

213 & 217 ROSE DRIVE OFFICE BUILDINGS



213 ROSE DRIVE
CITY OF FT. LAUDERDALE,
BROWARD COUNTY, FLORIDA 33316

PROPERTY ID 504210710330

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 3, PLACIDENA FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
THAT PORTION OF ROYAL DRIVE, AND ALL THAT PORTION OF LAND LYING BETWEEN ROYAL DRIVE AND TARPON RIVER, AS SHOWN ON SAID PLAT, WHICH IS INCLUDED BETWEEN THE WESTERLY LINE OF SAID LOT SIX (6) EXTENDED IN A NORTHWESTERLY DIRECTION TO SAID TRAPON RIVE, ACCORDING TO SAID PLAT, AND THE EASTERLY LINE OF SAID LOT SEVEN (7), EXTENDING IN A NORTHERLY DIRECTION TO SAID TARPON RIVER, ALL AS SHOWN ON THE PLAT OF PLACIDENA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL COMPRISING ALL OF SAID LOTS SIX (6) AND SEVEN (7), TOGETHER WITH ALL OF THE LAND LYING BETWEEN SAID LOTS AND TARPON RIVER AS SHOWN BY SAID PLAT.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT SEVEN (7) AND THE LAND LYING BETWEEN LOT SEVEN (7) AND TARPON RIVER, DESCRIBED IN DEED DATED NOVEMBER 27, 1951 AND RECORDED IN DEED BOOK 754, PAGE 229, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 32,249 SQUARE FEET, MORE OR LESS.

PROPERTY ADDRESS:
213 ROSE DRIVE
FORT LAUDERDALE, FL 33316

OWNER
RIO TARPON VENTURES, LLC
113 SW 11 COURT
SUITE C
FT. LAUDERDALE, FLORIDA 33315
(954) 766-9800

DEVELOPER
RNG INVESTMENTS, LLC
265 S. FEDERAL HIGHWAY
SUITE 356
DEERFIELD BEACH, FLORIDA 33411
(954) 931-4771

SITE CIVIL ENGINEER
JONATHAN W. KEITH, P.A.
P.O. BOX 1017
BOYNTON BEACH, FLORIDA 33425
(954) 914-8109

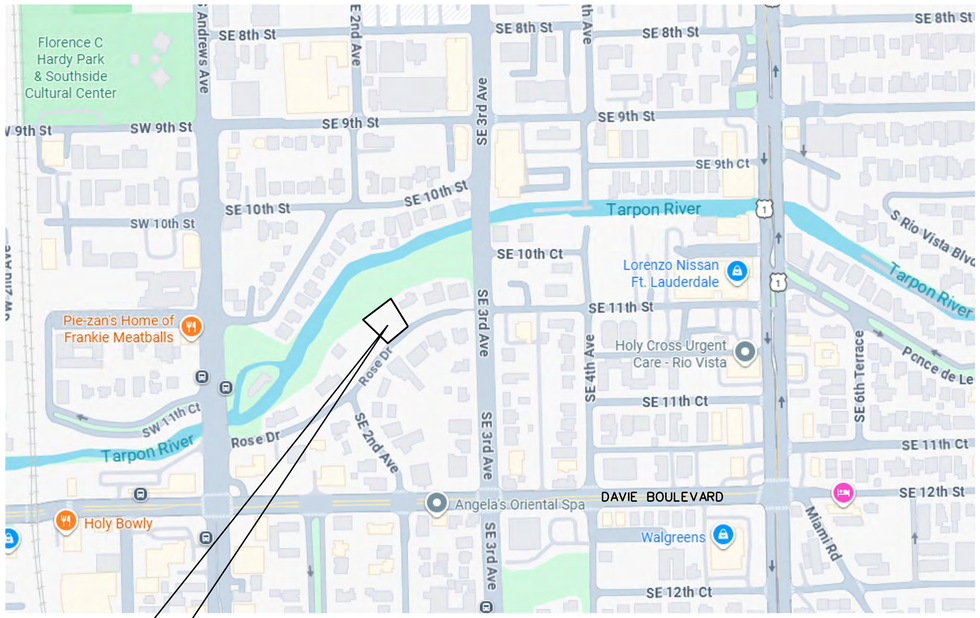
ARCHITECT
ARCH TEK
4001 N OCEAN BOULEVARD
SUITE B704
BOCA RATON, FLORIDA 33431
(305) 788-0946

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, RLA
DIXIE LANDSCAPE, INC.
P.O. BOX 160328
MIAMI, FLORIDA 33116-0328
(305) 884-5700

PHOTOMETRIC CONSULTANT
MAIN STREET ENGINEERING, INC.
7442 SW 48th STREET
MIAMI, FLORIDA 33155
(561) 641-5570

TRANSPORTATION ENGINEER
KARL PETERSON, PE
KBP CONSULTING, INC.
8400 N UNIVERSITY DRIVE
SUITE 309
TAMARAC, FLORIDA 33321
(954) 560-7103

SURVEYOR
DENI LAND SURVEYORS, INC.
1991 NW 35TH AVENUE
COCONUT CREEK, FLORIDA 33066
(561) 973-7966



PROJECT LOCATION

LOCATION MAP
1" = 400'

WATER AND WASTEWATER PROVIDER: CITY OF FT. LAUDERDALE
SOLID WASTE & RECYCLING PROVIDER: WASTE MANAGEMENT

SITE IMPROVEMENTS

SHEET INDEX

PROJECT COVER SHEET WITH SHEET INDEX	
SITE PLAN PLAN SET	
SP1 OF 2	SITE PLAN
SP2 OF 2	SITE PLAN DETAIL SHEET
SURVEY AND PLAT SETS	
1 OF 1	213 ROSE DRIVE TOPOGRAPHIC AND TREE SURVEY
1	213 & 217 ROSE DRIVE OFFICE BUILDINGS PLAT PG 1
2	213 & 217 ROSE DRIVE OFFICE BUILDINGS PLAT PG 2
ARCHITECTURAL PLAN SET	
1 OF 1	ARCHITECTURAL COVER SHEET
GN-001	BUILDING AREA SCHEDULE
LS-101	1ST FLOOR LIFE SAFTEY PLAN
LS-102	2ND FLOOR LIFE SAFTEY PLAN
A-001	1ST FLOOR PLAN
A-002	2ND FLOOR PLAN
A-003	ROOF PLAN
A-004	1ST FLOOR REFLECTED CEILING PLAN
A-005	2ND FLOOR REFLECTED CEILING PLAN
A-006	BUILDING AREA SCHEDULE
A-007	BUILDING AREA SCHEDULE
A-008	BUILDING SECTIONS
A-009	BUILDING WALL SECTIONS
A-010	FRONT FENCE PLAN & ELEVATIONS
LANDSCAPE PLAN SET	
L100	TREE DISPOSITION PLAN
L200	LANDSCAPE PLAN
L201	LANDSCAPE DETAILS
L300	IRRIGATION PLAN
CIVIL ENGINEERING PLAN SET	
SP1 OF 2	SITE PLAN
SP2 OF 2	SITE PLAN DETAIL SHEET
SWPP 1 OF 1	CONSTRUCTION STAGING & SWPP - PLAN
PD1 OF 4	PAVING AND DRAINAGE SYSTEM - PLAN
PD2 OF 4	PAVING AND DRAINAGE SYSTEM - SITE DETAILS AND NOTES
PD3 OF 4	PAVING AND DRAINAGE SYSTEM - GRADING SECTIONS AND NOTES
PD4 OF 4	ADS STORM TECH & AQUABOX SYSTEM - DETAILS, NOTES & SECTIONS
TM1 OF 1	TRAFFIC MARKINGS AND SIGNAGE - PLAN, DETAILS AND NOTES
WSIR1 OF 2	WATER, SEWER, IRRIGATION & FIRE SERVICE - PLAN
WSIR2 OF 2	WATER, SEWER, IRRIGATION & FIRE SERVICE - DETAILS
GN1 OF 1	GENERAL NOTES
PHOTOMETRIC PLAN SET	
PH-01	PHOTOMETRICS OVERALL SITE
PH-02	PHOTOMETRIC TABLES & POLE & FIXTURE DETAILS

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

JWK PA

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017, Boynton Beach, Florida 33425
(954) 914-8109 AUTH. NO. EB-26425

CITY DRC CASE NO. _____-_____

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	Rio Tarpon Ventures LLC / Bradley Ashlin	Authorized Agent	Jonathan W keith, PE
Address	113 SW 11 Ct, Suite C	Address	PO Box 1017
City, State, Zip	Ft. Lauderdale, FL 33315	City, State, Zip	Boynton Beach, FL 33435
Phone	954-766-9800	Phone	954-914-8109
Email	bradashlin@gmail.com	Email	jwkpa@outlook.com
Proof of Ownership	Warrenty Deed	Authorization Letter	Provided
Applicant Signature:	Signature	**Agent Signature:**	Signature

C PARCEL INFORMATION

Address/General Location	213 Rose Drive
Folio Number(s)	5042 10710330
Legal Description *(Brief)*	Placidena First Unit 2-44 Lot 6-7
City Commission District	4 - Warren Sturman
Civic Association	Downtown Ft. Lauderdale Civic Assoc.

D LAND USE INFORMATION

Existing Use	Vacant
Land Use	S. Regional Activity Center, Water and Unified Flex
Zoning District	ROA
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	S. Regional Activity Center
Proposed Zoning District	ROA

E PROJECT INFORMATION

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

Project Name					
Project Description *(Describe in detail)*	Development of two (2) 2-story Office Buildings with garages with associated parking and landscaping. Each Building has a gross footprint of 3,053 sf. Each Building has a gross Office Use floor area of 3,418 sf with a net Office Use floor area of 2,962 sf (for required parking space determination). Each Building has 1,304 of Garage Use area for vehicle storage. The property abuts the Tarpon River which is considered a Waterway Use requiring a Level III approval.				
Estimated Project Cost	$ 4,000,000	*(Estimated total project cost including land costs for all new development applications only)*			
Waterway Use	Yes			**Traffic Study Required**	Yes
Flex Units		**Redevelopment Units**		**Parking Reduction**	No
Flex Acreage				**Public Participation**	Yes
Residential Uses				**Non-Residential Uses**	
Single Family				Commercial	
Townhouses				Restaurant	
Multifamily				Office	6,836 sf total (3,418 sf / building gross)
Cluster/Zero Lot Line				Industrial	
Other				Other	2,608 sf garage use (1,304 sf / building)
Total *(dwelling units)*	0			**Total** *(square feet)*	9,244 sf total floor area (4,622 sf / bldg)
Residential Unit Mix	Efficiency / Studio	1- Bedroom	2-Bedroom	3-Bedroom or More	
Affordable Housing Units		**% of AMI**			
Affordable Unit Mix	Efficiency / Studio	1- Bedroom	2-Bedroom	3-Bedroom or More	

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)*	32,249 sf gross / 0.7403 ac - 31,633 sf net / 0.726 Ac after 5' ROW Ded.	31,633 sf net / 0.726 Ac after 5' ROW Ded.
Lot Density *(Units/acres)*	25/ac	N/A
Lot Width	132' +- (varies)	132' +- (varies)
Building Height *(Feet)*	35' (2-stories)	27' and 2-stories
Structure Length	80'	80'
Floor Area Ratio *(F.A.R)*	n/a	20% (conceptual)
Lot Coverage	30% of net area = 9,490 sf	19.3% = 6,106 sf
Open Space	n/a	12,446 sf (less building coverage & VUA)
Landscape Area	40% of net area = 12,653 sf	42.44% = 12,446 sf landscape area + 980 sf permeable pavers = 13,426 sf
Parking Spaces	1/250 sf net office use = 2 x 2,962 sf = 5,924 sf / 250 sf/space = 24 spaces	18 outside buildings and eight (8) inside buildings = 26 total
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front South	25'	57.27'
Side East	ten feet in width or 1/2 the ht of the tallest building, whichever is greate	13.5' min based upon prop. 27' building ht
Corner / Side West	ten feet in width or 1/2 the ht of the tallest building, whichever is greate	13.5' min based upon prop. 27' building ht
Rear North	15 feet or one-half (½) the height of the tallest building	77.45'

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			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			

G AMENDED PROJECT INFORMATION

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

Project Name			
Proposed Amendment Description *(Describe in detail)*			
	Original Approval	**Proposed Amendment**	**Amended**
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: October 13, 2025

☒ **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.

