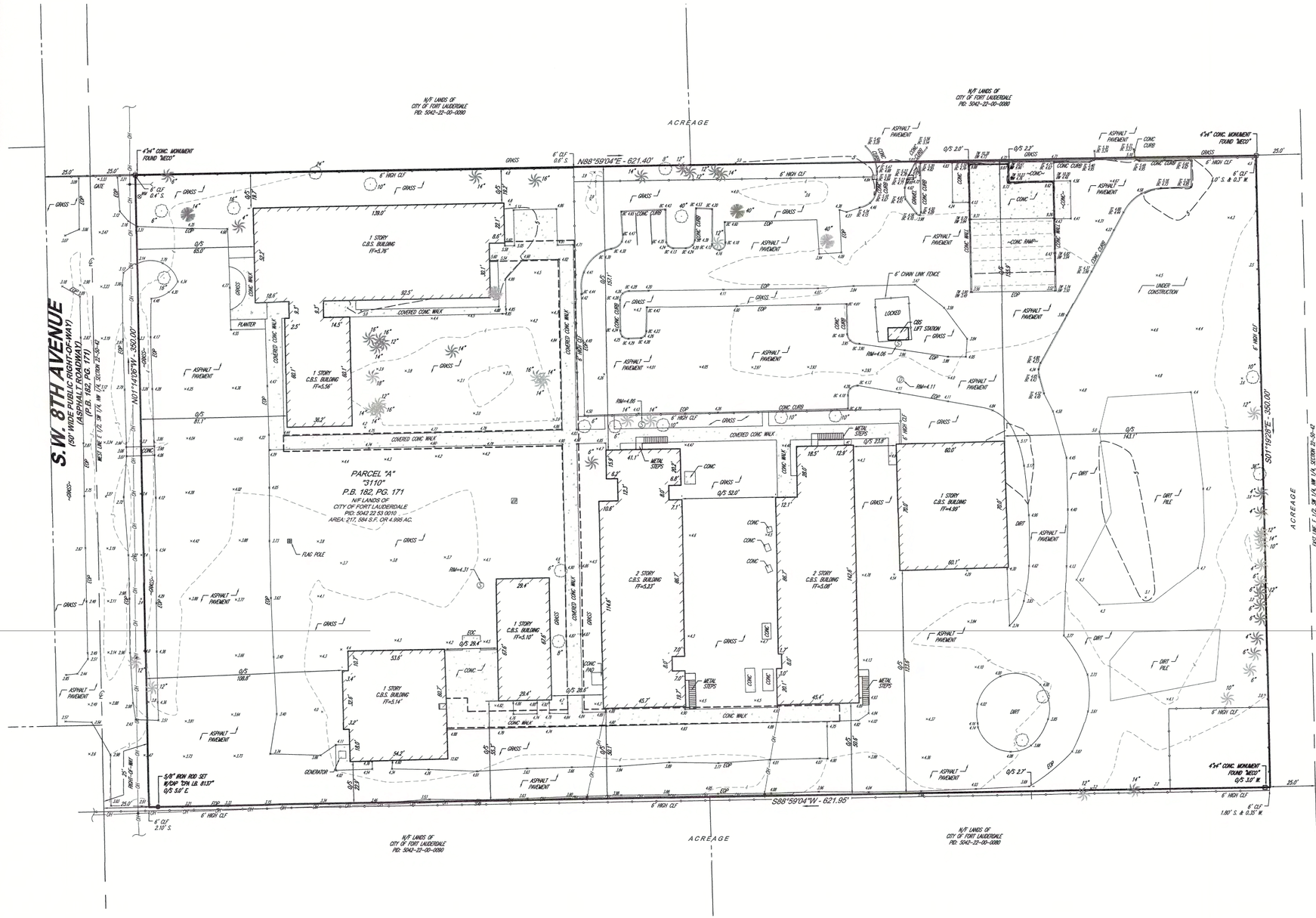
COVER SHEET

PROJECT NUMBER:	219007.06
DATUM:	
SCALE:	
DRAWN:	
CHECKED:	

SHEET NUMBER:

G-00

FLORIDA EAST STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011)





VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

LEGAL DESCRIPTION:

PARCEL "A", 3110, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 182, PAGE(S) 171 & 172, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 217,584 SQUARE FEET OR 4.995 ACRES MORE OR LESS.

NOTES:

1. PROPERTY BEING A PORTION OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, RIGHT-OF-WAYS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. THIS PROPERTY LIES IN SPECIAL FLOOD HAZARD AREAS, ZONE "AE" (ELEVATION 5), (WITH BASE FLOOD ELEVATION OR DEPTH), PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, PANEL 559 OF 751 MAP NUMBER 12011C0559J, MAP REVISED JULY 31, 2024.
6. BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION AND ASSUME THE WEST LINE OF PROPERTY AS N01°51'41"W.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY EXCEPT AS SHOWN HEREON.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON CITY OF FORT LAUDERDALE BENCHMARK NUMBER: SW 602, ELEVATION= 3.98 FEET (NAVD88).
9. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR PDF WITH DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REFERENCES:

1. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP", BROWARD COUNTY, FLORIDA, PANEL 559 OF 751, MAP NO. 12011C0559J, MAP REVISED JULY 31 2024.

LEGEND

× 123.45	EXISTING SPOT ELEVATION	EOC	EDGE OF CONC.
× TC 123.45	EXIST. TOP OF CURB ELEVATION	EOP	EDGE OF PAVEMENT
× BC 122.95	EXIST. BOTTOM OF CURB ELEVATION	LSA	LANDSCAPED AREA
OH	OVERHEAD WIRES	NGS	NATIONAL GEODETIC SURVEY
WM	WATER METER	NAD	NORTH AMERICAN DATUM
	ELECTRIC BOX	N/F	NOW FORMERLY OWNER
	DRAINAGE/STORM MANHOLE	CONC.	CONCRETE
S	SANITARY/SEWER MANHOLE	FF	FINISH FLOOR ELEVATION
	GUY WIRE	P.B.	PLAT BOOK
	UTILITY POLE	PG.	PAGE
	BOLLARD	S.F.	SQUARE FOOT
	GATE POST	AC.	ACRES
AC	AIR CONDITIONING UNIT	O.R.B.	OFFICIAL RECORD BOOK
	FLAG POLE	LB.	LICENCE BUSINESS
	TREE & TRUNK SIZE	O/S	OFFSET
	PINE TREE & TRUNK SIZE	C.L.F.	CHAIN LINK FENCE
	PALM TREE & TRUNK SIZE	P.I.D.	PROPERTY IDENTIFICATION NUMBER
RIM	RIM ELEVATION	DIRT	GRATE ELEVATION

CONTROL POINT ASSOCIATES FL, LLC - ALL RIGHTS RESERVED
THIS SURVEY, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CONTROL POINT ASSOCIATES FL, LLC. IT IS NOT TO BE USED FOR ANY PURPOSE, NOR FOR ANY ADDITIONAL PROJECT OR EXTENSION OF THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, LLC. IT IS PROHIBITED

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR PDF WITH DIGITAL SEAL

SEAL

JAMES M. McLAUGHLIN, Jr.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS4497
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

07-30-2025
DATE

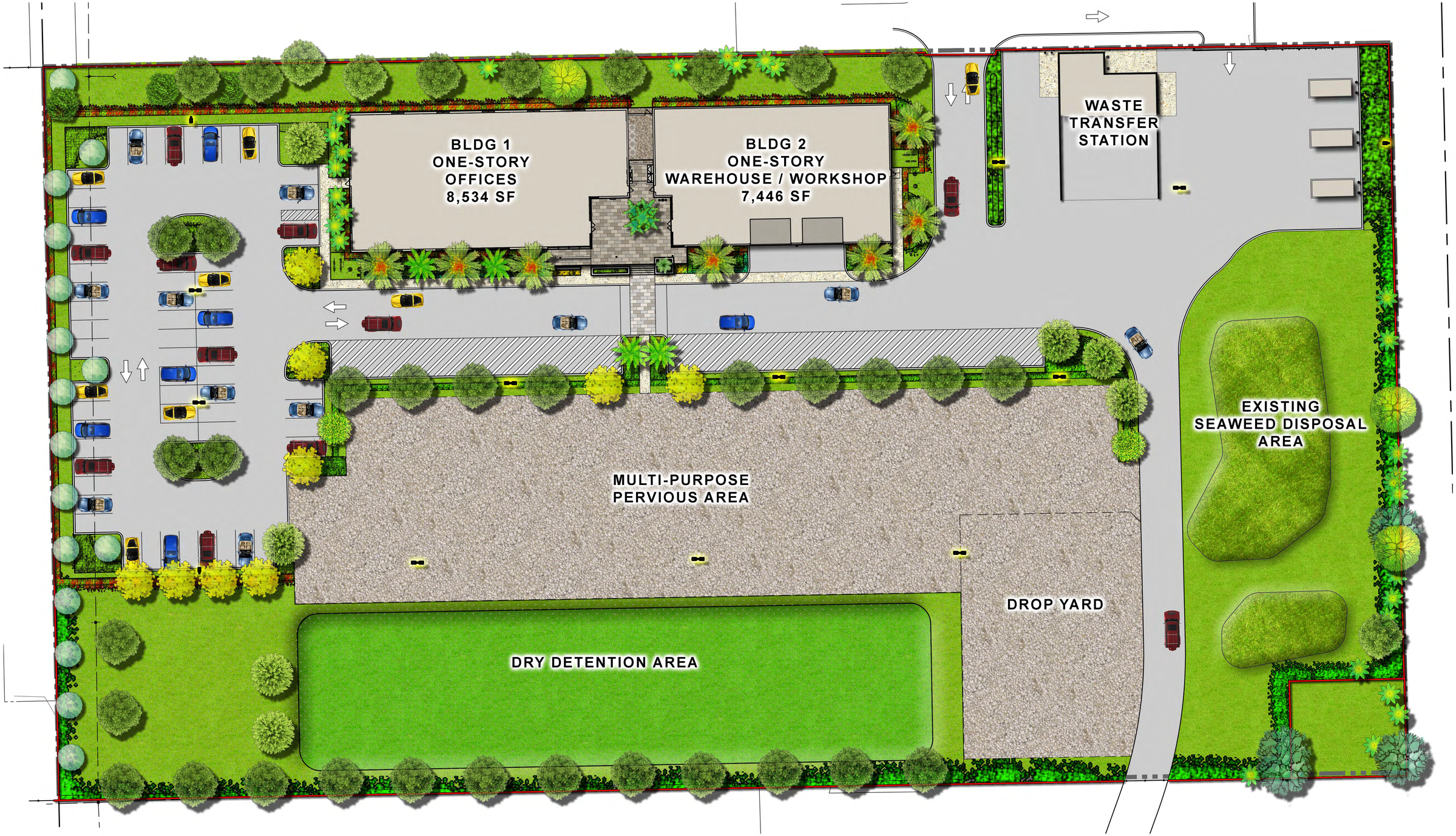
FIELD DATE	07-28-2025
FIELD BOOK NO.	502
FIELD BOOK PG.	77
FIELD CREW	G.D.
DRAWN:	A.H.

BOUNDARY & TOPOGRAPHIC SURVEY
MY PARK INITIATIVE LLC
3100 -3110 SW 8 AVENUE
A PORTION OF SECTION 22-50-42
CITY OF FORT LAUDERDALE, COUNTY OF BROWARD
STATE OF FLORIDA

CONTROL POINT ASSOCIATES FL, LLC
1901 WEST CYPRESS CREEK ROAD (AKA NW 62nd St)
SUITE 505
FT. LAUDERDALE, FL 33309
954.783.7611
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.0060
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0413
LONG ISLAND, NY 631.780.0099
SOUTHBOROUGH, MA 508.940.3040
ALBANY, NY 518.217.9010
ROCHESTER, NY 585.210.1760
PHILADELPHIA, PA 215.712.0060
HUDSON VALLEY, NY 845.691.7339

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
J.M.M.JR.	J.M.M.JR.	07-28-2025	1" = 30'	15-250377-00	1 OF 1



Architectural Alliance Landscape

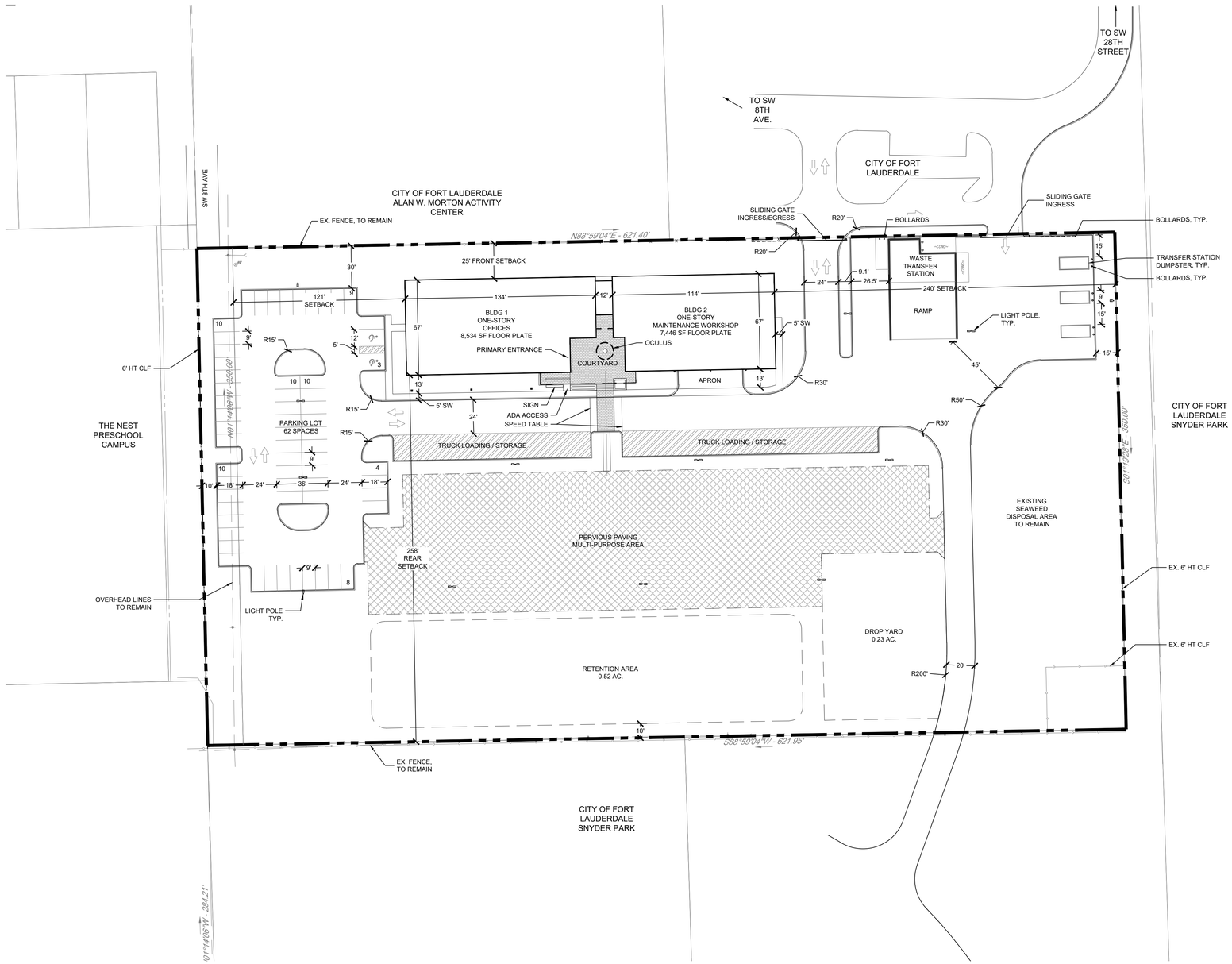
ARCHITECTURAL ALLIANCE ARCHITECTURE

WGI

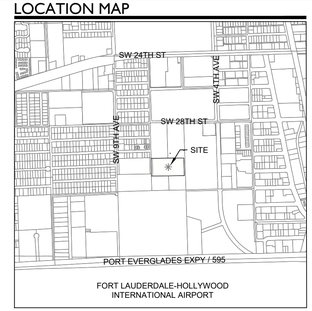
ILLUSTRATIVE SITE PLAN
SNYDER YARD
FORT LAUDERDALE, FLORIDA

BRIZAGA
ASSESS. COMMUNICATE. ADAPT.

PROPERTY DEVELOPMENT REGULATIONS										
ZONING DISTRICT		LOT DIMENSIONS			MAX. HEIGHT	MAX. F.A.R.	MIN. SETBACKS			
		SIZE	WIDTH / FRONTAGE	DEPTH			FRONT	SIDE	SIDE STREET	REAR
P	REQUIRED	N/A	N/A	N/A	60'	N/A	25'	25'	25'	25'
	PROVIDED	N/A	N/A	N/A	30'	N/A	25'	121'	N/A	258'



LOCATION MAP



N

0 20 40 80

SCALE: 1" = 40'

SITE DATA

APPLICATION NAME	SNYDER YARD
APPLICATION NUMBER	TBD
FUTURE LAND USE DESIGNATION	CONSERVATION, PARK-OPEN SPACE
ZONING	PARKS RECREATION & OPEN SPACE
PARCEL IDENTIFICATION NUMBERS	5042-22-53-0010 5042-22-53-0020
EXISTING USE	PARKS RECREATION & OPEN SPACE
PROPOSED USE	PARKS RECREATION & OPEN SPACE
GROSS SITE AREA	5.20 AC.
BUILDING AREA	15,980 SF.
OFFICE	8,534 SF.
MAINTENANCE WORKSHOP	7,446 SF.
MAXIMUM BUILDING HEIGHT	60'
PROPOSED BUILDING HEIGHT	
OFFICE	30'-2"
MAINTENANCE WORKSHOP	24'-5"
REQUIRED PARKING	43 SP.
OFFICE (1 SP. / 250 GFA)	34 SP.
MAINTENANCE WORKSHOP (1 SP. / 800 GFA)	9 SP.
PROPOSED PARKING	62 SP.
OFFICE PARKING	62 SP.
ADA PARKING (INCL. IN TOTAL)	2 SP.
RETENTION AREA	(10%) 0.52 AC.

LEGEND

AC. = ACRES
CLF = CHAIN LINK FENCE
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S/W = SIDEWALK
S.B. = SETBACK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE

No.	DATE	REVISION	BY

WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO: 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC.

INITIAL SUBMITTAL
FEBRUARY 20, 2026

SNYDER YARD
3110 SW 9TH AVENUE
FORT LAUDERDALE, FLORIDA

SITE PLAN

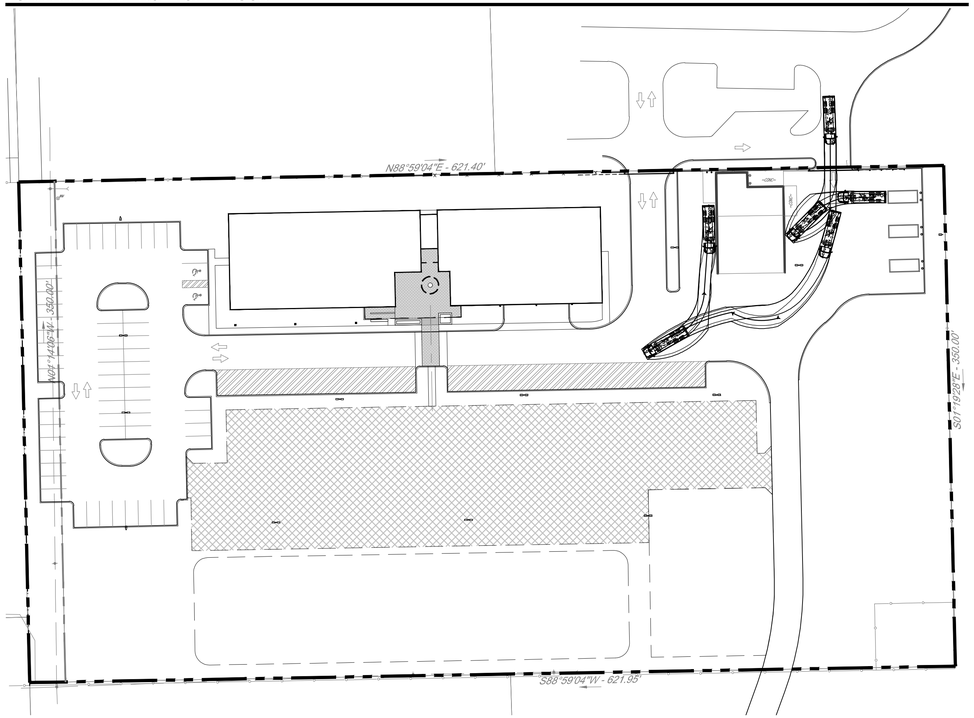
SHEET
SP1
01 OF 01

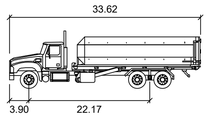
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PLOTTED BY: DEREK SHARE
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TURN ANALYSIS - ROLL-OFF TRUCK

N.T.S.



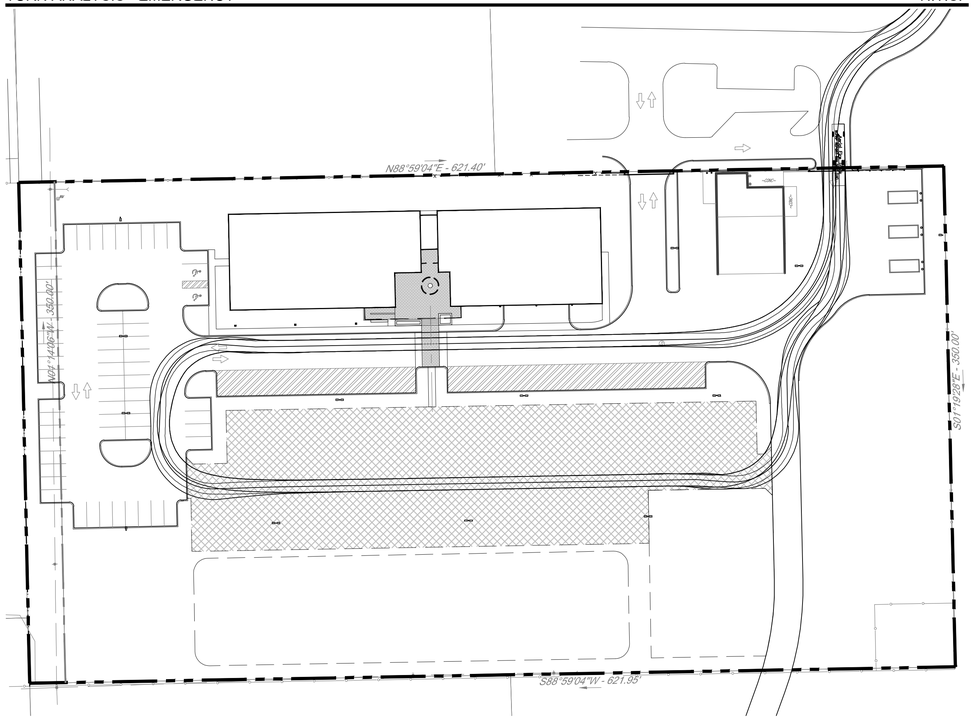


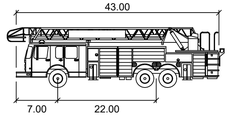
Accurate 30k Roll-Off

	feet
Width	: 8.17
Track	: 8.02
Lock to Lock Time	: 6.0
Steering Angle	: 32.7

TURN ANALYSIS - EMERGENCY

N.T.S.

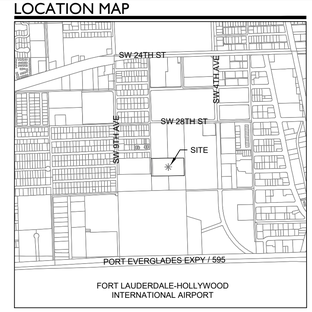




Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

LOCATION MAP



N

SITE DATA

APPLICATION NAME	SNYDER YARD
APPLICATION NUMBER	TBD

No.	DATE	REVISION	BY

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT NO: 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC.

INITIAL SUBMITTAL
FEBRUARY 20, 2026

SNYDER YARD
3110 SW 9TH AVENUE
FORT LAUDERDALE, FLORIDA

REGULATING PLAN

SHEET
RP1
01 OF 01

PROJECT#: 11430.00

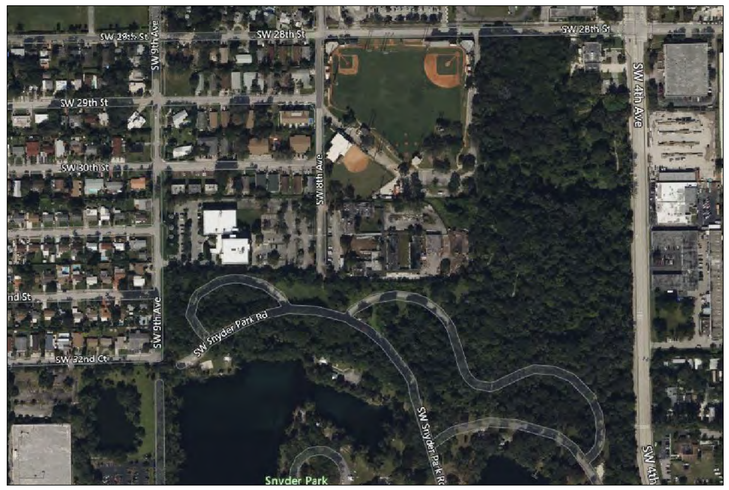
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PLOTTED BY: DEREK S HAIG
PLOTTING: P:\11400\11430.01 Ft Lauderdale Parks HQ\PLANS\RP\11430.00_LD_SITE.dwg

CIVIL ENGINEERING PLANS

FOR

SNYDER YARD

CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA



SITE MAP - 1" = 300'

Legal Description:

The South 350 feet of the North 1050 feet of the East one-half (E1/2) of the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 22, Township 50 South, Range 42 East, Broward County, Florida, LESS the East 25 feet thereof.

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 226,334 square feet or 5.1959 acres more or less.

SHEET INDEX

C-0	CIVIL COVER SHEET
C-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
C-2	PAVING AND GRADING PLAN
C-2.1	PAVING AND GRADING SECTIONS
C-2.2	PAVING AND GRADING DETAILS
C-3	DRAINAGE PLAN
C-3.1	DRAINAGE DETAILS
C-4	WATER AND SANITARY SEWER PLAN
C-4.1 - 4.4	WATER AND SANITARY SEWER DETAILS
C-5	PAVEMENT MARKING AND SIGNAGE PLAN
C-5.1	PAVEMENT MARKING AND SIGNAGE DETAILS
C-6	POLLUTION AND EROSION CONTROL PLAN
C-7	SITE DEMOLITION PLAN

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

CIVIL COVER SHEET

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

Botek Thurlow Engineering, Inc.
3409 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757

BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-0

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GENERAL NOTE

1. THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED IN THESE NOTES AND SPECIFICATIONS, IE PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

I. SPECIFIC SITE NOTES

A. "CITY" IN THESE NOTES REFERS TO THE CITY OF FT. LAUDERDALE
B. "COUNTY" IN THESE NOTES REFERS TO BROWARD COUNTY
C. "STATE" IN THESE NOTES REFERS TO THE STATE OF FLORIDA
D. SURVEY: PLANS ARE BASED ON THE SURVEY BY CONTROL POINT ASSOCIATES, FL, LLC.
E. DATUM: ALL ELEVATIONS ON THE PLANS ARE REFERENCED TO NAVD 1988

II. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

B. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET SHALL GOVERN. IN THE EVENT OF A CONFLICT BETWEEN THESE CONTRACT DOCUMENTS AND THE CITY SPECIFICATIONS, THE CITY SPECIFICATIONS SHALL GOVERN.

C. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

D. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE LAWS OF FLORIDA, AND THE CITY AND COUNTY CODES.

E. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.

F. TRENCH SAFETY ACT:

1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).
2. ALL TRENCHES EXCEEDING 5 IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN COMPLIANCE WITH O.S.H.A. STANDARDS 29 CFR SECTION 1926.650 SUBPART P.
3. THE CONTRACTOR SHALL SUBMIT THE CONTRACT AS COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE TRENCH SAFETY ACTS.
4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE CONTRACTOR.

G. ASBESTOS CEMENT PIPE (ACP), AND TRANSIT PIPE, CONTAIN ASBESTOS MATERIAL. ALL ASBESTOS CONTAINING MATERIALS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE CURRENT LOCAL, STATE AND FEDERAL REGULATIONS. THIS INCLUDES THE LISTING, PLUGGING AND DISPOSAL OF EXISTING ACP OR TRANSITE WATER MAIN PIPES.

III. PRECONSTRUCTION RESPONSIBILITIES

A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS AND THE ENGINEER OF RECORD.

B. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA, INC. CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. CLEARANCE SHALL BE FOR ALL UTILITIES INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, WATER, AND SEWER, TRAFFIC LIGHT COMMUNICATION CABLES, ETC. ON BOTH PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE CONSTRUCTION PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING UTILITY COMPANIES, WHERE APPLICABLE:

FLORIDA POWER AND LIGHT COMPANY
LOCAL TELEVISION COMMUNICATIONS COMPANY
LOCAL GAS COMPANY
LOCAL WATER AND SEWER UTILITY COMPANY(S)
LOCAL CABLE TELEVISION COMPANY(S)
CITY ENGINEERING / UTILITY DEPARTMENTS
SPECIAL DISTRICT UTILITY DEPARTMENT
COUNTY TRAFFIC ENGINEERING DEPARTMENT
FLORIDA DEPARTMENT OF TRANSPORTATION
SUNSHINE STATE ONE CALL OF FLORIDA

FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY:
LOCAL POLICE TRAFFIC SERGEANT-
LOCAL FIRE DEPARTMENT DISPATCH

C. THE CONTRACTOR SHALL USE EXTREME CAUTION WORKING UNDER, OVER AND AROUND EXISTING UTILITY LINES. THE CONTRACTOR SHALL CONTACT THE ELECTRIC SUPPLY COMPANY TO VERIFY LOCATIONS, VOLTAGE AND REQUIRED CLEARANCES, ONSITE, IN RIGHT-OF-WAYS AND IN EASEMENTS, PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

D. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

E. LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (FACILITIES) AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, BY ELECTRONIC METHODS, VACUUM EXCAVATION, TEST HOLES AND BY HAND EXCAVATIONS AS REQUIRED, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSITION CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

F. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES.

G. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY ALL ASSOCIATED PERMIT FEES INCLUDING WATER AND SEWER CONNECTION AND METER FEES.

H. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

I. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR FP&L, BELL SOUTH, IRRIGATION SYSTEM, ETC., PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

J. AT LEAST TWO (2) DAYS PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT A COP "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND" FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: http://www.dep.state.fl.us/water/stormwater/npdes/index.htm

K. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL ACTIVITIES RELATED TO DEWATERING PERMITS, INCLUDING DESIGN PLANS.

IV. INSPECTIONS / TESTING:

A. THE CONTRACTOR SHALL NOTIFY IN WRITING THE CITY, THE COUNTY, THE ENGINEER OF RECORD, & ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

1. CLEARING AND EARTHWORK
2. STORM DRAINAGE SYSTEMS
3. SANITARY SEWER SYSTEMS
4. WATER DISTRIBUTION SYSTEMS
5. LIMEROCK BASE
6. ASPHALTIC OR CONCRETE PAVEMENT
7. SIDEWALKS
8. CURB & GUTTERING
9. SITE LIGHTING
10. ELECTRICAL AND COMMUNICATION LINES
11. UTILITY CONDUITS
12. IRRIGATION
13. FINAL

B. THE OWNER, ENGINEER AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS

C. TESTING – ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY AN INDEPENDENT LICENSED TESTING COMPANY. ALL TESTING COSTS (SITE, CIVIL) SHALL BE PAID FOR BY THE OWNER/OR CONTRACTOR (AS SPECIFIED IN THE CONSTRUCTION CONTRACT), EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR UNLESS OTHERWISE INDICATED ON THE PLANS OR SPECIFICATIONS. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE LOCAL GOVERNMENTAL AGENCY.

V. SHOP DRAWINGS

A. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR THE FOLLOWING (IF APPLICABLE): LIFT/ PUMP STATION EQUIPMENT, SANITARY MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES, PIPING MATERIAL AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REVIEWS BY AGENCY APPROVALS IF REQUIRED.

VI. TEMPORARY FACILITIES

A. GENERAL:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS AND ELECTRICITY.

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). A MAINTENANCE OF TRAFFIC PLAN MUST BE APPROVED BY THE GOVERNMENTAL ENGINEERING DIVISION HAVING JURISDICTION FOR THE SECTION OF ROADWAY BEFORE STARTING WORK IN THE PUBLIC RIGHT-OF-WAY.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS, UNLESS IN ACCORDANCE WITH METHODS APPROVED BY THE GOVERNMENTAL ENGINEERING DIVISION HAVING JURISDICTION FOR THE SECTION OF ROADWAY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING and SIGNAGE FOR PEDESTRIAN TRAFFIC CONTROL SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE CONTINUOUS ACCESS TO THE ADJACENT SITES DURING CONSTRUCTION.

C. SECURITY FENCE:

1. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE THE SITE AT ALL TIMES.
2. THE CONTRACTOR'S ONSITE EQUIPMENT, STOCKPILED MATERIAL AND SUPPLIES SHALL BE KEPT IN THE FENCED AND LOCKED LOCATION WHEN CONTRACTOR IS NOT ONSITE.

VII. PROJECT PROGRESS AND CLOSEOUT

A. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM SWEPT CLEAN.
2. THE CONTRACTOR SHALL RESTORE OF REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OF RECORD, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED (HIGHWAY, DRIVEWAY, WALK and LANDSCAPING, ETC.), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. THE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

D. PROJECT RECORD DOCUMENTS:

DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

1. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS PRIOR TO PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND TOP OF PIPE ELEVATIONS OF ALL DRAINAGE STRUCTURES AND THE FINISHED GRADES OF ALL ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.
2. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.
3. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. TOP OF PIPE ELEVATIONS EVERY 100 LF.
   b. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
   c. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILT.
   d. THE TAP AND TERMINAL END AT ALL WATER SERVICES SHALL BE AS-BUILT.
   e. AS BUILT DATA SHALL INCLUDE GPS DATA.
4. AS-BUILTS OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
   b. THE TAP AND STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS THEN THE INVERT ELEVATION OF THESE CLEANOUTS SHALL BE OBTAINED.
   c. LIFT STATION AS-BUILTS SHALL CONSIST OF TOP OF WET WELL ELEVATION, INVERT ELEVATION OF THE INCOMING LINE, BOTTOM OF THE WET WELL AND AS-BUILTS OF THE COMPOUND AREA.
   d. AS BUILT DATA SHALL INCLUDE GPS DATA.
5. FORCE MAIN AS-BUILTS SHALL BE PREPARED THE SAME AS THE WATER LINE AS-BUILTS.
6. AS-BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND MEIR ELEVATIONS IF APPLICABLE.
   b. THE SITE GRADING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT. DRAINAGE WELL STRUCTURE AS-BUILTS SHALL INCLUDE, BUT BE LIMITED TO TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.
   c. EXFILTRATION TRENCH LENGTH, WIDTH, BOTTOM ELEVATION AND TOP ELEVATION
7. ALL ROCK AS-BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
   a. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY. ALL ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FUNCTIONAL CHANGE AND WHERE IT IS IN THE DESIGN PLANS.
   b. ROCK AS-BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ROAD GRADES AND WHERE IT IS IN THE DESIGN PLANS.
   c. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
   d. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
   e. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK AS-BUILTS WILL BE REQUIRED AS INDICTED ABOVE AS WELL AS AS-BUILTS ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
   f. AS-BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.
8. LAKE AND CANAL BANK AS-BUILTS SHALL INCLUDE A KEY SHEET OF THE LAKE THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. AS-BUILTS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK AND THE TOE OF THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.
9. RETENTION AREA AS-BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE AS-BUILT AS WELL.
10. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" x 36" REPRODUCIBLE MATERIAL. ALL RECORD DRAWING, "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH THREE (3) SETS OF BLUE OR BLACK LINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD FORMAT

VIII. GENERAL

A. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT.

B. IT IS ESSENTIAL THAT THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) TOGETHER WITH SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION), AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (CURRENT EDITION) BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" TOGETHER WITH THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT, IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE PIPE COATING SHALL BE AS REQUIRED BY ALL LOCAL AND STATE LAWS, REGULATIONS AND "BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

C. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE DEVELOPMENT INCLUDING PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER AS SHOWN ON THE PLANS, SPECIFIED HEREIN, OR THAT IT IS THE INTENT TO PROVIDE A COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE CONSTRUED AS LIMITING ANY OTHER INCIDENTALS NECESSARY TO COMPLETE THE WORK.

D. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND WITH THE ORDINANCES AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION. WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL UNIT OF GOVERNMENT ENGINEERING DEPARTMENT STANDARDS SHALL GOVERN. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

E. GUARANTEE – ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, SHALL BE GUARANTEED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP, UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR MATERIALS SHALL BE REPAIRED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE NECESSARY REPLACEMENT OR REPAIRS WITHIN (7) SEVEN DAYS AFTER NOTIFICATION, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

IX. EARTHWORK

A. ALL AREAS TO BE CONSTRUCTED UPON WITH STRUCTURES, PAVEMENT, CURB, SIDEWALK, FENCING ETC. SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, GRASSY WEEDS, TRASH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1'. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE PROTECTED DURING THE CONSTRUCTION OPERATION. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

B. NONE OF THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT IS TO BE INCORPORATED INTO THE PROJECT UNLESS THAN THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT MAY BE INCORPORATED INTO THE WORK WHEN USED AS THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

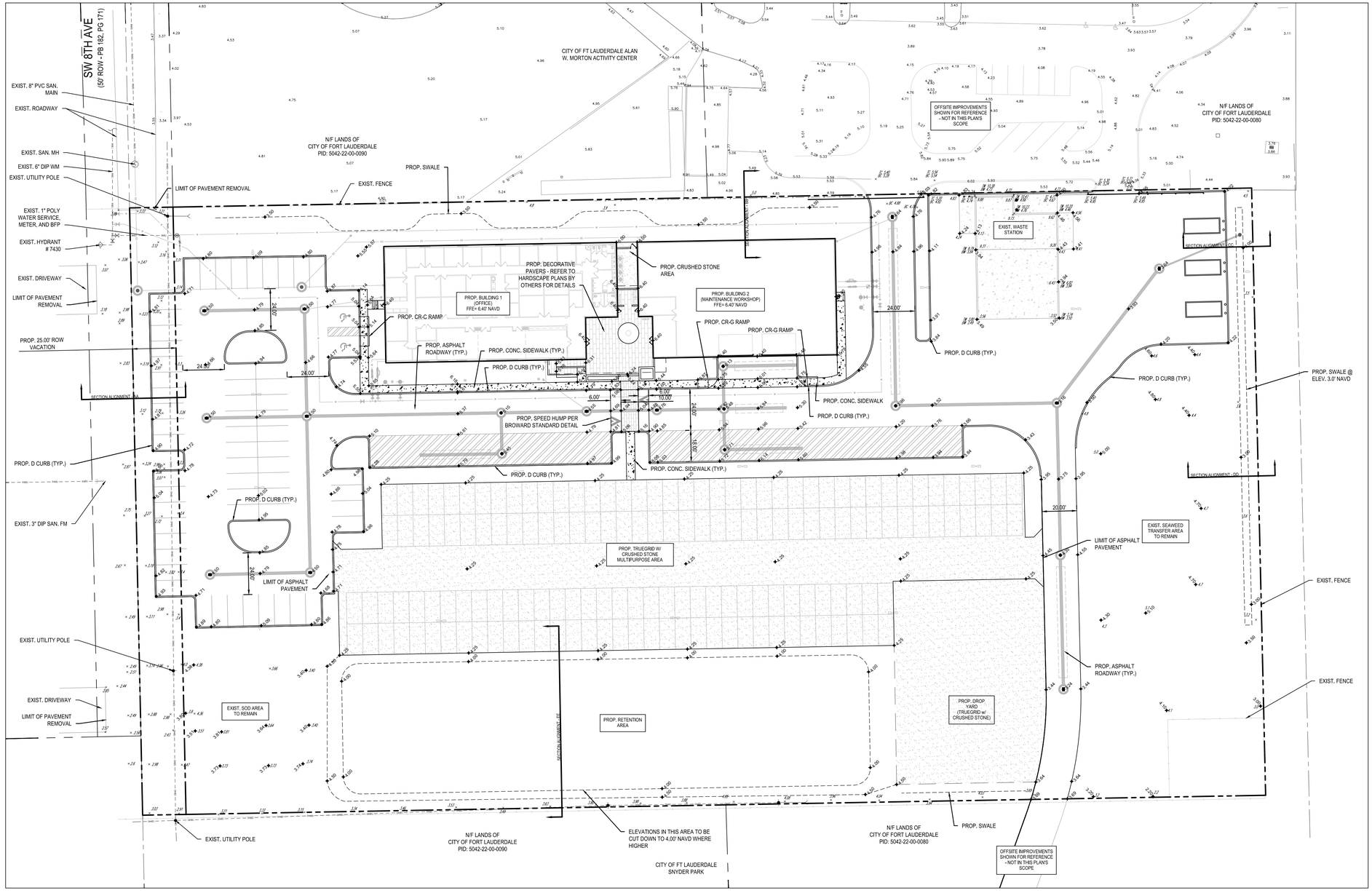
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PAVING AND GRADING LEGEND

PROPERTY or R/W LINE

CENTER LINE

NON VEHICULAR ACCESS LINE

A — A CROSS SECTION

ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
I.E.:	INVERT ELEVATION
M.H.	MANHOLE
C.B.	CATCH BASIN
D.W.	DRAINAGE WELL
R.E.:	RIM ELEVATION
G.E.	GRATE ELEVATION

GENERAL PAVING AND GRADING NOTES:

1. CONTRACTOR TO RESTORE ALL EXISTING PAVEMENT, PAVEMENT MARKINGS, SIDEWALK, LANDSCAPING, IRRIGATION, ETC. DAMAGED DURING CONSTRUCTION INCLUDING ANY DAMAGE TO EXISTING ROADWAY IN PUBLIC R.O.W.
2. EXISTING GRADES SHOWN 5.55 ARE FOR REFERENCE ONLY. FINISHED GRADES INDICATED BY 4.25 GOVERN.
3. ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.
4. CROSSWALKS AND HC RAMPS TO CONFORM TO ADA W/ DETECTABLE WARNING SURFACE.
5. EXACT LOCATION OF METERS AND BFPs TO BE COORDINATED IN THE FIELD.
6. REFER TO PAVING, GRADING, AND DRAINAGE DETAILS AND SECTIONS FOR ADDITIONAL INFORMATION.
7. RESTORE ANY PAVEMENT MARKINGS AFFECTED BY THE INSTALLATION OF THE TYPE 'F' CURB AND GUTTER PER BROWARD COUNTY MINIMUM STANDARDS.
8. ALL ADA MATS / DETECATBLE WARNINGS ARE TO BE CAST-IN-PLACE
9. UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS, ANY MILLING AND RESURFACING REQUIRED BY THIS PROJECT SHALL BE A MINIMUM OF 1" DEPTH

BTE REF DATE: 2.17.25

REVISIONS

#	DATE

SEAL:

PAVING AND GRADING PLAN

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

Botek Thurlow Engineering, Inc.
3409 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-9757

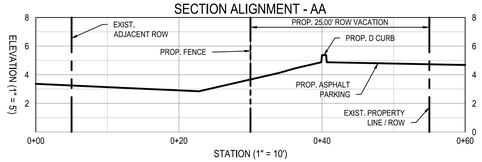
BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

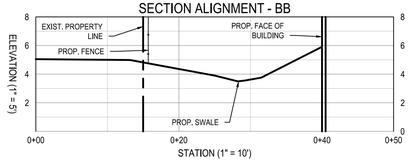
SHEET #: C-2

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

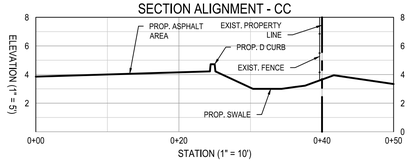
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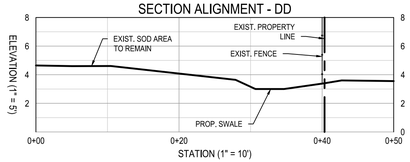
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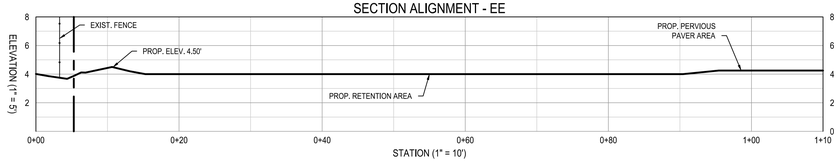
SECTION ALIGNMENT - CC



SECTION ALIGNMENT - DD



SECTION ALIGNMENT - EE



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BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

PAVING AND GRADING SECTIONS

SNYDER YARD
3110 SW 8TH AVENUE
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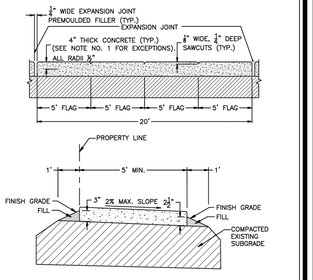
BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-2.1

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

CITY OF FORT LAUDERDALE
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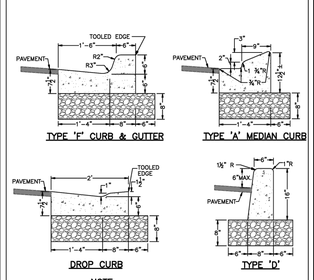


NOTES:

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

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

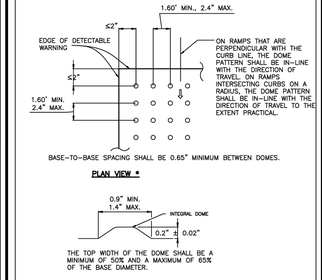


NOTE:

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

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



NOTE: TRUNCATED DOME *

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

* AMENDED FROM FDOT INDEX 304

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

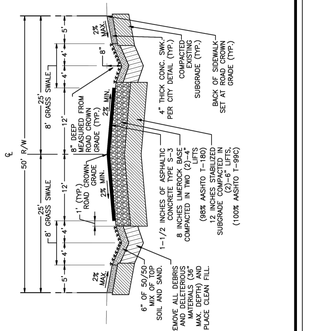
THE PROCEDURE FOR BACKFILL AND PAVEMENT RESTORATION SHALL BE AS FOLLOWS: "DENSITY TESTS OF COMPACTED FILL, BACKFILL SHALL BE TAKEN AT EACH 12" PRIOR TO PLACEMENT OF THE SUCCEEDING LIFT OF MATERIAL ACCORDING TO THE FOLLOWING SCHEDULE".

1. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED ONE LANE AT A TIME, ONE DENSITY TEST SHALL BE TAKEN IN EACH LANE.
2. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED THREE LANES AT A TIME, DENSITIES SHALL BE TESTED IN TWO LOCATIONS STAGGERED WITH EACH SUCCESSIVE LIFT.
3. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED TWO LANES AT A TIME, DENSITIES SHALL BE TESTED IN ONE LANE PER LIFT, ALTERNATING LANES WITH EACH LIFT.
4. CUTS ACROSS ROADS SHALL NOT BE LEFT OPENED OVER NIGHT UNLESS ABSOLUTELY NECESSARY. TRENCHES SHALL BE BACKFILLED AND A TEMPORARY ASPHALT APPLIED TO MAKE A SMOOTH LEVEL PATCH. THE TRENCHES SHALL THEN BE EXCAVATED THE NEXT DAY AND PERMANENT BACKFILL AND PAVEMENT INSTALLED IN ACCORDANCE WITH THESE STANDARDS. THE ONLY EXCEPTIONS WILL BE IN CASES WHERE THE FACILITY INSTALLED MUST BE TESTED BEFORE THE ROADS ARE RESTORED. IN THESE CASES, THE PERMANENT RESTORATION MUST BE PERFORMED ON THE DAY OF TESTING OR THE NEXT DAY.
5. IN CASES WHERE THE INSTALLATION PARALLELS THE ROADWAY AND DAMAGES THE PAVEMENT, THE DENSITY TESTS SHALL BE MADE EVERY 100 L.F. WITH TEST LOCATIONS STAGGERED 25' EACH LIFT.
6. SHOULDER AREAS AND SWALE AREAS BEYOND SHOULDERS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY, ALL AS DETERMINED BY AASHTO T-99-C STANDARD PROCTOR TEST.
7. RESTORATION OF STRIPING, SIGNING, AND SIGNALIZATION DEVICES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PAVEMENT RESTORATION IS COMPLETED.

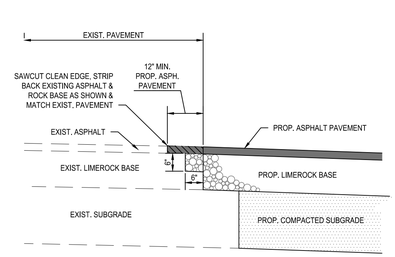
A COPY OF ALL PROCTOR AND FIELD DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEERING DIVISION.

DATE: APRIL'04	SCALE: N.T.S.	PROCEDURE FOR RESTORATION	P
REVISED: MARCH '09	DRAWN BY:	OF FLEXIBLE PAVEMENT	4.13

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



DATE: JAN.'82	SCALE: N.T.S.	TYPICAL ROAD	P
REVISED: MARCH '09	DRAWN BY:	50' RIGHT-OF-WAY	2.1



PAVEMENT CONNECTION DETAIL
N.T.S.

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

NOTE:

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

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

ADA CURB RAMPS GENERAL NOTES*:

1. PUBLIC SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS UNOBSTRUCTED PEDESTRIAN CIRCULATION PATHS TO PEDESTRIAN AREAS, ELEMENTS, AND FACILITIES IN THE PUBLIC RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS AND AT TURNOUTS THAT HAVE CURBED RETURNS. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS SHALL HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.
2. THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS.
3. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.

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

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

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

* AMENDED FROM FDOT INDEX 304

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

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

5. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF THE CURB. DETECTABLE WARNING SURFACES SHALL BE VANGUARD, ARMOR TILE, OR APPROVED EQUAL.
6. WHERE A RAMP IS CONSTRUCTED WITHIN EXISTING EXISTING CURB, CURB AND GUTTER, AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.
7. DETECTABLE WARNING SURFACE COLOR SHALL CONTRAST WITH SURROUNDING SURFACE AS DIRECTED BY CITY ENGINEER (DEFAULT COLOR IS YELLOW).

* AMENDED FROM FDOT INDEX 304

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

NOTES:

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

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

* AMENDED FROM FDOT INDEX 310

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

RIGHT OF WAY
TRENCH REPAIR, MILLING, AND OVERLAY

A. RESTORE ROAD BED TWO TIMES ORIGINAL THICKNESS 18" MAX. AND 12" MIN. PLACED IN 6" LAYERS AND COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180
B. TRENCH BACKFILLED IN 6" COMPACTED LIFTS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180
C. ASPHALTIC CONCRETE AS REQUIRED BY SPECIFICATIONS THICKNESS TO MATCH EXISTING. (TYPICAL 1-1/2")
D. MILLING, ASPHALTIC CONCRETE RESURFACING AS REQUIRED BY SPECIFICATIONS.
E. SAW CUT & APPLY TACK COAT TO ALL SURFACES AND EDGES

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

GENERAL NOTES

T = 6" PARKING LOT
8" RESIDENTIAL STREETS
10" MJOR ST. (4 LANE)
12" MAJOR ST. (6 LANE)
2T=18" MAX.–12" MIN.

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

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

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

PAVING GRADING AND DRAINAGE DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

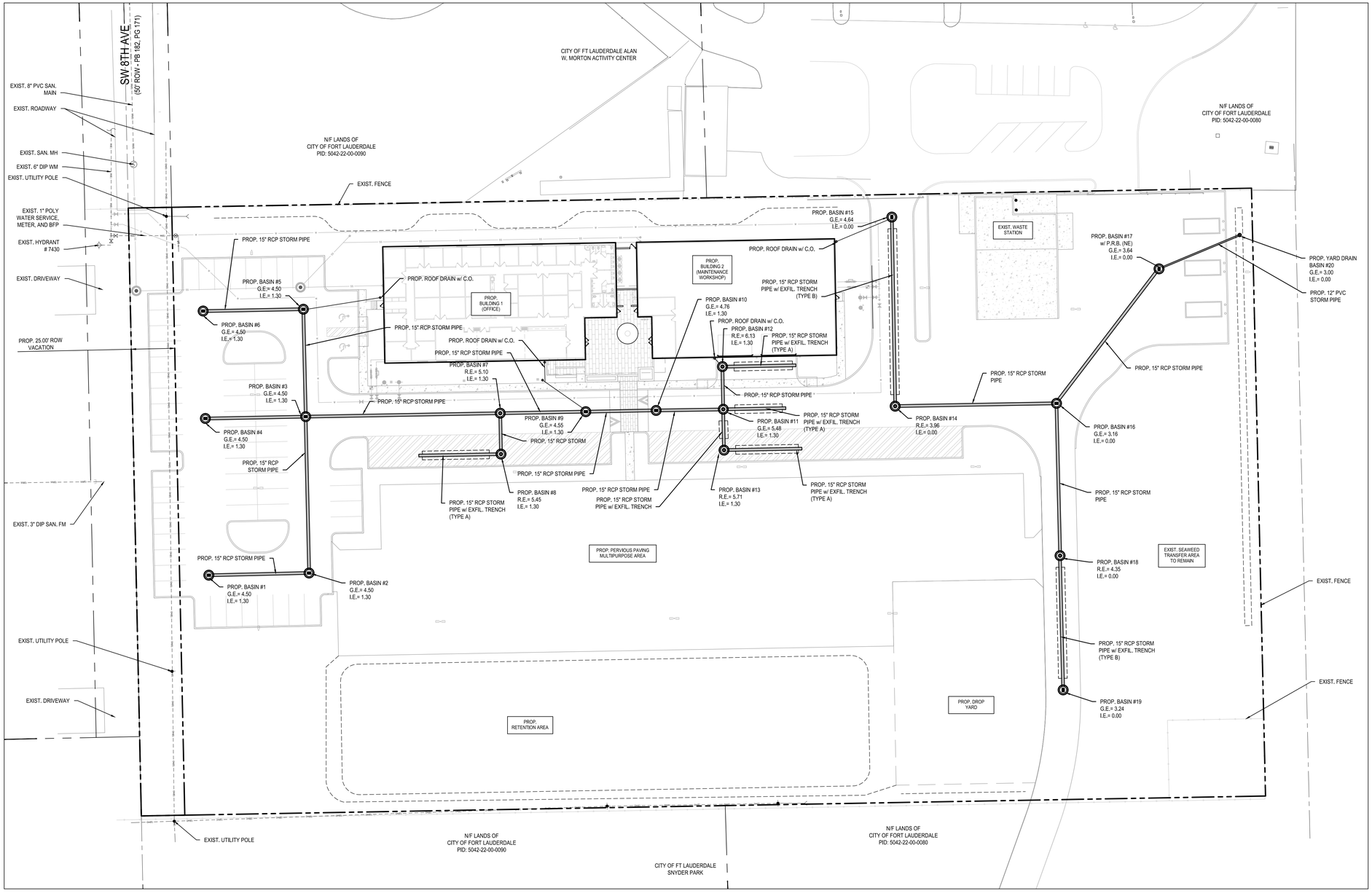
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BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-2.2

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



0 15 30 60 90

GRAPHIC SCALE IN FEET

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

GENERAL DRAINAGE NOTES:

1. ALL ROOF DRAINS TO BE CONNECTED TO THE NEAREST STORM DRAINAGE STRUCTURE.
2. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL EXISTING DRAINAGE WITHIN THE COUNTY RIGHT OF WAY THAT HAS BEEN AFFECTED BY THE CONSTRUCTION.
3. DURING CONSTRUCTION ACTIVITIES INLET PROTECTION SHALL BE PROVIDED FOR ALL DRAINAGE INLETS ADJACENT TO THE PROJECT SITE, REFER TO POLLUTION/EROSION CONTROL PLAN.
4. SHOULD DEWATERING BE REQUIRED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED AGENCY APPROVALS AND OR PERMITS.
5. THE PROPOSED DRAINAGE WELLS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR ANY DEWATERING PURPOSES.
6. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE EXISTING UTILITY INFORMATION SHOWN HERE IS FOR THE CONTRACTOR'S CONVENIENCE AND THE E.O.R. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. BEFORE COMMENCING CONSTRUCTION CONTRACTOR TO CALL FOR UTILITY LOCATES. VERIFY ALL EXISTING UTILITIES' LOCATIONS AND DEPTHS, AND NOTIFY E.O.R. OF ANY CONFLICTS.
7. ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.

DRAINAGE LEGEND

- PROP. FDOT TYPE C BASIN INLET TOP
- PROP. FDOT TYPE C BASIN CURB INLET TOP
- PROP. ROUND BASIN INLET TOP
- PROP. ROUND BASIN MANHOLE TOP
- PROP. BASIN CURB INLET TOP
- PROP. DRAINAGE WELL
- PROP. YARD DRAIN
- PROP. CLEAN OUT
- PROP. DRAINAGE PIPE
- PROP. EXFILTRATION TRENCH
- PROP. SANITARY SEWER PIPE
- PROP. WATER PIPE
- EXIST. WATER PIPE
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM PIPE
- EXIST. ATT UNDERGROUND
- EXIST. BROWARD TRAFFIC COMMUNICATIONS
- EXIST. BROWARD FIBER OPTIC
- EXIST. COMCAST UNDERGROUND
- EXIST. ELECTRICAL UNDERGROUND
- EXIST. FIBER OPTIC UNDERGROUND
- EXIST. UNKNOWN UNDERGROUND
- EXIST. FPL UNDERGROUND
- EXIST. ELECTRICAL UNDERGROUND
- EXIST. ATT UNDERGROUND
- EXIST. OVERHEAD
- EXIST. TELEPHONE UNDERGROUND

ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
I.E.	INVERT ELEVATION
M.H.	MANHOLE
C.B.	CATCH BASIN
D.W.	DRAINAGE WELL
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

DRAINAGE PLAN

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

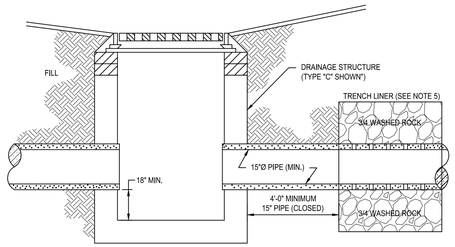
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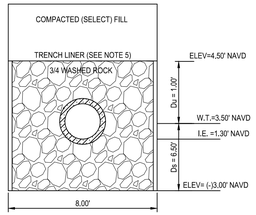
PROJECT DATE: 1-15-2024

SHEET #: C-3

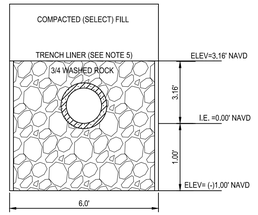
PRELIMINARY PLANS - NOT FOR CONSTRUCTION



LONGITUDINAL SECTION



TRENCH SECTION
(TYPE A)



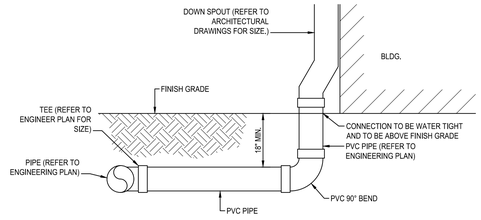
TRENCH SECTION
(TYPE B)

NOTES

1. DRAIN FIELD MAY BE OF SLOTTED CONCRETE PIPE.
2. PIPES SHALL TERMINATE 2' FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS WITH A MINIMUM OF 4' SEPARATION BETWEEN TRENCH AND CATCH BASIN AS REQUIRED.
3. COVER PIPE ENDS WITH NO. 10 GALVANIZED OR ALUMINUM SCREEN, OPENING NO LARGER THAN ½" x½".
4. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
5. SIDES AND TOP OF TRENCH TO BE LINED WITH ONE LAYER OF PLASTIC TYPE FILTER CLOTH OR APPROVED EQUAL OVERLAP TRENCH LINING MATERIAL A MINIMUM OF TWO FEET AT TOP OF TRENCH
6. FILTER FABRIC TO BE GEOGTEX 351 OR AMOCO 4545 OR EQUIVALENT.

EXFILTRATION TRENCH DETAIL

NTS



DOWN SPOUT CONNECTION

NTS

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

DRAINAGE DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

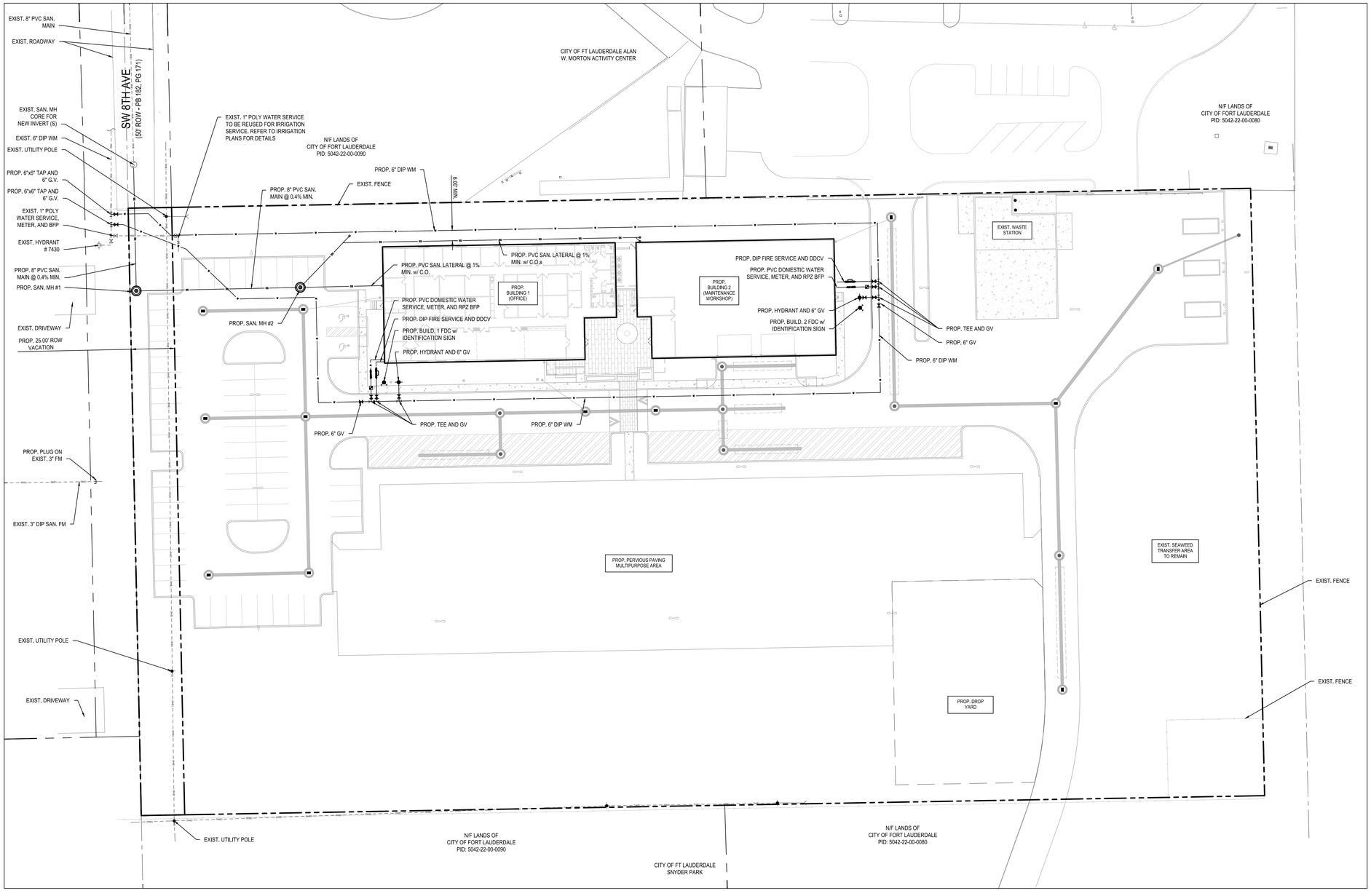
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BTE PROJECT #:
24-0101

PROJECT DATE:
1-15-2024

SHEET #:
C-3.1

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



WATER AND SEWER LEGEND

- DOUBLE DETECTOR CHECK VALVE
- RPZ BACKFLOW PREVENTORS
- GATE VALVE
- METER
- TEE / TAP
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- PROP. PLUG / CAP
- EXIST. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY CLEAN OUT
- PROP. METER VAULT
- PROP. BACTERIOLOGICAL SAMPLE
- PROP. REDUCER
- PROP. SANITARY SEWER PIPE
- PROP. WATER PIPE
- EXIST. WATER PIPE
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM PIPE
- EXIST. ATT UNDERGROUND
- EXIST. BROWARD TRAFFIC COMMUNICATIONS
- EXIST. BROWARD FIBER OPTIC
- EXIST. COMCAST UNDERGROUND
- EXIST. ELECTRICAL UNDERGROUND
- EXIST. FIBER OPTIC UNDERGROUND

ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
I.E.	INVERT ELEVATION
M.H.	MANHOLE
B.F.P.	BACKFLOW PREVENTOR
G.V.	GATE VALVE
D.D.C.V.	DOUBLE DETECTOR CHECK VALVE
F.D.C.	FIRE DEPT. CONNECTION

- EXIST. UNKNOWN UNDERGROUND
- EXIST. FPL UNDERGROUND
- EXIST. ELECTRICAL UNDERGROUND
- EXIST. ATT UNDERGROUND
- EXIST. OVERHEAD
- EXIST. TELEPHONE UNDERGROUND

SYMBOLS FOR FITTINGS, VALVES, ETC. ARE DIAGRAMMATIC ONLY AND DO NOT REFLECT ACTUAL SIZE; FOR ACTUAL DIMENSIONS REFER TO MANUFACTURER'S SPECIFICATIONS.

0 15 30 60 90
GRAPHIC SCALE IN FEET

Always call 811 two full business days before you dig to have underground utilities located and marked.
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UNDERGROUND UTILITIES NOTES:

1. SITE MAY CONTAIN EXISTING UTILITIES (DOMESTIC WATER, IRRIGATION, TELEPHONE, ELECTRIC, GAS, STORM DRAINAGE, SANITARY SEWER AND OTHERS).
2. ***NOT ALL*** EXISTING UTILITIES ARE SHOWN HEREON, SOME ARE SHOWN ON THIS PLAN AS OBTAINED FROM UTILITY LOCATES, ATLASES AND THE SURVEY.
3. ALL EXISTING UTILITIES WITHIN THE BOUNDARY OF THE SITE ARE TO BE REMOVED - EXCEPT WHERE NOTED OTHERWISE (SUCH AS "TO REMAIN" TO BE RELOCATED" ETC.). THIS PLAN IS LIMITED TO WATER AND SANITARY SEWER ONLY. NO DESIGN OF FPL, COMCAST, GAS, TELEPHONE IS SHOWN HEREON.
4. CONTRACTOR IS RESPONSIBLE FOR SEQUENCING ALL UTILITY REMOVAL/RELOCATION SUCH THAT NO OTHER USER OF SAID IS AFFECTED

FIRE LINE NOTES:

1. ALL PROPOSED FIRE MAINS, SERVICES, "SIAMESE" CONNECTION LINES ETC. MUST BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER FLORIDA STATUTE 633.
2. ALL FIRE LINES ARE TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS PRIOR TO BEING PLACED INTO SERVICE.
3. UPON COMPLETION OF REQUIRED TESTING A STATE LICENSED FIRE LINE CONTRACTOR SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE". THE CERTIFICATE MUST BE ISSUED AND THE FIRE LINE MUST BE ACCEPTED BY THE BROWARD COUNTY HEALTH DEPT. (WHERE APPLICABLE) PRIOR TO BEING PLACED INTO SERVICE.
4. FIRE LINE SYSTEM COMPONENTS (FDC, DDCV, FIRE LINE PIPING, ETC.) SHOWN ON THESE PLANS ARE TO BE COORDINATED WITH THE FIRE PROTECTION DRAWINGS AND DESIGN AND FIRE PROTECTION SHOP DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO INSTALLATION OF ANY PORTION OF THE FIRE PROTECTION SYSTEM.

WATER NOTES

1. NO GATE VALVES IN CURBS
2. WATER SHALL BE AVAILABLE TO FIRE HYDRANTS BEFORE INTERIOR BUILDING CONSTRUCTION CAN BEGIN.
3. ALL EXISTING WATER SERVICES TO THE PROPERTY THAT ARE NOT BEING RE-USED SHALL BE CUT AND CAPPED AND ABANDONED IN ACCORDANCE WITH THE PUBLIC UTILITY'S MINIMUM STANDARDS.
4. AFTER WATER CONNECTIONS, RESTORE ALL RIGHT OF WAY (PAVEMENT, SIDEWALK, CURB, ETC.) IN ACCORDANCE WITH CITY OF FORT LAUDERDALE AND/OR FDOT MINIMUM STANDARDS
5. ALL ELEVATIONS SHOWN IN THIS PLAN ARE IN THE NAVD DATUM. WHERE ELEVATIONS WERE REQUIRED TO BE CONVERTED, THE FOLLOWING CONVERSION WAS USED: NAVD = NGVD - 1.51'
6. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE EXISTING UTILITY INFORMATION SHOWN HERE IS FOR THE CONTRACTOR'S CONVENIENCE AND THE E.O.R. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. BEFORE COMMENCING CONSTRUCTION CONTRACTOR TO CALL FOR UTILITY LOCATES, VERIFY ALL EXISTING UTILITIES' LOCATIONS AND DEPTHS, AND NOTIFY E.O.R. OF ANY CONFLICTS.

SANITARY SEWER NOTES

1. SLOPE OR PITCH SANITARY SEWER MANHOLE CASTINGS WITH DESIGN ROAD SECTIONS.
2. ALL SANITARY SEWER CLEANOUTS LOCATED IN ROADWAY ARE TO BE TRAFFIC-RATED.
3. ALL EXISTING SANITARY SERVICES TO THE PROPERTY THAT ARE NOT BEING RE-USED SHALL BE CUT AND CAPPED AND ABANDONED IN ACCORDANCE WITH THE PUBLIC UTILITY'S MINIMUM STANDARDS.
4. AFTER SEWER CONNECTIONS, RESTORE ALL RIGHT OF WAY (PAVEMENT, SIDEWALK, CURB, ETC.) IN ACCORDANCE WITH CITY OF FORT LAUDERDALE AND/OR FDOT MINIMUM STANDARDS.
5. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NONSHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL
6. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
7. WATERTIGHT MANHOLE COVERS SHALL BE USED [RSWF 34.6]
8. SANITARY SEWER SERVICES ARE NOT TO BE PLACED INTO OPERATION UNTIL THE OPERATION LICENSE(S) IS OBTAINED FROM THE RELEVANT ISSUING AUTHORITY
9. ALL ELEVATIONS SHOWN IN THIS PLAN ARE IN THE NAVD DATUM. WHERE ELEVATIONS WERE REQUIRED TO BE CONVERTED, THE FOLLOWING CONVERSION WAS USED: NAVD = NGVD - 1.51'
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11. CONTRACTOR TO SCHEDULE A CITY OF FORT LAUDERDALE INSPECTION (USING CITY "FLAIR" SYSTEM @ 954-828-6520) WHEN INSTALLING PROPOSED SANITARY MANHOLE ON EXISTING SANITARY MAIN. CITY INSPECTOR WILL INSPECT CONNECTING V.C.P. TO DETERMINE IF CITY WILL REQUIRE REPLACING A SECTION OF V.C.P. CONNECTING TO THAT MANHOLE

SEWER TESTING NOTES

1. DEFLECTION TEST: TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE (AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM)
   a. NO PIPE SHALL EXCEED A DEFLECTION OF 5%
   b. A RIGID BALL OR MANDREL IS TO BE USED FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED
   c. THE TEST IS TO BE PERFORMED WITHOUT A MECHANICAL PULLING DEVICE [RSWF 33.85]
2. LEAKAGE TEST:
   a. THE LEAKAGE EXFILTRATION OR INFILTRATION IS NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM
   b. EXFILTRATION OR INFILTRATION TESTS TO BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   c. AIR TESTS, AS A MINIMUM, ARE TO CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. [RSWF 33.93, 33.94, AND 33.95]

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

WATER AND SANITARY SEWER PLAN

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

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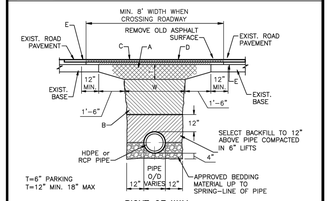
BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-4

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



RIGHT OF WAY
TRENCH REPAIR, MILLING, AND OVERLAY

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

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

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

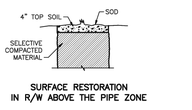
D. MILLING, ASPHALTIC CONCRETE RESURFACING AS REQUIRED BY SPECIFICATIONS.

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

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

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



SURFACE RESTORATION
IN R/W ABOVE THE PIPE ZONE

NOTES:

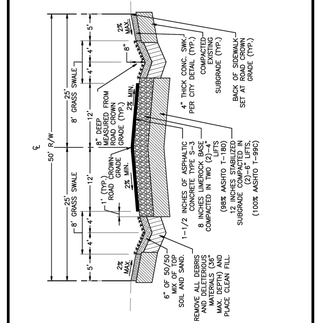
1. UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.

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

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

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



TYPICAL ROAD
50' RIGHT-OF-WAY

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

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

THE PROCEDURE FOR BACKFILL AND PAVEMENT RESTORATION SHALL BE AS FOLLOWS: "DENSITY TESTS OF COMPACTED FILL, BACKFILL SHALL BE TAKEN AT EACH 12" PRIOR TO PLACEMENT OF THE SUCCEEDING LIFT OF MATERIAL ACCORDING TO THE FOLLOWING SCHEDULE".

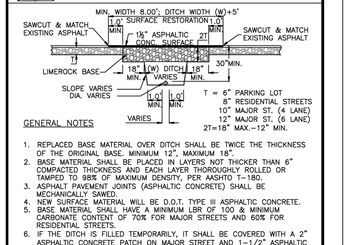
1. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED ONE LANE AT A TIME, ONE DENSITY TEST SHALL BE TAKEN IN EACH LANE.
2. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED THREE LANES AT A TIME, DENSITIES SHALL BE TESTED IN TWO LOCATIONS STAGGERED WITH EACH SUCCESSIVE LIFT.
3. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED TWO LANES AT A TIME, DENSITIES SHALL BE TESTED IN ONE LANE PER LIFT, ALTERNATING LANES WITH EACH LIFT.
4. CUTS ACROSS ROADS SHALL NOT BE LEFT OPENED OVER NIGHT UNLESS ABSOLUTELY NECESSARY. TRENCHES SHALL BE BACKFILLED AND A TEMPORARY ASPHALT APPLIED TO MAKE A SMOOTH LEVEL PATCH. THE TRENCHES SHALL THEN BE EXCAVATED THE NEXT DAY AND PERMANENT BACKFILL AND PAVEMENT INSTALLED IN ACCORDANCE WITH THESE STANDARDS. THE ONLY EXCEPTIONS WILL BE IN CASES WHERE THE FACILITY INSTALLED MUST BE TESTED BEFORE THE ROADS ARE RESTORED. IN THESE CASES, THE PERMANENT RESTORATION MUST BE PERFORMED ON THE DAY OF TESTING OR THE NEXT DAY.
5. IN CASES WHERE THE INSTALLATION PARALLELS THE ROADWAY AND DAMAGES THE PAVEMENT, THE DENSITY TESTS SHALL BE MADE EVERY 100 L.F. WITH TEST LOCATIONS STAGGERED 25' EACH LIFT.
6. SHOULDER AREAS AND SWALE AREAS BEYOND SHOULDERS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY, ALL AS DETERMINED BY AASHTO T-99-C STANDARD PROCTOR TEST.
7. RESTORATION OF STRIPING, SIGNING, AND SIGNALIZATION DEVICES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PAVEMENT RESTORATION IS COMPLETED.

A COPY OF ALL PROCTOR AND FIELD DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEERING DIVISION.

DATE: APRIL'04	SCALE: N.T.S.	PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT	P 4.13
REVISED: MARCH '09	DRAWN BY:		

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



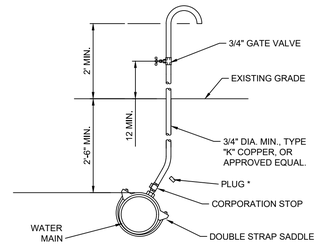
T = 6" PARKING LOT
8" RESIDENTIAL STREETS
10" MAJOR ST. (4 LANE)
12" MAJOR ST. (6 LANE)
2T=18" MAX.-12" MIN.

GENERAL NOTES

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

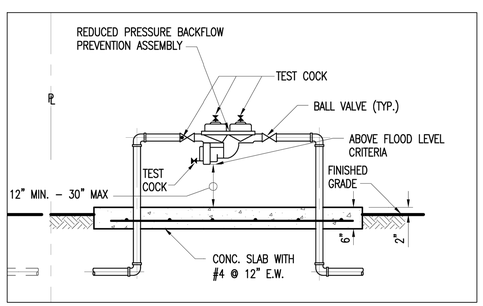
DATE: APRIL'04	SCALE: N.T.S.	RESTORATION OF PAVEMENT UTILITY CROSSING	P 4.1
REVISED: MARCH '09	DRAWN BY:		

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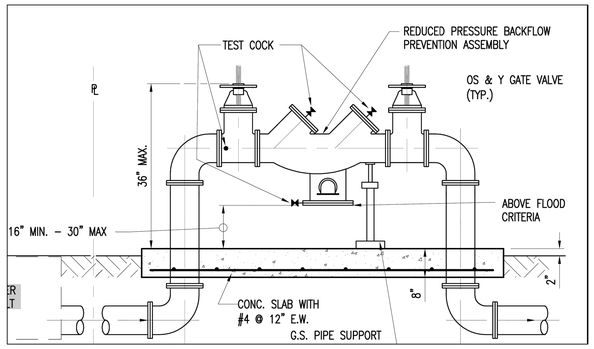


* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND INSTALL PLUG ON CORPORATION STOP.

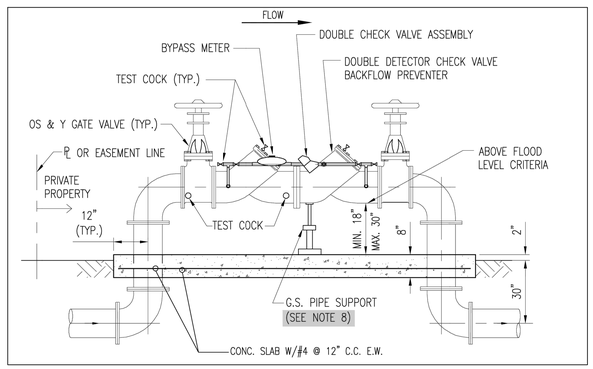
TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS (304)



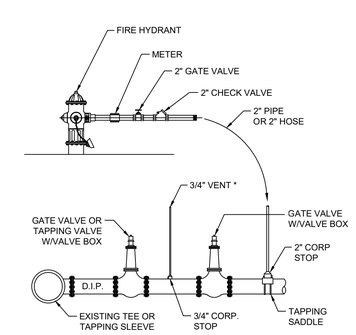
R.P.Z. BACKFLOW PREVENTER DETAIL (3/4" - 2")



R.P.Z. BACKFLOW PREVENTER DETAIL (GREATER THAN 2")

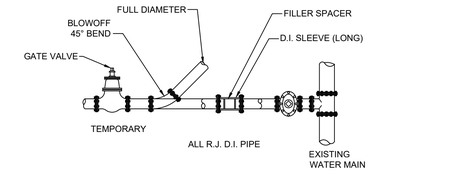


D.D.C.V. DETAIL



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

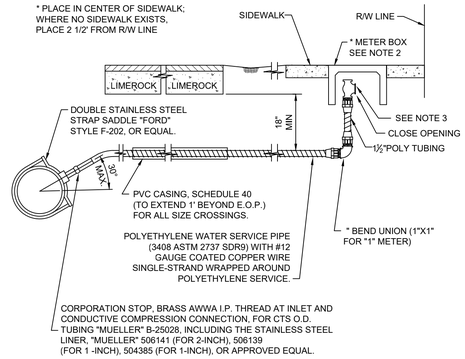
FILLING CONNECTION (305)



NOTES:

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

FLUSHING CONNECTION AND BLOW OFF DETAIL (303)



NOTE:

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

TYPICAL WATER SERVICE INSTALLATION (300)

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

WATER AND SANITARY SEWER DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

Botek Thurlow Engineering, Inc.
3409 NW 9th Avenue, Suite 1101, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757

BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-4.1

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

CITY OF FORT LAUDERDALE WATER SYSTEM NOTES:

PIPE D.I.P.

1. Ductile Iron water main pipe shall conform to the requirements of A.N.S.I./ A.W.W.A. C-151/A 21.51-02 and lined and coated per A.N.S.I./A.W.W.A. C-104/A-214-03. 20" and smaller pipe shall be pressure class 350; 24" and larger, pipe shall be pressure class 250.

2. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.

3. All DIP shall be installed in accordance with A.N.S.I./A.W.W.A. C-600-99, or latest revision.

PIPE P.V.C.

4. All P.V.C. mains shall be series 1120, class 150 (DR 18) pressure pipe, conforming to A.N.S.I./A.W.W.A. C-900-07', or latest revision, and shall have push on joints, and iron pipe O.D.

5. All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guide for installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color. All water main installations shall comply with the color coding requirements of Chapter 62-555.320 F.A.C. (Florida Administrative Code).

6. Detector tape on all P.V.C. mains shall be installed 18" above the water main.

7. All P.V.C. mains must have #6 copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10' with a #12 wire.

FITTINGS

8. Fittings shall be ductile iron meeting A.N.S.I./A.W.W.A. C153/21.00 and shall be coated with 6 to 8 mil. Thickness coal tar epoxy conforming to the requirements of A.N.S.I./A.W.W.A. C550-05 and C116/A21.03.

9. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.

10. Retainer glands/mechanical joint restraint shall be used only if authorized by the Engineer and shall conform to A.N.S.I./A.W.W.A. standards C 111/A-21.11-03, or latest revision.

11. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.

12. Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal.

VALVES

13. Tapping valves shall be Mueller H667 or approved equal.

14. Tapping sleeves shall be Mueller H615 or approved equal.

15. Gate valves 3" or less shall be NIBCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.

16. Gate valves 4" or larger shall meet A.W.W.A. C-500-02 specification (latest revision). Valves shall be Mueller Co. or approved equal.