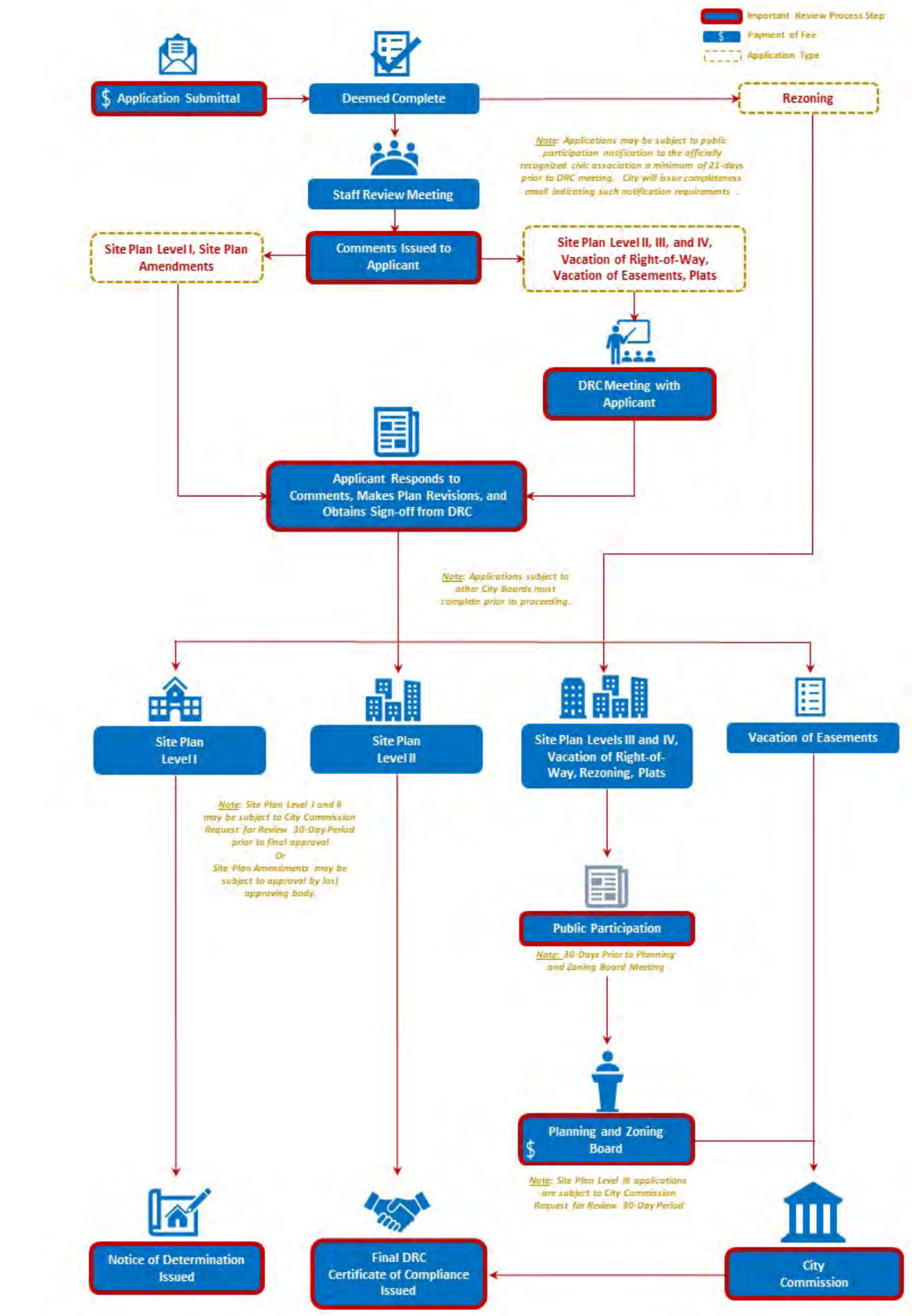
☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

☒ **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

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

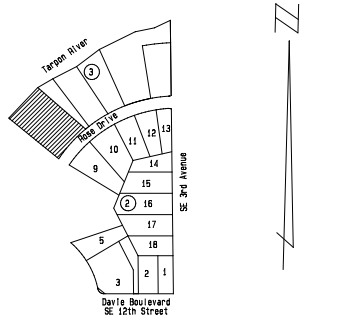
Lots 6 and 7, Block 3, PLACIDENA FIRST UNIT, according to the map or plat thereof, as recorded in Plat Book 2, Page 44, Public Records of Broward County, Florida.
AND
That portion of Royal Drive, and all that portion of land lying between Royal Drive and Tarpon River, as shown on said Plat, which is included between the Westerly line of said Lot Six (6) extended in a Northwesterly direction to said Tarpon Rive, according to said plat, and the Easterly line of said Lot Seven (7), extending in a Northerly direction to said Tarpon River, all as shown on the Plat of PLACIDENA FIRST UNIT, according to the Plat thereof, recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida; said parcel comprising all of said Lots Six (6) and Seven (7), together with all of the land lying between said Lots and Tarpon River as shown by said Plat.

EXCEPTING therefrom that portion of said Lot Seven (7) and the land lying between Lot Seven (7) and Tarpon River, described in Deed dated November 27, 1951 and recorded in Deed Book 754, Page 229, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, containing 32,249 square feet, more or less.

Property address:
213 Rose Drive
Fort Lauderdale, FL 33316





Existing Tree Disposition								
Tree #	Common name	Botanical name	Diameter (inches)	Height (feet)	Width (feet)	Canopy (S.F.)	Clear Trunk (feet)	Condition
1	African Tulip Tree	Spathodea campanulata	7	40	20	616		60%
2	Sabal Palm	Sabal palmetto		36	12	113	32	50%
3	Mango Tree	Mangifera indica	21	40	32	804		40%
4	Live Oak	Quercus virginiana	4	22	8	50		40%
5	Mango Tree	Mangifera indica	8	34	30	707		30%
6	Sabal Palm	Sabal palmetto	4	24	12	113	12	70%
7	Live Oak	Quercus virginiana	11	32	25	491		30%
8	Christmas Palm	Adonidia merrillii		26	20	314	16	60%
9	Christmas Palm	Adonidia merrillii	8	26	18	254	16	60%
10	Solitaire Palm	Ptychosperas elegans		32	24	452		60%
11	Live Oak	Quercus virginiana	27	50	85	3318		70%
12	Sabal Palm	Sabal palmetto		12	8	50		70%
13	Sabal Palm	Sabal palmetto		16	12	113		70%
14	Areca Palm	Dypsis lutescens		18	14	154		80%
15	Gumbo Limbo	Bursera simaruba	6	25	20	314		70%
16	Live Oak	Quercus virginiana	10	25	28	616		70%
17	Sabal Palm	Sabal palmetto		34	12	113	24	50%
18	Live Oak	Quercus virginiana	6	30	20	314		60%
19	Tropical Almond	Terminalia catappa	8	34	25	491		40%
20	Solitaire Palm	Ptychosperas elegans		28	8	50	22	60%
21	Sabal Palm	Sabal palmetto		22	12	113	18	40%
22	Solitaire Palm	Ptychosperas elegans		28	8	50	22	60%
23	Tropical Almond	Terminalia catappa	11	38	27	573		50%
24	Tropical Almond	Terminalia catappa	21	35	30	707		50%
25	Tropical Almond	Terminalia catappa	11	36	36	1018		50%
26	Live Oak	Quercus virginiana	11	35	35	962		40%
27	Sabal Palm	Sabal palmetto		26	12	113	16	60%
28	Sabal Palm	Sabal palmetto		22	12	113	12	60%
29	Sabal Palm	Sabal palmetto		26	12	113	18	60%
30	Sabal Palm	Sabal palmetto		30	12	113	20	60%
31	Sabal Palm	Sabal palmetto		30	12	113	20	60%
32	Christmas Palm	Adonidia merrillii		28	16	201	22	60%
33	Chinese Banyan	Ficus microcarpa		42	48	1810		50%
34	Live Oak	Quercus virginiana	11	34	22	380		50%
35	Live Oak	Quercus virginiana	9	32	20	314		60%
36	Chinese Banyan	Ficus microcarpa	36	45	50	1963		50%
37	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
38	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
39	Christmas Palm	Adonidia merrillii						0%
40	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
41	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
42	Umbrella Tree	Schefflera actinophylla	12	25	12	113		30%
43	Seagrape	Coccoloba uvifera	10	34	30	707		50%
43	Seagrape	Coccoloba uvifera	10	34	30	707		50%
44	Brazilian Pepper	Schinus terebinthifolius	14	34	28	616		20%
45	Seagrape	Coccoloba uvifera	4	32	28	616		30%
46	Seagrape	Coccoloba uvifera	24	32	38	1134		10%
47	Brazilian Pepper	Schinus terebinthifolius	28	26	30	1134		20%

Existing Tree Disposition								
Tree #	Common name	Botanical name	Diameter (inches)	Height (feet)	Width (feet)	Canopy (S.F.)	Clear Trunk (feet)	Condition
49	Tropical Almond	Terminalia catappa	6	20	18	201		50%
50	Tropical Almond	Terminalia catappa	10	35	20	314		50%
51	Coconut Palm	Cocos nucifera		28	16	201	22	70%
52	Christmas Palm	Adonidia merrillii		22	14	154	18	70%
53	Ficus	Ficus spp.	48					0%
54	Christmas Palm	Adonidia merrillii		26	8	50	22	70%
55								0%
56	Tropical Almond	Terminalia catappa	10	32	25	491		60%
57	Seagrape	Coccoloba uvifera	28	38	30	707		30%
58	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
59	Christmas Palm	Adonidia merrillii		26	6	28	22	60%
60	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
62	Christmas Palm	Adonidia merrillii		24	10	78	20	60%
63	Christmas Palm	Adonidia merrillii		26	10	79	22	60%
64	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
65	Christmas Palm	Adonidia merrillii		24	12	113	20	60%
66	Coconut Palm	Cocos nucifera		55	20	314	42	70%
67	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
68	Christmas Palm	Adonidia merrillii		28	8	50	24	60%
69	Live Oak	Quercus virginiana	22	38	50	1963		30%
70	Coconut Palm	Cocos nucifera		20	34	908		60%
71	Christmas Palm	Adonidia merrillii		6	22	380		60%
72	Orangl Pynt	Plumeria	10	28	18	254		40%
73	Christmas Palm	Adonidia merrillii		26	8	280	20	60%
74	Christmas Palm	Adonidia merrillii		28	12	113	24	60%
75	Christmas Palm	Adonidia merrillii		34	8	28	30	60%
76	Tropical Almond	Terminalia catappa	18	40	30	707		60%
77	Sabal Palm	Sabal palmetto		32	10	78	24	60%
78	Sabal Palm	Sabal palmetto		38	12	113	32	60%
79	Live Oak	Quercus virginiana	5	20	15	177		60%
80	Sabal Palm	Sabal palmetto		22	12	113	18	60%
81	Sabal Palm	Sabal palmetto		22	12	113	18	60%
82	Sabal Palm	Sabal palmetto		26	12	113	22	60%
83	Sabal Palm	Sabal palmetto		24	12	113	20	60%
85	Sabal Palm	Sabal palmetto		22	12	113	18	60%
86	Umbrella Tree	Schefflera actinophylla		30	10	201		50%
87	Sabal Palm	Sabal palmetto		32	12	113	24	70%
88	Umbrella Tree	Schefflera actinophylla	36	45	38	1134		50%
89	Strangler Fig	Ficus aurea	32	45	40	1257		60%

LEGEND:
Δ = CENTRAL ANGLE (DELTA)
A = ARC LENGTH
A/C = AIR CONDITIONER
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
℄ = CENTERLINE
C&G = CALCULATED
(D) = DEED
(M) = MEASURED
FPL = FLORIDA POWER & LIGHT
H = HANDICAP PARKING SPACE
O/S = OFFSET
(P) = PLAT
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