17. All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.

HYDRANTS

18. Fire hydrants shall be breakaway Mueller Co. Centurion model #A-423, or Metropolitan 250 Eddy Compression type F.H. or approved equal.

19. Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.

20. Dead-end water mains 6" or larger shall terminate with a fire hydrant.

PLACEMENT

21. All water mains shall be installed with a minimum cover of 36" for P.V.C and 30" for DIP except where shown differently on plans.

22. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans and/or City of Fort Lauderdale Construction Standards and Specifications, January 1982. Rocks or stones larger than 3/4" diameter found in the trench shall be removed for a depth of at least 6" below the bottom of the pipe.

23. Pipe deflection shall not exceed 75% of the maximum deflection recommended by the manufacturer.

SEPARATION

24. Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.

25. Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6" must be maintained at all crossings.

26. A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.

27. The preferred separation between water mains and sewer mains shall be 10 feet. In cases where it is not possible to maintain a 6 foot horizontal separation between the water mains and sewer mains, one of the following conditions must be met. The minimum separation between water and sewer mains shall be 3 feet:

SEPARATION (CONT'D)

27.a The water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such elevation that the bottom of the water main is at least 18 inches above the top of the sewer.

27.b The sewer or force main is encased in concrete or a watertight carrier pipe.

27.c Both the sewer and the water main are constructed of pressure pipe tested to 150 p.s.i.

28. Where it is not possible to maintain a vertical distance of 18" in parallel installations, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP, with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).

29. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).

30. Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

TESTING, DISINFECTION

31. Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $Q = (LD\ P)/148{,}000$
Q = QUANTITY OF MAKEUP WATER, (IN GALLONS PER HOUR)
L = LENGTH OF PIPE SECTION BEING TESTED, (IN FEET).
D = NOMINAL DIAMETER OF THE PIPE, (IN INCHES).
P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST, (IN POUNDS PER SQUARE INCH GAUGE).

32. The City of Fort Lauderdale Public Services Department will take all bacteriological tests, to be scheduled via inspector. If otherwise specified in contract detailed specification and/or authorized by the engineer of record, bacteriological tests may be performed by a certified environmental testing laboratory.

33. Disinfection of mains shall comply with A.N.S.I./A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1200 feet.

CONNECTION

34. All connections to existing mains shall be made under the direction of the City of Fort Lauderdale.

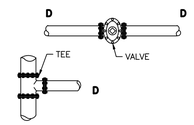
35. There shall be no connection to an existing water main until pressure and bacteriological tests have been conducted and the results are approved and accepted by the City of Fort Lauderdale.

SERVICE CONNECTIONS

36. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).

37. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I./A.W.W.A. C 111/A-21.11-00 and A.S.T.M. A588.

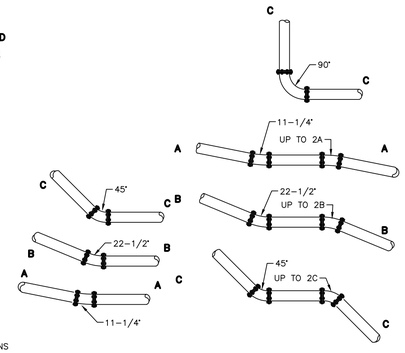
38. All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.



DEAD ENDS

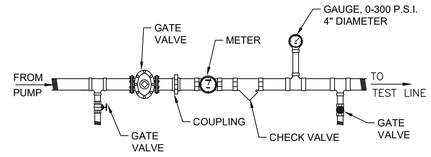
SIZE	DISTANCE IN FEET A & B	C	D
4"	18	18	54
6"	18	18	72
8"	18	36	90
10"	18	36	108
12"	18	36	126
14"	18	54	144
16"	18	54	162
18"	18	54	180
20"	18	72	198
24"	18	72	216

NOTE:
1. FOR PIPE SIZE OVER 24" SEE SPECIFICATIONS
2. RESTRAIN AS SHOWN ON DRAWINGS.



DEFLECTIONS OFFSETS

MINIMUM RESTRAINED JOINT LENGTH FOR PRESSURE MAINS (409)



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL (306)

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

WATER AND SANITARY SEWER DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

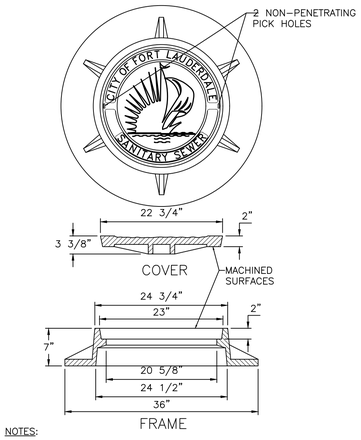
Botek Thurlow Engineering, Inc.
3400 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757

BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-4.2

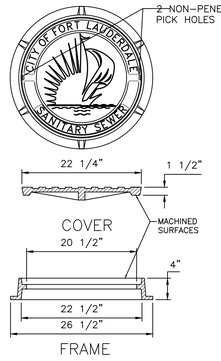
PRELIMINARY PLANS - NOT FOR CONSTRUCTION



NOTES:

1. MATERIAL: FRAME AND COVER AS SPECIFIED.
2. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE FRAMES TO RESURFACED GRADE (MAX. 4" HEIGHT).
3. ALL DIMENSIONS ARE NOMINAL.
4. OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.

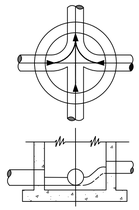
MANHOLE FRAME & COVER–PAVED AREAS (200)



NOTES:

1. MATERIAL: FRAME AND COVER AS SPECIFIED.
2. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE FRAMES TO RESURFACED GRADE (MAX. 4" HEIGHT).
3. ALL DIMENSIONS ARE NOMINAL.
4. OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.

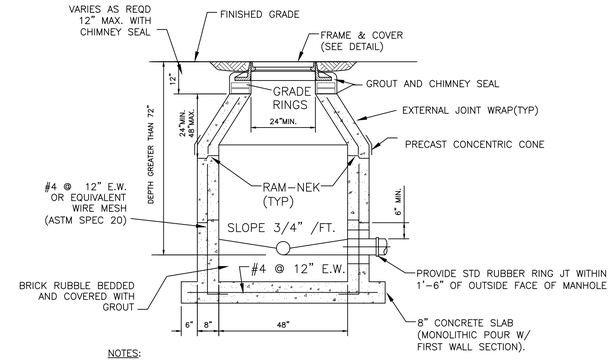
MANHOLE FRAME & COVER–UNPAVED AREAS (201)



NOTE:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS. (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. BRICK RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 INVERTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.

INVERT FLOW CHANNELS (202)



NOTES:

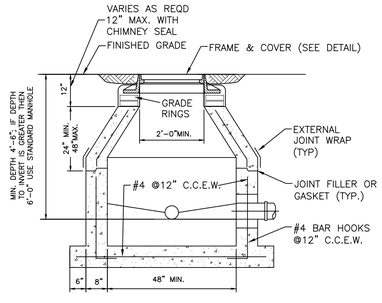
1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. "RAM-NEK" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH THE WIDTH AT LEAST 1/2 THE WALL THICKNESS).
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL)
5. LIFT HOLES ARE PERMITTED.
6. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.

   A. FOR PVC PIPE ENTERING MANHOLE WITH PRECAST HOLES USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER OR PRECAST FLEXIBLE MANHOLE SLEEVE FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE. DOUBLE BANDING IS REQUIRED FOR FLEXIBLE MANHOLE SLEEVE.

   B. CONNECTION TO A MANHOLE WITH A CORE DRILLED HOLE SHALL BE MADE USING A 5' MIN. DUCTILE IRON PIPE SECTION (EPOXY LINED) OR THE APPROVED PVC-MANHOLE ADAPTER.

7. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
8. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
9. MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WYE.
10. MANHOLES TO BE PAINTED INSIDE AND OUTSIDE WITH 2 COATS OF AN APPROVED PROTECTIVE COATING. (ONE COAT RED, ONE COAT BLACK) MIN. 8-10 MILS D.F.T. PER COAT.
11. MANHOLE SHALL BE SET PLUMB TO LINE AND GRADE.

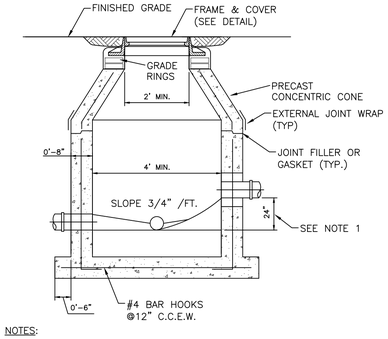
STANDARD MANHOLE (203)



NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE

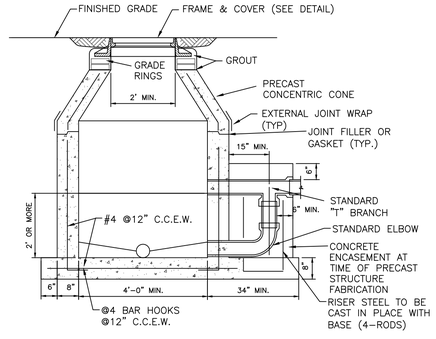
SHALLOW MANHOLE (204)



NOTES:

1. INSIDE DROP TO BE USED WHEN DROP IS GREATER THAN 6 INCHES AND LESS THAN 24 INCHES AND/OR FOR LATERAL CONNECTIONS.
2. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
3. CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED SLAB TO EXTEND UNDER THE DROP CONNECTION.
4. MINIMUM PIPE SIZE FOR DROP IS 8".
5. SEE "STANDARD MANHOLE" DETAIL FOR ADDITIONAL REQUIREMENTS.

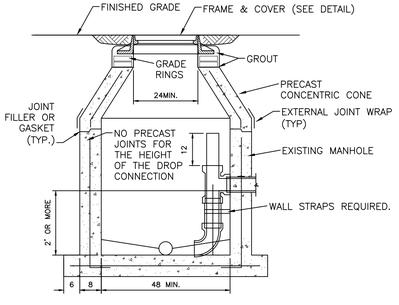
DROP CONNECTION PRECAST MANHOLE TYPE A (205)



NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.0 FOOT DROP.
3. SOLVENT TYPE JOINT PVC FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY.
4. THE PRECAST BASE SHALL EXTEND FULLY UNDER THE DROP ASSEMBLY AND BE CONSTRUCTED MONOLITHICALLY WITH THE BASE SECTION.
5. BRICK AND CONCRETE RUBBLE ARE PERMITTED AS FILLER IN DROP ENCASEMENT.

OUTSIDE DROP CONNECTION PRECAST MANHOLE – TYPE B (206)



NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. INSIDE DROP CONNECTION TO BE USED ONLY FOR A SINGLE DROP CONNECTION TO AN EXISTING MANHOLE.
3. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.4 FOOT DROP.
4. SOLVENT TYPE JOINT PVC FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY.

INSIDE DROP CONNECTION EXISTING MANHOLE TYPE C (207)

BTE REF DATE: 2.17.25

REVISIONS

#	DATE

SEAL:

WATER AND SANITARY SEWER DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

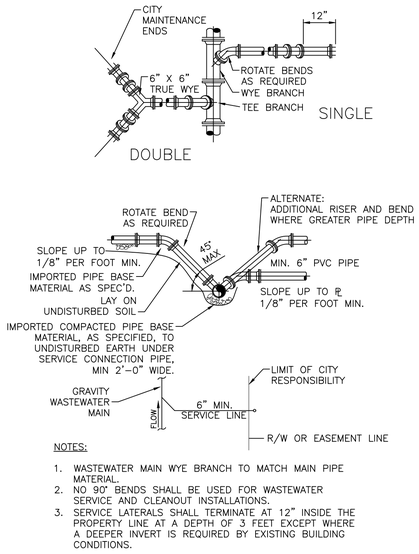
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BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-4.3

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

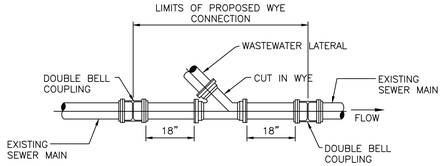


NOTES:

1. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
2. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
3. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.

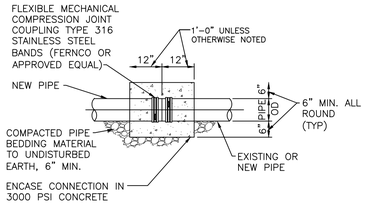
208 TYPICAL WASTEWATER SERVICE CONNECTION

N.T.S.



210 NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN

N.T.S.



211 JOINT FOR DISSIMILAR GRAVITY SEWER PIPE

N.T.S.

NOTES: ABANDONMENT OF EXISTING WASTEWATER SERVICE CONNECTIONS.

1. EXISTING SEWER LATERAL CONNECTIONS TO BE ABANDONED AS PART OF NEW CONSTRUCTION AND TO BE REPLACED WITH NEW CONNECTIONS MUST BE SEALED OFF USING SECTIONAL CURED–IN PLACE (CIP) LINERS.
2. CIP LINER CONTRACTOR MUST BE DULY LICENSED BY BROWARD COUNTY, FLORIDA AND CERTIFIED BY THE EQUIPMENT MANUFACTURER AND/OR ITS AUTHORIZED REPRESENTATIVE TO PERFORM SUCH INSTALLATIONS.

NOTES: INSTALLATION OF NEW WASTEWATER SERVICE CONNECTIONS

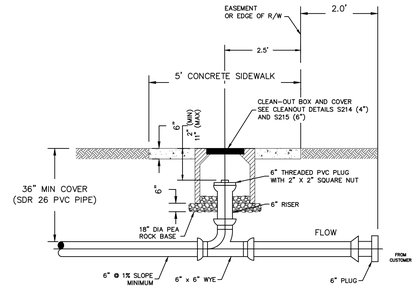
3. NEW WASTEWATER SERVICE CONNECTIONS SHALL BE CONSTRUCTED BY INSTALLING A LMT(TM) (LINED MAIN TAP) SADDLE INSTALLATION SYSTEM ENGINEERED TO CONNECT A LATERAL SERVICE PIPE TO A LINER INSIDE A REHABILITATED MAINLINE (LMK TECHNOLOGIES OR APPROVED EQUAL), TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
4. CLEANOUT MUST BE PROVIDED PER STANDARD DETAIL S209.
5. CONTRACTOR SHALL PERFORM POST CCTV INSPECTION FOR NEW WASTEWATER SERVICE CONNECTION. SUBMIT COPY OF CCTV FILE TO CITY'S DSD AND PW ENGINEERING STAFF FOR INSPECTION OF DEFECTS OR DISTORTION TO MAINLINER.

NOTES: INSTALLATION OF NEW PRECAST CONCRETE MANHOLE(S) BUILT OVER EXISTING CIP LINER.

6. ALL NEW MANHOLES MUST BE CONSTRUCTED PER STANDARD DETAIL S212 (P.1 of 2) BY EXCAVATING TO HOST PIPE ELEVATION.
7. REMOVE HOST PIPE MATERIAL (E.G. VCP) FROM AREA OF NEW DOG HOUSE MANHOLE INSTALLATION.
8. CONTRACTOR SHALL NOT COMPROMISE STRUCTURAL INTEGRITY OF THE CIP LINER
9. CONTRACTOR SHALL PROPERLY SEAL CONNECTIONS BETWEEN DOG HOUSE MANHOLE AND CIP LINER TO AVOID INFILTRATION AND INFLOW CONTRIBUTION TO THE CITY'S COLLECTION SYSTEM PER STANDARD DETAIL S212 (P.1 of 2).
10. MANHOLE BENCH SHALL BE CONSTRUCTED TO INCORPORATE THE BOTTOM HALF OF THE CIP LINER AS PART OF THE MANHOLE TROUGH.
11. UPON FINAL CONSTRUCTION AND CURING OF THE MANHOLE BENCH THE INSIDE OF THE MANHOLE SHALL BE LINED UTILIZING SPRAY APPLIED POLYMERIC (EPOXY AND URETHANE) RESINS. RAVEN LINING SYSTEMS, IET COATING (PAINTS AND COATINGS, INC.) OR APPROVED EQUAL MUST BE UTILIZED.
12. ALL NEW DOGHOUSE MANHOLE INSTALLATIONS MUST BE INSPECTED BY CITY INSPECTORS WHO SHALL WITNESS ALL PHASES OF CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE POST CCTV INSPECTION OF MAINLINE/ MANHOLE INTERCONNECTIONS.
14. QUALITY OF CCTV INSPECTION FILES MUST CLEARLY SHOW SUCH INTERCONNECTION IN ORDER TO EVALUATE AND APPROVE. CONTRACTOR SHALL SUBMIT A COPY OF CCTV FILE TO DSD AND PW ENGINEERING STAFF FOR REVIEW AND APPROVAL.

DSD = DEPARTMENT OF SUSTAINABLE DEVELOPMENT

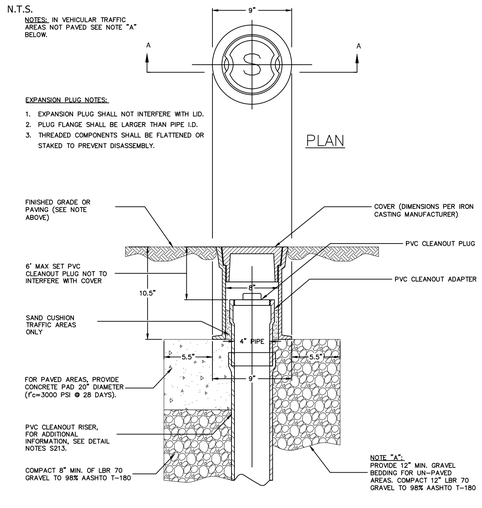
PW = PUBLIC WORKS



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN–OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR. SEE DETAILS S214 AND S215 FOR 4 AND 6 INCH CLEAN–OUT.

213 SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE (PROFILE)

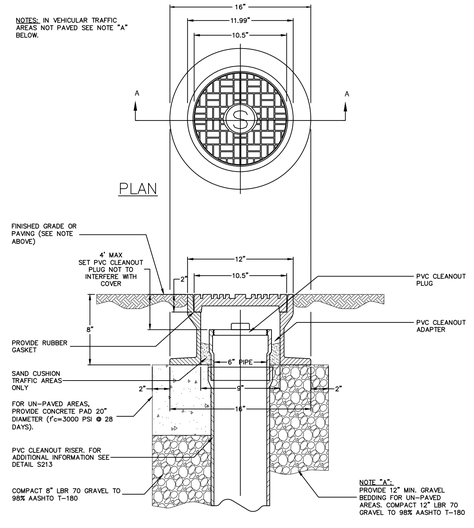
N.T.S.



SECTION A–A

214 CLEAN-OUT COVER ASSEMBLY FOR 4-INCH CLEANOUTS

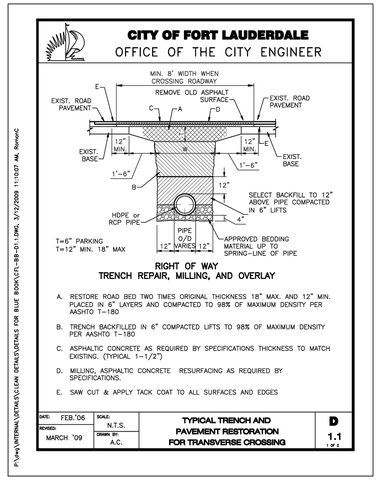
N.T.S.



SECTION A–A

215 CLEAN-OUT COVER ASSEMBLY FOR 6-INCH CLEANOUTS

N.T.S.



BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

WATER AND SANITARY SEWER DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

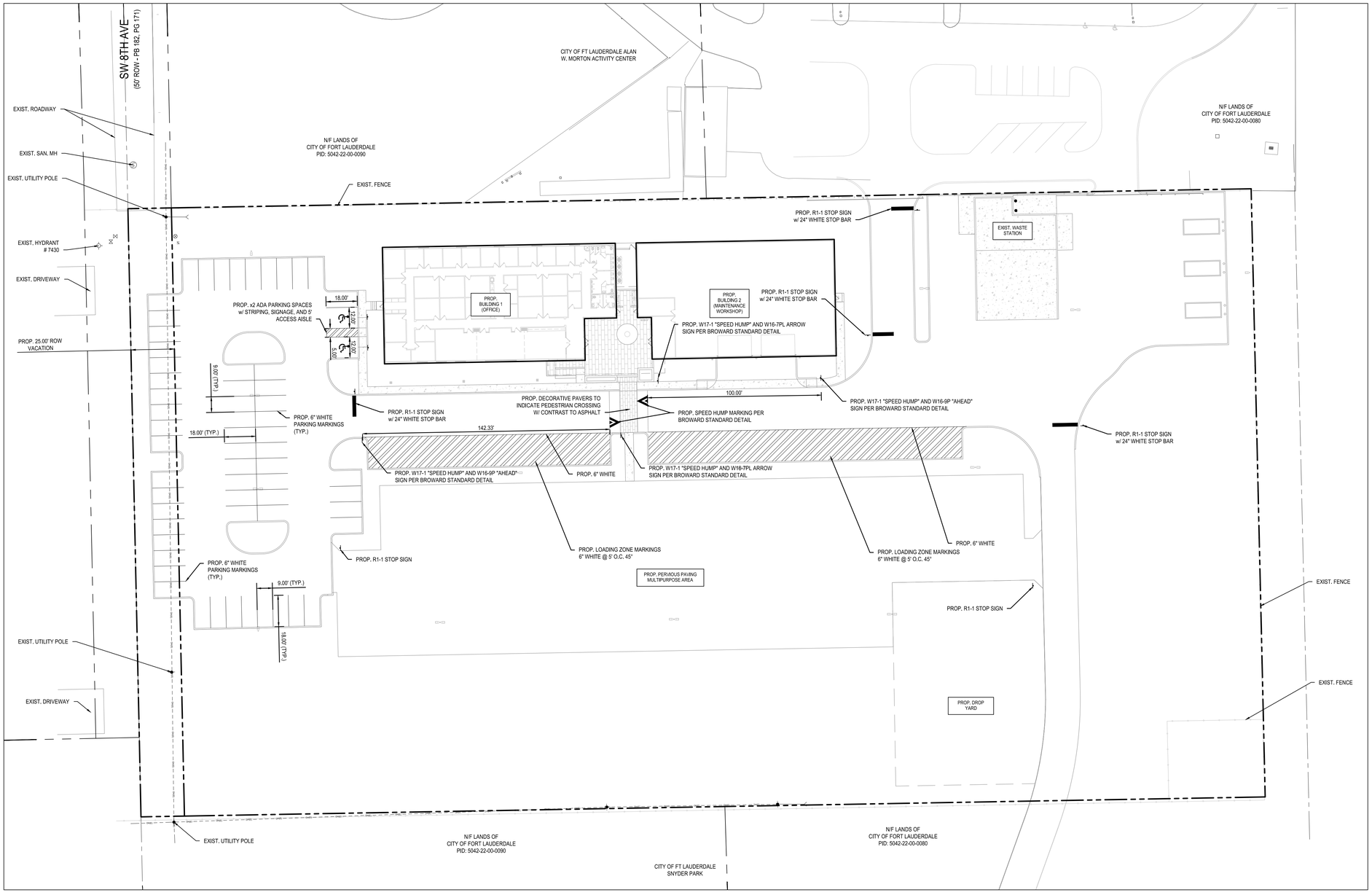
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3409 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309
www.botekthurlow-engr.com p: 954-568-0888 f: 954-568-0757

BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-4.4

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



0 15 30 60 90

GRAPHIC SCALE IN FEET

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL PAVEMENT MARKING & SIGNAGE TO BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) (LATEST EDITION), FDOT STANDARDS (LATEST EDITION), AND BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION STANDARDS (LATEST EDITION).
2. ALL PAVEMENT MARKINGS IN OR ADJACENT TO THE PUBLIC RIGHT OF WAY ARE TO BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
3. PAVEMENT MARKING SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND HAVE A MINIMUM RETRO-REFLECTIVITY OF 250 MILLICANDELAS FOR WHITE AND 175 FOR YELLOW PER BCTED MOST CURRENT STANDARDS
4. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE AND APPLIED WITH P60 ADHESIVE AS PER MANUFACTURER'S SPECIFICATIONS.
5. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
6. EXISTING MARKINGS SHALL BE REMOVED BY SANDBLASTING ONLY.
7. ALL REGULATORY SIGNS SHALL BE TYPE XI SHEETING MATERIAL.
8. SEE FDOT INDEX NO. 706 FOR PLACEMENT OF RPM's. (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
9. RPM's SHALL BE CLASS "B" 911 OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
10. ALL STOP BARS TO BE 4' BEHIND CROSSWALK OR SIDEWALK.

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

PAVEMENT MARKING AND SIGNAGE PLAN

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

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BTE PROJECT #:
24-0101

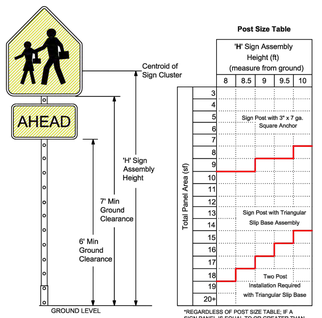
PROJECT DATE:
1-15-2024

SHEET #:
C-5

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GUIDE TO USE THIS STANDARD:

1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

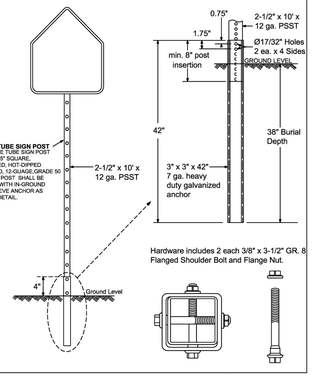


Post Size Table

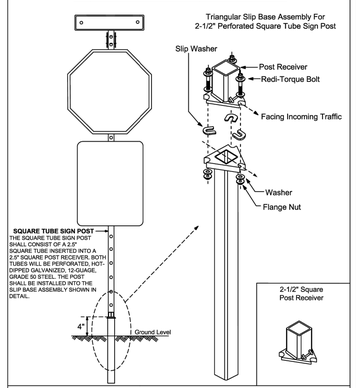
Total Panel Area (sf)	'H' Sign Assembly Height (ft) (measure from ground) 8	8.5	9	9.5	10
3					
5	Sign Post with 3" x 7 ga. Square Anchor				
6					
7					
8					
9					
10					
11					
12					
13	Sign Post with Triangular Slip Base Assembly				
14					
15					
16					
17					
18	Two Post Installation Required with Triangular Slip Base				
19					
20+					

*REGARDLESS OF POST SIZE TABLE; IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

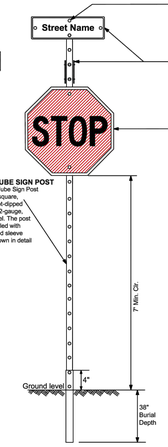
GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details





STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163)
FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT
THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

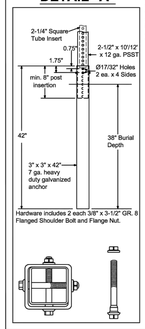
STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

NOTES:
1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.
2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

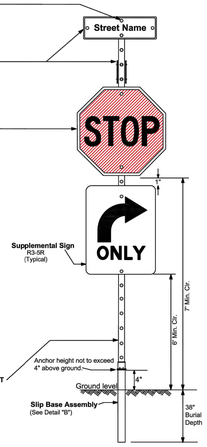
SQUARE TUBE SIGN POST
The Square Tube Sign Post shall be 2.5" square, perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed with in-ground fitted sleeve anchor as shown in detail "A" below.

DETAIL "A"



FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

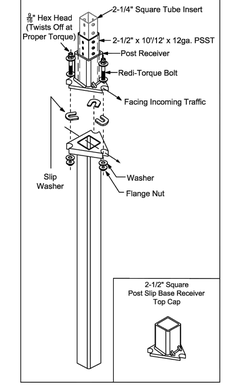
Typical Details



SQUARE TUBE SIGN POST
The Square Tube Sign Post shall consist of a 6 foot x 2.25" square tube insert inserted into a 2.5" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

DETAIL "B"

Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post



Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.
2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

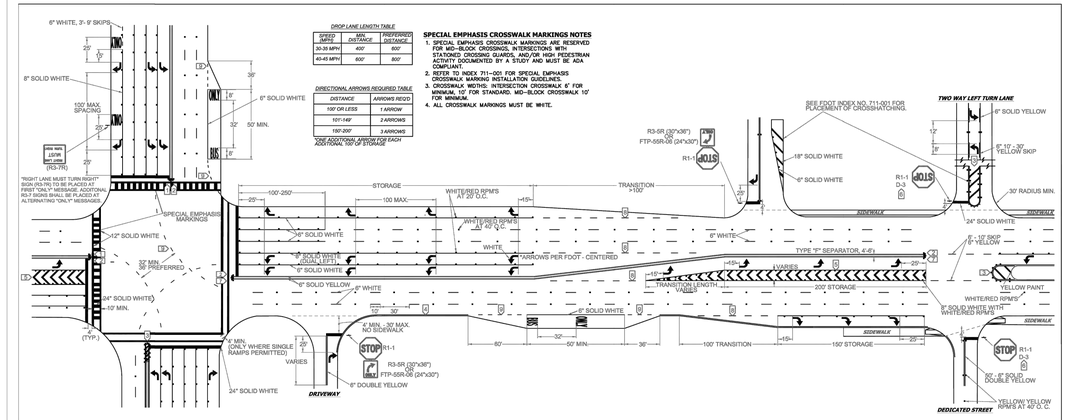
BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1



NOTES

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH PSO ADHESIVE AS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

1. YELLOW/YELLOW RPM DETAILS
2. MEDIAN NOSE PAINT DETAILS
3. PAINTED MEDIAN DETAILS
4. EDGE LINE DETAILS
5. CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS
6. STREET NAME BLADE DETAILS
   SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.
7. TYPE IV SEPARATOR DETAILS
8. 6'-10' SKIP DETAILS
   6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
   - TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES
9. 2'-4' SKIP DETAILS
   2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
   - RADIUS SIDE OF BIKE BETWEEN DUAL LEFTS TURN MOVEMENT (90' RADIUS PREFERRED OR AS NOTED ON PLANS)
   - BUS BAY TRANSITIONS

STOP SIGN NOTE
WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 30"X30".

REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

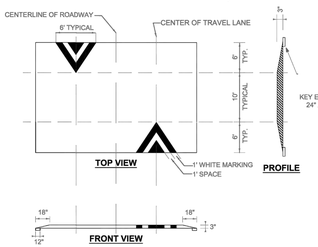
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

FLAT TOPPED SPEED TABLE MUTCD MARKINGS FIGURE 3B-30, OPTION "A"



NOTES:

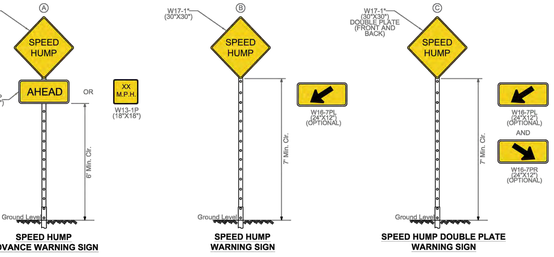
THE FOLLOWING IS A TYPICAL INSTALLATION OF A SPEED HUMP WITHIN THE MUNICIPAL SERVICE DISTRICT AREA OF BROWARD COUNTY.

1. THE SPEED HUMP SHALL BE TWENTY-TWO (22) FEET IN LENGTH FOR THE WIDTH OF THE ROADWAY (TYPICALLY TWENTY-TWO [22] FEET), WITH THE FOLLOWING CHARACTERISTICS:
   a. HEIGHT OF THREE (3) INCHES
   b. TEN (10) FOOT FLAT TOP
   c. SIX (6) FOOT TRANSITIONS ON BOTH THE NEAR AND THE FAR SIDES
   d. EIGHTEEN (18) INCH TRANSITIONS ON BOTH CURB SIDES
2. KEY CUT TWENTY-FOUR (24) INCHES ON BOTH THE NEAR AND THE FAR SIDES WITH TWELVE (12) INCHES NEXT TO SPEED HUMP AND TWELVE INCHES UNDERNEATH, FOR A DEPTH OF ONE AND A HALF (1 ½) INCHES.
3. KEY CUT TWELVE (12) INCHES ON BOTH CURB AND SIDE EDGES, UNDERNEATH THE SPEED HUMP, FOR A DEPTH OF ONE AND A HALF (1 ½) INCHES.
4. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FIGURE 3B-30 OPTION "A".
   a. FOR EACH DIRECTION OF TRAVEL, INSTALL TWO (2) CHEVRONS, ONE (1) FOOT WHITE PAVEMENT MARKING, SPACED ONE (1) FOOT APART ON A LENGTH OF SIX (6) FEET CENTERED ON THE TRAVEL LANE, PLACED ON THE TRANSITION ONLY.
   b. SIX (6) INCH WHITE THERMOPLASTIC EDGE LINE TO BE REPLACED ALONG SIDE OF THE SPEED HUMP, IF THIS EDGE LINE PREVIOUSLY EXISTED.

OTHER INFORMATION:

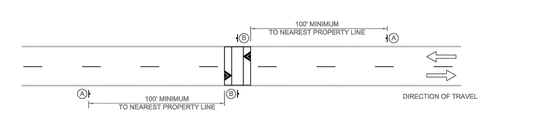
1. ALL SPEED HUMPS SHALL BE INSTALLED IN TWO (2) LIFTS OF S3 ASPHALT.
2. TACK COAT TO BE APPLIED PRIOR TO LAYING THE S3 ASPHALT.
3. AN APPROVED MAINTENANCE OF TRAFFIC PLAN SHALL BE ESTABLISHED FOR EACH SPEED HUMP INSTALLATION.
4. INSTALLATION SHALL BE IN COMPLIANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2023-2024.

SPEED HUMP WARNING SIGNS PER MUTCD FIGURE 2C-6

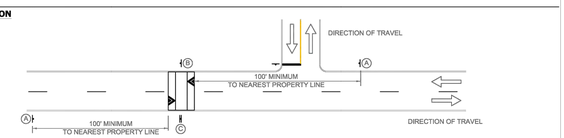


*USE 36" X 36" ON MULTILANE ROADWAYS

STANDARD



INTERSECTION



REVISIONS	
DATE	DESCRIPTION

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: LIANA BORREGO CARMONA, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: LEI CAI, P.E., PTOE

SPEED HUMP DETAILS AND SPECIFICATIONS

SHEET NO. 1 OF 1

BTE REF DATE: 2.17.25

REVISIONS

#	DATE

SEAL:

BROWARD COUNTY TRAFFIC ENG DETAILS

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

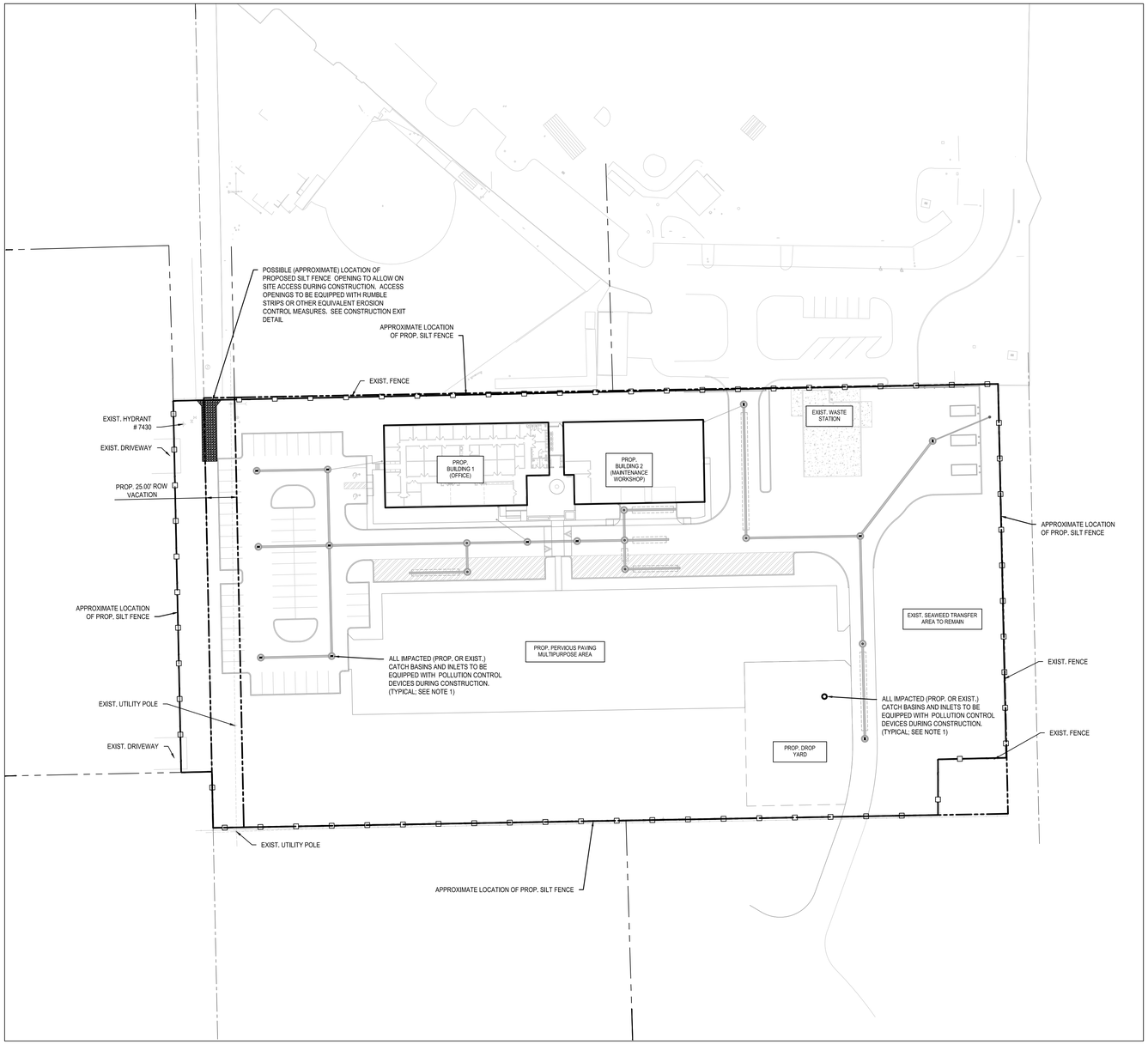
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3409 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757

BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-5.1

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

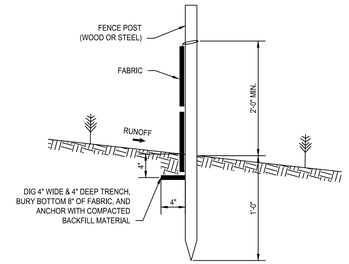


0 25 50 100 150

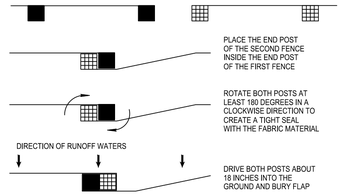
GRAPHIC SCALE IN FEET

POLLUTION CONTROL NOTES:

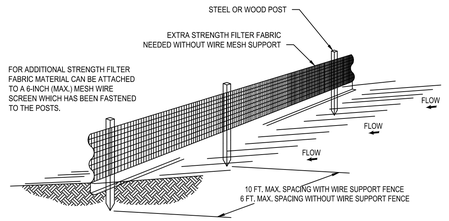
1. ALL DRAINAGE INLETS IMPACTED BY THIS PROJECT DURING CONSTRUCTION TO BE EQUIPPED WITH FILTER FABRIC AND/OR APPROVED EQUIVALENT OVER GRATES PER DETAIL THIS SHEET. CURB INLETS TO BE EQUIPPED WITH CURB INLET POLLUTION CONTROL DEVICES
2. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT OFF-SITE DISCHARGE OF SEDIMENT.
3. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
4. CONTRACTOR TO SUBMIT FOR AND COMPLY WITH TERMS AND CONDITIONS OF NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AS REQUIRED.
5. CONTRACTOR TO PROVIDE FOR TRUCK WASH DOWN AREA AT ALL TEMPORARY AND PERMANENT ENTRANCES/EXITS DURING CONSTRUCTION.
6. CONTRACTOR SHALL CCTV THE CONDITION OF THE CITY'S STORM SYSTEM BEFORE ISSUANCE OF CITY ENGINEERING PERMIT AND AFTER CONSTRUCTION (BEFORE C.O.) AND SHALL PROVIDE THE VIDEOTAPES TO CITY STORMWATER OPERATIONS GROUP PRIOR TO CONSTRUCTION & CERTIFICATE OF OCCUPANCY (CO) TO VERIFY THAT THE CITY'S STORMWATER SYSTEM HAS NOT BEEN NEGATIVELY AFFECTED BY THE CONSTRUCTION ACTIVITIES. CONTRACTOR TO PROVIDE RESULTS TO CITY STORM WATER OPERATIONS, CONTACT ELKIN DIAZ @ (954) 828-6539
7. IF DEBRIS IS FOUND IN THE CITY'S STORMWATER SYSTEM PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL INFORM THE CITY'S STORMWATER OPERATIONS DEPARTMENT FOR PROPER REMOVAL.
8. IF DEBRIS IS FOUND IN THE CITY'S STORM SYSTEMS AS A RESULT OF CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VACUUM CLEAN THE CITY'S STORMWATER SYSTEM & PROVIDE PROOF OF ITS FINAL CONDITION TO THE CITY'S STORMWATER OPERATIONS GROUP FOR APPROVAL PRIOR TO FINAL C.O.