Benchmark:
Broward County Benchmark #2895
Square cut in North Bullnose of North Intersection of Davie Blvd. & Andrews Avenue
Elevation = +4.65' NAVD

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki Hitt-Ulrich
Digitally signed by Mikki Hitt-Ulrich
Date: 2026.08.17 07:18:31 -04'00'

MIKKI HITT-ULRICH
PROFESSIONAL SURVEYOR AND MAPPER #6853
STATE OF FLORIDA

FILENAME: 213ROSE
SCALE: 1" = 20'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE REFERENCED PLAT. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS FIRM/AUTHOR FOR OTHER EASEMENTS OR RIGHTS-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SAID LOT 6, N 59°29'36" W (ASSUMED MERIDIAN).
3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

REVISIONS	DATE	FOR: RIO TARPON	DATE: 4/2/2026	NO. 2604031	F.B. 154-5

DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

"213 AND 217 ROSE DRIVE PLAT"

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

A REPLAT OF A PORTION OF LOTS 6 AND 7 AND A PORTION OF ROYAL DRIVE, PLACIENDA FIRST UNIT (PB 2, PG 44, BCR), SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

Lots 6 and 7, Block 3, PLACIDENA FIRST UNIT, according to the map or plat thereof, as recorded in Plat Book 2, Page 44, Public Records of Broward County, Florida.
AND
That portion of Royal Drive, and all that portion of land lying between Royal Drive and Tarpon River, as shown on said Plat, which is included between the Westerly line of said Lot Six (6) extended in a Northwesterly direction to said Trapon Rive, according to said plat, and the Easterly line of said Lot Seven (7), extending in a Northerly direction to said Tarpon River, all as shown on the Plat of PLACIDENA FIRST UNIT, according to the Plat thereof, recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida; said parcel comprising all of said Lots Six (6) and Seven (7), together with all of the land lying between said Lots and Tarpon River as shown by said Plat.

EXCEPTING therefrom that portion of said Lot Seven (7) and the land lying between Lot Seven (7) and Tarpon River, described in Deed dated November 27, 1951 and recorded in Deed Book 754, Page 229, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, containg 3,275 square feet, more or less.

DEDICATION:

Know all men by these presents that RIO TARPON VENTURES LLC, A Florida limited liability company, owner of the lands shown and described hereon, has caused said lands to be surveyed, subdivided and platted in the manner as shown hereon. Said plat to be known as "213 AND 217 ROSE DRIVE PLAT", a replat.

The additional right of way shown as Parcel "C" is dedicated to the public for proper purposes.
company, set his hand and seal this ____

The Drainage, Ingress, Egress and Access Easement is dedicated to 213 and 217 Rose Drive Office Property Association for proper purposes.

IN WITNESS WHEREOF, BRADLEY D. ASHLIN, as Manager of RIO TARPON VENTURES, LLC, a Florida limited liability company, company, set his hand and seal this ____ day of _____, 2026.

RIO TARPON VENTURES, LLC, a Florida limited liability company

_____ _____
Witness Bradley D. Ashlin
Print name: Manager

_____
Witness
Print name:

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S. S.

The foregoing dedication was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2026, by Bradley D. Ashlin, Manager of RIO TARPON VENTURES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ (type of identification) as identification.

My commission expires: _____
Notary Public

FORT LAUDERDALE PLANNING AND ZONING BOARD:

This is to certify: that the Planning and Zoning Board of the City of Fort Lauderdale, Florida, has approved and accepted for record this ____ day of _____, 20____.

By: _____
Chairperson Date

FORT LAUDERDALE ENGINEER:

This plat is hereby approved for record this ____ day of _____, 20____.

By: _____
Benjamin Restrepo
City Engineer
Florida Professional Engineer
Registration No. 83898

FORT LAUDERDALE CITY COMMISION:

This is to certify that this Plat has been approved and accepted for record by the City Commission of the City of Fort Lauderdale, by Resolution No. _____, adopted by said City Commision this ____ day of _____, 20____.

Concurrency/impact fees for the construction, expansion and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

In witness whereof: The said City Commission has caused these presents to be attested by its City Clerk and the corporate seal of said City to be affixed this ____ day of _____, 20_____.

By: _____
David R. Solomon Date
City Clerk

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record this ____ day of _____, 20____.

By: _____
Mayor - County Commission

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes, and is approved and accepted for record.

By: _____
Richard Tornese Date
Director
Florida Professional Engineer
Florida Registration Number 40263

By: _____
Roberto Chavez Date
Professional Survey and Mapper
Florida Registration LS #7280

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the Broward County Planning Council approved this plat subject to its compliance with the dedication of Rights-of-Way for traffic-ways this ____ day of _____, 20__.

By: _____
Chairperson Date

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this ____ day of _____, 20____.

By: _____
Director or Designee

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT:

This plat is hereby approved and accepted for record.

By: _____
Director/Designee Date

SURVEYORS CERTIFICATE:

I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. That the survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, as well as the Standards of Practice as set forth in the rules of Professional Surveyors and Mappers, as stated in Chapter 5J-17, Florida Administrative Code. The permanent Reference Monuments (PRM's) were set on _____, 20___.

Dated this ____ of _____, 20____, in Broward County, Florida.

_____
Mikki H. Ulrich
Professional Survey and Mapper
Number 5853
State of Florida

City Engineer's seal	City of Fort Lauderdale seal	County Engineer's seal	County Surveyor's seal	Surveyor's seal

Prepared By:
DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066 LB #7281
PHONE (954)973-7966

PLAT BOOK _____ PAGE _____

SHEET 2 of 2

"213 AND 217 ROSE DRIVE PLAT"

A REPLAT OF A PORTION OF LOTS 6 AND 7 AND A PORTION OF ROYAL DRIVE, PLACIENDA FIRST UNIT (PB 2, PG 44, BCR), SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

NOTES:

1. ⊕ PRM Indicates Permanent Reference monument (6"round, 24" long concrete monument with aluminum disk stamped Deni Land Surveyors, P.R.M. LB 7281

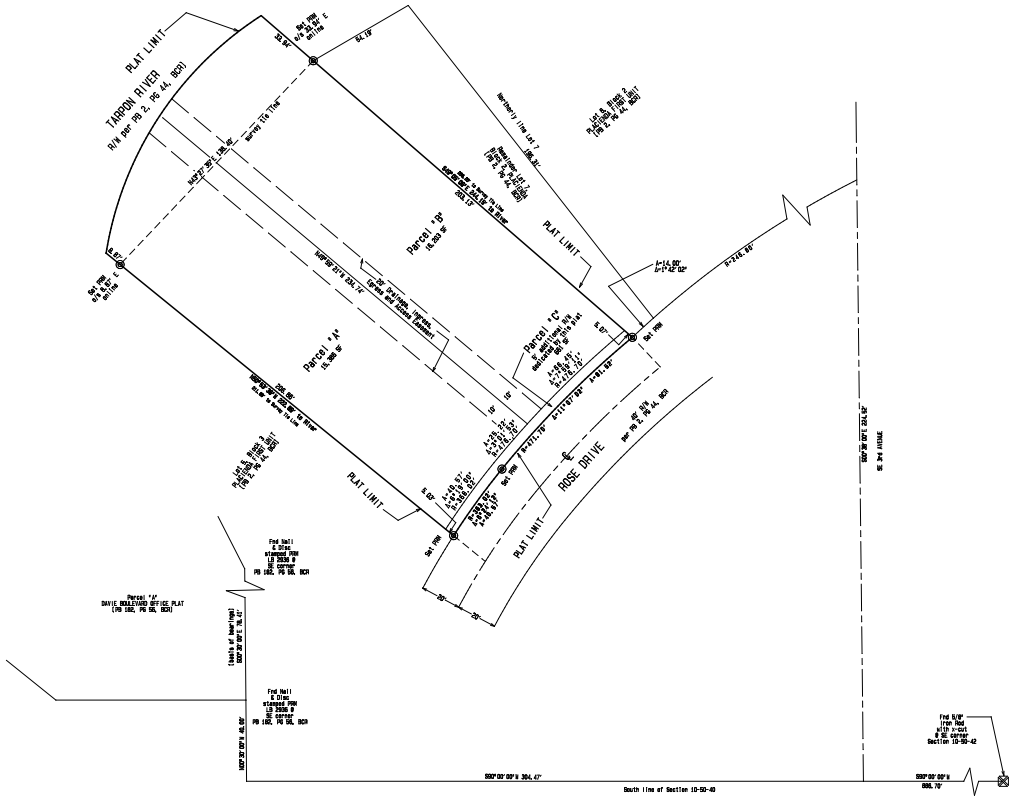
2. Bearings shown hereon are relative to the North American Datum (NAD) of 1983 (with the 2011 adjustment), Florida East Zone.
The bearing reference line is the East line of Parcel "A", DAVIE BOULEVARD OFFICE PLAT (PB 182, PG 56, BCR), said line bears South 00°30'00" East.

3. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded in this plat that may be found in the Public Records of this County.

4.
a. This plat is restricted to 6280 square feet of office use.
b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
c. Any structure within this plat must comply with Section 2.1.7 Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

5. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, subsection (28), Florida Statutes: Platted utility easements are also for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

LEGEND:
BCR = Broward County Records
℄ = Centerline
DB = Deed Book
DCR = Dade County Records
DE = Drainage Easement
Fnd = Found
LB = Licensed Business
O/S = Offset
PAID DE = Plantation Acres Improvement District Drainage Easement
PB = Plat Book
PG = Page
PRM = Permanent Reference Monument
R/W = Right-of-Way
SF = Square footage
UE = Utility Easement
+++++ = Non-vehicular access line



LOCATION SKETCH
(not to scale)

SCALE: 1" = 30'
GRAPHIC SCALE
0' 30' 60' 90'

Prepared By:
DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066
PHONE (954)973-7966 FAX (954)979-0343

213 & 217 ROSE DRIVE OFFICE BUILDING

RIO TARPON VENTURES LLC.

213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316

08-19-2026



PROJECT RENDERING

PROJECT SITE



LOCATION MAP

INDEX OF DRAWINGS.

SHEET NUMBER	SHEET NAME
GENERAL	
GN - 000	COVER PAGE
GN - 001	AREA SCHEDULE
LIFE SAFETY	
LS - 101	1ST FLOOR - LIFE SAFETY PLAN
LS - 102	2ND FLOOR - LIFE SAFETY PLAN
ARCHITECTURAL	
A - 001	1ST FLOOR PLAN
A - 002	2ND FLOOR PLAN
A - 003	ROOF PLAN
A - 004	1ST FLOOR REFLECTED CEILING PLAN
A - 005	2ND FLOOR REFLECTED CEILING PLAN
A - 006	ELEVATIONS
A - 007	ELEVATIONS
A - 008	BUILDING SECTIONS
A - 009	WALL SECTIONS
A - 010	FENCE PLAN & ELEVATION

ARCHITECT
ARCHTEK, PLLC
4001 N Ocean Boulevard #704
Boca Raton, FL 33431
(305) 788-0946

GROSS AREA - BUILDING A

NAME	AREA
1ST FLOOR	
AC	41 SF
CIRCULATION	236 SF
KITCHEN	123 SF
OFFICE	583 SF
OPEN WORK SPACE	622 SF
PRINTING	56 SF
W.C.	87 SF
	1748 SF
2ND FLOOR	
CIRCULATION	80 SF
CONFERENCE ROOM	307 SF
FILES	56 SF
LINEN	8 SF
OFFICE	512 SF
OPEN WORK SPACE	460 SF
SERVER & STORAGE	66 SF
W.C.	81 SF
	1570 SF
GARAGE	
GARAGE	1304 SF
	1304 SF
GRAND TOTAL	4622 SF

GROSS FLOOR AREA - OFFICE BLDG. A

NAME	AREA
1ST FLOOR	
KITCHEN	123 SF
OFFICE	583 SF
OPEN WORK SPACE	622 SF
PRINTING	56 SF
W.C.	87 SF
	1472 SF
2ND FLOOR	
CONFERENCE ROOM	307 SF
FILES	56 SF
LINEN	8 SF
OFFICE	512 SF
OPEN WORK SPACE	460 SF
SERVER & STORAGE	66 SF
W.C.	81 SF
	1490 SF
TOTAL	2962 SF

LOT COVERAGE - BLDG A

NAME	AREA
	3053 SF

GROSS AREA - BUILDING B

NAME	AREA
1ST FLOOR	
AC	41 SF
CIRCULATION	236 SF
KITCHEN	123 SF
OFFICE	583 SF
OPEN WORK SPACE	622 SF
PRINTING	56 SF
W.C.	87 SF
	1748 SF
2ND FLOOR	
CIRCULATION	80 SF
CONFERENCE ROOM	307 SF
FILES	56 SF
LINEN	8 SF
OFFICE	512 SF
OPEN WORK SPACE	460 SF
SERVER & STORAGE	66 SF
W.C.	81 SF
	1570 SF
GARAGE	
GARAGE	1304 SF
	1304 SF
GRAND TOTAL	4622 SF

GROSS FLOOR AREA - OFFICE BLDG. B

NAME	AREA
1ST FLOOR	
KITCHEN	123 SF
OFFICE	583 SF
OPEN WORK SPACE	622 SF
PRINTING	56 SF
W.C.	87 SF
	1472 SF
2ND FLOOR	
CONFERENCE ROOM	307 SF
FILES	56 SF
LINEN	8 SF
OFFICE	512 SF
OPEN WORK SPACE	460 SF
SERVER & STORAGE	66 SF
W.C.	81 SF
	1490 SF
TOTAL	2962 SF

LOT COVERAGE - BLDG B

NAME	AREA
	3053 SF



2 GN - 001 **2ND FLOOR**
Scale: 3/32" = 1'-0"



1 GN - 001 **FIRST FLOOR**
Scale: 3/32" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
LICENSE NUMBER AR 0025139
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez, O=ARCH TEK, OU=LICENSE NUMBER=AR0025139, C=US
Date: 2026.08.19 14:16:04-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: 3/32" = 1'-0"
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

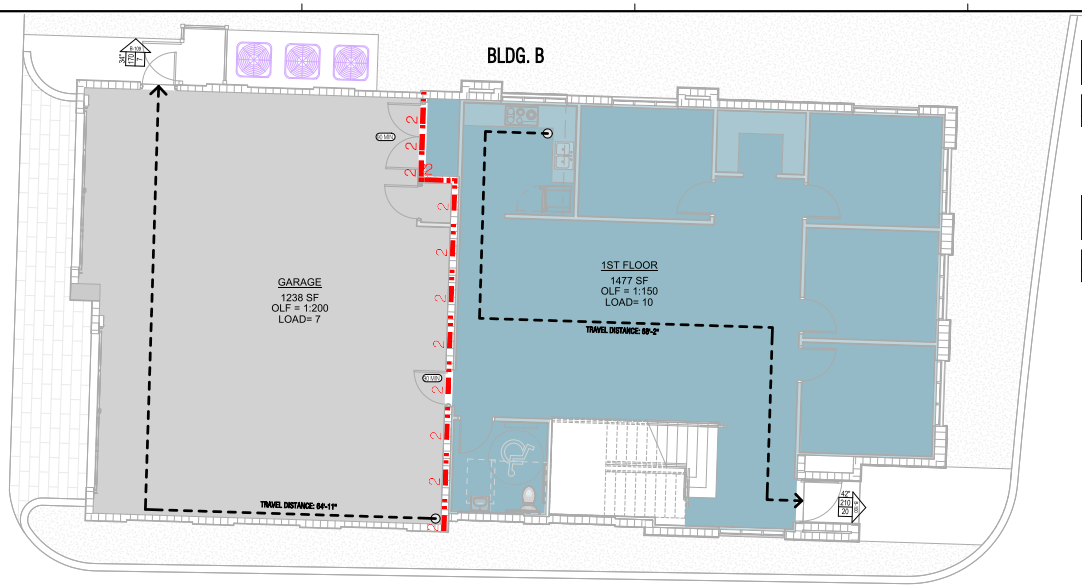
Rev	Date	Note

AREA SCHEDULE

GN - 001

LIFE SAFETY LEGEND

*	DENOTES STAIR CAPACITY LOAD CALCULATED BASED ON FFPC NFPA 101 7.3.3.1
**	DENOTES STAIR CAPACITY LOAD CALCULATED BASED ON FFPC NFPA 101 7.3.3.2
1 1	1-HOUR WALL SEPARATION RATING
2 2	2-HOUR WALL SEPARATION RATING
3 3	3-HOUR WALL SEPARATION RATING
4 4	4-HOUR WALL SEPARATION RATING
EXITING POINT	TRAVEL DISTANCE AS PER **NFPA 101** (ONLY FARTHEST CONDITION SHOWN FOR CLARITY)
	HORIZONTAL EXIT SEPARATION
	SAFE WAITING AREA
	ACCESS POINT 1- PROVIDED WIDTH (inches) 2- CAPACITY 3- LOAD 4- DOOR NUMBER
	COMMON PATH **75'** MAX. AS PER **NFPA 101**
	DEAD END **50'** MAX. (SPRINK.) AS PER **NFPA 101**
	2 WAY COMMUNICATION DEVICE TIED TO FCC AND SECURITY DESK - INCLUDE SIGNAGE AND INSTRUCTIONS
	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED)
H	FIRE ALARM HORN / STROBE
H	FIRE ALARM HORN ONLY
L	FIRE ALARM STROBE LIGHT ONLY
F	FIRE ALARM PULL STATION
H	HEAT DETECTOR
S	SMOKE DETECTOR
	MAGNETIC DOOR HOLDER
FAP	FIRE ALARM PANEL
KB	KNOX BOX
RA	REMOTE ANNUNCIATOR
FE	FIRE EXTINGUISHER-WALL MOUNTED
FEC	RECESSED FIRE EXTINGUISHER CABINET
FHC	STANDPIPE, FIRE HOSE CABINET, CHARGED
	STANDPIPE WITH HOSE CONNECTION
	STANDPIPE, DRY HOSE STATION (EMERG.)
	EMERGENCY LIGHT - WALL MOUNTED
EM	EMERGENCY LIGHT
90 MIN.	DOOR FIRE RATING LABEL. REFER TO DOOR SCHEDULE



OCCUPANCY LOAD TABLE - BLDG. A

AREA NAME	FUNCTION	AREA	SF PER PERSON	OCCUPANCY COUNT
1ST FLOOR	Business Use	1477 SF	150	10
2ND FLOOR	Business Use	1441 SF	150	10
GARAGE	Parking Garage	1238 SF	200	7
TOTAL MAX OCCUPANCY		4156 SF		27

OCCUPANCY LOAD TABLE - BLDG. B

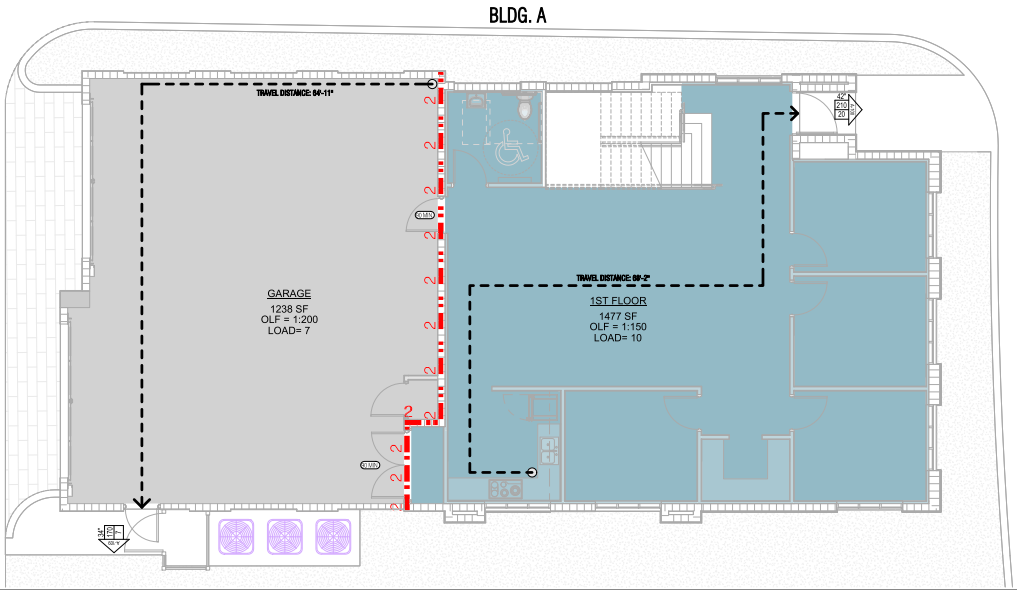
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GARAGE	Parking Garage	1238 SF	200	7
TOTAL MAX OCCUPANCY		4156 SF		27

DOOR EGRESS CAPACITY BLDG. A

DOOR NUMBER	DOOR WIDTH (INCHES)	CAPACITY	LOAD
A-100	42	210	20
A-109	34	170	7
	76	380	27

DOOR EGRESS CAPACITY BLDG. B

DOOR NUMBER	DOOR WIDTH (INCHES)	CAPACITY	LOAD
B-100	42	210	20
B-109	34	170	7
	76	380	27



GARAGE

OFFICE

N

1 / LS - 101 — 1ST FLOOR - LIFE SAFETY PLAN

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

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT

Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez, C=US
REASON: I am the author of this document
LICENSE NUMBER=AR12025199
Date: 2026.08.19 14:16:10-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: As indicated
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

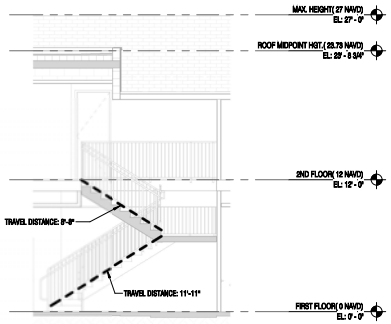
Rev	Date	Note

1ST FLOOR - LIFE SAFETY PLAN

LS - 101

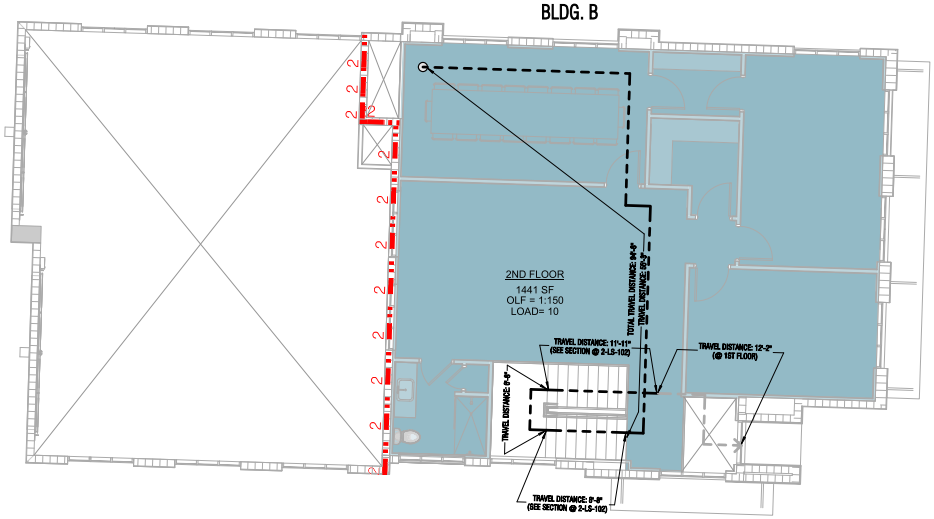
LIFE SAFETY LEGEND

*	DENOTES STAIR CAPACITY LOAD CALCULATED BASED ON FFPC NFPA 101 7.3.3.1
**	DENOTES STAIR CAPACITY LOAD CALCULATED BASED ON FFPC NFPA 101 7.3.3.2
1 1	1-HOUR WALL SEPARATION RATING
2 2	2-HOUR WALL SEPARATION RATING
3 3	3-HOUR WALL SEPARATION RATING
4 4	4-HOUR WALL SEPARATION RATING
	TRAVEL DISTANCE AS PER **NFPA 101** (ONLY FARTHEST CONDITION SHOWN FOR CLARITY)
	HORIZONTAL EXIT SEPARATION
	SAFE WAITING AREA
	ACCESS POINT 1- PROVIDED WIDTH (inches) 2- CAPACITY 3- LOAD 4- DOOR NUMBER
	COMMON PATH **75'** MAX. AS PER **NFPA 101**
	DEAD END **20'** MAX. (SPRINK.) AS PER **NFPA 101**
	2 WAY COMMUNICATION DEVICE TIED TO FCC AND SECURITY DESK - INCLUDE SIGNAGE AND INSTRUCTIONS
	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED)
H	FIRE ALARM HORN / STROBE
H	FIRE ALARM HORN ONLY
L	FIRE ALARM STROBE LIGHT ONLY
F	FIRE ALARM PULL STATION
H	HEAT DETECTOR
S	SMOKE DETECTOR
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EM	EMERGENCY LIGHT
90 MIN.	DOOR FIRE RATING LABEL, REFER TO DOOR SCHEDULE