SILT FENCE SECTION
NOT TO SCALE



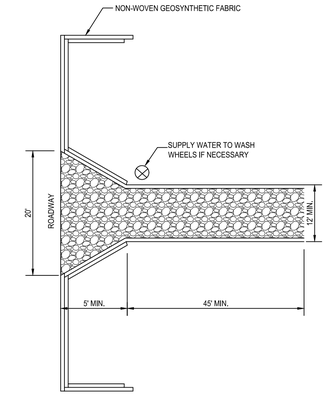
ATTACHING TWO SILT FENCES
NOT TO SCALE



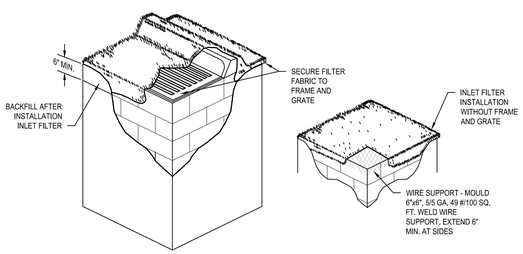
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FILTER FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCE INSTALLATION DETAIL



STABILIZED CONSTRUCTION EXIT
NTS



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

INLET FILTER DETAIL
NTS

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

POLLUTION AND EROSION CONTROL PLAN

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

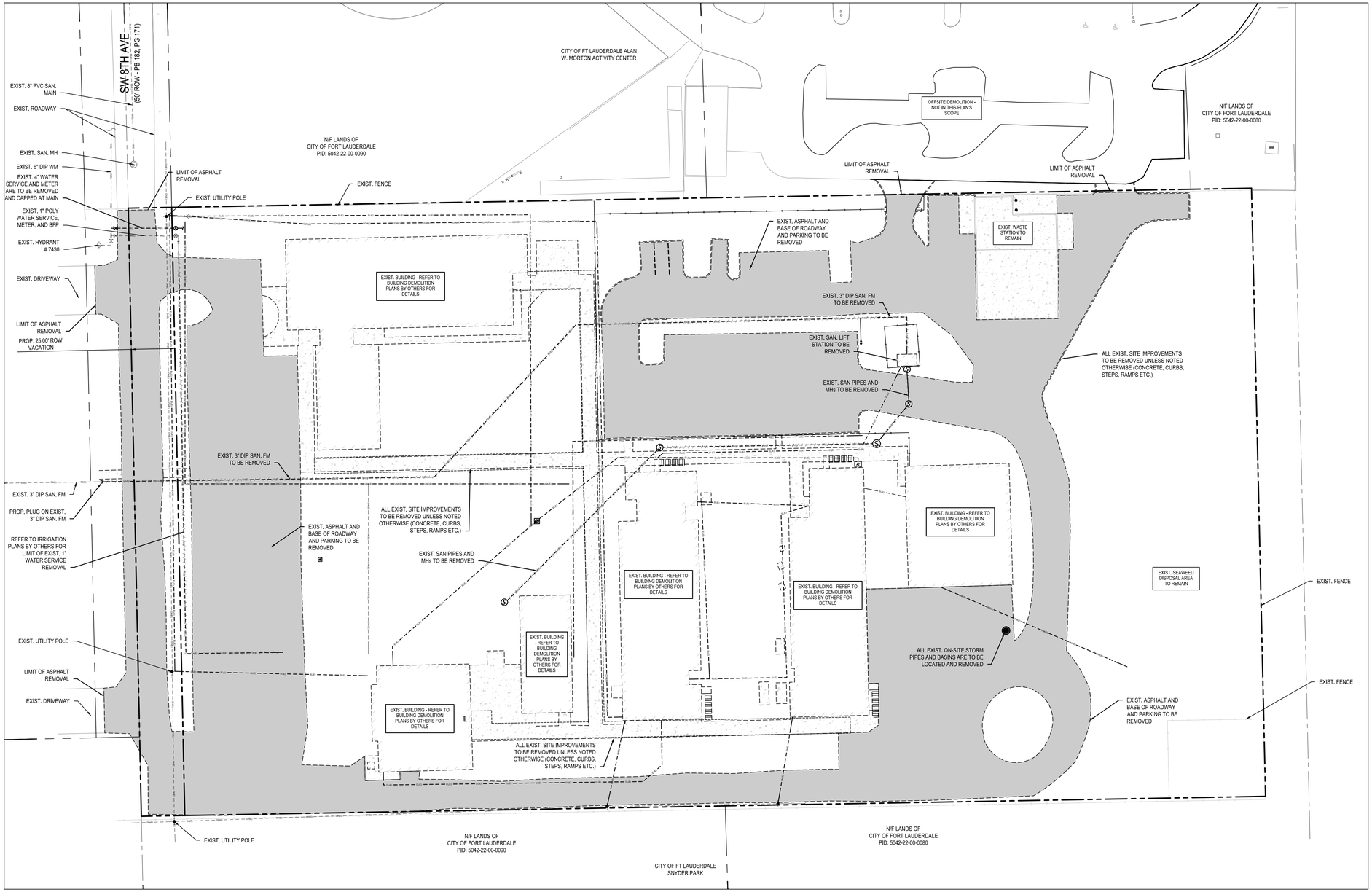
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3409 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757

BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-6

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



DEMOLITION NOTES:

1. CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS FOR DEMOLITION OF THE SITE PRIOR TO MOBILIZATION.
2. CONTRACTOR SHALL OBTAIN UNDERGROUND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. RELOCATIONS SHALL BE OBTAINED WHEN THE INITIAL LOCATIONS EXPIRE.
3. ALL CAPPING SHALL BE INSPECTED AND APPROVED BY THE PUBLIC UTILITY OWNING THE LINES.
4. ALL PREMISES AND EXTERIOR PROPERTY LINES SHALL BE PROTECTED AGAINST DEBRIS FALLING OVER THE PROPERTY LINES.
5. ALL APPLICABLE ORDINANCES SHALL BE FOLLOWED AS THEY RELATE TO AIR, NOISE AND WATER RUNOFF FROM THE SITE. (I.E. ALL RUBBLE SHALL BE WATERED CONTINUOUSLY TO CONTROL DUST AND FLYING DEBRIS.)
6. WHEN PLUGGING EXISTING SEWER SERVICES, CONTRACTOR SHALL FORWARD AS-BUILT PLANS PREPARED BY A LICENSED SURVEYOR AT THE CONTRACTORS EXPENSE FOR REVIEW AND APPROVAL BY THE CITY AND/OR ENGINEER. VERIFY HORIZONTALLY AND VERTICALLY.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO MOBILIZATION. CONTRACTOR SHALL NOTIFY E.O.R. WHEN MEASURES ARE INSTALLED TO ALLOW ENGINEER TO INSPECT AND APPROVE OF METHODS PRIOR TO BEGINNING DEMOLITION OPERATION.
8. CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE SCOPE OF THIS PROJECT. ANY ABOVE GROUND ITEMS ON THE SITE BUT NOT SHOWN SHALL BE INCLUDED IN THE BID.
9. ASPHALT, PAVERS, AND ROCK TO BE REMOVED AND DISPOSED OF PROPERLY
10. EXISTING SANITARY SEWER SERVICES HAVE NOT BEEN LOCATED BUT ARE TO BE REMOVED AND CAPPED AT THE ROW LINE PER CITY OF FORT LAUDERDALE STANDARDS

GENERAL NOTES:

1. THIS PLAN IS TO DEPICT PROPOSED SITE (WATER, SANITARY, STORM, ASPHALT, CURB, ETC.) DEMOLITION ONLY. FRANCHISED UTILITIES (OVERHEAD AND UNDERGROUND) ARE TO BE COORDINATED BY THE CONTRACTOR (SEE NOTE #5) AND ARE NOT INCLUDED IN THIS SCOPE
2. REFER TO CIVIL ENGINEERING PLANS FOR MORE DIRECTION ON UTILITY DEMOLITION, RELOCATION AND/OR ABANDONMENT INFORMATION AND DETAILS
3. REFER TO BUILDING DEMOLITION PLANS FOR BUILDING DEMOLITION INFORMATION
4. REFER TO TREE DISPOSITION PLAN FOR ANY LANDSCAPING DEMOLITION
5. CONTRACTOR IS VERIFY THAT ALL SERVICES TO THE SITE HAVE BEEN DISCONTINUED AND THEY ARE RESPONSIBLE FOR OBTAINING ALL UTILITY COMPANY RELEASES (FPL, BELLSOUTH, COMCAST, ETC.) PRIOR TO BEGINNING DEMOLITION.
6. ALL SERVICES TO ADJACENT PROPERTIES NOT SCHEDULED FOR DEMOLITION ARE TO REMAIN
7. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE EXISTING UTILITY INFORMATION SHOWN HERE IS FOR THE CONTRACTOR'S CONVENIENCE AND THE E.O.R. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. BEFORE COMMENCING CONSTRUCTION, CONTRACTOR TO CALL FOR UTILITY LOCATES, VERIFY ALL EXISTING UTILITIES' LOCATIONS AND DEPTHS, AND NOTIFY E.O.R. OF ANY CONFLICTS.

0 15 30 60 90
GRAPHIC SCALE IN FEET

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

DEMOLITION LEGEND

PROPERTY or R/W LINE
UTILITY DEMOLITION

ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
I.E.	INVERT ELEVATION
M.H.	MANHOLE
C.B.	CATCH BASIN
D.W.	DRAINAGE WELL
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION

BTE REF DATE: 2.17.25

#	DATE	REVISIONS

SEAL:

SITE DEMOLITION PLAN PLAN

SNYDER YARD
3110 SW 8TH AVENUE
FORT LAUDERDALE, FL

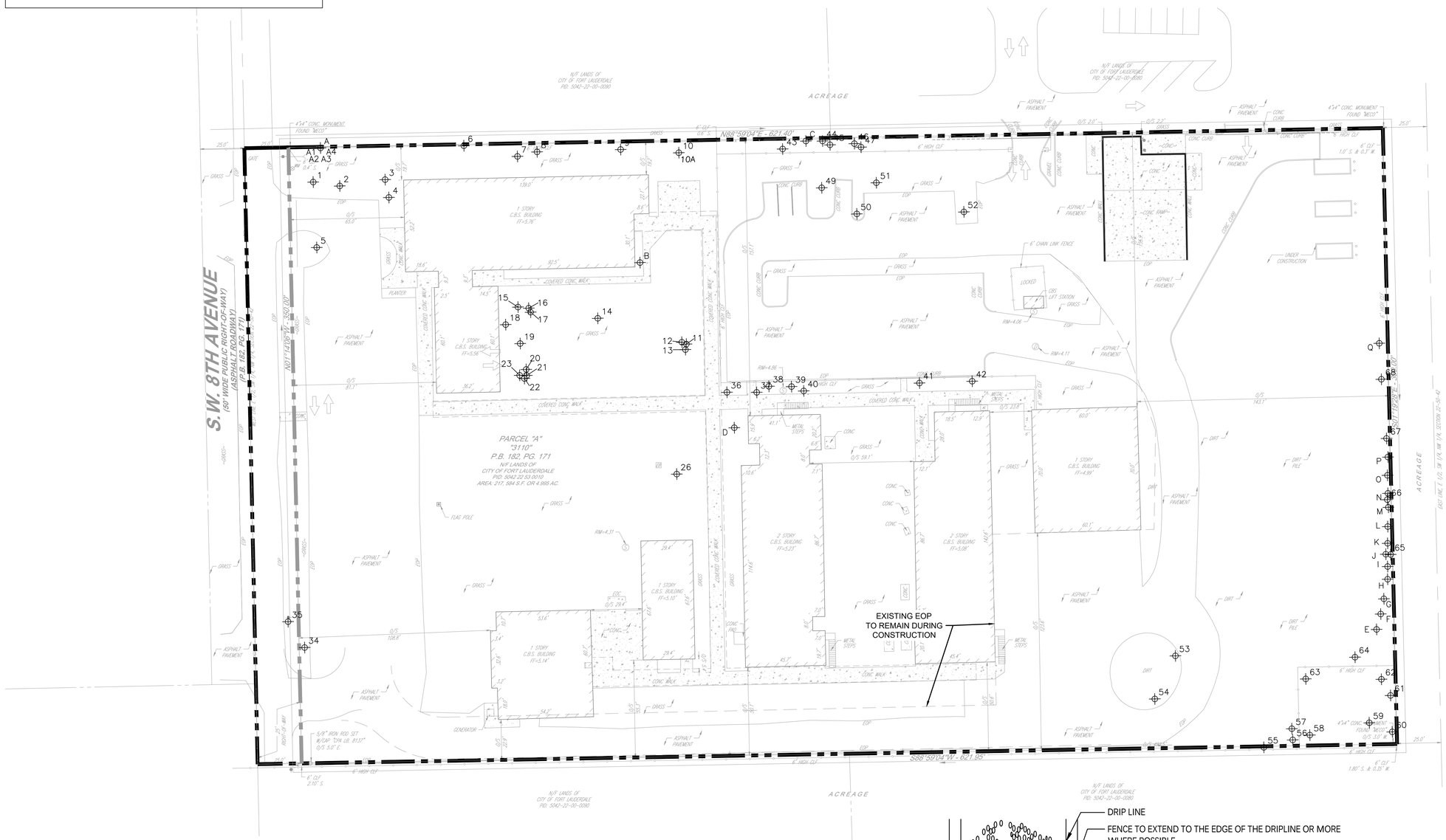
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BTE PROJECT #: 24-0101

PROJECT DATE: 1-15-2024

SHEET #: C-7

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

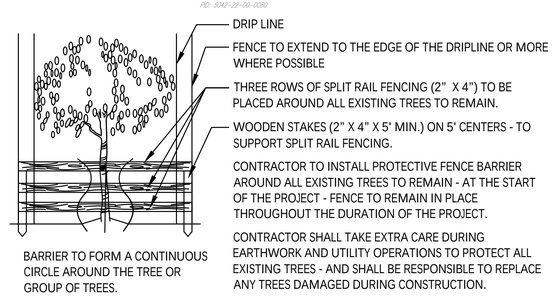


NOTES:
1. SEE SHEET L-200 TREE DISPOSITION PLAN.
2. SEE SHEET L-201 FOR TREE SURVEY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG.
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 30'-00"
0' 15' 30' 60' 90'

NORTH



TREE PROTECTION DETAIL

NTS

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

DRC SUBMITTAL SET: 02/13/2026

AAL
Architectural Alliance Landscape
623 SW 4th Ave, Fort Lauderdale, FL 33315 LCC#0000237
TEL: 954-764-8858 EMAIL: BKuell@archall.net

JAMES BRIAN KUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

Revision Dates

DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description: TREE DISPOSITION PLAN

Release Date: 02-13-2026

Project Number: 2518

Drawing Number: L-200

SHEET 1 of 2

Existing Tree Survey 1/11/2026

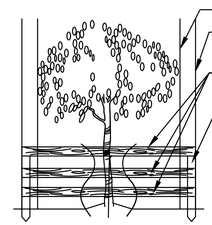
3111 SW 8TH AVE, FORT LAUDERDALE, FL - TRANSFER STATION

KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	O.A. HEIGHT (FEET)	C.T. HEIGHT (FEET)	CANOPY (FEET)	CONDITION	CLASS %	TOTAL PALM REPLACEMENT	MITIGATION INCHES	PALM MITIGATION COST	TREE MITIGATION COST	DISPOSITION	COMMENTS
1	Black Olive	*Bucida buceras*	6	16		14	50%	60%		2		$130.00	REMOVE	Poor structure, trunk lean, deadwood
2	Norfolk Island Pine	*Araucaria heterophylla*	18	57		12	INVASIVE	0%		0		$0.00	REMOVE	Trunk lean, root damage, INVASIVE SEE ARBORIST REPORT
3	**Black Olive**	***Bucida buceras***	**22**	**48**		**34**	**53%**	**60%**		**8**		**$520.00**	**REMOVE**	**Poor structure, deadwood, flush cuts, visual evidence of decay- SEE ARBORIST REPORT**
4	Solitaire Palm	*Ptychosperma elegans*		25	23	6	56%		1		$180.00		REMOVE	Canopy crowding, nutrient deficiencies, Florida Invasive Species Council Category II Invasive
5	**Black Olive**	***Bucida buceras***	**21**	**39**		**28**	**54%**	**60%**		**7**		**$455.00**	**REMOVE**	**Poor structure, confined root space, mechanical trunk damage from construction activity, heading cuts - SEE ARBORIST REPORT**
6	**Live Oak**	***Quercus virginiana***	**36**	**37**		**40**	**51%**	**100%**					**Remain**	**Poor structure, heading cuts, trunk engulfed chain link fence, canopy dieback - SEE ARBORIST REPORT**
7	Live Oak	*Quercus virginiana*	13	32		16	40%	100%					Remain	Poor structure, unbalanced crown, deadwood
8	Carrotwood	*Cupaniopsis anacardioides*	6	16		14	INVASIVE	0%		0			REMOVE	Florida Invasive Species Council Category I invasive
9	Sabal Palm	*Sabal palmetto*		17	13	8							Remain	Weeping Fig parasite
10	Sabal Palm	*Sabal palmetto*		19	15	8							Remain	Strangler Fig parasite
10A	**Strangler Fig**	***Ficus aurea***	**28**	**20**			**47%**	**80%**					**Remain**	**SEE ARBORIST REPORT**
11	Sabal Palm	*Sabal palmetto*		19	15	8	65%		1		$180.00		REMOVE	
12	Sabal Palm	*Sabal palmetto*		24	20	8	65%		1		$180.00		REMOVE	
13	Sabal Palm	*Sabal palmetto*		19	15	8	65%		1		$180.00		REMOVE	
14	Sabal Palm	*Sabal palmetto*		28	24	8	65%		1		$180.00		REMOVE	Pencilling
15	Sabal Palm	*Sabal palmetto*		30	26	8	65%		1		$180.00		REMOVE	Cousin parasite
16	Sabal Palm	*Sabal palmetto*		21	17	8	65%		1		$180.00		REMOVE	
17	Sabal Palm	*Sabal palmetto*		26	22	8	65%		1		$180.00		REMOVE	
18	Sabal Palm	*Sabal palmetto*		21	17	8	65%		1		$180.00		REMOVE	
19	Norfolk Island Pine	*Araucaria heterophylla*	28	75		15	INVASIVE	0%		0		$0.00	REMOVE	Poor structure, trunk crack, INVASIVE
20	Sabal Palm	*Sabal palmetto*		23	19	8	65%		1		$180.00		REMOVE	
21	Norfolk Island Pine	*Araucaria heterophylla*	23	92		8	INVASIVE	0%		0		$0.00	REMOVE	Trunk lean, INVASIVE
22	Sabal Palm	*Sabal palmetto*		23	19	8	65%		1		$180.00		REMOVE	
23	Sabal Palm	*Sabal palmetto*		23	19	8	65%		1		$180.00		REMOVE	
26	**Mahogany**	***Swietenia mahagoni***	**19**	**30**		**30**	**42%**	**100%**		**8**		**$520.00**	**REMOVE**	**Poor structure, trunk lean, deadwood - SEE ARBORIST REPORT**
34	Sabal Palm	*Sabal palmetto*		18	14	8	54%		1		$180.00		REMOVE	Nutrient deficiencies
35	Sabal Palm	*Sabal palmetto*		18	14	8	65%		1		$180.00		REMOVE	
36	Yellow Tabebuia	*Tabebuia caraiba*	7	8		5	DEAD	0%		0		$0.00	REMOVE	Poor structure, poor vigor, trunk crack, DEAD
37	Yellow Tabebuia	*Tabebuia caraiba*	7	14		8	39%	80%		3		$195.00	REMOVE	Poor structure, poor vigor
38	Sabal Palm	*Sabal palmetto*		20	16	8	54%		1		$180.00		REMOVE	Nutrient deficiencies
39	Sabal Palm	*Sabal palmetto*		20	16	8	59%		1		$180.00		REMOVE	Nutrient deficiencies
40	Yellow Tabebuia	*Tabebuia caraiba*	12	13		17	40%	80%		4		$260.00	REMOVE	Poor structure, trunk lean, uplifted root zone
41	Cherry Laurel	*Prunus caroliniana*	12	24		24	51%	40%		3		$195.00	REMOVE	Poor structure, canopy dieback, deadwood
42	Cherry Laurel	*Prunus caroliniana*	16	24		30	45%	40%		3		$195.00	REMOVE	Poor structure, canopy dieback, deadwood, vertical trunk crack
43	Sabal Palm	*Sabal palmetto*	13	22	18	8	65%						Remain	
44	Sabal Palm	*Sabal palmetto*	13	20	16	8	65%						Remain	
45	Sabal Palm	*Sabal palmetto*	13	19	15	8	65%						Remain	
46	Sabal Palm	*Sabal palmetto*	16	20	16	8	65%						Remain	
47	Sabal Palm	*Sabal palmetto*	16	20	16	8	65%						Remain	
49	Chinese Banyon	*Ficus microcarpa*	55	37		34	INVASIVE	0%		0		$0.00	REMOVE	Florida Invasive Species Council Category I invasive
50	Sabal Palm	*Sabal palmetto*		26	22	8	65%		1		$180.00		REMOVE	
51	Australian Pine	*Casuarina equisetifolia*	48	84		56	INVASIVE	0%		0		$0.00	REMOVE	Florida Invasive Species Council Category I invasive
52	Australian Pine	*Casuarina equisetifolia*	55	78		58	INVASIVE	0%		0		$0.00	REMOVE	Florida Invasive Species Council Category I invasive
53	**Live Oak**	***Quercus virginiana***	**32**	**30**		**34**	**52%**	**100%**		**17**		**$1,105.00**	**REMOVE**	**Poor structure, trunk and scaffold limb wounds from construction activity, canopy dieback, deadwood - SEE ARBORIST REPORT**
54	Live Oak	*Quercus virginiana*	14	23		21	46%	100%		7		$455.00	REMOVE	Poor structure, large trunk wound, visual evidence of decay
55	Sabal Palm	*Sabal palmetto*		17	13	8							Remain	
56	**Seagrape**	***Coccoloba uvifera***	**47**	**35**		**24**	**40%**	**100%**					**Remain**	**Multi-Trunk, Poor structure, trunks engulfed fence, deadwood, visual evidence of decay SEE ARBORIST REPORT**
57	**Seagrape**	***Coccoloba uvifera***	**37**	**31**		**23**	**47%**	**100%**					**Remain**	**Multi-trunk, Poor structure, trunks engulfed fence, deadwood, visual evidence of decay SEE ARBORIST REPORT**
58	Montgomery Palm	*Veitchia arecina*		24	21	4	55%						Remain	Nutrient deficiencies, Florida Invasive Species Council Category II Invasive
59	Sabal Palm	*Sabal palmetto*		25	21	8	55%						Remain	
60	Seagrape	*Cocoloba uvifera*	17	32		25	47%	100%					Remain	Poor structure, partial collapse
61	Solitaire Palm	*Ptychosperma elegans*		17	15	4	55%						Remain	Nutrient deficiencies, Florida Invasive Species Council Category II Invasive
62	Solitaire Palm	*Ptychosperma elegans*		20	18	4	55%						Remain	Nutrient deficiencies, Florida Invasive Species Council Category II Invasive
63	Brazilian Beautyleaf	*Calophyllum brasiliensis*	12	21		20	INVASIVE	0%		0		$0.00	REMOVE	Poor structure, INVASIVE
64	Sabal Palm	*Sabal palmetto*		27	23	8							Remain	
65	**Strangler Fig**	***Ficus aurea***	**22**	**35**		**22**	**44%**	**80%**					**Remain**	**Poor structure, trunk wound, engulfed fence, scaffold limb damage from construction SEE ARBORIST REPORT**
66	Sabal Palm	*Sabal palmetto*		22	18	8	65%						Remain	
67	**Strangler Fig**	***Ficus aurea***	**36**	**30**		**37**	**44%**	**80%**					**Remain**	**Poor structure, engulfed Sabal Palm,deadwood, scaffold limb damage from construction SEE ARBORIST REPORT**
68	Sabal Palm	*Sabal palmetto*		23	19	8	65%						Remain	
A	Gumbo Limbo	*Bursera simaruba*	6	18		10	44%	100%					Remain	
A1	Gumbo Limbo	*Bursera simaruba*	3	14		6	42%	100%					Remain	
A2	Gumbo Limbo	*Bursera simaruba*	3	14		5	42%	100%					Remain	
A3	Gumbo Limbo	*Bursera simaruba*	4	14		6	44%	100%					Remain	
A4	Gumbo Limbo	*Bursera simaruba*	2	10		6	42%	100%					Remain	
B	Live Oak	*Quercus virginiana*	1	10		6	40%	100%		1		$65.00	REMOVE	
C	Brazilian Pepper	*Schinus terebinthifolia*	8				INVASIVE	0%		0		$0.00	REMOVE	Invasive
D	washingronia	*Washintonia*		5	1	4	30%		1		$180.00		REMOVE	
E	Laurel Oak	*Quercus laurifolia*	6	20		16	42%	60%					Remain	
F	Sabal palm	*Sabal Palmetto*		20	14	13	50%						Remain	
G	Sabal palm	*Sabal Palmetto*		10	3	13	45%						Remain	
H	Sabal palm	*Sabal Palmetto*		8	2	10	45%						Remain	
I	Sabal palm	*Sabal Palmetto*		8	2	10	45%						Remain	
J	Sabal palm	*Sabal Palmetto*		12	5	10	45%						Remain	
K	Seagrape	*Coccoloba uvifera*	4	20		12	42%	100%					Remain	
L	Sabal palm	*Sabal Palmetto*		20	14	13	45%						Remain	
M	Sabal palm	*Sabal Palmetto*		8	2	10	40%						Remain	
N	Sabal palm	*Sabal Palmetto*		30	24	13	45%						Remain	
O	Sabal palm	*Sabal Palmetto*		25	19	13	45%						Remain	
P	Bishopwood	*Bischofia javanica*					INVASIVE	0%				$0.00	REMOVE	invasive
Q	Sabal palm	*Sabal Palmetto*		25	18	13	45%						Remain	

SNYDER YARD TREE MITIGATION CALCULATIONS	REQUIRED	PROVIDED
1. INCHES REQUIRED TO BE MITIGATED.	63	**63**
2. PALMS TO BE MITIGATED ON SITE AT 1:1 REPLACEMENT	18	**18**

AMOUNT TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	
TREES **63 INCHES PROVIDED**	$0.00
PALMS **63 PALM TREES PROVIDED**	$0.00
TOTAL TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	**$0.00**

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



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

TREE PROTECTION DETAIL

N.T.S.

NOTES:
1. SEE SHEET L-200 TREE DISPOSITION PLAN.
2. SEE SHEET L-201 FOR TREE DISPOSITION SCHEDULE.

DRC SUBMITTAL SET: 02/13/2026

AAL Architectural Alliance Landscape
623 SW 4th Ave, Fort Lauderdale, FL 33315 LCC#0000237
TEL: 954-764-8858 EMAIL: BEuell@archall.net

JAMES BRIAN EUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

Revision Dates

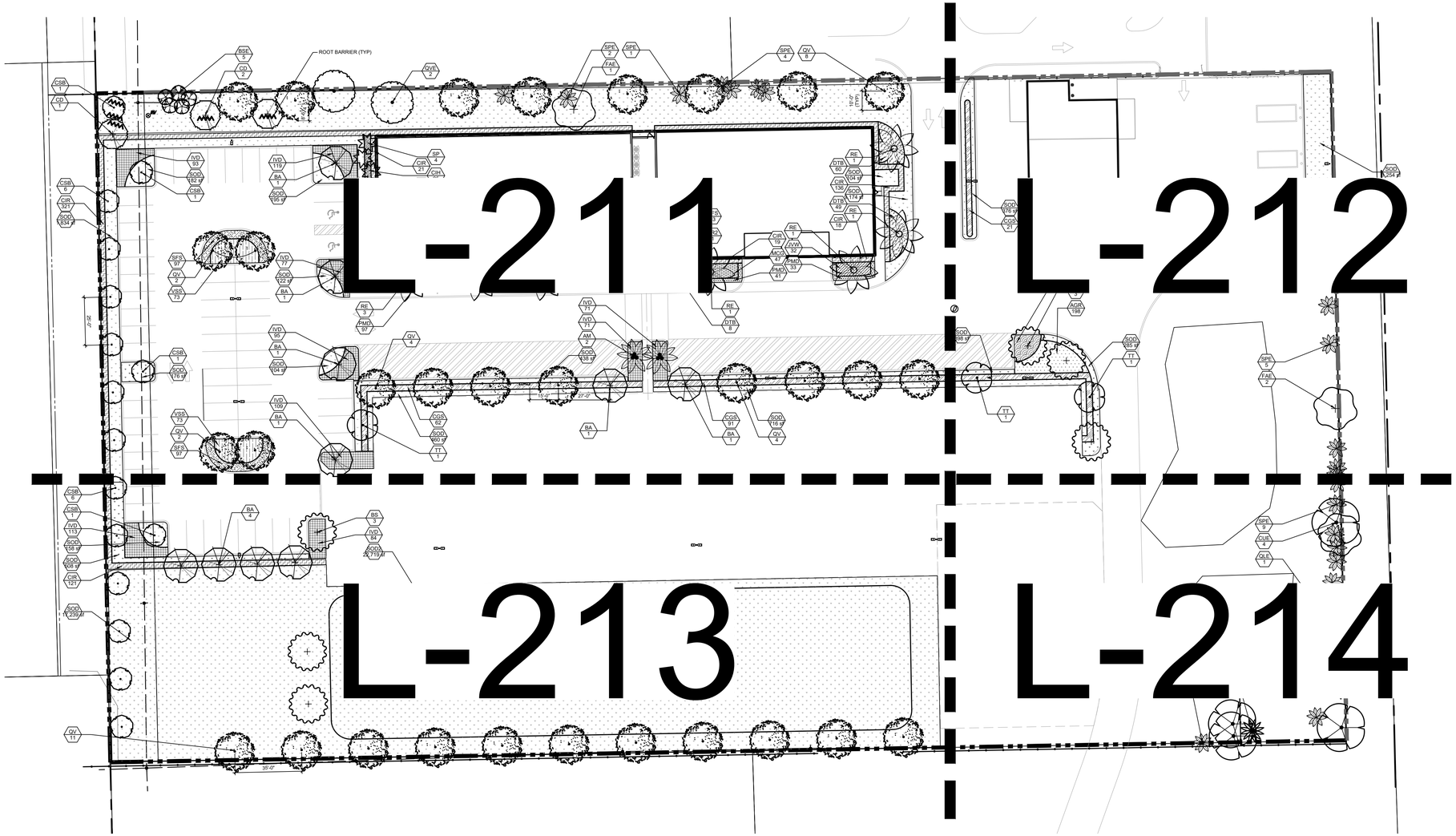
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
TREE DISPOSITION SCHEDULE

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-201
SHEET 2 of 2



NOTES:

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2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 AND L-201 FOR TREE DISPOSITION PLAN.
4. SEE SHEET L-210 - L-214 PLANTING PLAN
5. SEE SHEET L-215 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-215 FOR LANDSCAPE DETAILS AND NOTES
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811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 30'-00"
0' 15' 30' 60' 90'

NORTH

DRC SUBMITTAL SET: 02/13/2026

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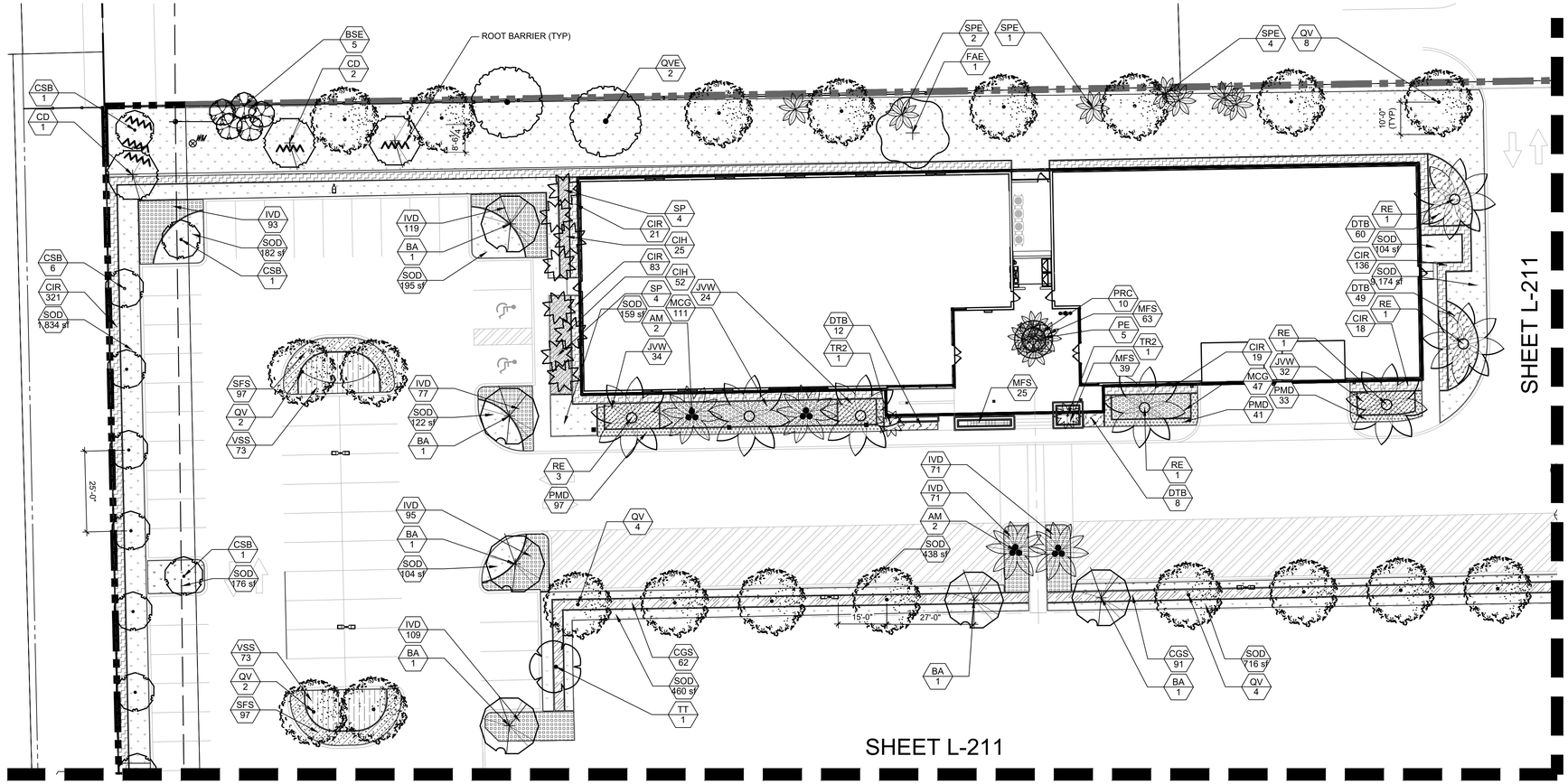
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
PLANTING PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-210



PLANT SCHEDULE SYNDER HQ

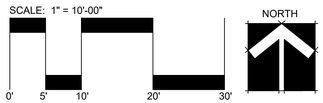
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		REMARKS
TREES										
BS	6	BURSERA SIMARUBA	GUMBO LIMBO	B & B FIELD GROWN	4" CAL	12-14` OA	YES	HIGH		
CD	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	B & B FIELD GROWN	3" CAL.	12` HT. X 5` SPR., S	YES	HIGH		
CSB	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	B & B FIELD GROWN	3"CAL	10` OA HT., STANDARD	YES	HIGH		
QV	31	QUERCUS VIRGINIANA	LIVE OAK	B & B FIELD GROWN	3.5" CAL	12` HT. X 6` SPR., STD., 6` CT.	YES	HIGH		
EXISTING PALMS										
PE5	2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	EXISTING			NO	MED.		
SPE	22	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING		EXISTING TO REMAIN	YES	HIGH		
VAE	1	VEITCHIA ARECINA	MONTGOMERY PALM	EXISTING			YES	MED.		
EXISTING TREES										
BSE	5	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING		EXISTING TO REMAIN	YES	HIGH		
CUE	4	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING		EXISTING TO REMAIN	YES	HIGH		
FAE	3	FICUS AUREA	STRANGLER FIG	EXISTING		EXISTING TO REMAIN	YES	HIGH		
QLE	1	QUERCUS LAURIFOLIA	LAUREL OAK	EXISTING			YES	MEDIUM		
QVE	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING		EXISTING TO REMAIN	YES	HIGH		
FLOWERING TREES										
BA	10	BULNESIA ARBOREA	VERAWOOD	B & B FIELD GROWN	3" CAL.	12` H. X 6` SPR.	NO	HIGH		
TT	3	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG/B&B	2"CAL	12` HT X 6` SPR				
PALM TREES										
AM	4	ADONIDIA MERRILLII	CHRISTMAS PALM	FG/B&B		12-16` OA, TRIPLE TRUNK	NO	HIGH		
PE	5	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		18` - 24` OA	NO	HIGH		
RE	7	ROYSTONEA ELATA	FLORIDA ROYAL PALM	B & B FIELD GROWN		10` G.W. MATCHED - HEAVY	YES	HIGH		
SP	8	SABAL PALMETTO	CABBAGE PALMETTO	B & B FIELD GROWN		14`-20` OA, VARY HEIGHTS	YES	HIGH		
TR2	2	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		6`-8` OA, SINGLE TRUNK	YES	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SHRUB AREAS										
CIR	719	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-		24" HT X 18" SPR	YES	MEDIUM	24" o.c.	
CGS	174	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		48" HT. X 30" SPR.	NO	HIGH	36" o.c.	
JVW	90	JASMINUM VOLUBILE	WAX JASMINE	-		20" HT X 20" SPR	NO	MEDIUM	24" o.c.	
PRC	10	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	-	NO	24" HT X 24" SPR	NO	MEDIUM	24" o.c.	
PMD	171	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	-		16" HT X 16" SPR	NO	HIGH	18" o.c.	
VSS	146	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	-		24" HT X 24" SPR	NO	LOW	24" o.c.	
GROUND COVERS										
AGR	198	ARACHIS GLABRATA	PERENNIAL PEANUT	-		6" HT. X 12" SPR.	NO	HIGH	18" o.c.	
CIH	77	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		12"H X 16" SPR	YES	HIGH	24" o.c.	
DTB	129	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		16" HT X 16" SPR @	NO	MEDIUM	24" o.c.	
ELG	71	ERNODEA LITTORALIS	GOLDEN CREEPER	-		8" HT., 8" SPRD.	YES	HIGH	18" o.c.	
IVD	832	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	-		12" HT. X 12" SPR.	YES	HIGH	18" o.c.	
MFS	127	MICROSORUM SCOLOPENDRUM	WART FERN	-		12" HT X 12" SPR.	NO	MEDIUM	12" o.c.	
SFS	194	SERISSA FOETIDA	SNOWROSE	-		12" HT X 12" SPR.	NO	HIGH	18" o.c.	
SOD										
SOD	33,882 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS	SOD			NO	HIGH		
SOD/SEED										
SOD2	22,719 SF	PASPALUM NOTATUM	BAHIAGRASS	SOD			NO	HIGH		
TALL GROUND COVERS										
MCG	158	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-		18" HT X 18" SPR	YES	HIGH	24" o.c.	