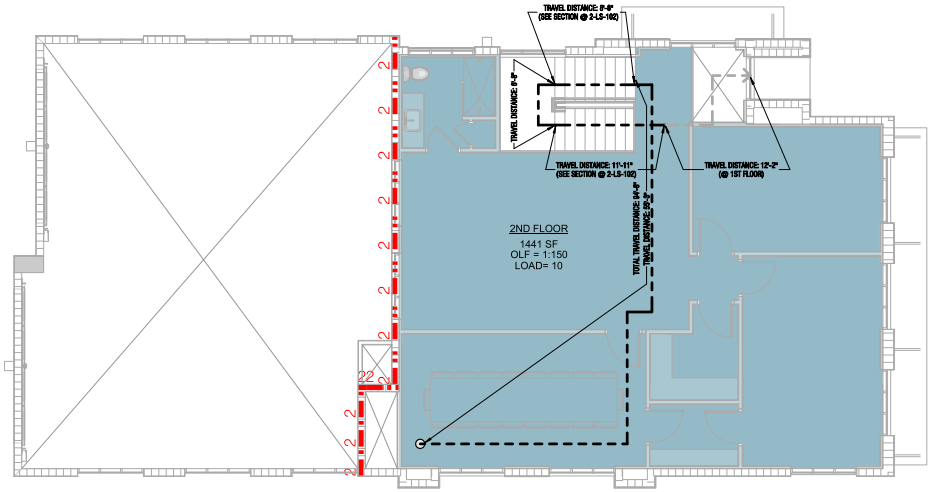


2 SECTION
LS - 102
Scale: 3/16" = 1'-0"

BLDG. B



BLDG. A



OFFICE

1 2ND FLOOR - LIFE SAFETY PLAN
LS - 102
Scale: 3/16" = 1'-0"

OCCUPANCY LOAD TABLE - BLDG. A

AREA NAME	FUNCTION	AREA	SF PER PERSON	OCCUPANCY COUNT
1ST FLOOR	Business Use	1477 SF	150	10
2ND FLOOR	Business Use	1441 SF	150	10
GARAGE	Parking Garage	1238 SF	200	7
TOTAL MAX OCCUPANCY		4156 SF		27

OCCUPANCY LOAD TABLE - BLDG. B

AREA NAME	FUNCTION	AREA	SF PER PERSON	OCCUPANCY COUNT
1ST FLOOR	Business Use	1477 SF	150	10
2ND FLOOR	Business Use	1441 SF	150	10
GARAGE	Parking Garage	1238 SF	200	7
TOTAL MAX OCCUPANCY		4156 SF		27

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
LOCATION:
DATE: 2026.08.19 14:16:15-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

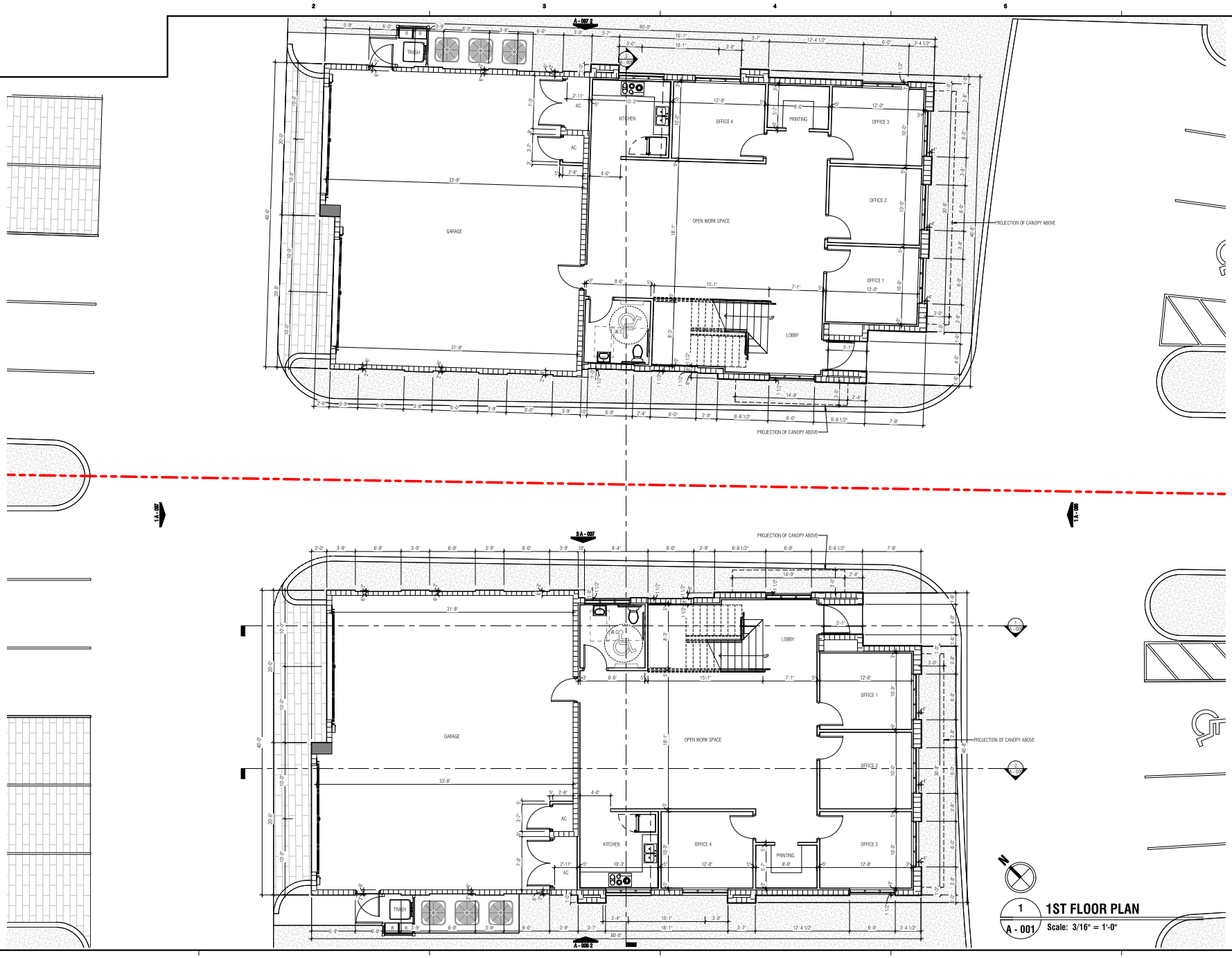
Job No.
Drawn By:
Scale: As Indicated
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

2ND FLOOR - LIFE SAFETY PLAN

LS - 102



1 1ST FLOOR PLAN
A - 001 Scale: 3/16" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
LOCATION: AA NUMBER=AA1 2026080357 AR102519
DATE: 2026.08.19 14:16:21-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

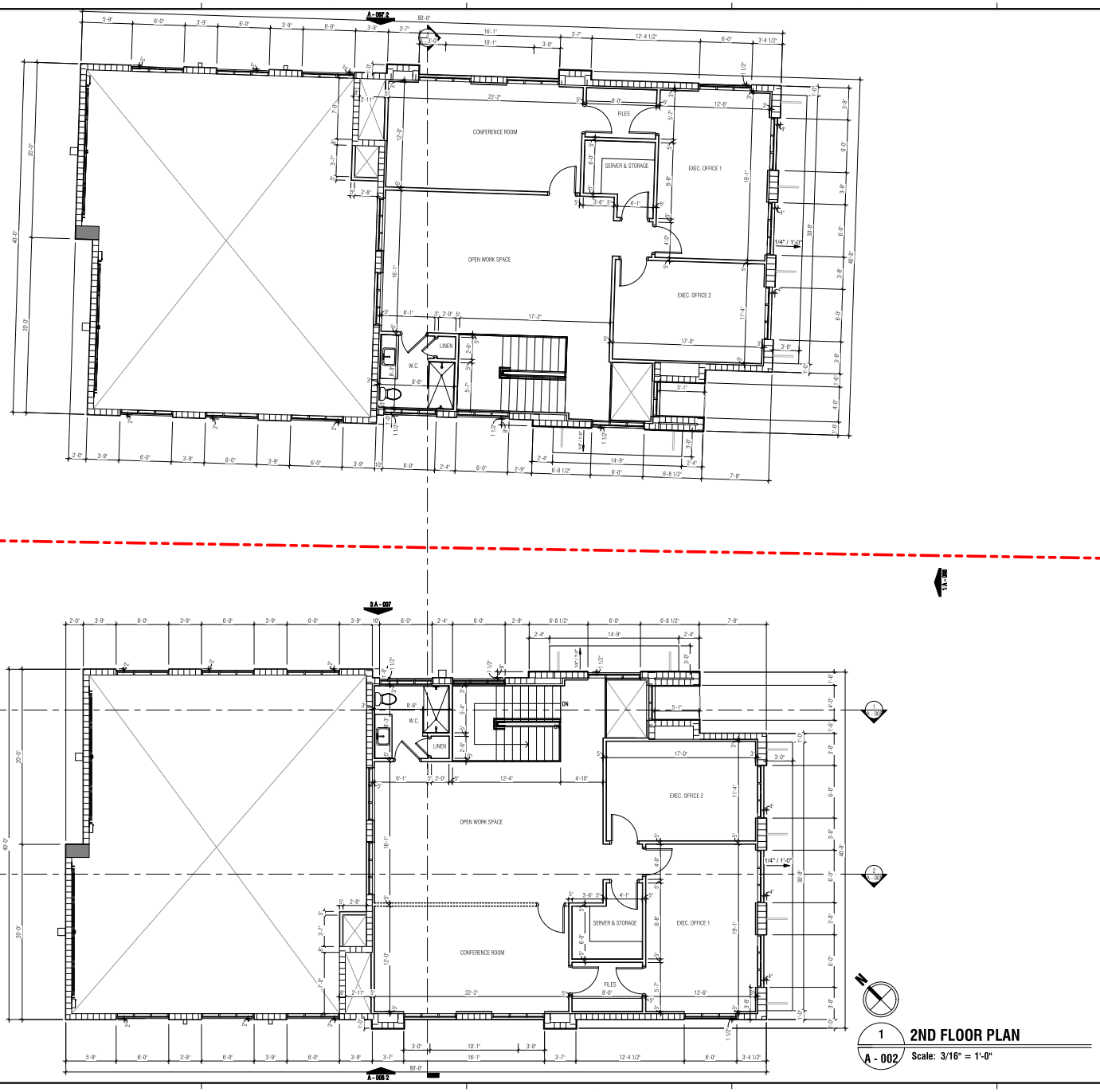
Job No.
Drawn By:
Scale: 3/16" = 1'-0"
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

1ST FLOOR PLAN

A - 001



1 2ND FLOOR PLAN
A - 002 Scale: 3/16" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I am the author of this document
LOCATION: AR102539
Date: 2026.08.19 14:16:23-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