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Revision Dates

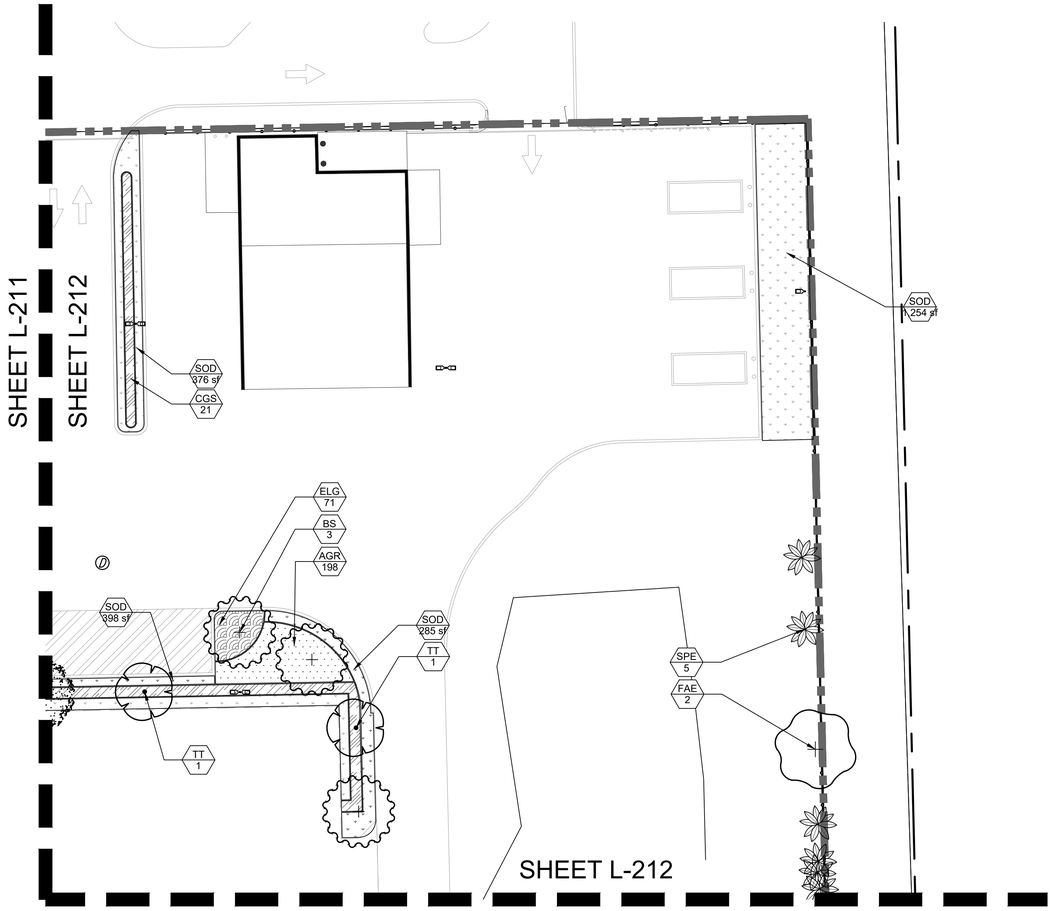
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
PLANTING PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-211



PLANT SCHEDULE SYNDER HQ

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		REMARKS
TREES										
BS	6	BURSERA SIMARUBA	GUMBO LIMBO	B & B FIELD GROWN	4" CAL	12-14` OA	YES	HIGH		
CD	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	B & B FIELD GROWN	3" CAL.	12` HT. X 5` SPR., S	YES	HIGH		
CSB	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	B & B FIELD GROWN	3"CAL	10` OA HT., STANDARD	YES	HIGH		
QV	31	QUERCUS VIRGINIANA	LIVE OAK	B & B FIELD GROWN	3.5" CAL	12` HT. X 6` SPR., STD., 6` CT.	YES	HIGH		
EXISTING PALMS										
PE5	2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	EXISTING			NO	MED.		
SPE	22	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING		EXISTING TO REMAIN	YES	HIGH		
VAE	1	VEITCHIA ARECINA	MONTGOMERY PALM	EXISTING			YES	MED.		
EXISTING TREES										
BSE	5	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING		EXISTING TO REMAIN	YES	HIGH		
CUE	4	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING		EXISTING TO REMAIN	YES	HIGH		
FAE	3	FICUS AUREA	STRANGLER FIG	EXISTING		EXISTING TO REMAIN	YES	HIGH		
QLE	1	QUERCUS LAURIFOLIA	LAUREL OAK	EXISTING			YES	MEDIUM		
QVE	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING		EXISTING TO REMAIN	YES	HIGH		
FLOWERING TREES										
BA	10	BULNESIA ARBOREA	VERAWOOD	B & B FIELD GROWN	3" CAL.	12` H. X 6` SPR.	NO	HIGH		
TT	3	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG/B&B	2"CAL	12` HT X 6` SPR				
PALM TREES										
AM	4	ADONIDIA MERRILLII	CHRISTMAS PALM	FG/B&B		12-16` OA, TRIPLE TRUNK	NO	HIGH		
PE	5	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		18` - 24` OA	NO	HIGH		
RE	7	ROYSTONEA ELATA	FLORIDA ROYAL PALM	B & B FIELD GROWN		10` G.W. MATCHED - HEAVY	YES	HIGH		
SP	8	SABAL PALMETTO	CABBAGE PALMETTO	B & B FIELD GROWN		14`-20` OA, VARY HEIGHTS	YES	HIGH		
TR2	2	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		6`-8` OA, SINGLE TRUNK	YES	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SHRUB AREAS										
CIR	719	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-		24" HT X 18" SPR	YES	MEDIUM	24" o.c.	
CGS	174	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		48" HT. X 30" SPR.	NO	HIGH	36" o.c.	
JVW	90	JASMINUM VOLUBILE	WAX JASMINE	-		20" HT X 20" SPR	NO	MEDIUM	24" o.c.	
PRC	10	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	-	NO	24" HT X 24" SPR	NO	MEDIUM	24" o.c.	
PMD	171	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	-		16" HT X 16" SPR	NO	HIGH	18" o.c.	
VSS	146	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	-		24" HT X 24" SPR	NO	LOW	24" o.c.	
GROUND COVERS										
AGR	198	ARACHIS GLABRATA	PERENNIAL PEANUT	-		6" HT. X 12" SPR.	NO	HIGH	18" o.c.	
CIH	77	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		12"H X 16" SPR	YES	HIGH	24" o.c.	
DTB	129	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		16" HT X 16" SPR @	NO	MEDIUM	24" o.c.	
ELG	71	ERNODEA LITTORALIS	GOLDEN CREEPER	-		8" HT., 8" SPRD.	YES	HIGH	18" o.c.	
IVD	832	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	-		12" HT. X 12" SPR.	YES	HIGH	18" o.c.	
MFS	127	MICROSORUM SCOLOPENDRUM	WART FERN	-		12" HT X 12" SPR.	NO	MEDIUM	12" o.c.	
SFS	194	SERISSA FOETIDA	SNOWROSE	-		12" HT X 12" SPR.	NO	HIGH	18" o.c.	
SOD										
SOD	33,882 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS	SOD			NO	HIGH		
SOD/SEED										
SOD2	22,719 SF	PASPALUM NOTATUM	BAHIAGRASS	SOD			NO	HIGH		
TALL GROUND COVERS										
MCG	158	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-		18" HT X 18" SPR	YES	HIGH	24" o.c.	

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0' 5' 10' 20' 30'

NORTH

DRC SUBMITTAL SET: 02/13/2026

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JAMES BRIAN EUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

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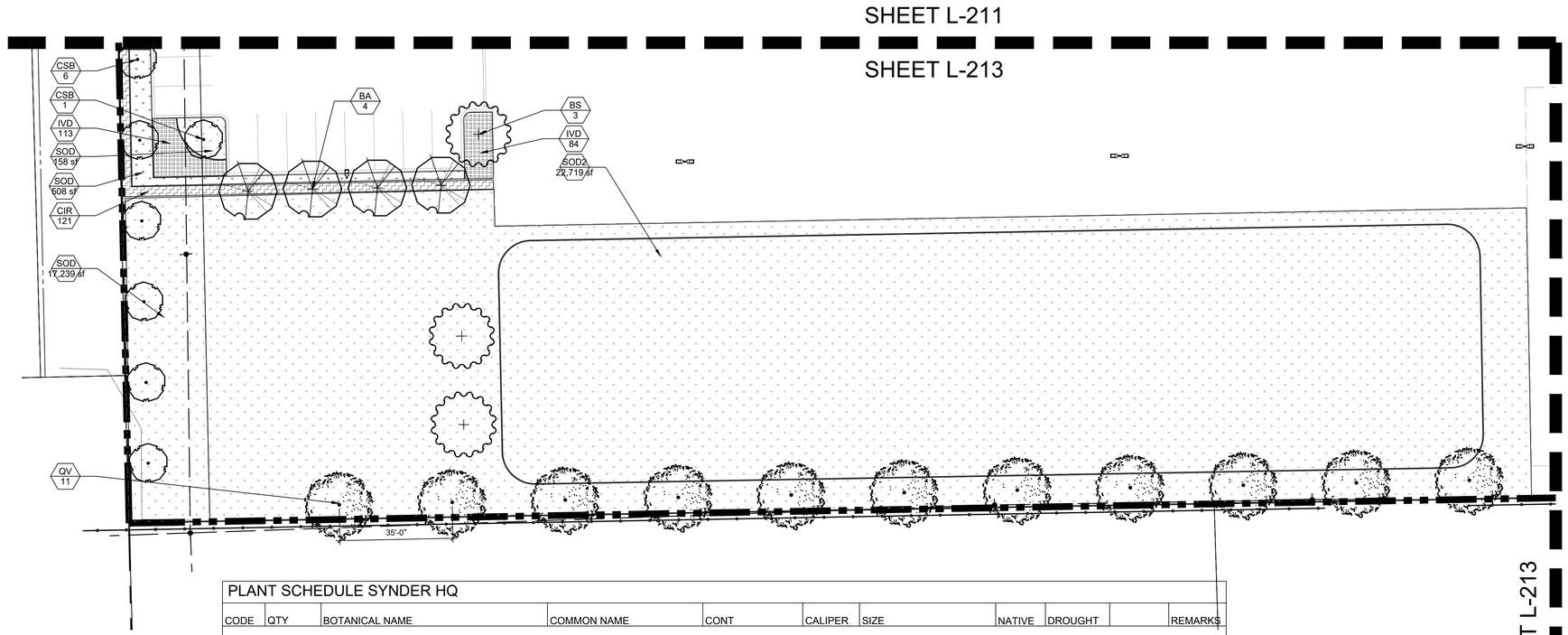
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
PLANTING PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-212



PLANT SCHEDULE SYNDER HQ

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		REMARKS
TREES										
BS	6	BURSERA SIMARUBA	GUMBO LIMBO	B & B FIELD GROWN	4" CAL	12-14` OA	YES	HIGH		
CD	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	B & B FIELD GROWN	3" CAL.	12` HT. X 5` SPR., S	YES	HIGH		
CSB	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	B & B FIELD GROWN	3"CAL	10` OA HT., STANDARD	YES	HIGH		
QV	31	QUERCUS VIRGINIANA	LIVE OAK	B & B FIELD GROWN	3.5" CAL	12` HT. X 6` SPR., STD., 6` CT.	YES	HIGH		
EXISTING PALMS										
PES	2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	EXISTING			NO	MED.		
SPE	22	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING		EXISTING TO REMAIN	YES	HIGH		
VAE	1	VEITCHIA ARECINA	MONTGOMERY PALM	EXISTING			YES	MED.		
EXISTING TREES										
BSE	5	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING		EXISTING TO REMAIN	YES	HIGH		
CUE	4	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING		EXISTING TO REMAIN	YES	HIGH		
FAE	3	FICUS AUREA	STRANGLER FIG	EXISTING		EXISTING TO REMAIN	YES	HIGH		
QLE	1	QUERCUS LAURIFOLIA	LAUREL OAK	EXISTING			YES	MEDIUM		
QVE	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING		EXISTING TO REMAIN	YES	HIGH		
FLOWERING TREES										
BA	10	BULNESIA ARBOREA	VERAWOOD	B & B FIELD GROWN	3" CAL.	12` H. X 6` SPR.	NO	HIGH		
TT	3	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG/B&B	2"CAL	12` HT X 6` SPR				
PALM TREES										
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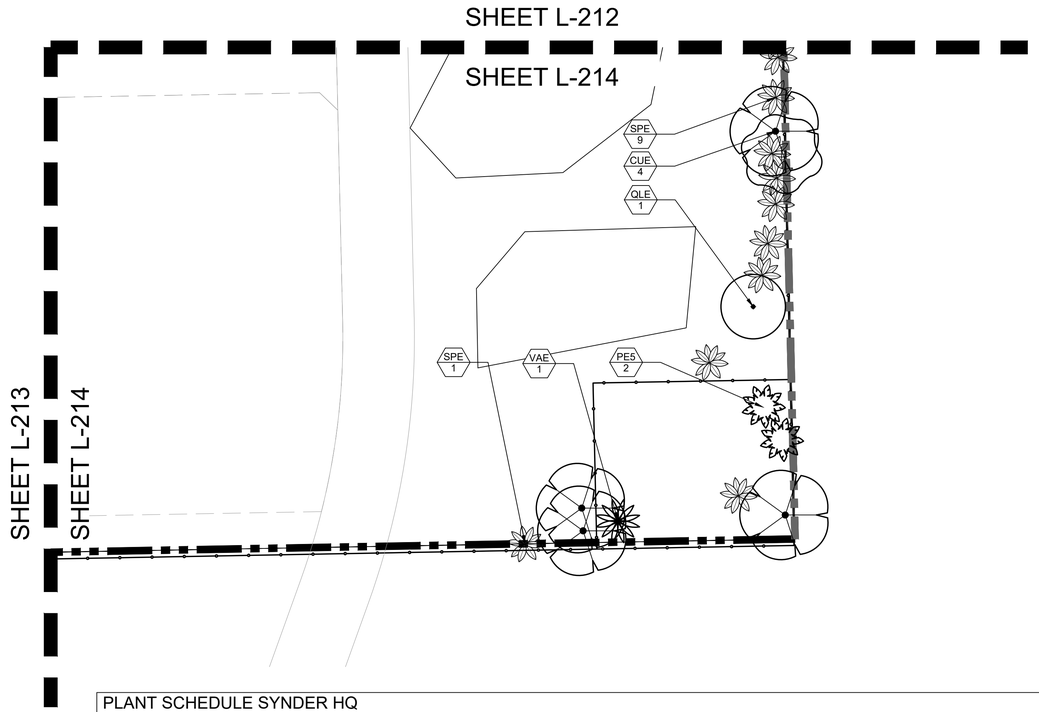
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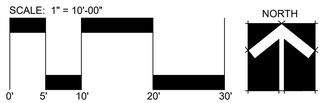
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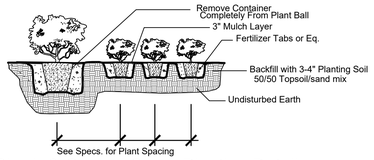
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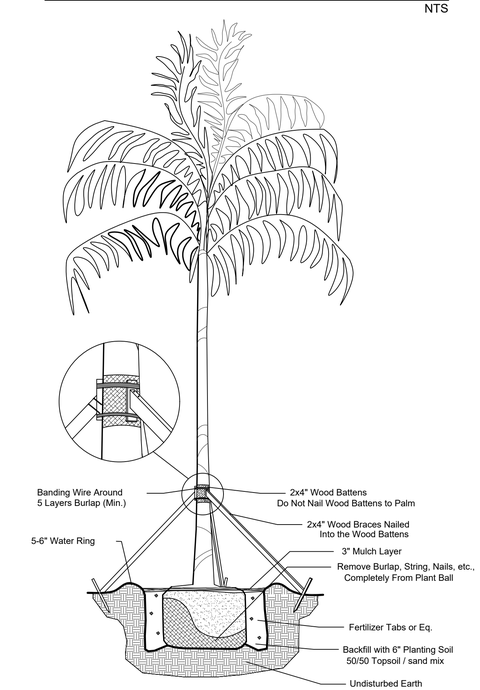
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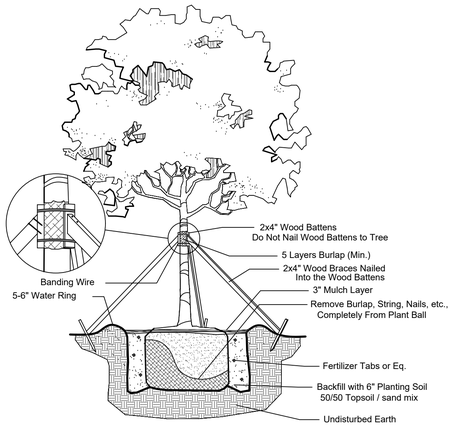
Shrub & Ground Cover Planting Detail

NTS



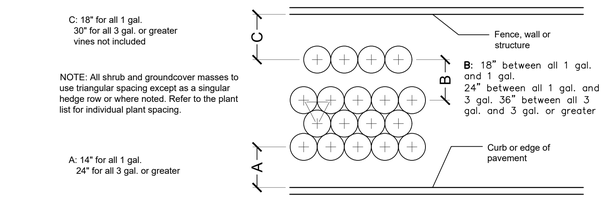
Palm Planting Detail

NTS



Large Tree Planting Detail

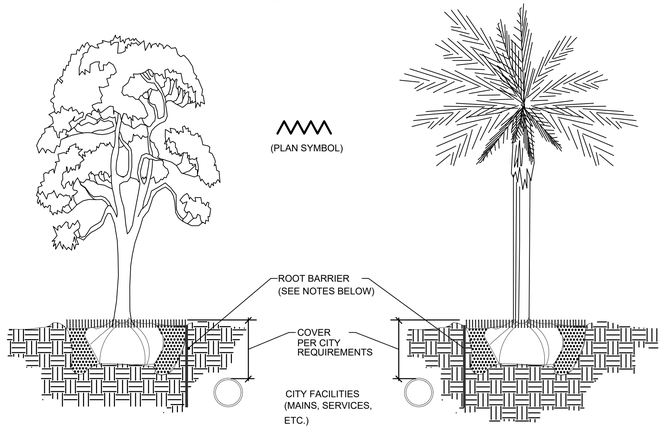
NTS



Typical Plant Spacing

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES.
MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE
ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

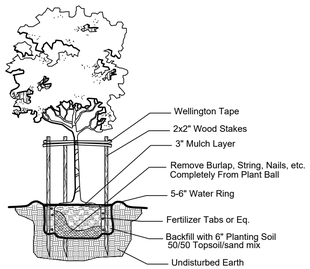


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS



Small Tree Planting Detail

NTS

LANDSCAPE CALCULATIONS
SNYDER YARD
3110 SW 8TH AVE, FORT LAUDERDALE, FLORIDA
LAND USE: PARKS RECREATION AND OPEN SPACE

NET SITE AREA	226,326	5.20 AC
	REQUIRED	**PROVIDED**
YARD AREAS: ONE TREE FOR EVERY 1,000 SQUARE FEET OF NET LOT AREA		
NET PERVIOUS AREA 55,875 S.F. - 24,204 S.F = 31,671 / 1,000 S.F. = 31.6 TREES	**32**	**32**
MULTIPURPOSE PARKING AREA = 35,354 S.F.		
DROP YARD AREA = 10,054 S.F.		
EXISTING SEAWEED DISPOSAL AREA = 8,412 S.F.		
SOUTH EAST FENCED AREA = 2,458 S.F.		
84 TREES AND 51 PALMS 84 + 17 = 101		
PALMS = 3:1 (51 PALMS @ 3:1 = 17 TREES)		
STREET TREES: ONE PER 40' OF STREET FONTAGE		
VUA CALCULATIONS:		
VUA LANDSCAPE AREA REQUIRED (MIN. 20%)		
59,241 x .2 = 11,848 SF	11,848sf	24,204sf
TREES: ONE TREE FOR EVERY 1,000 SQUARE FEET OF TOTAL VUA		
59,241 SF/1000 SF = 60 TREES	**60**	**60**
25% SHADE TREES WITH A 3" MIN DBH	15	15
25% SHADE TREES WITH A 2" MIN DBH	15	15
20% FLOWERING TREES	12	12
20% PALM SPECIES	12	12
10% OPTIONAL SPECIES	6	6
SHRUBS: SIX SHURBS FOR EVERY 1,000 SQUARE FEET OF TOTAL VUA		
59,241 SF/1000 SF x 6 = 355 SHRUBS	**355**	**400+**
TOTAL TREE REQUIREMENT	**92**	**101**
50% REQUIRED NATIVE TREES		
NATIVE TREES = 69 TREES / 2 = 35 TREES	**35**	**56**
50% REQUIRED NATIVE SHRUBS / GROUND COVERS		
TOTAL PLANTS	**3,021**	**3,021**
TOTAL NATIVE	**1,511**	**1,800**
% NATIVE	**50%**	**60%**

NOTES:
1. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC
2. IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
3. IRRIGATION SYSTEM SHALL ALSO BE EQUIPT WITH A RAIN SENSOR.
4. ROYAL PALMS = 1:1
5. COCONUT PALMS = 1:1
6. SABAL PALMS = 3:1

SNYDER YARD TREE MITIGATION CALCULATIONS		
	REQUIRED	PROVIDED
1. INCHES REQUIRED TO BE MITIGATED.	63	**63**
2. PALMS TO BE MITIGATED ON SITE AT 1:1 REPLACEMENT	18	**18**

AMOUNT TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	
TREES **63 INCHES PROVIDED**	$0.00
PALMS **63 PALM TREES PROVIDED**	$0.00
TOTAL TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	**$0.00**

NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 AND L-201 FOR TREE DISPOSITION PLAN.
4. SEE SHEET L-210 - L-214 PLANTING PLAN
5. SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-220 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

DRC SUBMITTAL SET: 02/13/2026

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

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

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

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

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

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

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

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

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

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

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Call 811 two business days before digging

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Architectural Alliance Landscape
623 SW 4th Ave, Fort Lauderdale, FL 33315 LCC#0000237
TEL. 954-764-8858 EMAIL: BEuell@archall.net

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Revision Dates

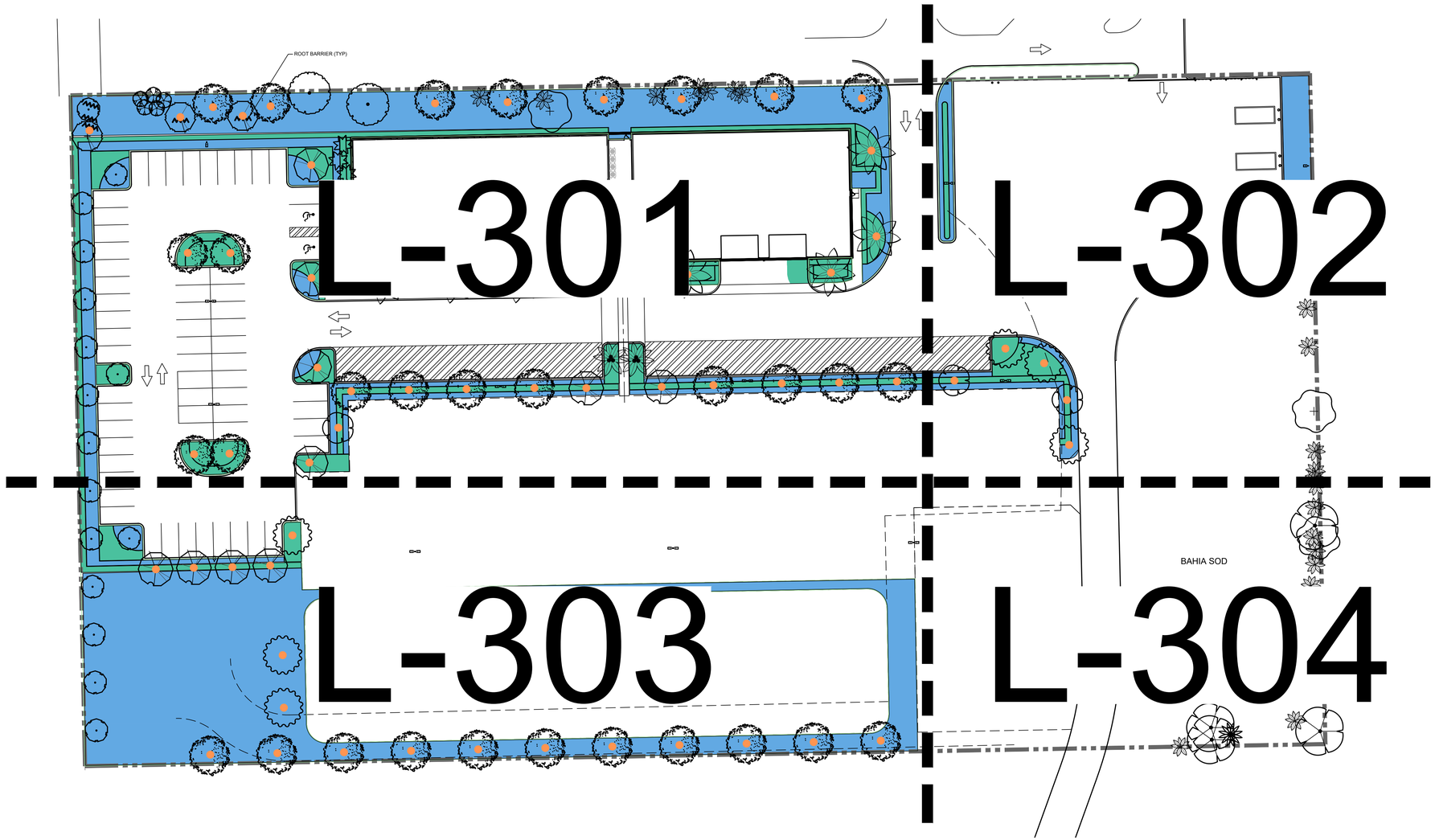
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
LANDSCAPE DETAILS, NOTES & CALCULATIONS

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-220



HYDROZONE EXHIBIT SYNDER HQ 44,610 SQ FT OF IRRIGATED AREA				
SYMBOL	DESCRIPTION	QTY	WATER USAGE	% OF IRRIGATED AREA
	BUBBLER STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	738.8 SF	HIGH	2%
	SHRUB AREA IRRIGATION SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	10,314 SF	LOW	23%
	TURF AREA IRRIGATION TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	33,557 SF	MODERATE	75%

SCALE: 1" = 30'-00"

0' 15' 30' 60' 90'

NORTH

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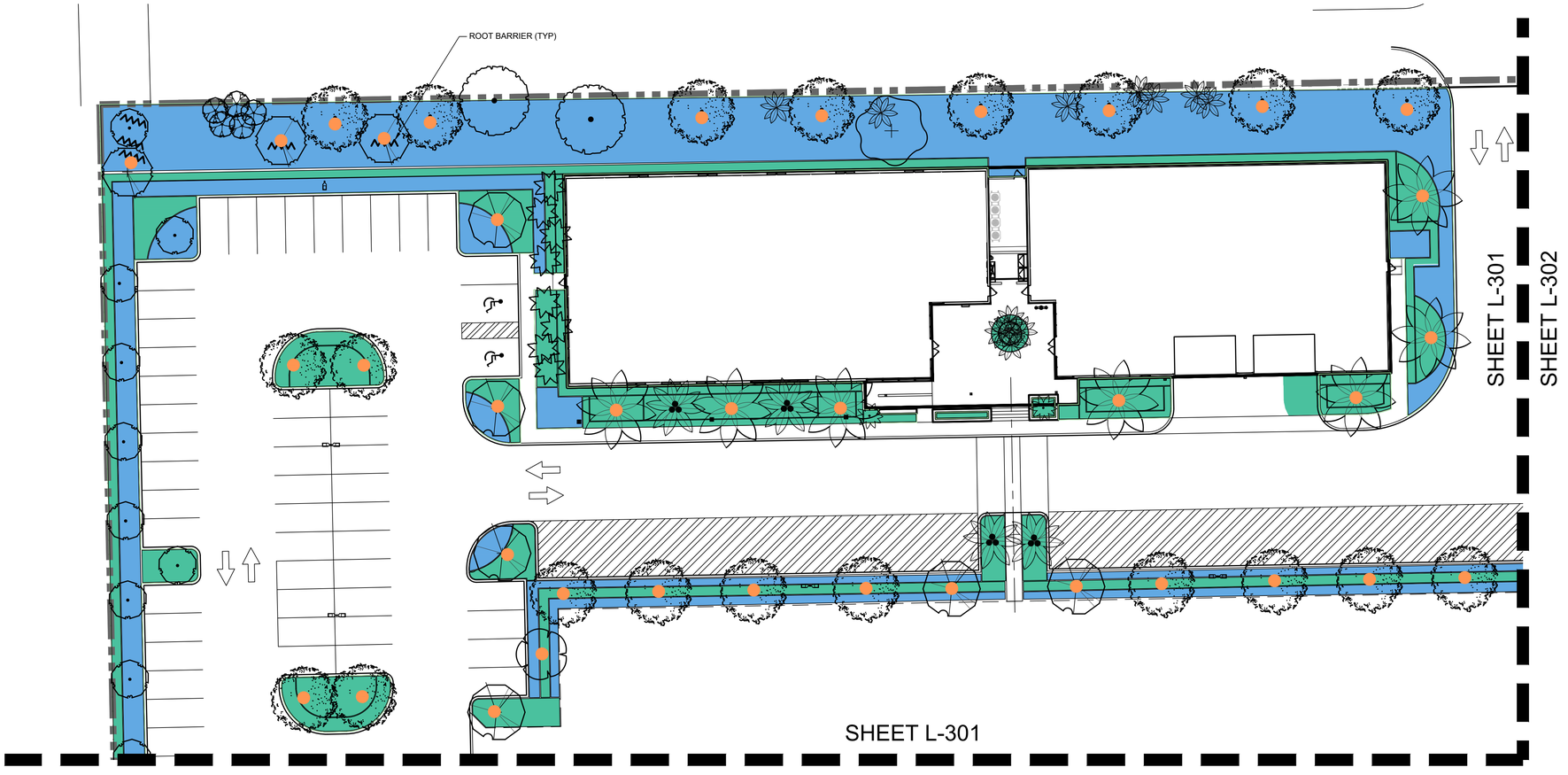
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
OVERALL IRRIGATION PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-300



HYDROZONE EXHIBIT SYNDER HQ 44,610 SQ FT OF IRRIGATED AREA				
SYMBOL	DESCRIPTION	QTY	WATER USAGE	% OF IRRIGATED AREA
	BUBBLER STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	738.8 SF	HIGH	2%
	SHRUB AREA IRRIGATION SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	10,314 SF	LOW	23%
	TURF AREA IRRIGATION TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	33,557 SF	MODERATE	75%

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SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

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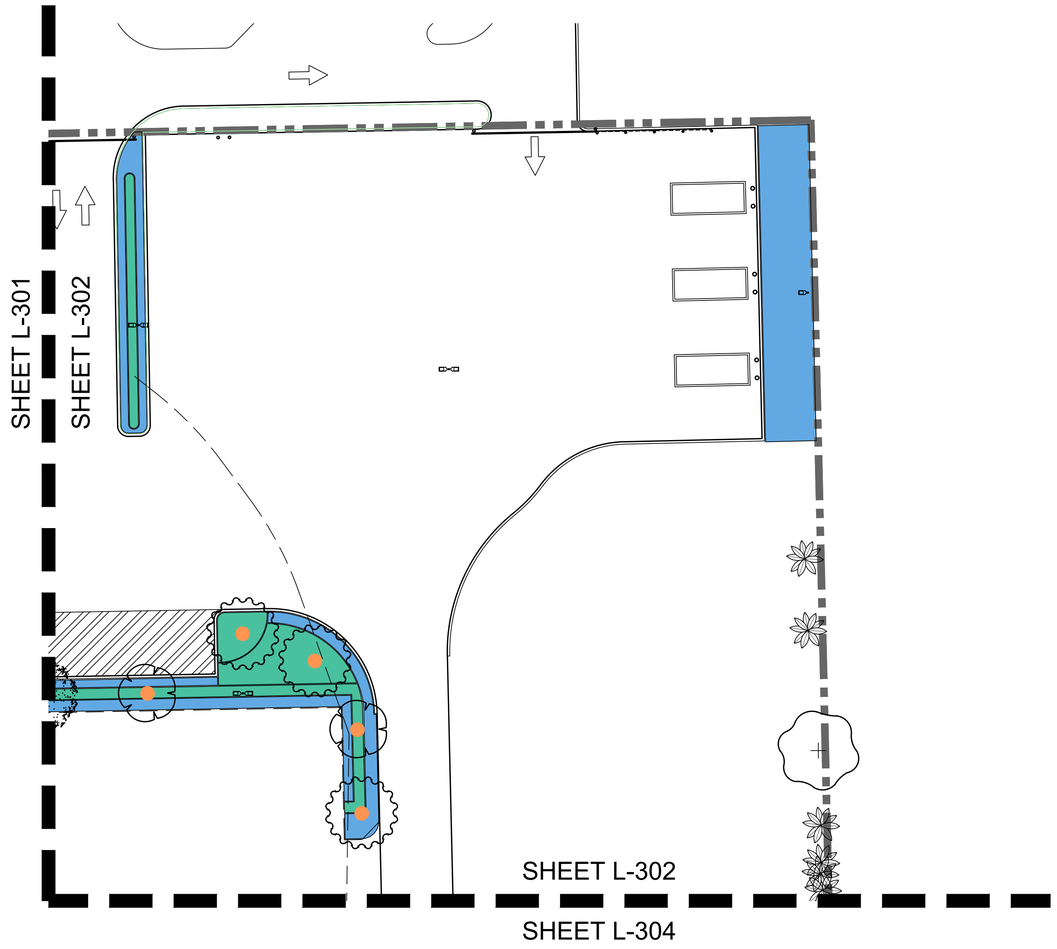
DRC SUBMITTAL SET
SNYDER YARD
3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
IRRIGATION PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-301



HYDROZONE EXHIBIT SYNDER HQ 44,610 SQ FT OF IRRIGATED AREA				
SYMBOL	DESCRIPTION	QTY	WATER USAGE	% OF IRRIGATED AREA
	BUBBLER STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	738.8 SF	HIGH	2%
	SHRUB AREA IRRIGATION SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	10,314 SF	LOW	23%
	TURF AREA IRRIGATION TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	33,557 SF	MODERATE	75%

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SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

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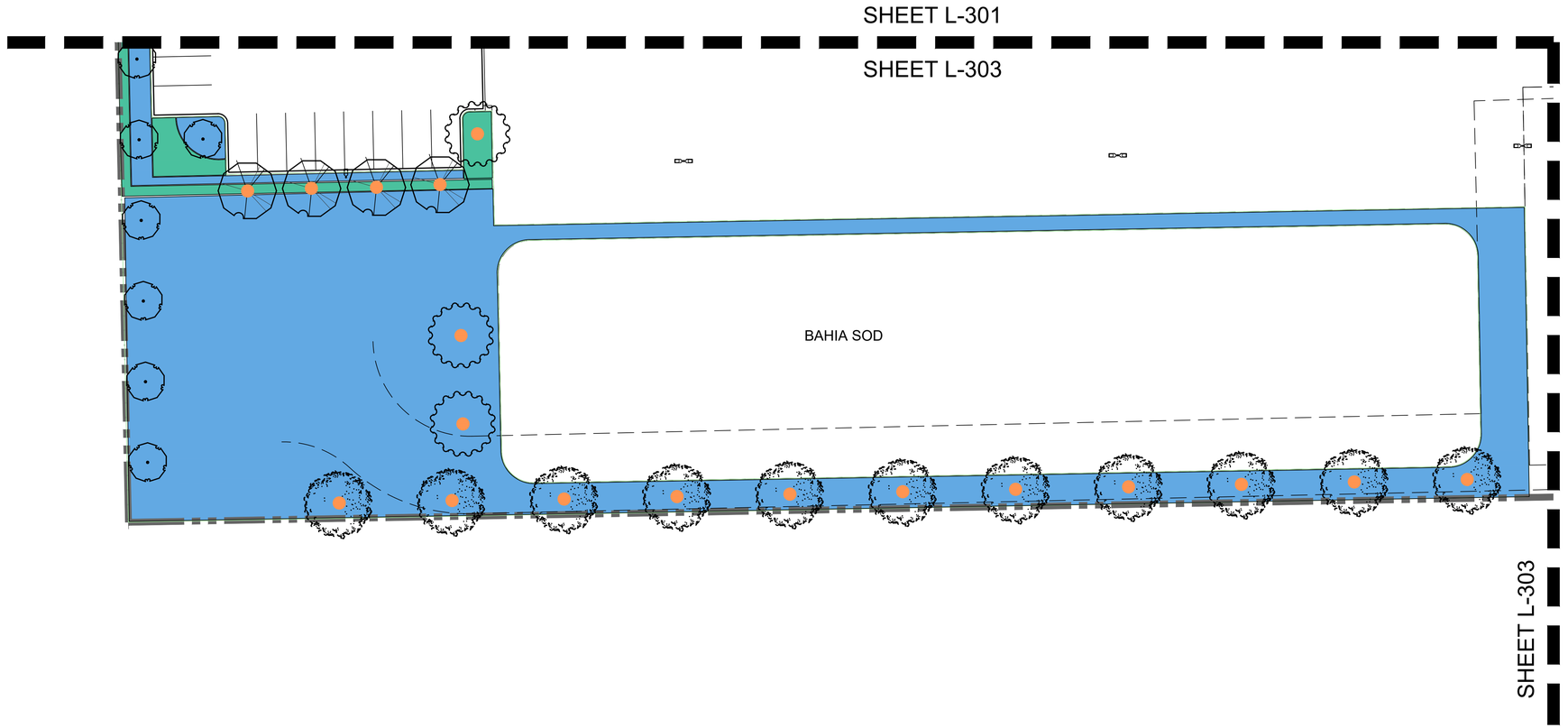
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3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
IRRIGATION PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-302



HYDROZONE EXHIBIT SYNDER HQ 44,610 SQ FT OF IRRIGATED AREA				
SYMBOL	DESCRIPTION	QTY	WATER USAGE	% OF IRRIGATED AREA
	BUBBLER STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	738.8 SF	HIGH	2%
	SHRUB AREA IRRIGATION SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	10,314 SF	LOW	23%
	TURF AREA IRRIGATION TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	33,557 SF	MODERATE	75%

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SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

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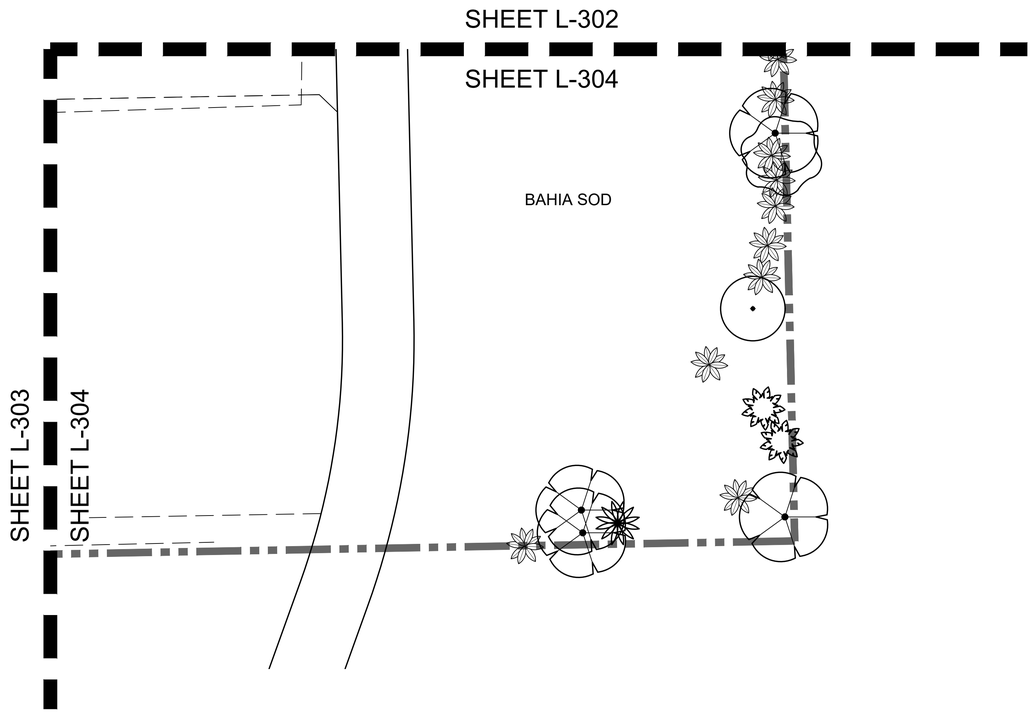
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3110 SW 8TH AVE
FORT LAUDERDALE, FLORIDA 33315

Sheet Description
IRRIGATION PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-303



HYDROZONE EXHIBIT SYNDER HQ 44,610 SQ FT OF IRRIGATED AREA				
SYMBOL	DESCRIPTION	QTY	WATER USAGE	% OF IRRIGATED AREA
	BUBBLER STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	738.8 SF	HIGH	2%
	SHRUB AREA IRRIGATION SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	10,314 SF	LOW	23%
	TURF AREA IRRIGATION TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	33,557 SF	MODERATE	75%

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SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

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Revision Dates

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IRRIGATION PLAN

Release Date
02-13-2026

Project Number
2518

Drawing Number
L-304



Rendering

Not to Scale

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Seal AA26001446

Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
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Sheet Description

Rendering

Release Date
02/20/2026

Project Number
25128

Drawing Number
DRC
R-1



Rendering

Not to Scale

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Seal AA26001446

Pete Meador Ebersole
AR0011636

Revision Dates

Project Name

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Snyder Yard

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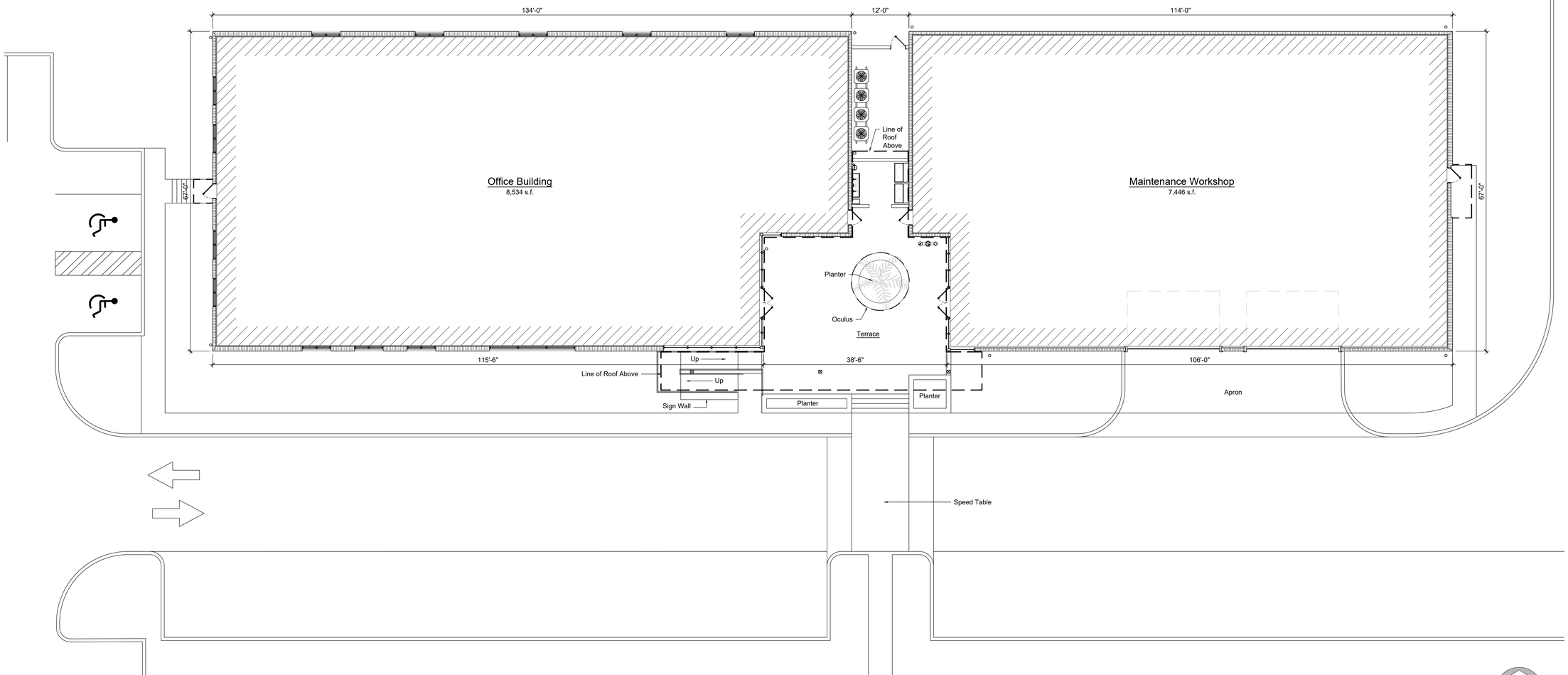
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Rendering

Release Date
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Project Number
25128

Drawing Number
DRC
R-2



Overall Floor Plan

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

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architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
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Revision Dates

Project Name

Development Review Submittal For:

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Ft Lauderdale, Florida 33315

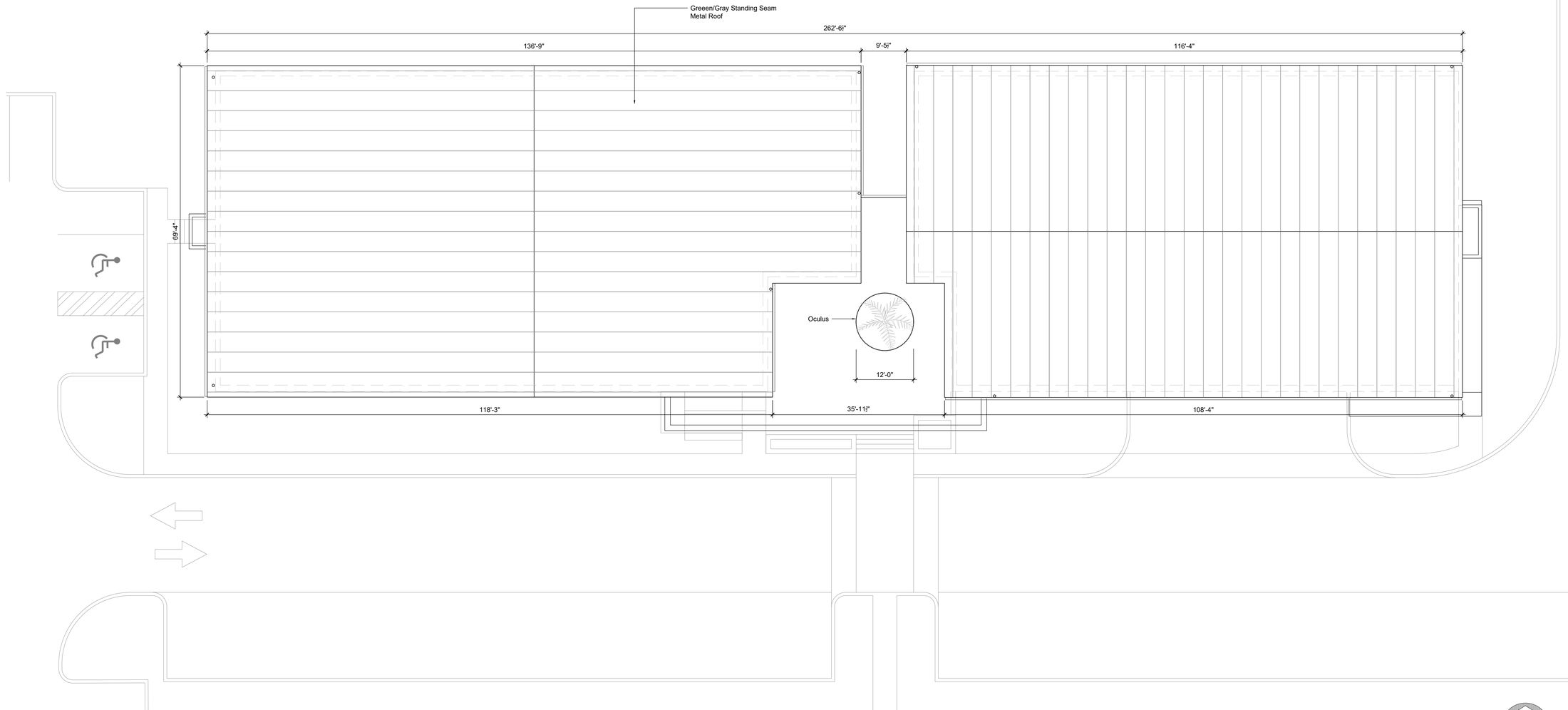
Sheet Description

Overall Floor Plan

Release Date
02/20/2026

Project Number
25128

Drawing Number
DRC
A-01



Overall Roof Plan

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

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architecturearchall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

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Ft Lauderdale, Florida 33315

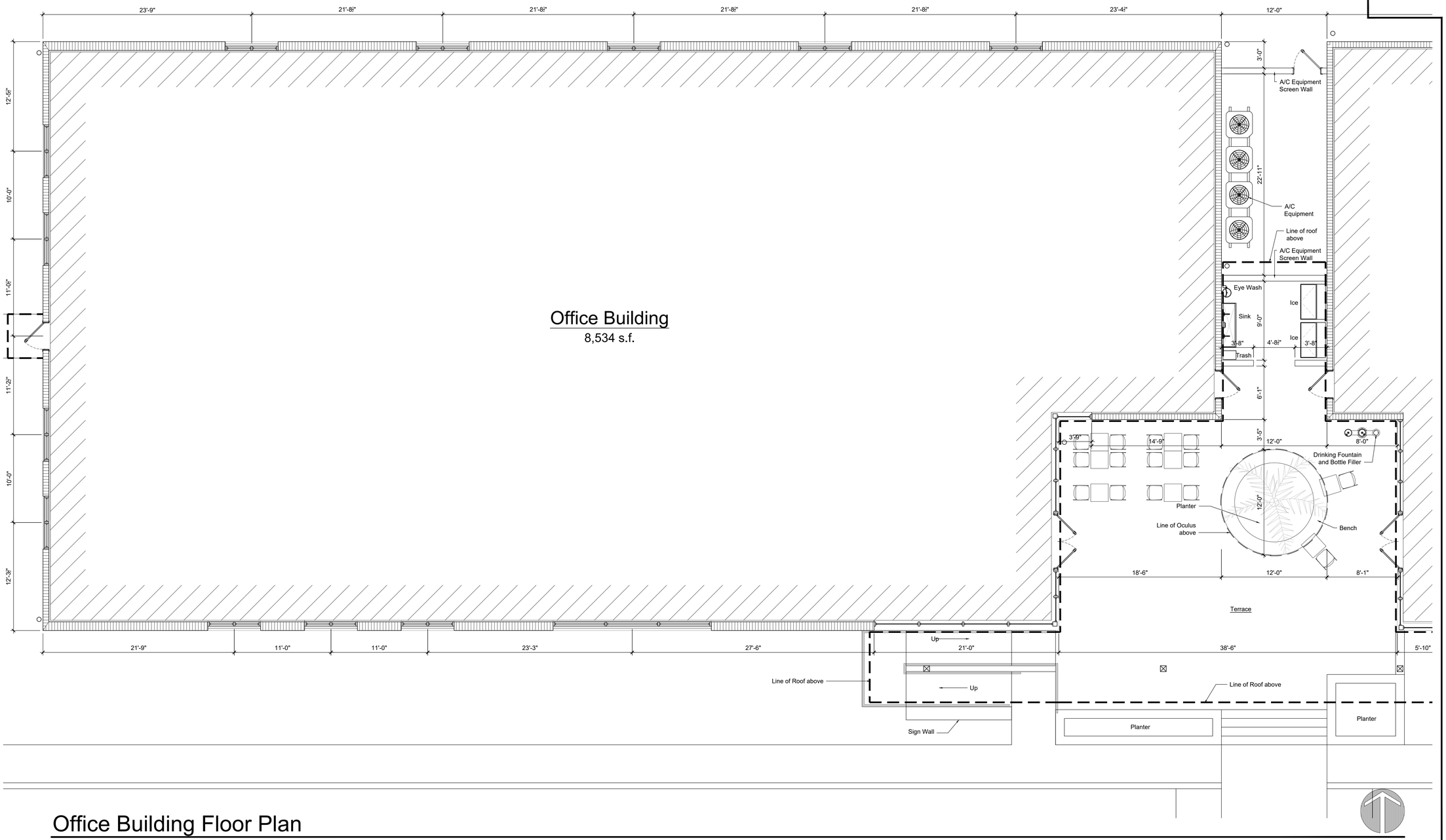
Sheet Description

Overall Roof Plan

Release Date
02/20/2026

Project Number
25128

Drawing Number
DRC
A-02



Office Building Floor Plan

Scale: 3/16" = 1'-0"

ARCHITECTURAL ALLIANCE ARCHITECTURE

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Seal AA26001446

Pete Meador Ebersole AR0011636

Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

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Sheet Description

Office Building Floor Plan

Release Date

02/20/2026

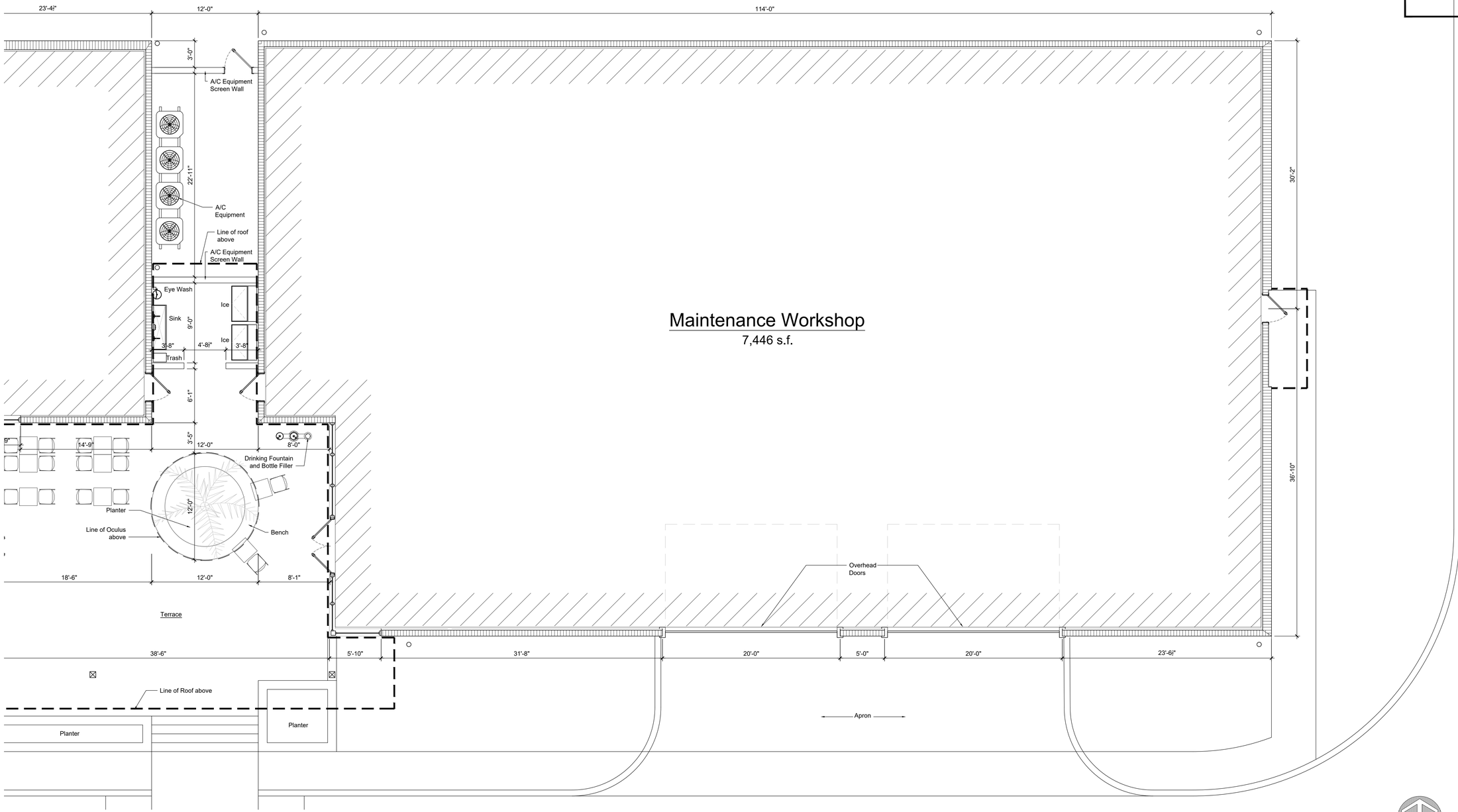
Project Number

25128

Drawing Number

DRC

A-03



Maintenance Building Floor Plan

Scale: 3/16" = 1'-0"

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Seal AA26001446

Pete Meador Ebersole AR0011636

Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

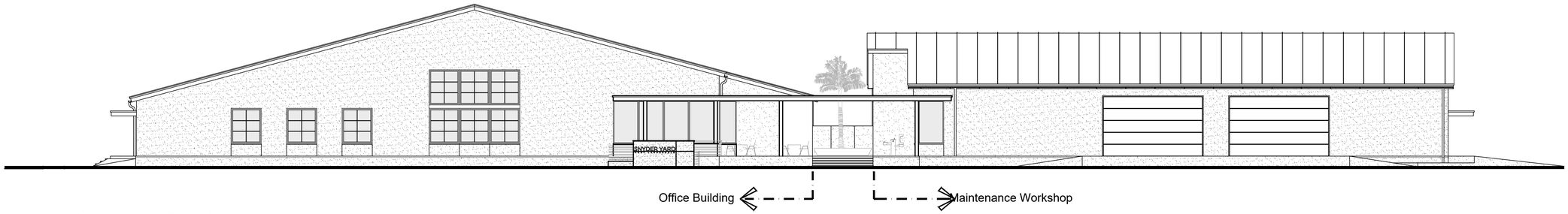
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Ft Lauderdale, Florida 33315

Sheet Description
Maintenance Building Floor Plan

Release Date
02/20/2026

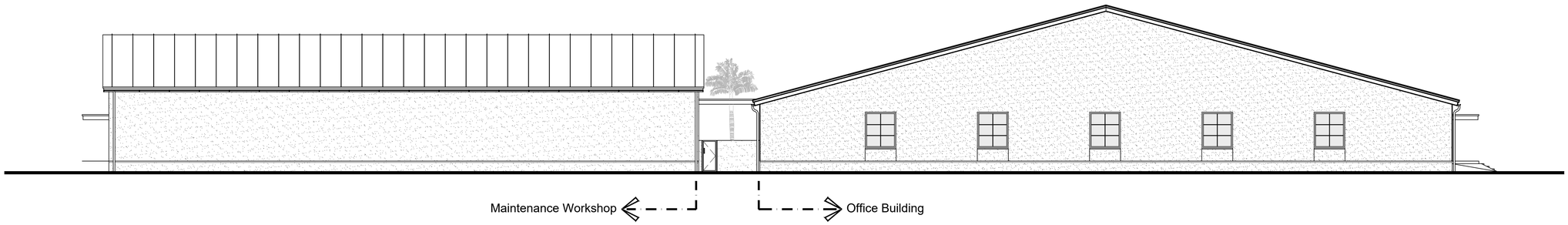
Project Number
25128

Drawing Number
DRC
A-04



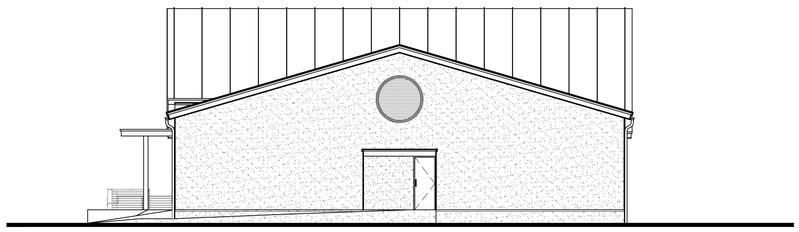
Overall South Elevation

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



Overall North Elevation

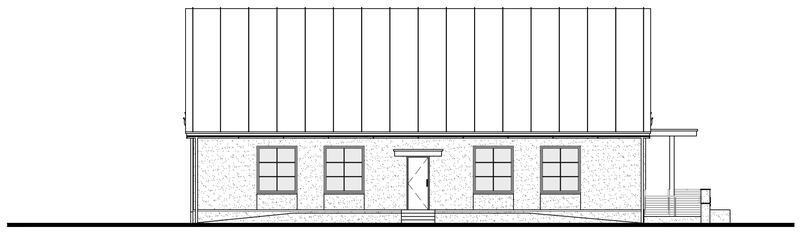
Scale: 3/32"=1'-0"



Maintenance Building

East Elevation

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



Office Building

West Elevation

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

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architecture@archall.net AA26001446

Seal AA26001446

Pete Meador Ebersole
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Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

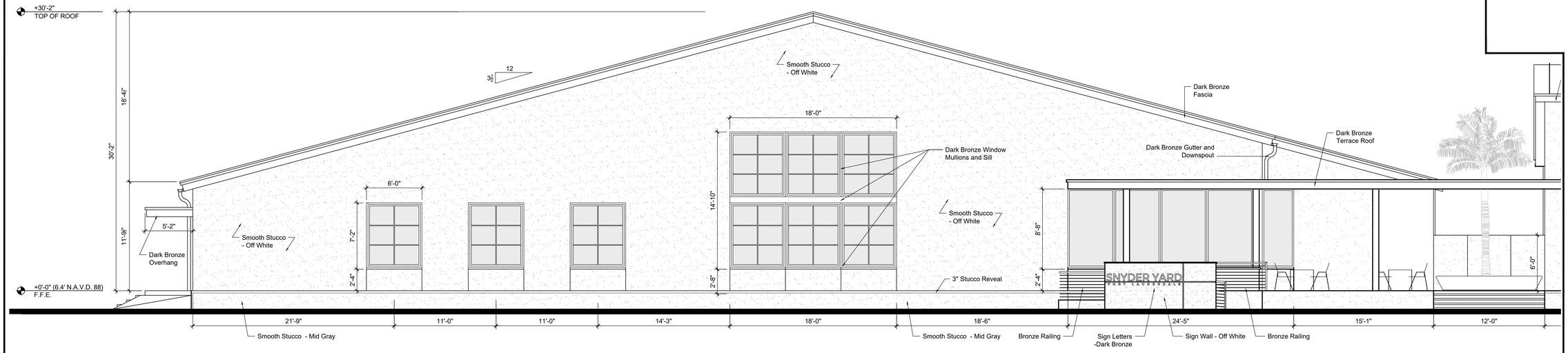
Sheet Description

Overall Elevations

Release Date
02/20/2026

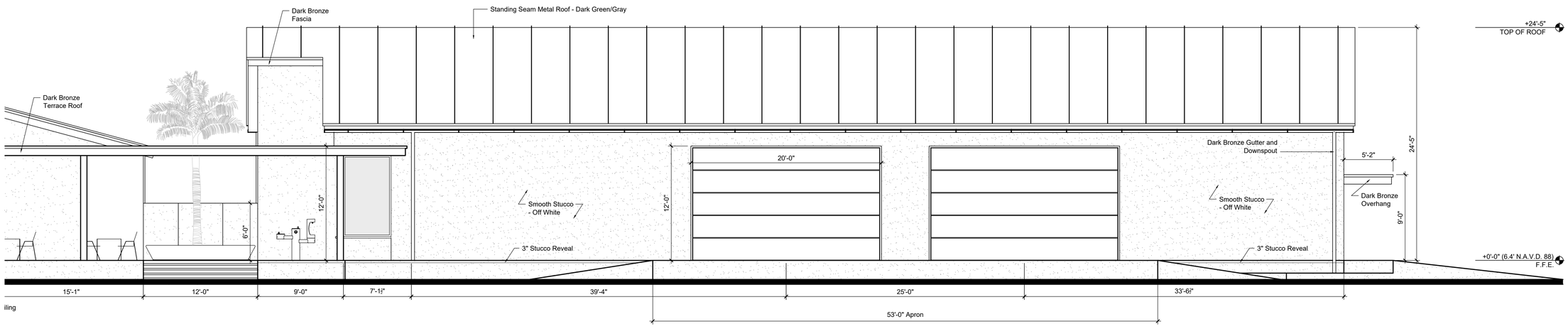
Project Number
25128

Drawing Number
DRC
A-05



South Elevation

Scale: 3/16"=1'-0"



South Elevation

Scale: 3/16"=1'-0"

ARCHITECTURAL
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ARCHITECTURE

612 SW 4th AVENUE FORT LAUDERDALE
FLORIDA 33315 - PH: 954.764.8858
architecturealliance@bellsouth.net AA26001446

Seal AA26001446

Pete Meador Ebersole
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Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

Sheet Description

South Elevation

Release Date

02/20/2026

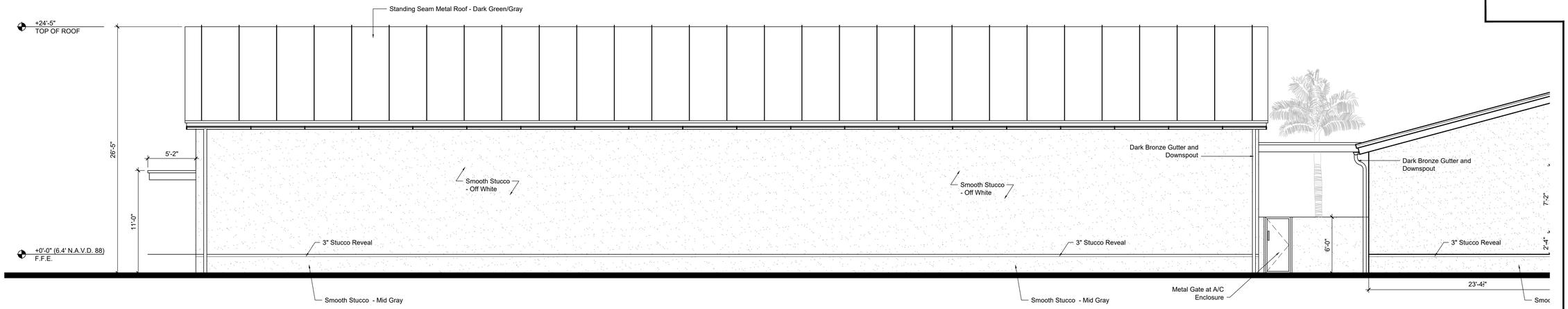
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Drawing Number

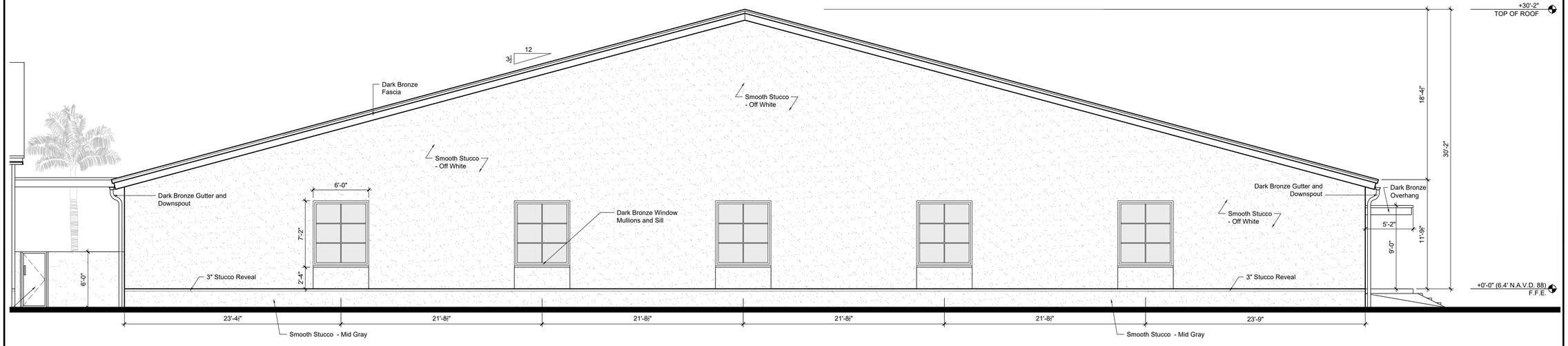
DRC

A-06



North Elevation

Scale: 3/16"=1'-0"



North Elevation

Scale: 3/16"=1'-0"

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ARCHITECTURE
612 SW 4th AVENUE FORT LAUDERDALE
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Pete Meador Ebersole
A R 0 0 1 1 6 3 6

Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

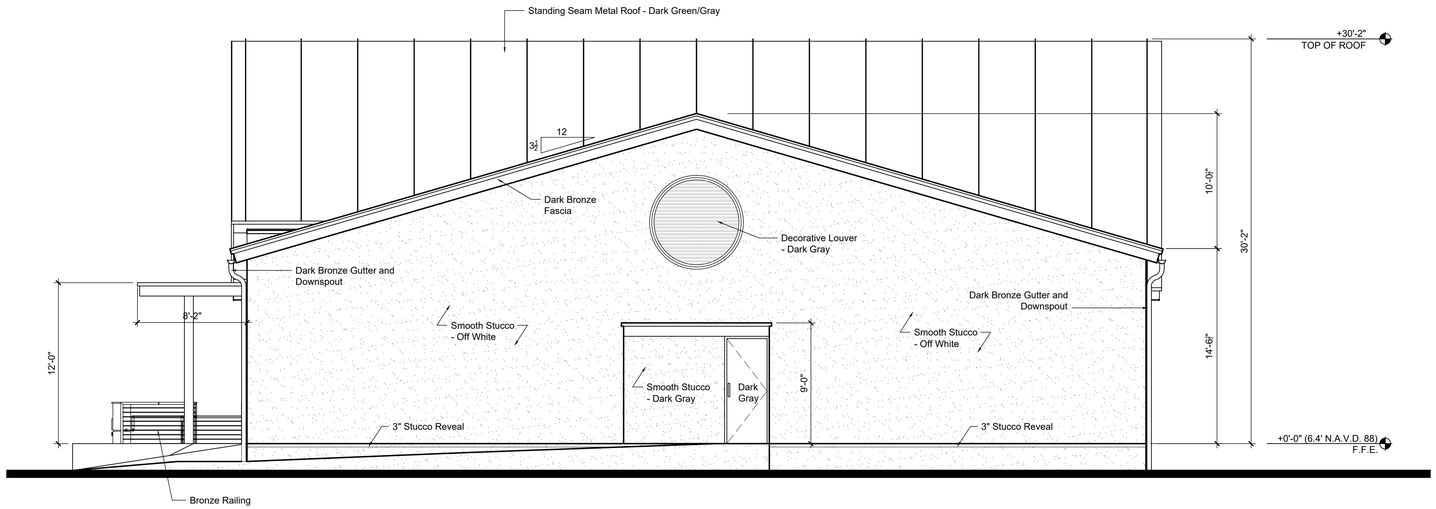
Sheet Description

North Elevation

Release Date
02/20/2026

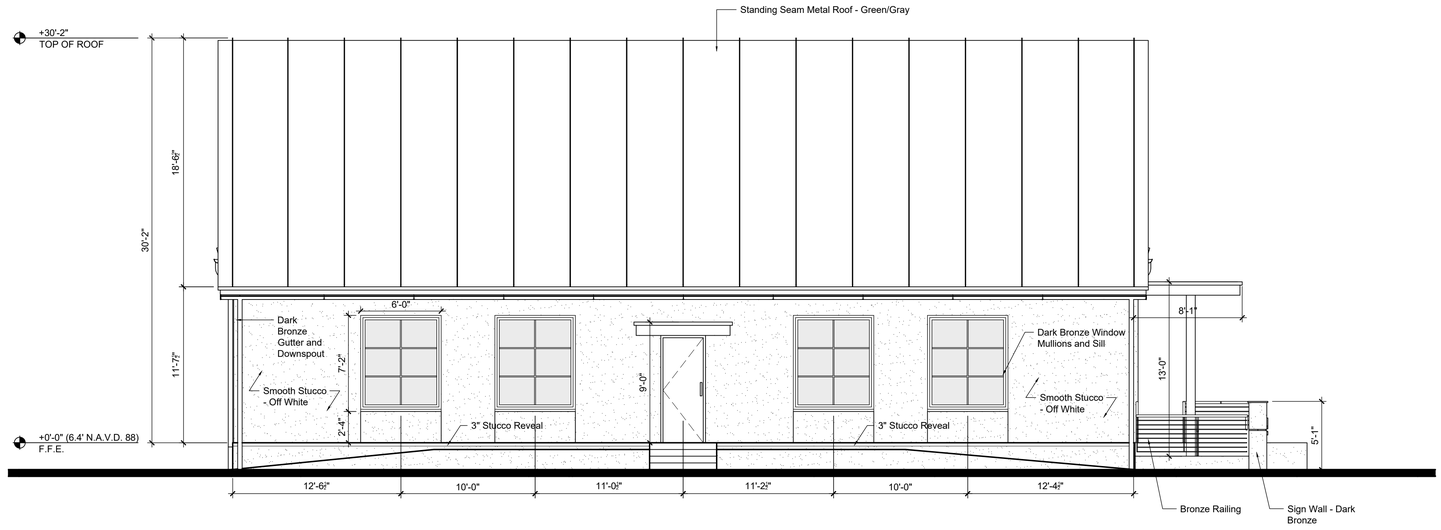
Project Number
25128

Drawing Number
DRC
A-07



East Elevation

Scale: 3/16"=1'-0"



West Elevation

Scale: 3/16"=1'-0"

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Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

Sheet Description

East and West Elevations

Release Date
02/20/2026

Project Number
25128

Drawing Number
DRC
A-08









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Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

Sheet Description

Renderings

Release Date
02/20/2026

Project Number
25128

Drawing Number
DRC
A-09









ARCHITECTURAL ALLIANCE ARCHITECTURE

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Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

Sheet Description

Renderings

Release Date
02/20/2026

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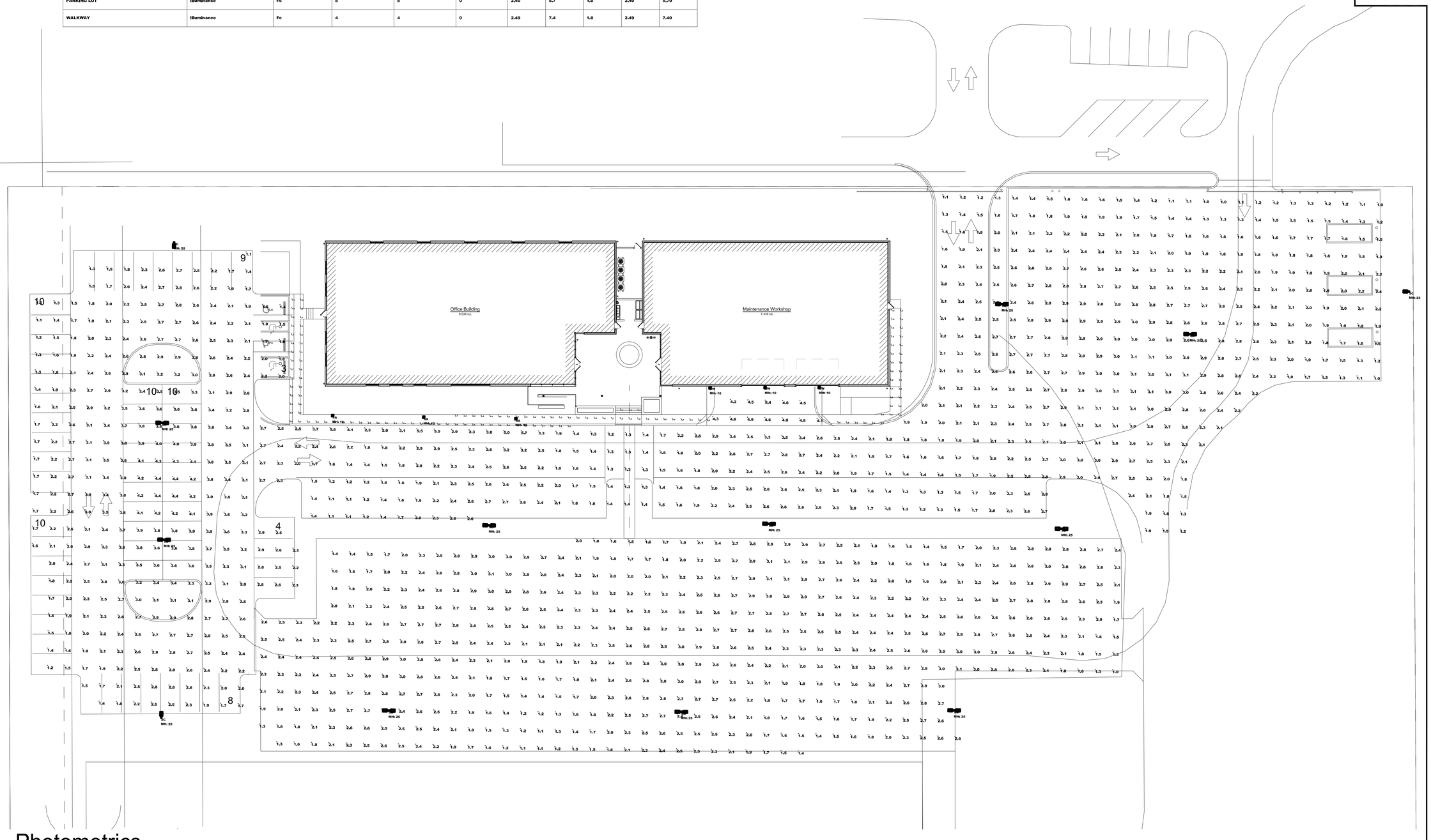
Drawing Number
DRC
A-10

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	SA	Single	LUMINIS	CT102 L2L35 40K	POSTOP MOUNTED: 12' A.F.G.	N/A	0.900	3707	35
	10	SB	Back-Back	Lithonia Lighting	DSX1 LED P4 40K 80CRI T5M	POLE MOUNTED: 25' A.F.G.	N/A	0.900	15358	123.94
	3	SC	Single	Lithonia Lighting	DSX1 LED P4 40K 80CRI TFTM HS	POLE MOUNTED: 25' A.F.G.	N/A	0.900	12606	123.9373
	3	SW	Single	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFTM	WALL MOUNTED	N/A	0.900	3166	32.1375

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MULTI-PURPOSE AREA	Illuminance	Fc	8	8	0	2.32	3.1	1.0	2.32	3.10
PARKING LOT	Illuminance	Fc	8	8	0	2.40	5.7	1.0	2.40	5.70
WALKWAY	Illuminance	Fc	4	4	0	2.49	7.4	1.0	2.49	7.40



Photometrics

Not to Scale

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Revision Dates

Project Name

Development Review Submittal For:

Snyder Yard

3110 Southwest *th Avenue
Ft Lauderdale, Florida 33315

Sheet Description

Photometrics

Release Date
02/20/2026

Project Number
25128

Drawing Number
DRC

PH-01

PROJECT DESCRIPTION NARRATIVE
SNYDER YARD
SITE PLAN LEVEL II
Initial Submittal: February 20, 2026

REQUEST

On behalf of the City of Fort Lauderdale ("Applicant"), WGI, Inc. requests approval of the following:

1) **Site Plan Level II** to permit the Snyder Yard facility, which includes City of Fort Lauderdale Parks and Recreation Facilities.

PROJECT LOCATION

The 5.20-acre site ("Property") is located on the east side of SW 8th Avenue, approximately 150 feet south of the SW 8th Avenue and SW 30th Street intersection **(See Figure 1).**

The addresses, Parcel Identification Number, and owner information are shown in **Table 1**. The Property currently holds a Future Land Use designation of Park-Open Space and is located within the Parks, Recreation, and Open Space (P) Zoning District.

Figure 1. Aerial Map



Table 1. Property Information

Address	Parcel Identification Number	Owner
3110 SW 8TH AVE, FORT LAUDERDALE, FL 33315	5042-22-53-0010	City of Fort Lauderdale
SW 8 AVE, FORT LAUDERDALE FL 33315	5042-22-53-0020	City of Fort Lauderdale

PROJECT SPECIFICATIONS

The Property has a Future Land Use designation of Park-Open Space and is zoned Parks, Recreation, and Open Space (P). There are currently six buildings, several open space areas, staging areas, a seaweed disposal

area, waste transfer area, and supporting parking on-site. The current buildings were previously used for educational purposes by Nova Southeastern University and are proposed to be demolished.

Section 47-8.2.B. of the City's Unified Land Development Code (ULDC) states the intent and purpose of the Parks, Recreation, and Open Space District is to provide "suitable locations for parks, recreation, and open space, including conservation areas, consistent with the City's Comprehensive Plan." The proposed City Parks and Recreation buildings are permitted uses, and therefore consistent with the intent of the district.

The proposed development will provide indoor and outdoor facilities for City of Fort Lauderdale Parks and Recreation staff as maintenance and administration, acting as an accessory to Snyder Park, adjacent to the Property. According to section 47-8.14 of the City's ULDR, "Parks Maintenance and Administration Facility" is a permitted accessory use in the Parks, Recreation and Open Space (P) District.

The proposed development includes one 8,534 square foot office building (building 1) and one 7,446 square foot maintenance workshop building (building 2). Both proposed buildings are one story and are located along the north property line. A 62-space surface parking lot is located along the west property line and will serve as employee parking for personal vehicles. The existing access point along the west property line will be closed off and replaced by two access points, one along the north property line (adjacent to Floyd Hull Stadium and Alan Morton Activity Center) and the other along the south property line (adjacent to Snyder Park). Along the drive aisle located south of buildings 1 and 2 are truck loading/storage areas to be used by City staff vehicles. South of the truck loading/storage areas is a multi-purpose area surfaced in pervious pavers. This area provides additional outdoor space for park staff needs and maintenance activities. A 0.23-acre drop yard is proposed southeast of the multi-purpose area and will be utilized by City employees to handle and store larger items such as city street lights.

South of the paved multi-purpose area is a 0.52-acre (10% of the site) retention area designed for drainage needs. The existing seaweed disposal area on the southeast corner of the site will remain. In the northeast area of the site, the existing waste transfer station with a ramp will remain, facilitating the waste gathered daily from City parks to be consolidated into dumpsters. Further into the northeast corner, three dumpsters are proposed to facilitate bulk waste transfer activities. The seaweed and waste transfer uses are currently taking place on site and the proposed plan will better arrange the space for long term use.

Project specifications as shown in the Site Plan Application are provided in the following subsections. In addition to the required project specifications for access, architectural style, building and site design elements, trash disposal, hours of operation, pedestrian enhancements, open space, landscaping, and other site improvements are detailed below.

Surrounding Uses

Table 2 below details the surrounding uses.

Table 2. Surrounding Uses

Adjacent Land	Use	Future Land Use	Zoning
North	Morton Activity Center & Floyd Hull Stadium	Park-Open Space	Parks, Recreation, and Open Space (P)
South	Snyder Park	Conservation	Parks, Recreation, and Open Space (P)
East	Snyder Park	Conservation	Parks, Recreation, and Open Space (P)
West	Private School K-12	Community Facilities	Residential Office (RO)

Access

Three access points currently exist on the site. One is off SW 8th Avenue to the west, one connects to the Morton Activity Center and Floyd Hull Stadium to the north, and one connects to Snyder Park to the south.

The west access point along SW 8th Avenue proposed to be closed off, as a revocable license agreement will be requested to allow the site plan to expand into this unused segment of SW 8th Avenue. The north access point to the Morton Activity Center and Floyd Hull Stadium will remain, and an ingress-only access point for the transfer station will be added just east of it. The south access point to Snyder Park will used for City Staff vehicles and is shifted east for efficient circulation between the access points on the north property line.

Architectural Style

Generally, the proposed architectural style is a clean, updated Florida Parks aesthetic. Elements such as sloped standing seam metal roofs with gable ends evoke a more residential scale and feel, which is appropriate and compatible for the area.

Building and Site Design Elements

The subject property is zoned Parks, Recreation and Open Space (P) and will maintain the P zoning with this proposed development. Please refer to Table 3 for information regarding the dimensional requirements according to Sec. 47-8.30 – Table of Dimensional Requirements.

Table 3. Dimensional Requirements

Standard	Permitted	Provided
Maximum Height	60 feet	30 feet, 2 inches - Office 24 feet, 5 inches – Maintenance Workshop
Minimum Lot Size	None	5.20 acres
Minimum Lot Width	None	621.95 feet
Minimum Yards/Setbacks		
Front (N)	25 feet	25 feet
Side (E/W)	25 feet	240 feet (east) 121 feet (west)
Rear (S)	25 feet	258 feet

Parking

Surface parking will be provided in a lot along the west property line. 62 parking spaces are provided, including two ADA spaces. Table 4 below details the required and provided parking.