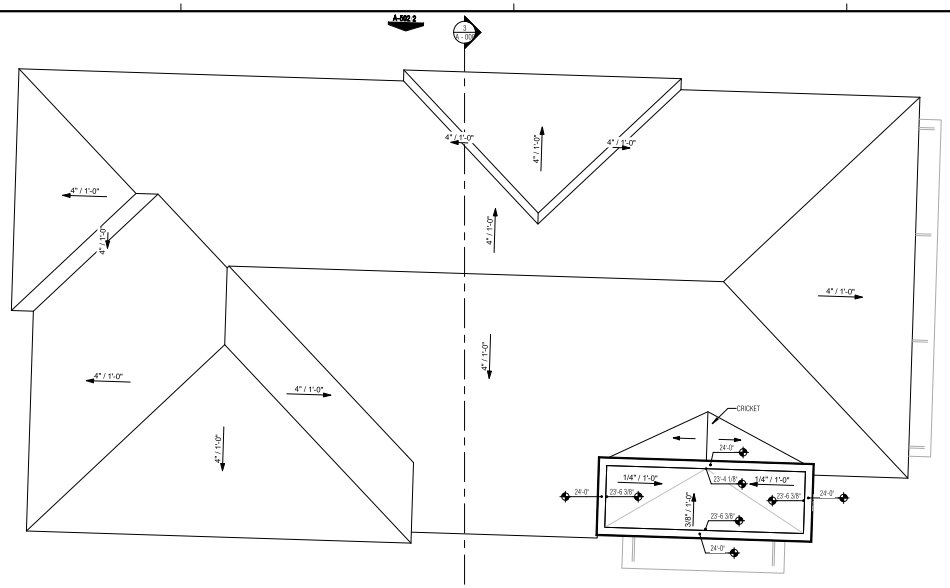
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Drawn By:
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Lot:
Block:

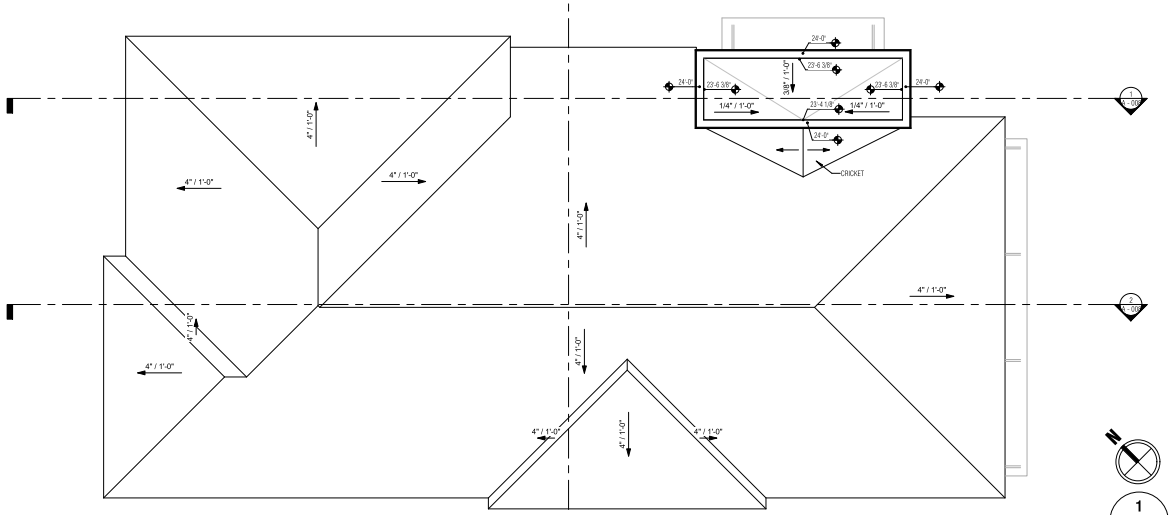
Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

2ND FLOOR PLAN

A - 002





ROOF PLAN

1 / A - 003 — Scale: 3/16" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT

Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez, O=ARCHITEK, OU=LICENSE NUMBER=AR1025199, C=US
Date: 2026.08.19 14:16:26-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: 3/16" = 1'-0"
Date: 08-19-2026
Lot:
Block:

Architect:
ARCHTEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

ROOF PLAN

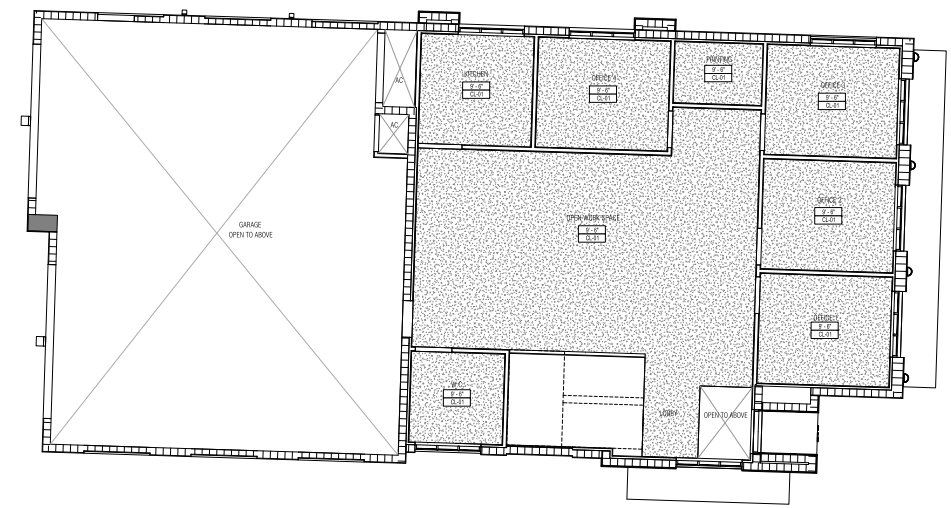
A - 003

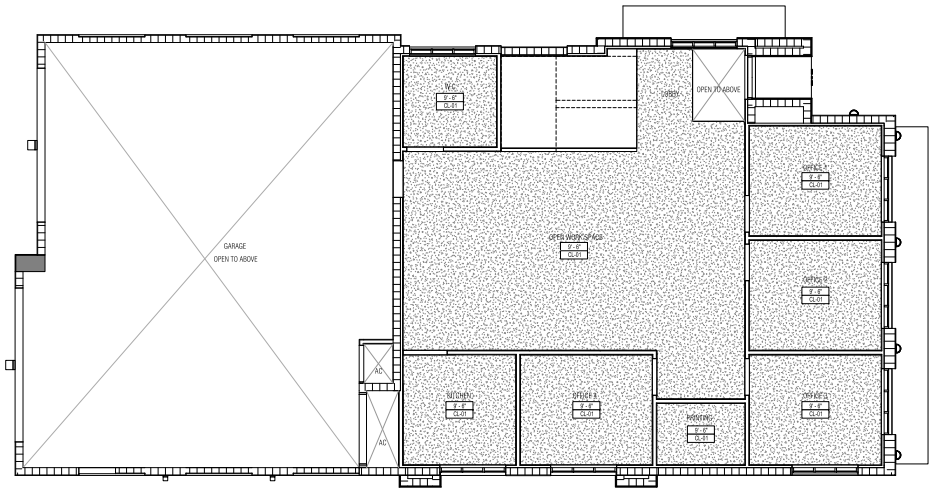
RCP LEGEND

	CL-01	GYPSUM BOARD CEILING
	CL-02	STUCCO - SMOOTH FINISH, PAINTED
	CL-03	2X2' ACOUSTICAL CEILING TILE AND GRID
	SC-01	SKIM-COAT UNDERSIDE OF PLANKS, SMOOTH FINISH, KAIDEX OR APPROVED EQUAL, PAINTED
	10'-0" AFF	CEILING TAG
	EXPOSED	EXPOSED CEILING TAG

RCP GENERAL NOTES

1. DIMENSIONS NOTED IN EACH AREA DESIGNATE CEILING HEIGHT ABOVE FINISH FLOOR.
2. REFER TO MECHANICAL DRAWINGS FOR HVAC REGISTER/GRILLE SCHEDULE.
3. SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF LIGHT FIXTURES IN EXPOSED CEILING AREAS.
4. CONTRACTOR TO COORDINATE ALL DISCIPLINES TO ENSURE CLEARANCES FOR ALL DUCTWORK, EQUIPMENT, FIXTURES, PIPES, CONDUITS, SUSPENSION AND ACOUSTIC SYSTEMS NECESSARY TO MAINTAIN CEILING ELEVATIONS NOTED.
5. USE AVIATION CABLE AND COUPLING FOR ALL PENDANT LIGHTS, TYP.
6. NO TEXTURED PAINT TO BE APPLIED ANYWHERE. IF FIRE PROOFING IS REQUIRED, INTUMESCENT PAINT (IF PERMITTED BY CODE) IS TO BE USED AT GUEST FACING SPACES. IF INTUMESCENT PAINT IS NOT PERMITTED BY CODE, A GYPSUM CEILING IS REQUIRED TO CONCEAL STRUCTURE.
7. PROVIDE CEILING ACCESS DOOR AS REQUIRED IN PLANS AND AS REQUIRED FOR SERVICE TO MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE CEILING. SEE SHEET A---- FOR ACCESS DOOR SPECIFICATION.





1 A - 004 **1ST FLOOR RCP**

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

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=mlsuarez@archtek.us, CN=Mario Suarez, O=ARCH TEK, OU=LICENSE NUMBER=AR1025199, C=US
Date: 2026.08.19 14:16:29-04'00'

Client: **RIO TARPON VENTURES LLC.**
Project: **213 & 217 ROSE DRIVE OFFICE BUILDING**
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: **As indicated**
Date: **08-19-2026**
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

1ST FLOOR REFLECTED CEILING PLAN

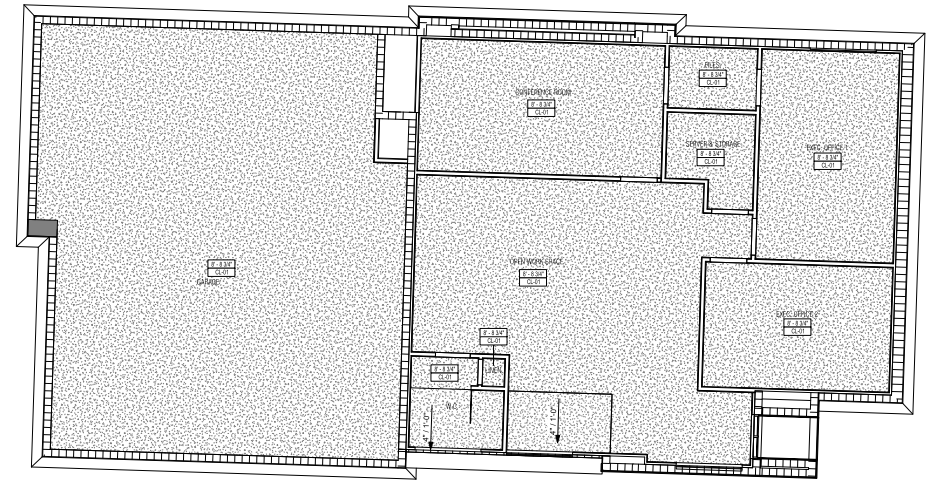
A - 004

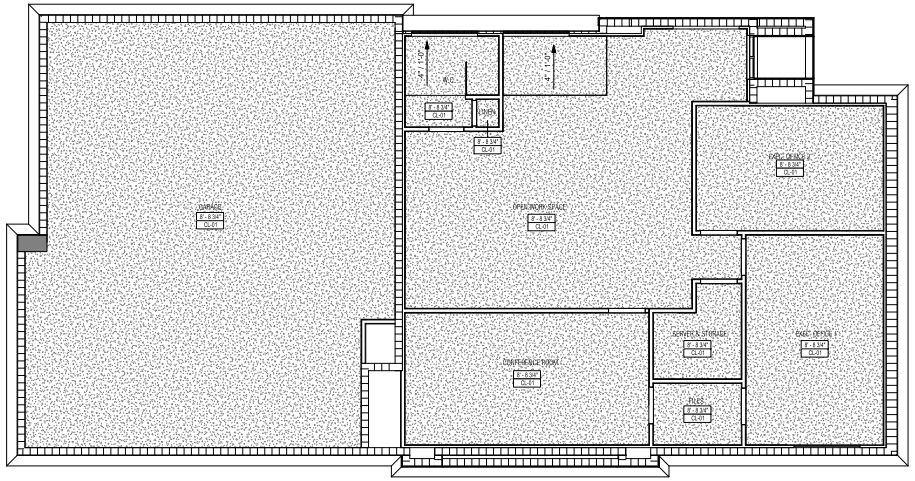
RCP LEGEND

	CL-01	GYPSUM BOARD CEILING
	CL-02	STUCCO - SMOOTH FINISH, PAINTED
	CL-03	2X2' ACOUSTICAL CEILING TILE AND GRID
	SC-01	SKIM-COAT UNDERSIDE OF PLANKS, SMOOTH FINISH, KADEX OR APPROVED EQUAL, PAINTED
	10'-0" A.F.F.	CEILING TAG
	EXPOSED	EXPOSED CEILING TAG