Table 4. Dimensional Requirements

Use	Area/Square Feet (SF)	Ratio	Required Parking
Office	8,534 SF	1 per 250 GFA	34
Maintenance Workshop	7,446 SF	1 per 800 GFA	9
		TOTAL REQUIRED	43 Spaces
		TOTAL PROPOSED	62 Spaces (including 2 ADA)

Trash Disposal

The proposed office building will have standard cleaning services, and waste will be carried to the on-site dumpsters. The maintenance workshop will follow existing protocols for the removal of any hazardous materials. Hazardous materials may include items such as reclaimed petroleum products. All other standard waste will be disposed of using on-site dumpsters.

Hours of Operation

Access to facilities will be available daily during normal business hours of the City's Parks and Recreation Department.

Pedestrian Enhancements

Internal sidewalks are provided to allow for internal pedestrian circulation. Sidewalks with external site connections are not proposed, as portion of SW 8th Avenue that will remain does not have an existing sidewalk to connect to. Additionally, the Property currently connects to Snyder Park to the south and the Morton Activity Center and Floyd Hull Stadium to the north, which do not have existing sidewalks along the road.

Landscaping

Landscaping is provided throughout the Property and meets all ULDR requirements. Refer to Sheet L-220 for a breakdown of required and provided landscaping material and tree mitigation calculations. Irrigation plans are provided on Sheets L-300 to L-304 to show the proposed irrigated areas within the Property.

CONCLUSION

The foregoing Project Description Narrative outlines the submittal request for a Level II Site Plan Approval associated with the Snyder Yard Facility, which includes City of Fort Lauderdale Parks and Recreation Facilities.

ADEQUACY REQUIREMENTS NARRATIVE
SNYDER YARD
SITE PLAN LEVEL II
Initial Submittal: February 20, 2025

REQUEST

On behalf of the City of Fort Lauderdale ("Applicant"), WGI, Inc. requests approval of the following:

1) **Site Plan Level II** to permit the Snyder Yard facility, including City of Fort Lauderdale Parks and Recreation Facilities.

SECTION 47-25.2.- ADEQUACY REQUIREMENTS

The following subsections detail applicable adequacy requirements of Section 47-25.2 of the ULDR.

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

Response: Acknowledged.

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

Response: The proposed development should not interfere with the city's communication network. At this time, there are no identified structures or communication networks that would interfere with the City of Fort Lauderdale's existing network.

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

Response: Civil drainage facilities will be provided that meet the required water quality volume as determined by the City and Broward County Environmental Permitting Division (Surface Water Management Licensing Program). The Property has been adversely affected by the adoption of new groundwater table maps (Future Conditions 2070) and therefore further coordination with the EPD is required.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
    i. Broward County Ordinance No. 89-6.
    ii. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
    iii. Broward County Ordinance No. 84-60.
2. *The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.*

Response: The proposed development should not impact any environmentally sensitive lands. The subject site is currently used as a facility for the City's Parks and Recreation staff. At this time, there is dense vegetation on the northeast and

southeast corners of the site that will continue to be preserved. Refer to the tree disposition plan.

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Fire protection measures for the proposed development will be incorporated within the Development Review process.

F. Parks and Open Space.

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: The proposed development is located within the former Nova Southeastern University East Campus, adjacent to Snyder Park and Floyd Hull Park, both existing City of Fort Lauderdale parks. The current facility is considered a Parks and Open Space site, as operations include maintenance of the City's parks. No residential uses are proposed, therefore park impact fees are not required.

G. *Police Protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: The proposed facility is located within the City of Fort Lauderdale and will be served by the City's Police Department. The Property will be secured with perimeter fencing, gates, and will not be accessible to the general public. Additional security measures include comprehensive camera coverage, controlled building access, and adequate site lighting throughout.

H. Potable Water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
    a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
    b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Potable water will be provided by the City of Fort Lauderdale and a water availability letter will be requested. Potable water demand is expected to be minimal.

I. Sanitary Sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use

Response: Wastewater service will be provided by the City of Fort Lauderdale and a sewer availability letter will be requested. Wastewater demand is expected to be minimal.

J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

Response: The proposed development does not include residential units. Therefore, this section of Adequacy Requirements does not apply to the site. The proposed development should not impact public school facilities, nor require a School Capacity Availability Determination (SCAD) Letter.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Site operations will be in coordination with the City's solid waste service provider.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the remote of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: Stormwater facilities will be designed to meet the City of Fort Lauderdale and Broward County Environmental Permitting Division regulations.

M. Transportation Facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

   Response: Acknowledged. A trip generation letter is provided.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

   Response: Acknowledged. A trip generation letter is provided.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

   Response: Acknowledged. A trip generation letter is provided.

4. *Traffic impact studies.*

   a. When the proposed development may generate over one thousand (1,000) daily trips; or

   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

      i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

      ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city,

county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Acknowledged. A trip generation letter is provided.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

   Response: The proposed development is entirely within the existing park boundaries. Any necessary roadway improvements will be located within the existing ROW.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

   Response: A well-connected internal sidewalk and pedestrian pathway are proposed within the subject site. Ingress and egress are through Floyd Hull Park and Snyder Park. Therefore, a connecting sidewalk is not proposed.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

   Response: The site is not abutting a primary arterial street.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

   Response: Acknowledged. The paving, marking and signing plan includes traffic control details. Refer to sheet C-5.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements

for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: A revocable license agreement will be requested to allow the site plan to expand into SW 8th Avenue. No other right of ways border the property, therefore, no street trees will be provided.

N. *Wastewater.*

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Wastewater facilities will be designed to meet City of Fort Lauderdale requirements. No on-site easements are expected (services will be private, connecting to City facilities in the right of way). Capital Expansion fees will be calculated and submitted for City approval.

O. *Trash Management Requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: The proposed development does not propose pre-packaged food or beverages for off-site consumption.

P. Historic and Archaeological Resources

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: According to the City's Historic Resource Maps, the site does not appear to be identified as having archaeological or historical significance at this time. Should any be discovered during construction, the Applicant will be responsible and provide relevant information to applicable state and local governmental agencies.

Q. Hurricane Evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: The proposed development is located west of the Intracoastal Waterway. Therefore, documentation regarding hurricane evaluation analysis should not be required.

CONCLUSION

The foregoing Adequacy Narrative outlines the submittal request for a Level II Site Plan Approval associated with the Snyder Yard Facility, which includes City of Fort Lauderdale Parks and Recreation Facilities.

Rahim Vedaee
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January 11, 2026
3100 SW 8th Ave
Fort Lauderdale, FL

Summary: A Tree Inspection was done for the listed tree(s) on stated Property (Tree Inspection is for trees, palms, and/or other protected plant species). This Tree Inspection was done following an ISA Level 1 Tree Risk Assessment Method that included visual inspection from ground level only, using Arboriculture Industry Standards and guidance. Our Inspection was requested by Architectural alliance for gaining professional inspection of tree(s) listed, with reporting our observations and our recommendations for actions to reduce tree risks related to listed tree(s), and/or actions to improve health of them. Removal may be a recommended action for any tree(s) that do not reasonably have their risks reduced below a moderate risk level by maintenance, so removal is the reasonable recommended action.

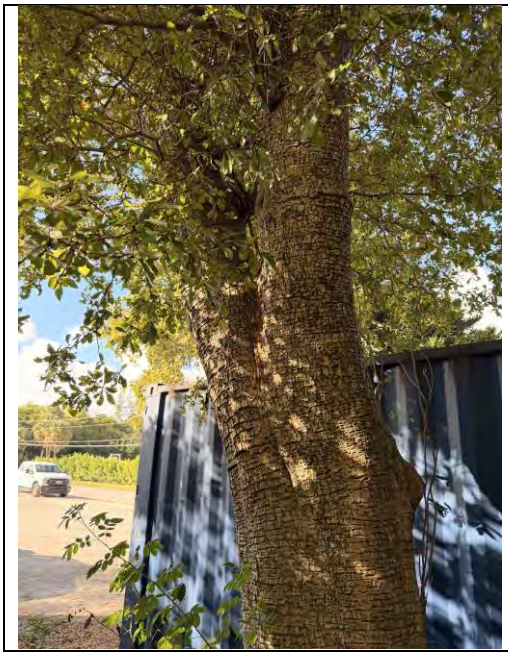
Results and Recommendations: 96 tree(s) were included for this project with 10 of them being of specimen size. Some trees are Prohibited Species per City of Fort Lauderdale Code, which will not require replacement mitigation if removed.

Recommendations are stated in this Report, with the standard data used for tree disposition decisions for property owners and government agencies. Photographs with observations, to provide evidence of observed tree conditions, are included in this Report. Not every tree inspected is considered to be affected by, or within, construction areas. Not every tree has a high enough risk potential to require removal versus other Arboriculture (tree care) maintenance recommended to reduce risks to persons or property. All trees have risks associated with them on any property, as with any property improvement. Regular inspections and maintenance are recommended to help manage risks and improve conditions for trees that remain on this property.

This Property Owner decides whether or not to notify the local government agency that regulates tree removal(s), and also who they will contract for any services. ENVIROSCAPE LANDSCAPE AND DESIGN LLC has no responsibility or interest in any actions or inactions as a result of this Report.

Tree#3 Black Olive (Bucida buceras) DBH 22'', HT 48', SP 34', Cond 53%
The subject Black Olive tree exhibits codominant stems with included bark at the union points, creating weak structural attachments that increase the likelihood of stem failure. Numerous dead and decayed branches are present throughout the canopy, indicating overall decline and reduced structural integrity. These defects elevate the risk of branch and stem failure, particularly during high wind events. The tree is considered to be in fair condition due to the extent of structural defects and canopy dieback. Corrective pruning to remove dead and decayed branches and reduce stress on codominant stems is recommended where feasible; however, if these defects cannot be adequately mitigated through pruning, removal of the tree should be considered to address safety concerns.

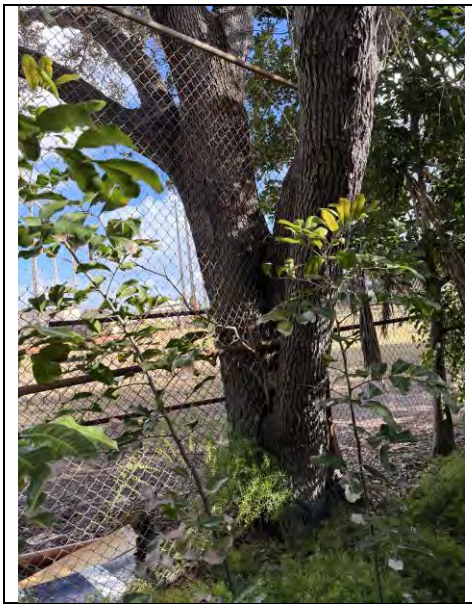
Tree **#3 Black Olive** (Bucida buceras)





Tree#6 Live Oak (Quercus virginiana) DBH 36'', HT 37', SP 40', Cond 51%
The subject tree has alarge canopy and evidence of limited or no routine maintenance. Overall condition is assessed as fair. The canopy contains numerous dead, broken, and fused branches distributed throughout, indicating prolonged neglect and increasing the likelihood of limb failure. The tree exhibits multiple codominant stems, which creates weak structural unions and increases the potential for failure over time, particularly during high wind or storm events. One codominant stem has grown around and engulfed an existing chain-link fence, demonstrating a long-term conflict with adjacent infrastructure and suggesting possible restriction of normal trunk development and compromised structural integrity in that area.

Tree#6 Live Oak (Quercus virginiana)





Tree#10A Strangler Fig (Ficus aurea) DBH 28’’, HT 20’, SP 32’, Cond 47%
The subject tree has fully engulfed a sabal palm and is in direct contact with an adjacent telephone pole. The fig exhibits extensive growth throughout the canopy, where numerous dead and decayed branches are visible. Decay is also present within the main trunk, indicating compromised structural integrity. The sabal palm appears to be significantly suppressed and adversely affected by the encroaching fig The combination of widespread deadwood, internal trunk decay, and physical interaction with the palm and utility pole increases the likelihood of limb failure or partial structural collapse. These conditions present a moderate to high risk to nearby property, infrastructure, and public safety.

Tree#10A Strangler Fig (Ficus aurea)



Tree#26 Mahogany (Swietenia mahagoni) DBH 19’’, HT 30’, SP 30’, Cond 42%
The subject mahogany tree is in poor condition and exhibits a severe lean, indicating significant structural instability. Root plate lifting is present on the opposite side of the lean, suggesting root failure and compromised anchorage. Throughout the canopy, there are numerous dead and decayed branches, increasing the likelihood of branch failure. The tree also has codominant stems, which are structurally weak and prone to splitting, particularly during high wind events. Due to the combination of the severe lean, root instability, decay, deadwood, and codominant stem structure, the tree presents a high risk of failure. Immediate corrective action is recommended. Removal of the tree is advised to reduce the risk of property damage or personal injury. If removal cannot be performed immediately, access to the area should be restricted and the tree closely monitored until the hazard is mitigated.

Tree **#26 Mahogany** (Swietenia mahagoni)




Tree#49 Chinese Banyon (Ficus microarpa) DBH 55'', HT 37', SP 34', Cond 48%
This report documents the condition of a Chinese Banyan (*Ficus microcarpa*) observed on site. The tree exhibits a co-dominant stem structure, with evidence that one of the co-dominant stems was previously removed. The removal has resulted in a large pruning wound at the union, which has not successfully compartmentalized. Advanced decay and rot are present within the wound area, indicating internal structural degradation. The decay appears to be progressing into the remaining stem, compromising the mechanical integrity of the trunk and increasing the likelihood of failure under normal environmental loads. Additionally, numerous dead and decayed branches are visible throughout the canopy. These branches vary in size and are distributed across multiple sections of the crown, suggesting a decline in overall tree health and vitality. The presence of widespread deadwood increases the risk of branch failure and falling debris, particularly during wind or storm events. The combination of internal trunk decay at a critical structural point and extensive canopy dieback represents a significant structural defect and elevated risk condition. Continued deterioration can be expected, and the tree should be considered for risk mitigation measures, which may include aggressive pruning, ongoing monitoring, or removal depending on site targets and acceptable risk levels.

Tree#49 Chinese Banyon (Ficus microarpa)



Tree#53 Live Oak (Quercus virginiana) DBH 32‘‘, HT 30’, SP 34’, Cond 52%
The subject tree is a mature live observed to be in fair overall condition with several structural and health-related concerns. The tree exhibits multiple codominant stems, which create weak attachment points and increase the likelihood of structural failure, particularly during high wind events. Several branches are overextended beyond their optimal length, resulting in increased end weight and mechanical stress. Dead and broken branches are visible throughout the canopy, indicating ongoing decline in certain portions of the crown and presenting a potential hazard to surrounding targets below. Additionally, damage to the main trunk was observed, the extent of which may compromise the tree’s structural integrity depending on the depth and age of the injury. Trunk damage can serve as an entry point for decay organisms and insects, potentially leading to internal deterioration over time.

Tree **#53 Live Oak** (Quercus virginiana)





Tree#56 Sea Grape (Coccoloba uvifera) DBH 47'', HT 35', SP 24', Cond 40%
The sea grape exhibits multiple structural concerns, including overextended branches that create uneven weight distribution and increase the potential for limb failure. Broken branches are present throughout the canopy, and several limbs show visible signs of decay, compromising overall structural integrity. The combination of overextended limbs, broken branches, and decay significantly increases the likelihood of branch failure, posing a hazard to property and pedestrians beneath the tree. Immediate pruning is recommended to remove broken, dead, and structurally weak branches, and to reduce overextended limbs in order to improve weight distribution and reduce the risk of failure.



Tree#57 Sea Grape (Coccoloba uvifera) DBH 77'', HT 35', SP 24', Cond 40%
The sea grape exhibits multiple structural concerns, including overextended branches that create uneven weight distribution and increase the potential for limb failure. Broken branches are present throughout the canopy, and several limbs show visible signs of decay, compromising overall structural integrity. The combination of overextended limbs, broken branches, and decay significantly increases the likelihood of branch failure, posing a hazard to property and pedestrians beneath the tree. Immediate pruning is recommended to remove broken, dead, and structurally weak branches, and to reduce overextended limbs in order to improve weight distribution and reduce the risk of failure.



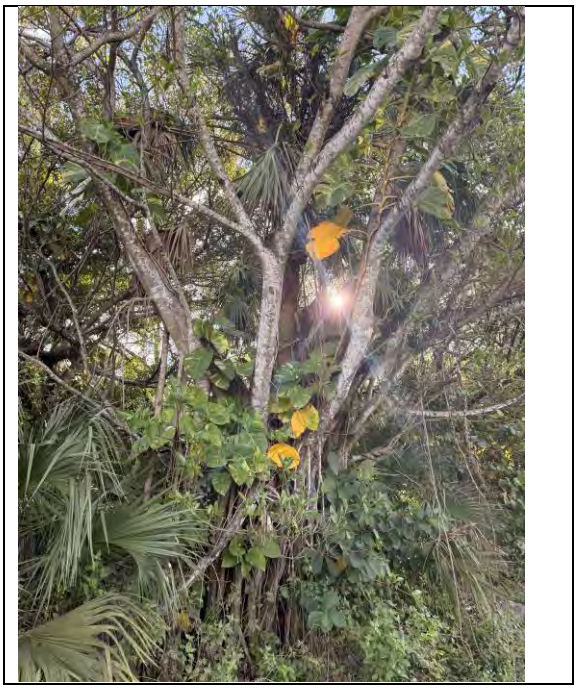
Tree#65 Strangler Fig (Ficus aurea) DBH 22’’, HT 35’, SP 22’, Cond 44%
The subject strangler fig displays a noticeably lopsided canopy, indicating uneven growth and potential structural imbalance. A large scar on the trunk suggests past mechanical damage or environmental stress, which may have weakened the wood and could pose a risk of decay. While no active pest infestation was observed, the combination of the trunk injury and asymmetrical canopy increases the likelihood of limb failure, particularly on the heavier side.

Tree#65 Strangler Fig (Ficus aurea)



Tree#67 Strangler Fig (Ficus aurea) DBH 36'', HT 30', SP 37', Cond 44%
A mature strangler fig is fully enveloping a Sabal palm, displaying its characteristic aggressive growth pattern. While the fig appears structurally sound, its dense roots and branches are placing significant stress on the host palm. Inspection of the trunk reveals areas of internal decay and potential hollowing, indicating that the palm is in severe decline. The combination of internal rot and external constriction from the strangler fig greatly increases the risk of trunk failure. The canopy contains multiple weakened and dead branches, presenting a substantial hazard of falling, especially under environmental stressors such as wind or rain. The encasement by the strangler fig further exacerbates the structural instability of the palm, creating a high safety risk to people or property in the vicinity.

Tree#67 Strangler Fig (Ficus aurea)



Sincerely,
Rahim Vedaee ISA Certified Arborist#FL-9609A, TRAQ Certified



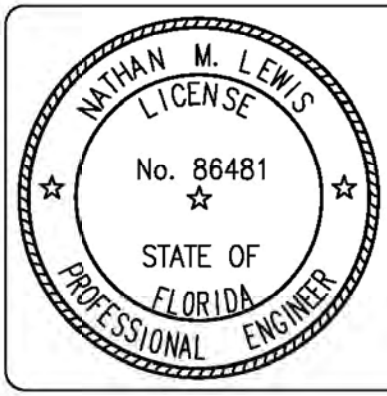
SNYDER YARD

3110 SW 8th Ave
FORT LAUDERDALE, FLORIDA

PRELIMINARY DRAINAGE CALCULATIONS REPORT

Nathan M Lewis

Digitally signed by Nathan M Lewis
DN: C=US, S=Florida, L=Fort Lauderdale, SERIALNUMBER=AATL20241202377703, OU="FL PE# 86481", O="BOTEK THURLOW ENGINEERING, INC.", CN=Nathan M Lewis
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DATE: 2/12/2026

Botek Thurlow Engineering, Inc.
Civil Engineers

BTE Project No. 24-0101
Revision Date: 2/12/26

3409 NW 9th Avenue • Suite 1102 • Fort Lauderdale, FL 33309 • p. 954-568-0888, f. 954-568-0757

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INTRODUCTION

The existing site is a low-lying 4.996 acre site with buildings, asphalt parking, concrete sidewalks and green areas. This report evaluates the storm drainage impacts to demolishing the existing buildings, adding new parking, sidewalks, and internal roadways. In addition, the site is proposing a crushed stone parking overflow area and "drop-yard" as shown on the plans.

For the analysis, the future wet season water table (WSWT) elevation (2070) of 3.5' NAVD is used. Due to the elevated WSWT, any areas of the site currently below 3.5' NAVD would be considered to already be submerged by county / SFWMD criteria and, as a result, there would be no opportunity to mitigate storage at, or below, that elevation.

There is a portion of the site in the NE corner containing a Waste Station which is being proposed to remain by the development. This area to remain is very low in comparison to the WSWT and does not offer any surface water storage opportunities to mitigate flooding. It is understood that this area in particular will be prone to flooding. In an effort to mitigate flooding as much as we can, it is being disconnected from the rest of the site's storm system and connected to a swale as well as exfiltration trench (Type B) being set lower than the WSWT. Neither the connecting swale nor the Type B exfiltration trench will be taken credit for as storage in the Drainage Report as a result of their elevation but are being proposed as a practical deterrent to flooding in certain storm events where the actual WT is below the WSWT.

Due to the existing elevations of the site and the required Broward County WSWT, this project is unable to meet the standard Water Quality Criteria and maintain a Pre-v-Post stage compliance.

PRE-DEVELOPMENT FLOOD ROUTINGS SUMMARY

- 25 year 3 day – Peak Stage – 5.68' NAVD
- 100 year 3 day – Peak Stage – 6.05' NAVD

POST-DEVELOPMENT FLOOD ROUTINGS SUMMARY

- 5 year 1 hr – Peak Stage – 4.33' NAVD*
- 25 year 3 day – Peak Stage – 5.64' NAVD**
- 100 year 3 day – Peak Stage – 6.00' NAVD***

*The grates inlets in the area of the new parking lot are set to a minimum of 4.50' NAVD to retain the 5 Yr 1 Hr for a parking lot with exfiltration trench per SFWMD Handbook Vol II, 3.4(a)3. The existing asphalt area to remain in the NE corner of the site as well as areas adjacent to the existing asphalt area are too low to meet this criteria due to the existing elevations / site conditions. We are therefore unable to meet this criteria for the eastern part of the site as shown on the plan.

**The Post 25 Year Stom stage is below the Pre.

***The Post 100 Year Storm Stage is below the Pre.

Botek Thurlow Engineering, Inc.
Civil Engineers

Storm Drainage Checklist

Project Name	Snyder Yard
Project Number	24-0101
Date Updated	12-Feb-26

Drainage District(s)	BC EPD	
Water Provider	City of Ft. Lauderdale	
Sewer Provider	City of Ft. Lauderdale	
Perc Rate	0.00E+00	TBD
Wellfield Zone	No	

Current FEMA Flood Zone	AH 6/ AE 6
Panel	12011C0559J

Wet Season Water Table Elevation (Per County ArcGIS Website) 2070	3.5	NAVD
100 Year Elevation	7.5	NAVD
5 Year 1 Day Rainfall	7.5	in
25 Year 1 Day Rainfall	10.75	in
100 Year 1 Day Rainfall	13.5	in

Section	22
Township	50
Range	42

Area Table	**Post (Proposed)**		**Pre (Existing)**	
Site Area	4.996	Ac	4.996	Ac
Building Area	0.370	Ac	0.713	Ac
Pervious Area	2.149	Ac	2.325	Ac
Impervious Area	2.477	Ac	1.958	Ac

Soil Storage Table	**Post (Proposed)**		**Pre (Existing)**	
Average Site Grade	4.42	NAVD	4.32	NAVD
Control Elevation	3.5	NAVD	3.5	NAVD
Average depth to Water Table (D.W.T.)	0.92	ft	0.82	ft
Soil Type	Flatwood / Coastal		Flatwood / Coastal	
Soil Storage Under Pervious Area	0.42	in	0.36	in
Available Soil Storage (S)	0.18	in	0.17	in
SCS Curve Number, CN	98.21	CN	98.35	CN

Post Stage Storage Table

Stage (NAVD)	Trench (Ac-ft)	Site (Ac-ft)	Total Storage (Ac-ft)
3.5	0.000	0.000	0.00
4.0	0.028	0.350	0.38
5.0	0.056	3.210	3.27
6.0	0.056	7.500	7.56
7.0	0.056	12.040	12.10

	Comulative Storage	Compacted Storage	D.W.T. (ft)
Coastal	0.60 in	0.45 in	1 ft
	2.50 in	1.88 in	2 ft
	6.60 in	4.95 in	3 ft
	10.90 in	8.18 in	4 ft

Flatwood	0.60 in	0.45 in	1 ft
	2.50 in	1.88 in	2 ft
	5.40 in	4.05 in	3 ft
	9.00 in	6.75 in	4 ft

Drainage Calculations Report
Project: Snyder Yard
BTE Project No.: 24-0101

Botek Thurlow Engineering, Inc.
Civil Engineers

Site Elevation Breakdown Tables

Project Name Snyder Yard
Project Number 24-0101
Date Updated 12-Feb-26

PRE ELEVATION TABLE				
Cascade Area #	Low Elev	High Elev	Sub-Area SF	Sub-Area Ac
1	3.50	3.50	0.00	0.000
2	3.50	4.00	0.00	0.000
3	4.00	5.00	0.00	0.000
4	5.00	6.00	0.00	0.000
5	6.00	7.00	0.00	0.000
6	7.00	9.88	0.00	0.000

POST ELEVATION TABLE				
Cascade Area #	Low Elev	High Elev	Sub-Area SF	Sub-Area Ac
1	3.50	3.50	0.00	0.000
2	3.50	4.00	0.00	0.000
3	4.00	4.50	0.00	0.000
4	4.50	5.00	0.00	0.000
5	5.00	5.50	0.00	0.000
6	5.50	6.00	0.00	0.000
7	6.00	6.40	0.00	0.000
8	6.40	9.88	0.00	0.000

Botek Thurlow Engineering, Inc.
Civil Engineers

Water Quality Calculations

Project Name Snyder Yard
Project Number 24-0101
Date Updated 10-Sep-25

Note: The following trench, Type A, is provided for Water Quality Credit. The alternative trench shown on the plans, Type B trench, is being provided only for pratical purposes to assist with drainage. Due to the County's permitting 2070 Water Table being high in relation to the site's elevation, no water Quality credit can being taken from the Type B trench and therefore it is not being included here.

1) Itemized Proposed Site Areas

Site Area	4.996	Acre
Building Area	0.370	Acre
Pervious Area	2.149	Acre
Impervious Area	2.477	Acre

2) Proposed Trench Properties (Type A)

Trench Width (W)	8.00	ft
Trench Height	7.50	ft
Bottom of Trench	-3.00	NAVD
Water Table	3.50	NAVD
Top of Trench	4.50	NAVD
Hydraulic Conductivity (K)	2.00E-04	CFS/ft^2-ft of head

Assumed Value

3) Volume Treated

a) First one inch of runoff
Total Site Area = 5.00-Acre
V = 0.42-Ac-ft

b) 2.5 x Impervious
% Impervious = 53.5%
V = 2.5 x %Imp x Tot-Area= 0.56-Ac-ft

Design Volume= 0.56-Ac-ft via 2.5 x Impervious
or 6.69-Ac-inches

4) Input Values

H_2 = 1.00-ft
D_s = 6.50-ft
D_u = 1.00-ft
W = 8.00-ft
K = 2.00E-04*
V = 6.69-Ac-inches

5) Min. Length of Trench Required

$L_{(min)}$= 1710 Feet*

6) Max Trench Storage Credit

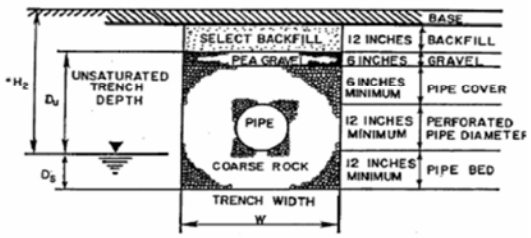
V (max credit)= 1.33-Ac-ft
or 15.99-Ac-inches

$L_{(max\ credit)}$= 2900 Feet

7) Site Design Trench Provided

$L_{(Provided)}$= 134 Feet**
$V_{(Provided)}$= 0.044 Ac-ft
0.524 Ac-in

TYPICAL EXFILTRATION TRENCH



$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + 0.39\times10^{-4})WD_u}$$

L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TREATED (ACRE-INCHES)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT.^{2}-FT.HEAD)
* H_2 = DEPTH TO WATER TABLE (FEET)
D_u = NON-SATURATED TRENCH DEPTH (FEET)
D_s = SATURATED TRENCH DEPTH (FEET)

* The value of H_2 to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H_2. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.

Figure F-4

CHECKS

Du > Ds : Fail
Width < 2 x Height : OK

*Calculation is usisng the SFWMD Conservative Formula as a result of Ds being greater than Du
** Due to the existing site elevations, this project is not shown to comply with current Water Quality standards. The project will continue to coordinate with the permitting agencies to seek an alternative solution.

APPENDIX

Project Name: Snyder Yard
Reviewer: NML
Project Number: 24-0101

Note: All elevations in this report reflect the NAVD 88 datum.

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
1 Day Rainfall: 10.75 inches
Area: 4.996 acres
Ground Storage: 0.17 inches
Time of Concentration: 0.75 hours
Initial Stage: 3.5 ft

Stage (ft)	Storage (acre-ft)
3.50	0.00
4.00	0.38
5.00	3.11
6.00	7.30
7.00	11.53

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	5.68	72.00	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	5.96	0.00	0.00	0.00	5.96	0.00

A2

Project Name: Snyder Yard
Reviewer: NML
Project Number: 24-0101

Note: All elevations in this report reflect the NAVD 88 datum.

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
1 Day Rainfall: 13.5 inches
Area: 4.996 acres
Ground Storage: 0.17 inches
Time of Concentration: 0.75 hours
Initial Stage: 3.5 ft

Stage (ft)	Storage (acre-ft)
3.50	0.00
4.00	0.38
5.00	3.11
6.00	7.30
7.00	11.53

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	6.05	72.00	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	7.50	0.00	0.00	0.00	7.50	0.00

Note: All elevations in this report reflect the NAVD 88 datum.

Project Name: Floyd Hull - Snyder Yard
Reviewer: NML
Project Number: 24-0101
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: Site

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: User1
  Design Frequency: 1 year
  1 Day Rainfall: 3.2 inches
  Area: 4.996 acres
  Ground Storage: 0.17 inches
  Time of Concentration: 0.75 hours
  Initial Stage: 3.5 ft

Stage (ft)	Storage (acre-ft)
3.50	0.00
4.00	0.34
5.00	3.14
6.00	7.36
7.00	11.91

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00
0.10	0.02
0.20	0.08
0.30	0.20
0.40	0.41
0.50	0.63
0.60	0.81
0.70	0.92
0.80	0.98
0.90	1.00
1.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	4.33	11.20	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.25	0.00	0.00	0.00	1.25	0.00

Project Name: Snyder Yard
Reviewer: NML
Project Number: 24-0101

Note: All elevations in this report reflect the NAVD 88 datum.

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
1 Day Rainfall: 10.75 inches
Area: 4.996 acres
Ground Storage: 0.18 inches
Time of Concentration: 0.75 hours
Initial Stage: 3.5 ft

Stage (ft)	Storage (acre-ft)
3.50	0.00
4.00	0.35
5.00	3.21
6.00	7.50
7.00	12.04

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	5.64	72.00	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	5.95	0.00	0.00	0.00	5.95	0.00

A5

Project Name: Snyder Yard
Reviewer: NML
Project Number: 24-0101

Note: All elevations in this report reflect the NAVD 88 datum.

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
1 Day Rainfall: 13.5 inches
Area: 4.996 acres
Ground Storage: 0.18 inches
Time of Concentration: 0.75 hours
Initial Stage: 3.5 ft

Stage (ft)	Storage (acre-ft)
3.50	0.00
4.00	0.35
5.00	3.21
6.00	7.50
7.00	12.04

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	6.00	72.00	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	7.50	0.00	0.00	0.00	7.50	0.00

A6

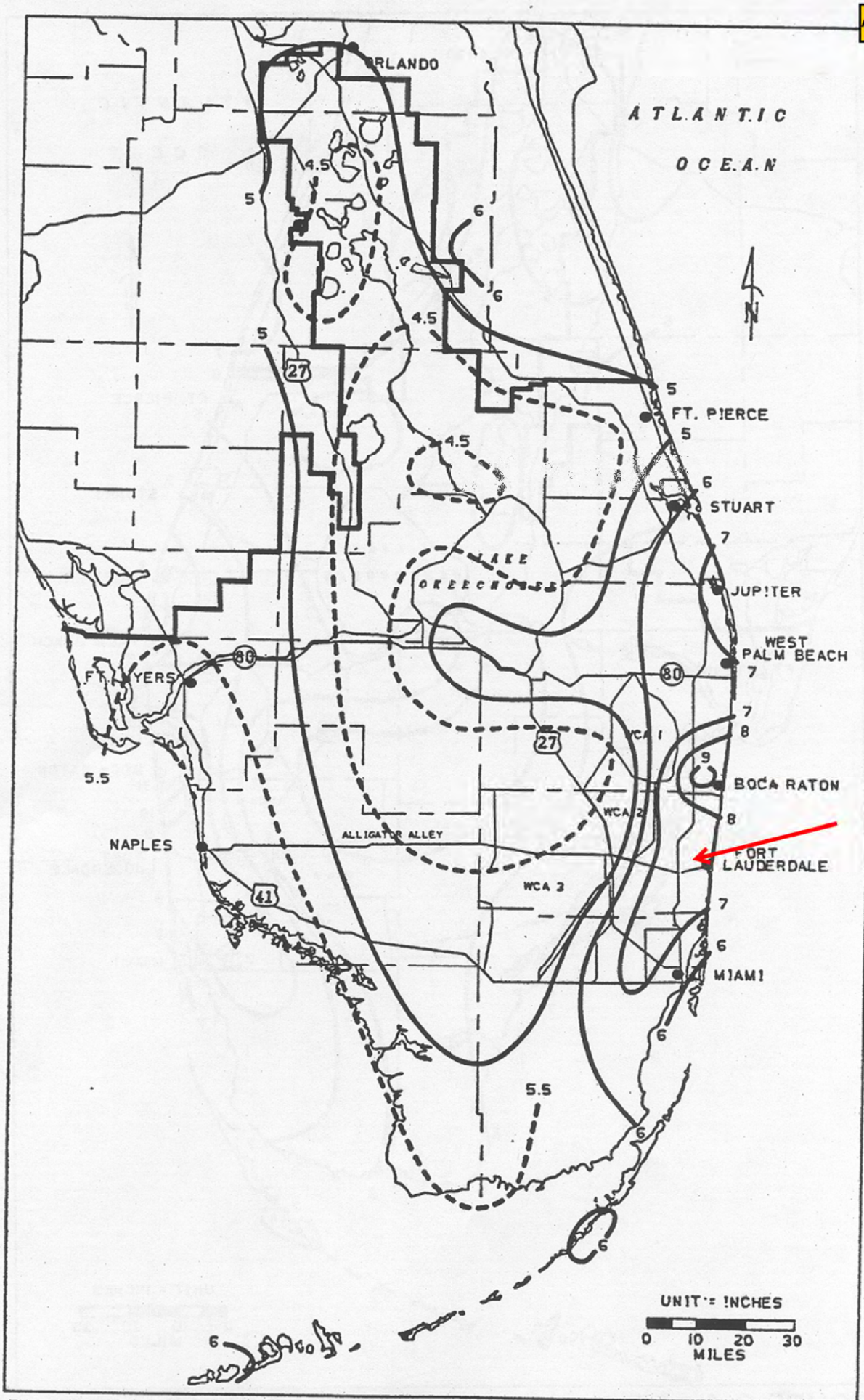


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

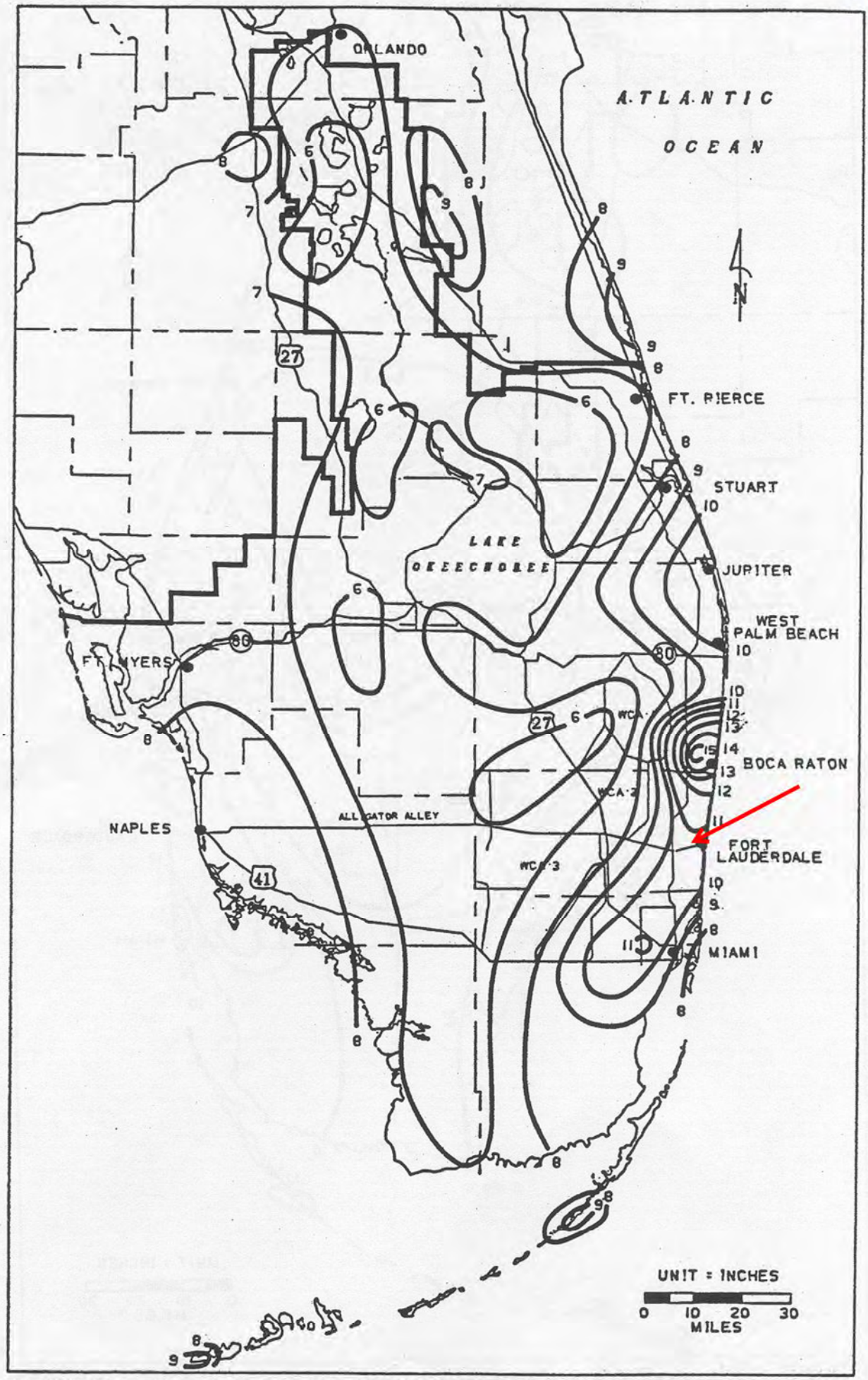


FIGURE C-5. 1-DAY RAINFALL: 25-YEAR RETURN PERIOD

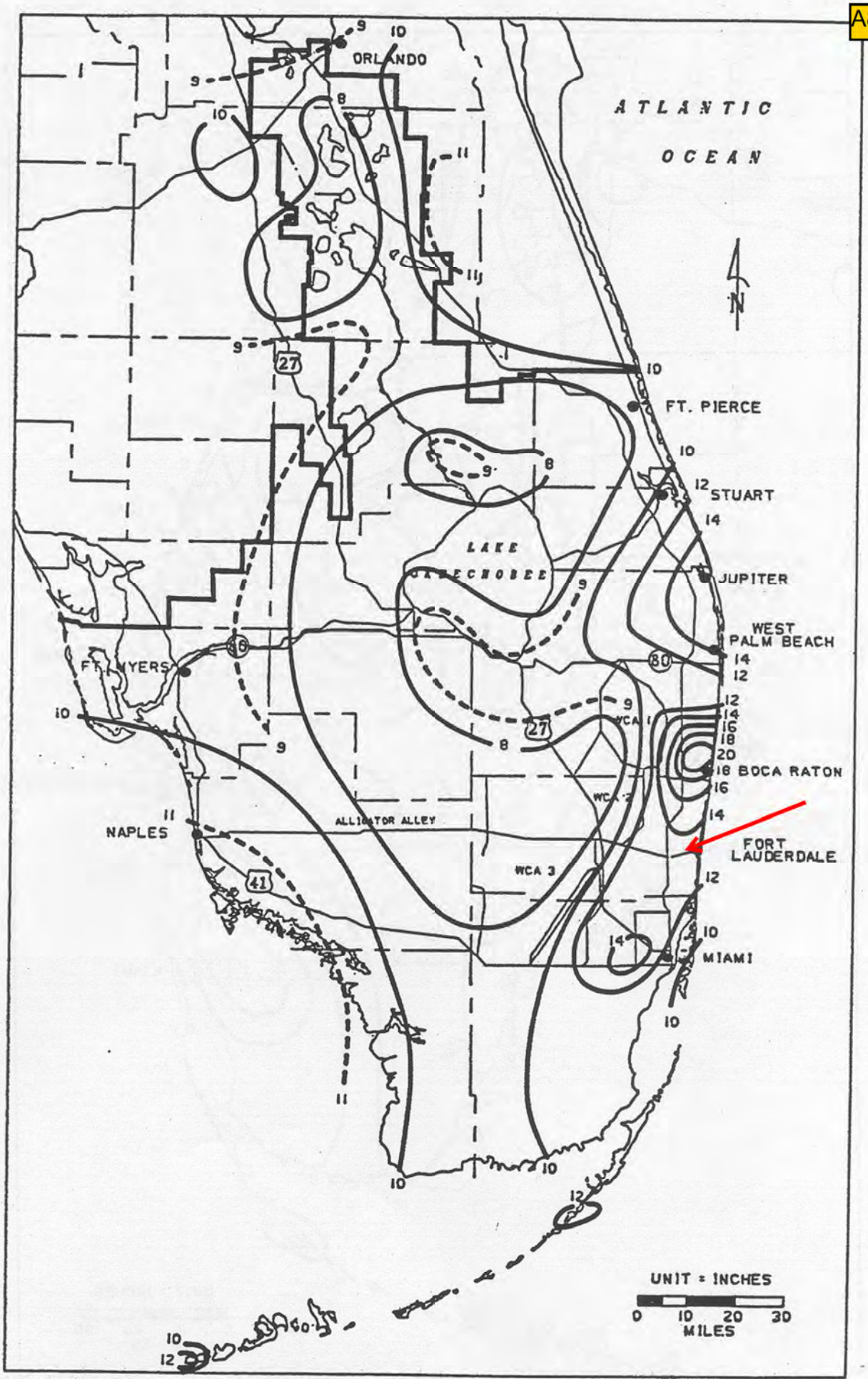


FIGURE C-6. 1-DAY RAINFALL: 100-YEAR RETURN PERIOD

LISA S. BERNSTEIN, PE

TRAFFIC ENGINEER

Mr. Alec Bogdanoff, Ph.D.
My Park Initiative
c/o Brizaga
2101 W. Commercial Boulevard, Suite 4600
Fort Lauderdale, Florida 33309

February 19, 2026

Re: Agreement for Professional Services

Project Name:	Snyder Yard
Project Location:	3110 SW 9 Avenue, Fort Lauderdale, Florida 33315
Project No.:	26-0300

Dear Mr. Bogdanoff:

The project understanding is for a Trip Generation letter for the proposed improvements to Sunder Yard, prepared according to the requirements of the City of Fort Lauderdale. The project is located at 3110 SW 9 Avenue in Fort Lauderdale, Florida.