RCP GENERAL NOTES

1. DIMENSIONS NOTED IN EACH AREA DESIGNATE CEILING HEIGHT ABOVE FINISH FLOOR.
2. REFER TO MECHANICAL DRAWINGS FOR HVAC REGISTER/GRILLE SCHEDULE.
3. SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF LIGHT FIXTURES IN EXPOSED CEILING AREAS.
4. CONTRACTOR TO COORDINATE ALL DISCIPLINES TO ENSURE CLEARANCES FOR ALL DUCTWORK, EQUIPMENT, FIXTURES, PIPES, CONDUITS, SUSPENSION AND ACOUSTIC SYSTEMS NECESSARY TO MAINTAIN CEILING ELEVATIONS NOTED.
5. USE AVIATION CABLE AND COUPLING FOR ALL PENDANT LIGHTS, TYP.
6. NO TEXTURED PAINT TO BE APPLIED ANYWHERE. IF FIRE PROOFING IS REQUIRED, INTUMESCENT PAINT (IF PERMITTED BY CODE) IS TO BE USED AT GUEST FACING SPACES. IF INTUMESCENT PAINT IS NOT PERMITTED BY CODE, A GYPSUM CEILING IS REQUIRED TO CONCEAL STRUCTURE.
7. PROVIDE CEILING ACCESS DOOR AS REQUIRED IN PLANS AND AS REQUIRED FOR SERVICE TO MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE CEILING. SEE SHEET A---- FOR ACCESS DOOR SPECIFICATION.





1 A - 005 **2ND FLOOR RCP**

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

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez, O=ARCHITEK, SERIALNUMBER=AAR1.20260803857, OU=AR1025139, C=US
Date: 2026.08.19 14:16:32-04'00'

Client: RIO TARPON VENTURES LLC.

Project: 213 & 217 ROSE DRIVE OFFICE BUILDING

Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316

Phone:

Job No.

Drawn By:

Scale: As indicated

Date: 08-19-2026

Lot:

Block:

Architect:
ARCHTEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

2ND FLOOR REFLECTED CEILING PLAN

A - 005

MATERIAL LEGEND

01	PAINTED SMOOTH STUCCO FINISH. COLOR: BENJAMIN MOORE 1548 CLASIC GRAY
02	STONE VENEER EUROPEAN LEDGE - GLACIER STONE VENEER EXTENDS +/- 4" BEYOND FACE OF STUCCO
03	PAINT. COLOR: BENJAMIN MOORE 1547 DRAGON'S BREATH
04	CONCRETE TILE ROOFING SAXONY® 900 SLATE DARK CHARCOAL BLEND (LAKE WALES)
05	GLASS



2 **WEST ELEVATION**
A - 006 Scale: 3/16" = 1'-0"



1 **SOUTH ELEVATION**
A - 006 Scale: 3/16" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
LOCATION: AR-NUMBER=AAR1.2026080385
DATE: 2026.08.19 14:16:36-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: As indicated
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #8704
Boca Raton, FL 33431

Rev	Date	Note

ELEVATIONS

A - 006

MATERIAL LEGEND

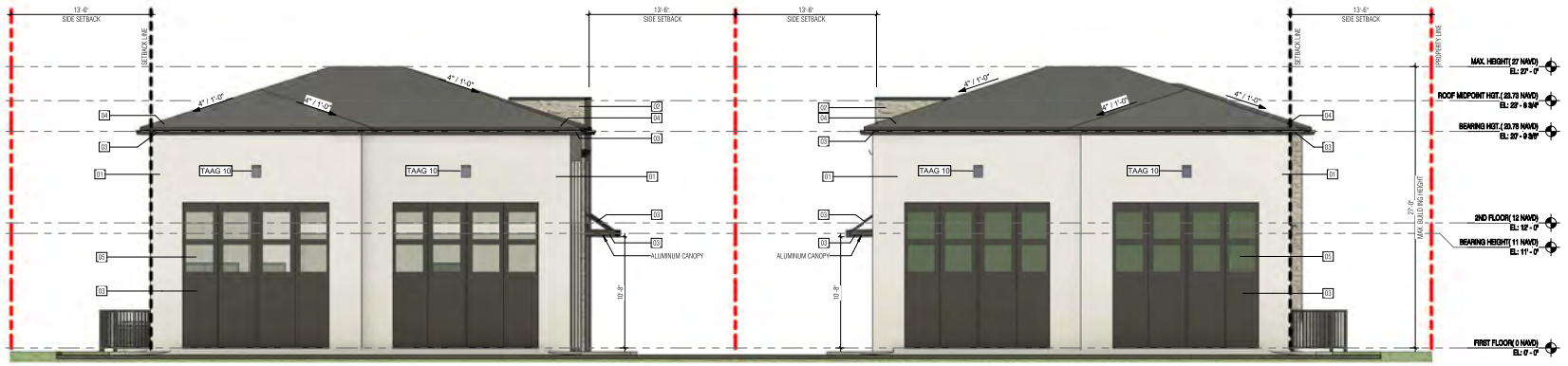
01	PAINTED SMOOTH STUCCO FINISH. COLOR: BENJAMIN MOORE 1548 CLASIC GRAY
02	STONE VENEER EUROPEAN LEDGE - GLACIER STONE VENEER EXTENDS +/- 4" BEYOND FACE OF STUCCO
03	PAINT. COLOR: BENJAMIN MOORE 1547 DRAGON'S BREATH
04	CONCRETE TILE ROOFING SAXONY® 900 SLATE DARK CHARCOAL BLEND (LAKE WALES)
05	GLASS



3 INTERIOR ELEVATION
A - 007 Scale: 3/16" = 1'-0"



2 EAST ELEVATION
A - 007 Scale: 3/16" = 1'-0"



1 NORTH ELEVATION
A - 007 Scale: 3/16" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
LOCATION: LICENSE NUMBER=AR1025139
DATE: 2026.08.19 14:16:39-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

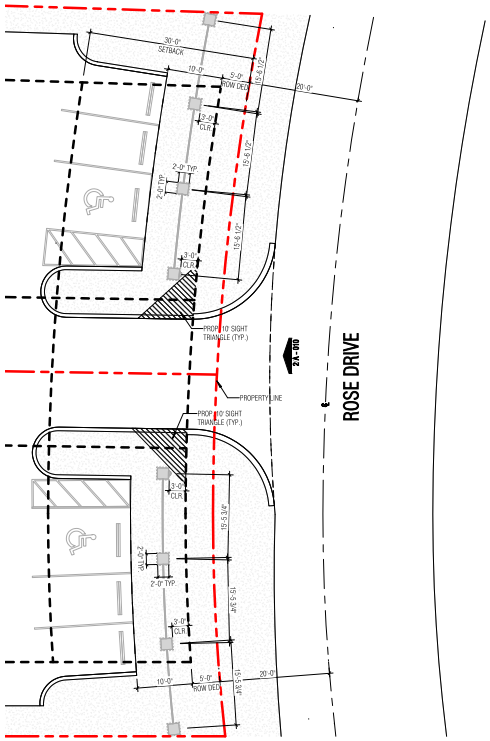
Job No.
Drawn By:
Scale: As indicated
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #8704
Boca Raton, FL 33431

Rev	Date	Note

ELEVATIONS

A - 007



1 **FENCE PLAN**
A - 010 Scale: 3/32" = 1'-0"



2 **FENCE - SOUTH ELEVATION**
A - 010 Scale: 3/16" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT
Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
LOCATION: LICENSE NUMBER=AR0010253
AR10253
DATE: 2026.08.19 14:16:42-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

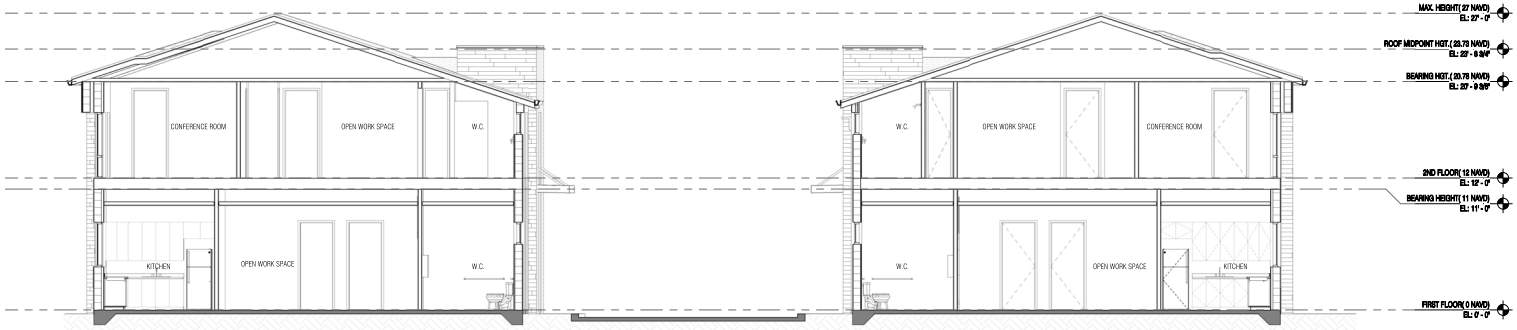
Job No.
Drawn By:
Scale: As Indicated
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #8704
Boca Raton, FL 33431

Rev	Date	Note

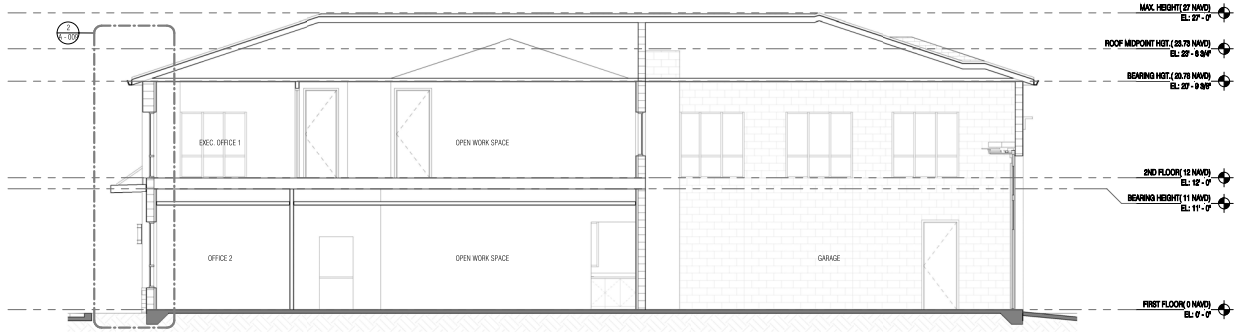
FENCE PLAN & ELEVATION

A - 010



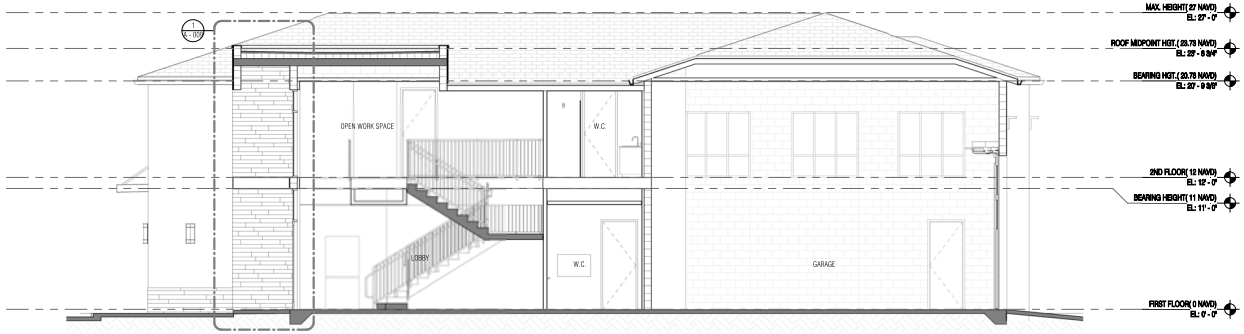
3 / A - 008 **SECTION C**

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



2 / A - 008 **SECTION B**

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



1 / A - 008 **SECTION A**

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

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT

Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
LOCATION: AR1025139
Date: 2026.08.19 14:16:44-04'00'

Client: RIO TARPON VENTURES LLC.