Existing Conditions

The existing site, Synder Yard, is occupied by the laydown (maintenance) yard for the City of Fort Lauderdale Parks & Recreation Department. The site is currently used for maintenance activities and material storage.

The existing site is provided in Figure 1.

Proposed Conditions

The site is being improved to include 8,534 Square Feet (SF) of office and 7,446 SF of warehouse space, expanded parking area, organized maintenance sections, gated connections to both Floyd Hull Stadium and Synder Park, and closure of access to SW 8 Avenue. The Site Plan is attached.

The existing site trips are currently on the road and will remain. As this is a Parks & Recreation Department facility, the trips arrive and depart throughout the day as needed for maintenance duties. These activities will continue with the proposed improvements with some city staff remaining onsite in the office building.



LISA S. BERNSTEIN, PE
7660 NW 6 Court
Plantation, Florida 33324

Project Location

Figure 1
Snyder Yard
Fort Lauderdale, Florida 33315

Trip Generation

The Trip Generation for the proposed improvements are based land uses provided in the Institute of Transportation Engineers *Trip Generation Manual, 12th Edition.* The Land Use Codes (LUC) that will be used for the proposed condition are LUC 150, Warehouse and LUC 730, Government Office Building. The ITE documentation is attached.

The results are summarized in Tables 1, 2 and 3 for the Daily, AM and PM Peak Hour, respectively. The proposed improvements will generate 180 Daily trips, 40 AM Peak Hour trips (29 in/11 out) and 34 PM Peak Hour trips (9 in/25 out).

The Government Office Building is a conservative land use as the staff will be minimal at this location compared to a larger municipal building.

Table 1
Daily Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Proposed									
Warehouse	150	8,534	SF	T=1.38(X)	50%	50%	6	5	12
Government Office Building	730	7,446	SF	T=22.59(X)	50%	50%	84	85	168
Total Proposed							**90**	**90**	**180**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Table 2
AM Peak Hour Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Proposed									
Warehouse	150	8,534	SF	T=0.10(X)+13.43	77%	23%	11	3	14
Government Office Building	730	7,446	SF	T=3.44(X)	75%	25%	18	6	26
Total Proposed							**29**	**11**	**40**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Table 3
PM Peak Hour Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Proposed									
Warehouse	150	8,534	SF	T=0.11(X)+19.62	28%	72%	6	15	21
Government Office Building	730	7,446	SF	T=1.71X)	25%	75%	3	11	13
Total Proposed							**9**	**25**	**34**

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition

Driveway Access

The site will be accessed by a connection to Floyd Hull Stadium and a connection to Snyder Park. Both access points will be gated. The existing access to SW 8 Avenue will be closed. As this is a Parks Department facility, the maintenance activities will have better access through the two (2) parks and not through the residential neighborhood.

Conclusion

The existing site, Synder Yard, is occupied by the laydown (maintenance) yard for the City of Fort Lauderdale Parks & Recreation Department. The site is currently used for maintenance activities and material storage.

The site is being improved to include 8,534 Square Feet (SF) of office and 7,446 SF of warehouse space, expanded parking area, organized maintenance sections, gated connections to both Floyd Hull Stadium and Synder Park, and closure of access to SW 8 Avenue.

The addition of office and warehouse space for City staff will not significantly impact the surrounding roadways. The Daily trips are less than the 1,000-trip threshold for a traffic impact study. Staff are currently using the site, and the proposed trips are minimal.

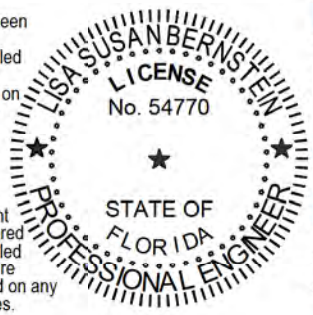
Sincerely,

Lisa S. Bernstein, PE

Attachments

This item has been electronically signed and sealed by Lisa Susan Bernstein, P.E. on the date below using a Digital Signature.

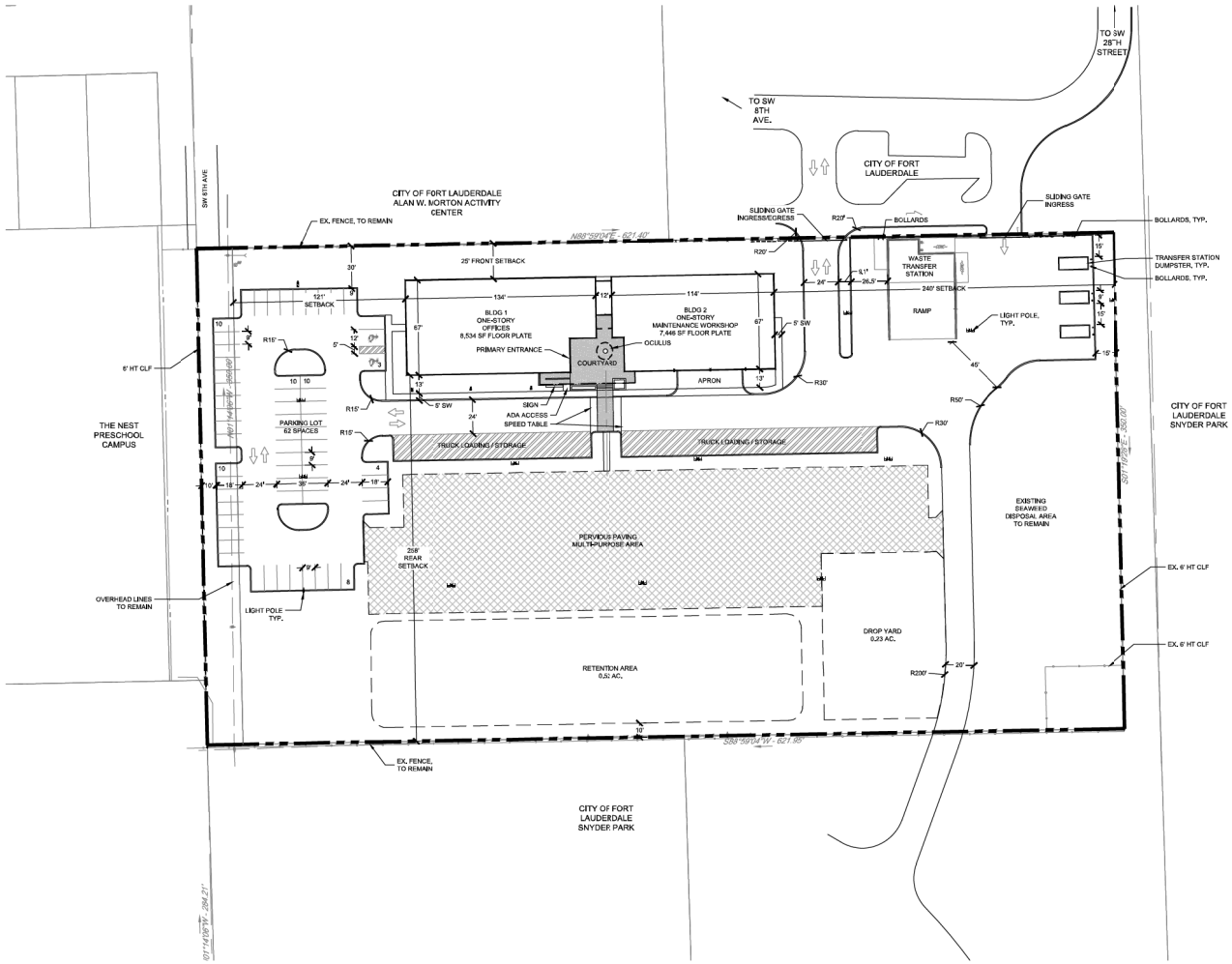
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Lisa S Bernstein
Date: 2026.02.19 16:48:58-05'00'

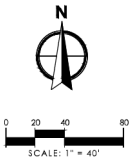
LISA S. BERNSTEIN, PE 7660 NW 6 Court Plantation Florida 33324 954-494-5408 lisa.bernstein@lsbpe.net

PROPERTY DEVELOPMENT REGULATIONS											
ZONING DISTRICT		LOT DIMENSIONS			MAX. HEIGHT	MAX. F.A.R.	MIN. SETBACKS			
		SIZE	WIDTH / FRONTAGE	DEPTH			FRONT	SIDE	SIDE STREET	REAR
P	REQUIRED	N/A	N/A	N/A	60'	N/A	25'	25'	25'	25'
	PROVIDED	N/A	N/A	N/A	30'	N/A	25'	121'	N/A	258'



LOCATION MAP





SITE DATA

APPLICATION NAME	SNYDER YARD
APPLICATION NUMBER	TBD
FUTURE LAND USE DESIGNATION	CONSERVATION, PARK-OPEN SPACE
ZONING	PARKS RECREATION & OPEN SPACE
PARCEL IDENTIFICATION NUMBERS	5042-22-53-0010 5042-22-53-0020
EXISTING USE	PARKS RECREATION & OPEN SPACE
PROPOSED USE	PARKS RECREATION & OPEN SPACE
GROSS SITE AREA	5.20 AC.
BUILDING AREA	15,980 SF.
OFFICE	8,534 SF.
MAINTENANCE WORKSHOP	7,446 SF.
MAXIMUM BUILDING HEIGHT	60'
PROPOSED BUILDING HEIGHT	
OFFICE	30'-2"
MAINTENANCE WORKSHOP	24'-5"
REQUIRED PARKING	43 SP.
OFFICE (1 SP. / 250 GFA)	34 SP.
MAINTENANCE WORKSHOP (1 SP. / 800 GFA)	9 SP.
PROPOSED PARKING	62 SP.
OFFICE PARKING	62 SP.
ADA PARKING (INCL. IN TOTAL)	2 SP.
RETENTION AREA	(10%) 0.52 AC.

LEGEND

AC. = ACRES
CLF = CHAIN LINK FENCE
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
EX. = EXISTING
F.L.U = FUTURE LAND USE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S/W = SIDEWALK
S.B. = SETBACK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
U.L.D.C = UNIFIED LAND DEVELOPMENT CODE

BY | REVISION | No. | DATE

CERT NO: 6101

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

FEBRUARY 2026

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC.

INITIAL SUBMITTAL
FEBRUARY 20, 2026

SNYDER YARD
3110 SW 9TH AVENUE
FORT LAUDERDALE, FLORIDA

SITE PLAN

SHEET
SP1
01 OF 01

PROJECT#: 11430.00

Land Use: 150
Warehouse

Description

A warehouse is a large building primarily devoted to the storage of goods and materials but may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or other finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Additional Data

An additional resource which provides more information about warehouse types and definitions is available from NAIOP Research Foundation: Commercial Real Estate Terms and Definitions report from April 2024. https://www.naiop.org/globalassets/research-and-publications/report/terms-and-definitions-/naiop-2024-terms-and-definitions.pdf

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Connecticut, Florida, Minnesota, New Jersey, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050, 1214, 1221, 1257, 1286

Warehouse
(150)

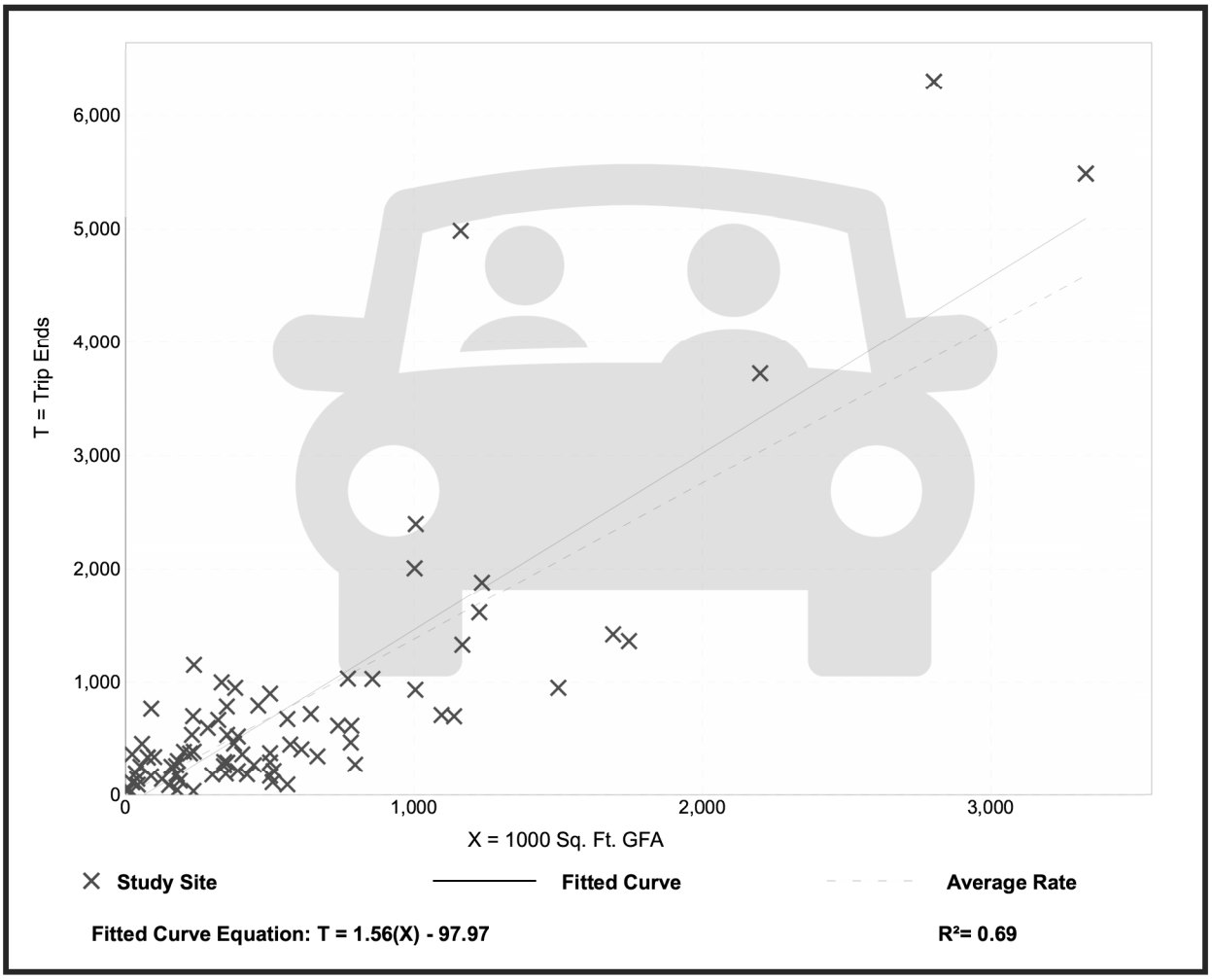
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



Fitted Curve Equation: T = 1.56(X) - 97.97

R^2= 0.69

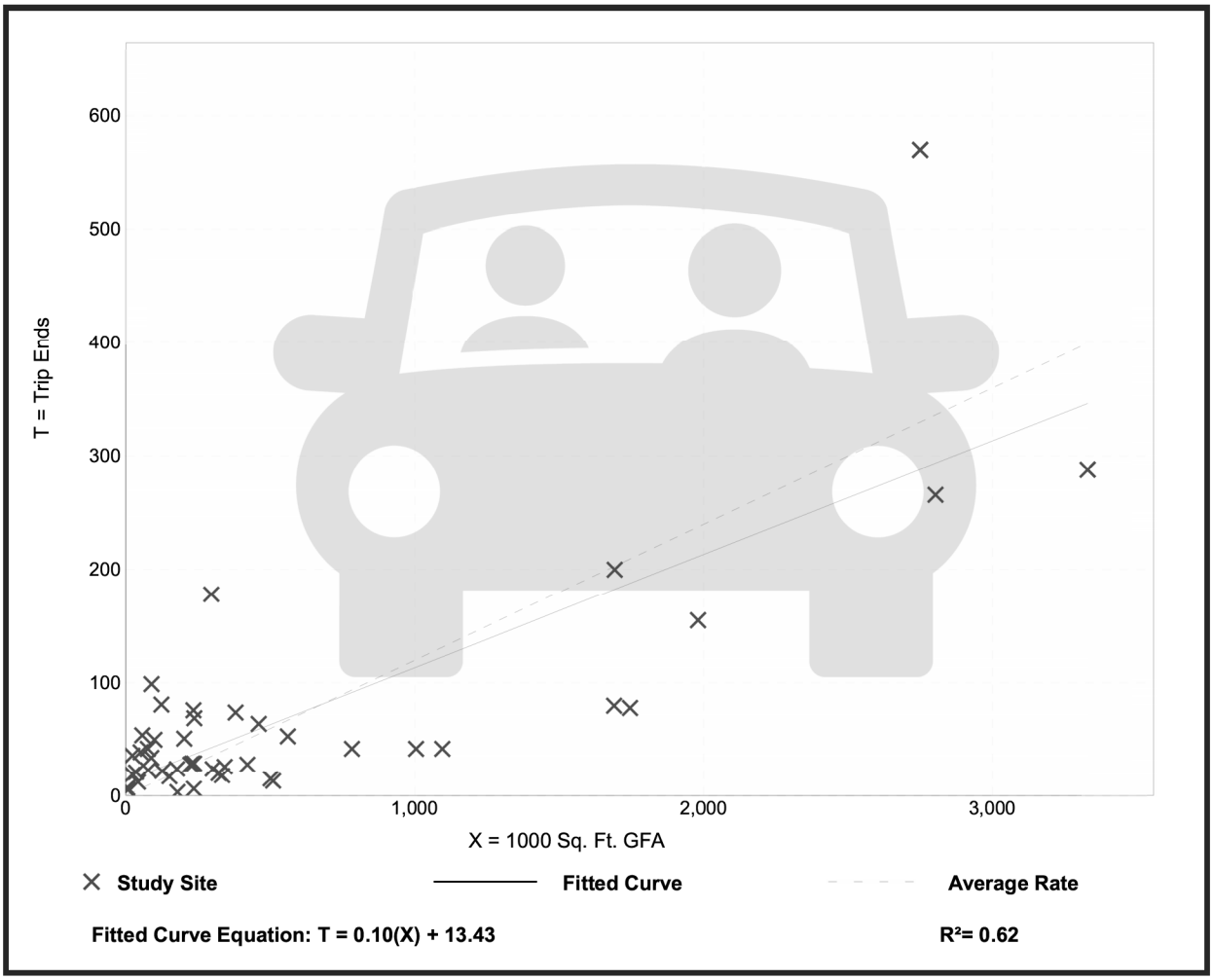
Warehouse
(150)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	47
Avg. 1000 Sq. Ft. GFA:	559
Directional Distribution:	77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.10(X) + 13.43

R^2= 0.62

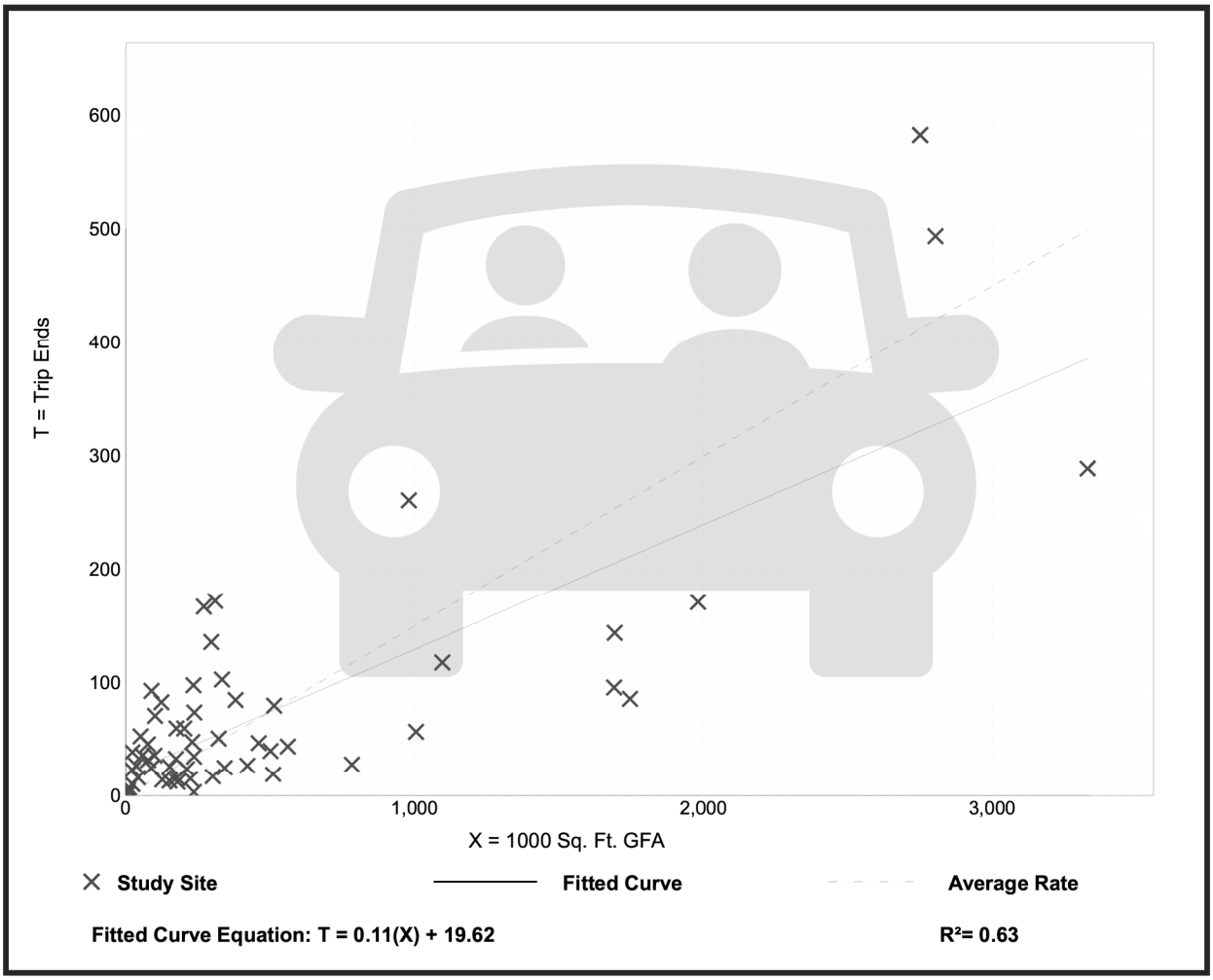
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 58
Avg. 1000 Sq. Ft. GFA: 503
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.11(X) + 19.62

R^2= 0.63

Land Use: 730
Government Office Building

Description

A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit.

Additional Data

Each study site in the current database serves a municipal or county agency.

The sites were surveyed in the 2000s and the 2010s in Oregon and Texas.

Source Numbers

579, 889

Government Office Building
(730)

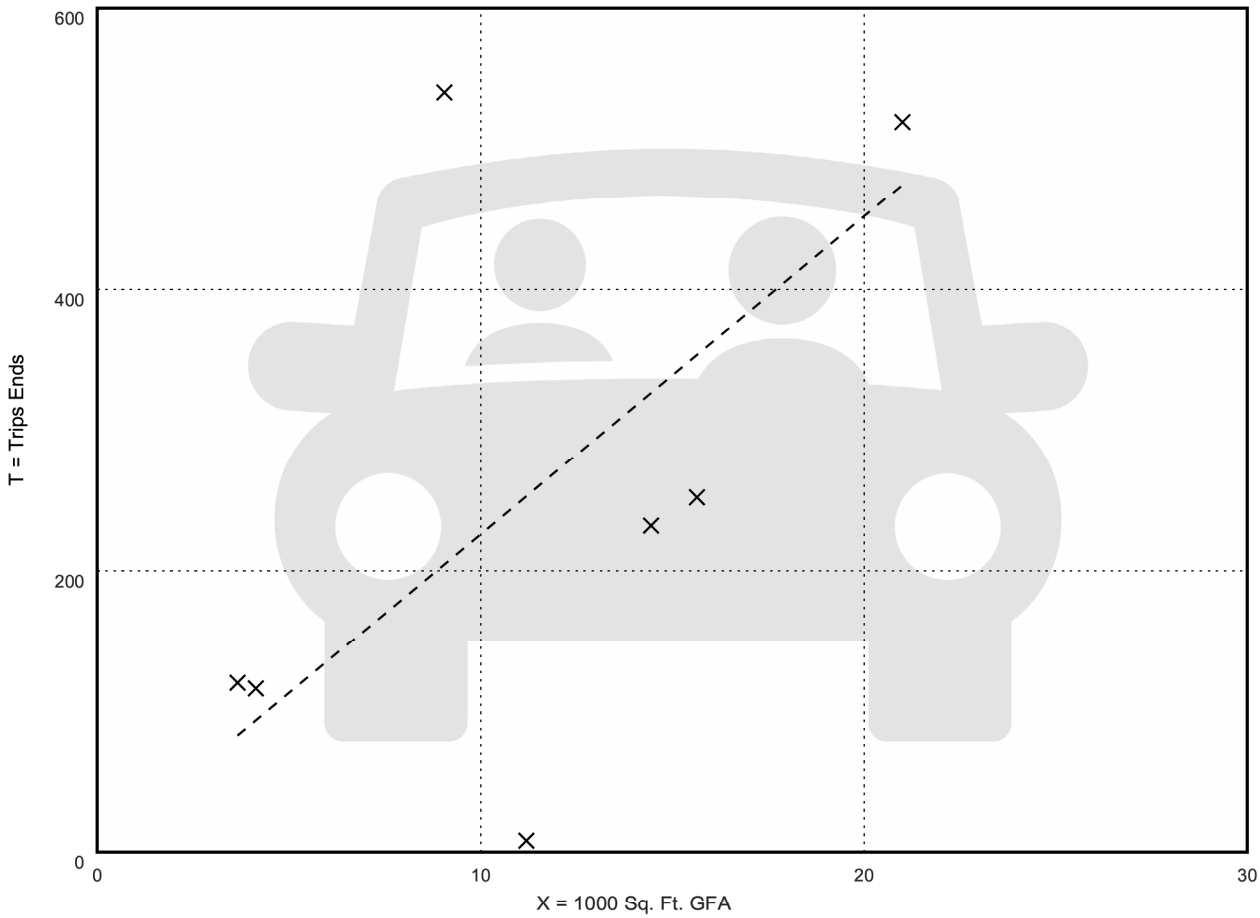
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
22.59	0.71 - 59.66	17.03

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

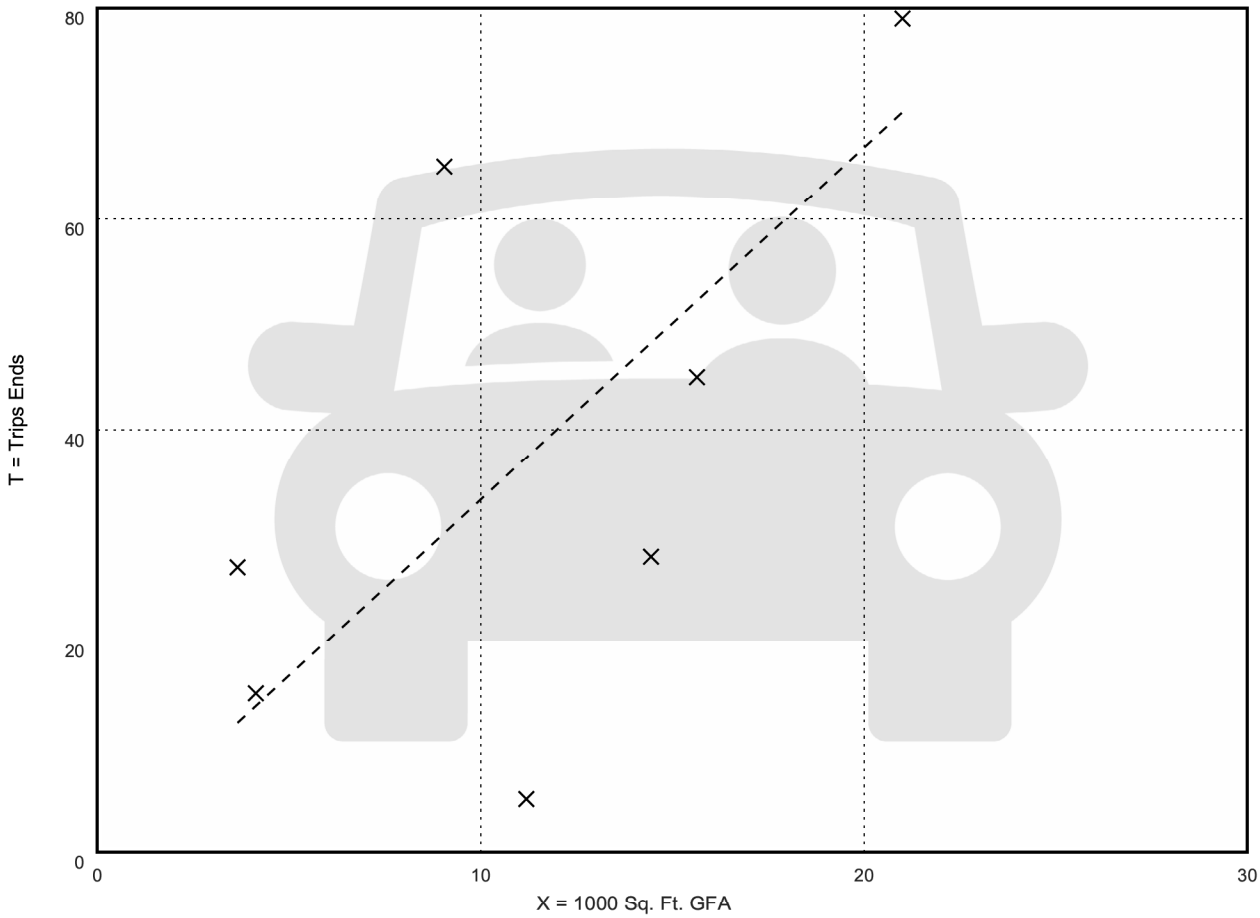
Government Office Building
(730)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. 1000 Sq. Ft. GFA:	11
Directional Distribution:	75% entering, 25% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.34	0.45 - 7.38	2.18

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

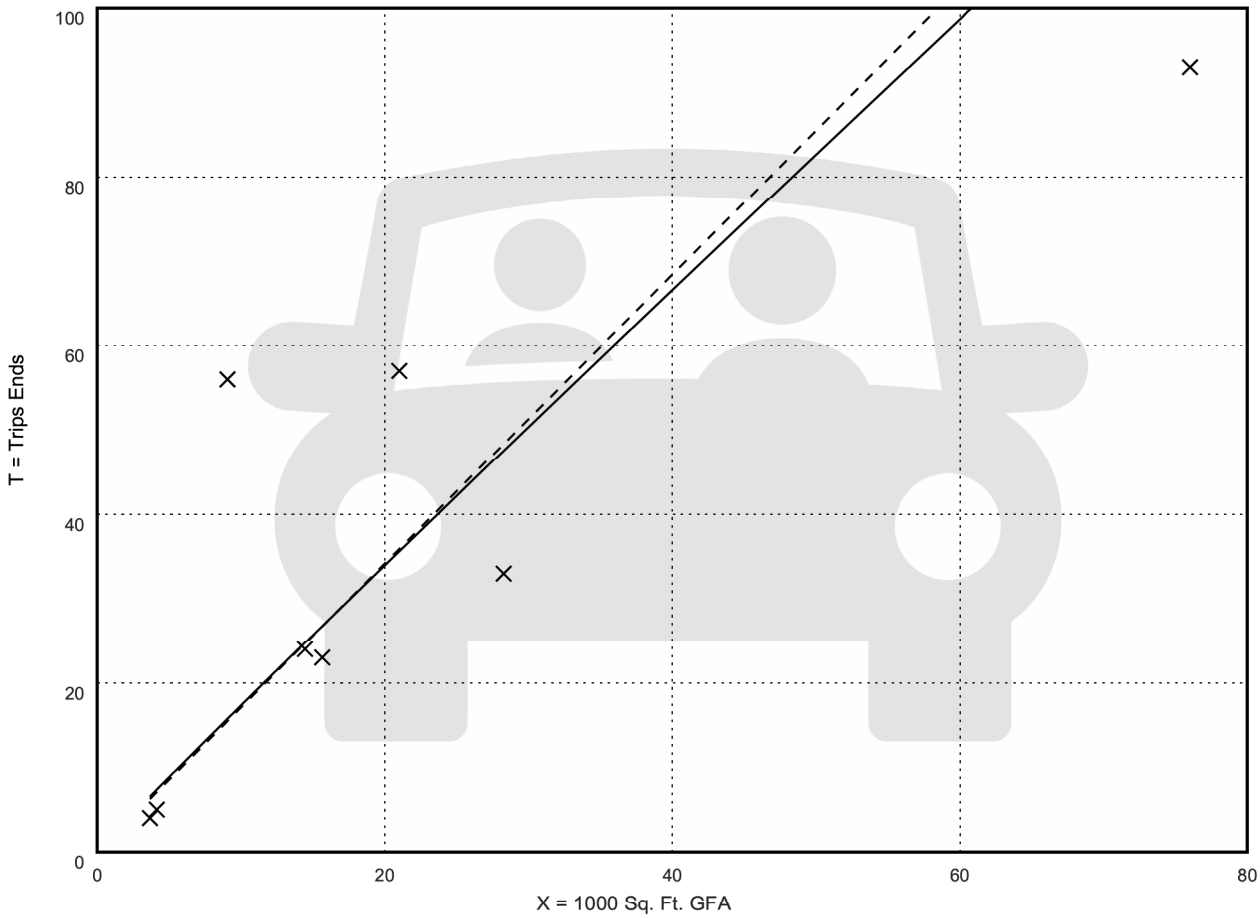
Government Office Building
(730)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	8
Avg. 1000 Sq. Ft. GFA:	22
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	1.09 - 6.19	1.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 0.62

R^2= 0.73

CITY OF
FORT LAUDERDALE

All-America City

December 23, 2025

Anthony Fajardo, Director
Development Services Department
700 NW 19th Street
Fort Lauderdale, FL 33311

RE: Snyder-Floyd Hull Yard at 3110 SW 8th Avenue, Fort Lauderdale, FL 33315

Dear Mr. Fajardo:

As part of a public-private partnership with the City of Fort Lauderdale, My Park Initiative, LLC is responsible for the redevelopment of the former Nova Southeastern University site at 3110 SW 8 Avenue as a facilities yard for the Parks and Recreation Department.

This letter shall serve as notification that the following individuals and organizations are authorized agents in connection with all project-related permits, land use, and zoning matters related to the property referenced above:

- Ms. Ellyn Bogdanoff and Becker Lawyers, P.A.; and
- Mr. Michael Antinelli and Brizaga.

Sincerely,

Rickelle Williams

Rickelle Williams
City Manager

c: Ellyn Bogdanoff, Becker Lawyers
Michael Antinelli and Alec Bogdanoff, Brizaga
Brad Tuckman, My Park Initiative, LLC
Christopher Cooper, Deputy City Manager
Anthony Fajardo, Director, Development Services Department
Ella Parker, Deputy Director, Development Services Department

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-25090016
Completion Date:	9/23/2025
Purpose of Address Request:	To verify an existing address and any formerly assigned addresses

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address. please note that more than one folio number will be listed

Folio Number:	504222530010
Address:	3110 SW 8 AVE FORT LAUDERDALE FL
Legal Description:	3110 PLAT 182-171 B PAR A

Requestor Name:	Kristen Nowicki
Requestor Email:	Kristen.Nowicki@wginc.com
Requestor Phone:	9546602432
Verified / Assigned Address:	3110 SW 8 AVE FORT LAUDERDALE FL
Former / Known As Address:	3110 SW 8 AVE FORT LAUDERDALE FL
Authorized City Representative:	JAZMINE EVEILLARD
Notes (If Applicable):	The issuance or inclusion of this address in the City's database does not imply or guarantee permit approval, nor does it confirm that the associated location complies with permitting requirements. All properties must meet the applicable development standards as outlined in the Unified Land Development Regulations (ULDR) and the Florida Building Code (FBC).



PROPERTY SUMMARY

Tax Year: 2026
Property ID: 504222530010
Property Owner(s):CITY OF FORT LAUDERDALE
Mailing Address:528 NW 2 ST FORT LAUDERDALE, FL 33311-9108
Property Address:3110 SW 8 AVENUE FORT LAUDERDALE, 33315

Property Use: 89-02 Municipal owned land - improved (not included in other codes)
Millage Code: 0312
Adj. Bldg. S.F: 46721
Bldg Under Air S.F:
Effective Year: 1978
Year Built: 1977
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : P - PARKS RECREATION AND OPEN SPACE
Abbr. Legal Des.: 3110 PLAT 182-171 B PAR A

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$652,750	$4,041,750	0	$4,694,500	$4,694,500	
2025	$652,750	$4,041,750	0	$4,694,500	$4,694,500	
2024	$652,750	$4,041,750	0	$4,694,500	$4,694,500	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$4,694,500	$4,694,500	$4,694,500	$4,694,500
Portability	0	0	0	0
Assessed / SOH	$4,694,500	$4,694,500	$4,694,500	$4,694,500
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$4,694,500	$4,694,500	$4,694,500	$4,694,500
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type
$3.00	217,584 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)								
Governmental (X)								
46,721								

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026
Property ID: 504222530020
Property Owner(s):PUBLIC LAND
% CITY OF FORT LAUDERDALE
Mailing Address:101 NE 3 AVE STE 2100 FORT LAUDERDALE, FL 33301
Property Address:SW 8 AVENUE FORT LAUDERDALE, 33315

Property Use: 94 - Right-of-way, streets, roads, irrigation channel, ditch, etc.
Millage Code: 0312
Adj. Bldg. S.F: 0
Bldg Under Air S.F:
Effective Year: 0
Year Built:
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : P - PARKS RECREATION AND OPEN SPACE
Abbr. Legal Des.: 3110 PLAT 182-171 B 25' ADDITIONAL RIGHT OF WAY DEDICATED TO THE PUBLIC BYTHE PLAT

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$4,460	0	0	$4,460	$4,460	
2025	$4,460	0	0	$4,460	$4,460	
2024	$4,460	0	0	$4,460	$4,460	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$4,460	$4,460	$4,460	$4,460
Portability	0	0	0	0
Assessed / SOH	$4,460	$4,460	$4,460	$4,460
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$4,460	$4,460	$4,460	$4,460
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type
$0.51	8,750 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)								
Governmental (X)								
1								

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Sarah Leonardi

Search > Account Summary

Real Estate Account #504222-53-0010

Owner:
CITY OF FORT LAUDERDALE

Situs:
3110 SW 8 AVE

Parcel details
GIS
Property Appraiser



Get bills by email

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)

Search > Account Summary

Real Estate Account #504222-53-0020

Owner:
PUBLIC LAND

Situs:
SW 8 AVE

Parcel details
GIS
Property Appraiser



Get bills by email

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)