Project: 213 & 217 ROSE DRIVE OFFICE BUILDING

Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316

Phone:

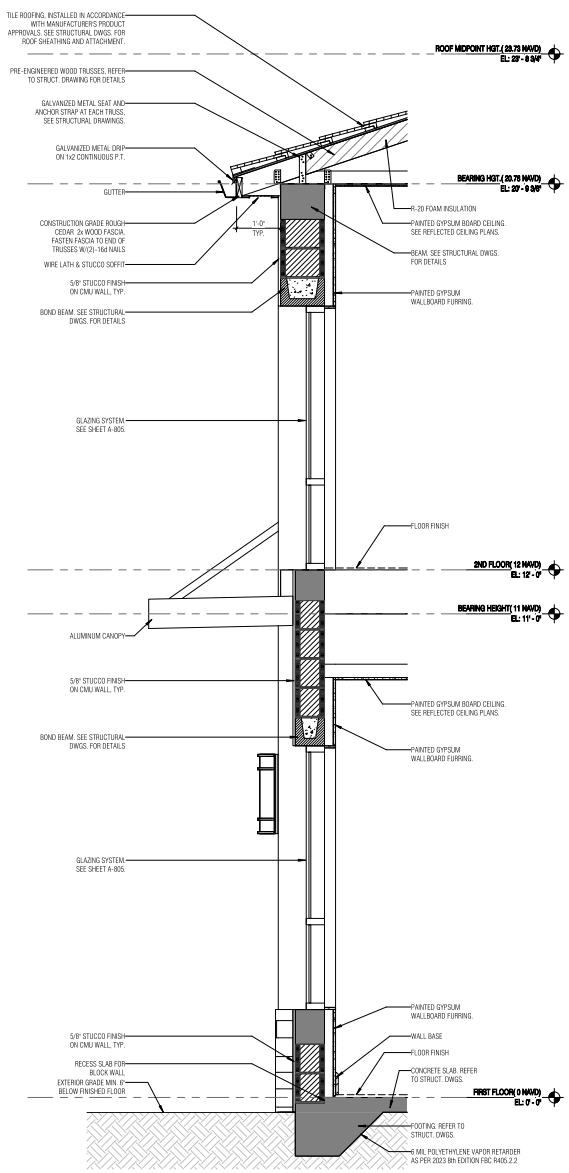
Job No.
Drawn By:
Scale: 3/16" = 1'-0"
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

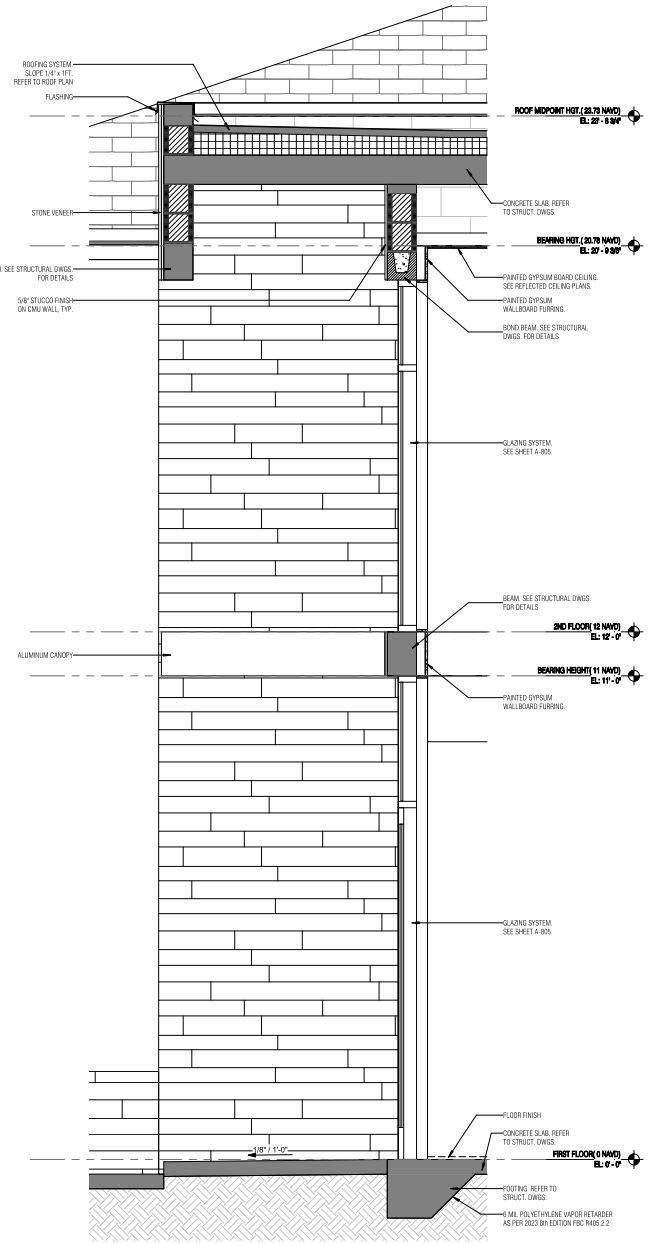
BUILDING SECTIONS

A - 008



2 / A - 009 **WALL SECTION B**

Scale: 3/4" = 1'-0"



1 / A - 009 **WALL SECTION A**

Scale: 3/4" = 1'-0"

STATE OF FLORIDA
MARIO SUAREZ
REGISTERED ARCHITECT

Digitally signed by Mario Suarez
DN: E=msuarez@archtek.us, CN=Mario Suarez
REASON: I
SERIAL NUMBER=AAIT.20260803857
COUNTRY: US
DATE: 2026.08.19 14:16:47-04'00'

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: 3/4" = 1'-0"
Date: 08-19-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

WALL SECTIONS

A - 009

213 & 217 ROSE DRIVE

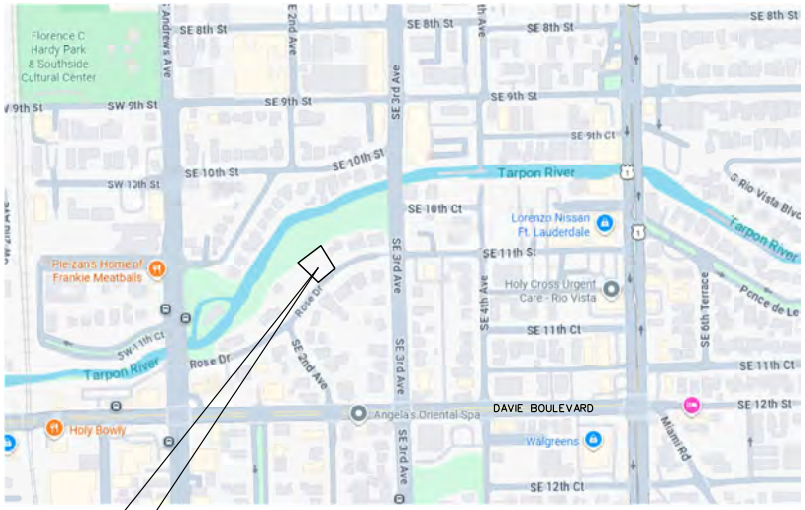
OFFICE BUILDINGS

213 ROSE DRIVE
CITY OF FT. LAUDERDALE,
BROWARD COUNTY, FLORIDA 33316
PROPERTY ID 504210710330

RNG INVESTMENTS, LLC

LEGEND

1 TYPE "C" INLET	DRAINAGE INLET DESIGNATION
M.H.	MANHOLE
90' - 15" C.M.P.(-)	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
0.60%	PAVEMENT SLOPE AND DIRECTION
6.50 / 2.00	DIRECTION OF OVERLAND FLOW
	PROPOSED GRADE
	EXISTING GRADE
F.F.E. - 9.50 NAVD	FINISHED FLOOR ELEVATION
	PROPOSED PAVEMENT
	EXISTING OR UTILITIES BY OTHERS
	PROPOSED CONCRETE
	EXISTING PAVEMENT
P.R.B.	POLLUTION RETARDANT BASIN
B.R.	BLUE REFLECTOR
L.A./W.S.E.	LAKE ACCESS/WATER STORAGE EASEMENT
D.W.E.	DESIGN WATER ELEVATION
	EX. GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	FIRE HYDRANT AND GATE VALVE
1	BACTERIOLOGICAL SAMPLING POINT
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
B.R.	BLUE REFLECTOR
1 4' DIA. MANHOLE	STRUCTURE DESIGNATION
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW



PROJECT LOCATION

LOCATION MAP
1" = 400'

SHEET INDEX	
SITE PLAN AND CIVIL ENGINEERING PLANS	
SP1 OF 2	SITE PLAN
SP2 OF 2	SITE PLAN DETAIL SHEET
SWPP 1 OF 1	CONSTRUCTION STAGING & SWPP - PLAN
PD1 OF 4	PAVING AND DRAINAGE SYSTEM - PLAN
PD2 OF 4	PAVING AND DRAINAGE SYSTEM - SITE DETAILS AND NOTES
PD3 OF 4	PAVING AND DRAINAGE SYSTEM - GRADING SECTIONS AND NOTES
PD4 OF 4	ADS STORM TECH & AQUABOX SYSTEM - DETAILS, NOTES & SECTIONS
TM1 OF 1	TRAFFIC MARKINGS AND SIGNAGE - PLAN, DETAILS AND NOTES
WSIR1 OF 2	WATER, SEWER, IRRIGATION & FIRE SERVICE - PLAN
WSIR2 OF 2	WATER, SEWER, IRRIGATION & FIRE SERVICE - DETAILS
GN1 OF 1	GENERAL NOTES

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 3, PLACIDENA FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
THAT PORTION OF ROYAL DRIVE, AND ALL THAT PORTION OF LAND LYING BETWEEN ROYAL DRIVE AND TARPON RIVER, AS SHOWN ON SAID PLAT, WHICH IS INCLUDED BETWEEN THE WESTERLY LINE OF SAID LOT SIX (6) EXTENDED IN A NORTHWESTERLY DIRECTION TO SAID TRAPON RIVE, ACCORDING TO SAID PLAT, AND THE EASTERLY LINE OF SAID LOT SEVEN (7), EXTENDING IN A NORTHERLY DIRECTION TO SAID TARPON RIVER, ALL AS SHOWN ON THE PLAT OF PLACIDENA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL COMPRISING ALL OF SAID LOTS SIX (6) AND SEVEN (7), TOGETHER WITH ALL OF THE LAND LYING BETWEEN SAID LOTS AND TARPON RIVER AS SHOWN BY SAID PLAT.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT SEVEN (7) AND THE LAND LYING BETWEEN LOT SEVEN (7) AND TARPON RIVER, DESCRIBED IN DEED DATED NOVEMBER 27, 1951 AND RECORDED IN DEED BOOK 754, PAGE 229 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 32,249 SQUARE FEET, MORE OR LESS.

PROPERTY ADDRESS:
213 ROSE DRIVE
FORT LAUDERDALE, FL 33316

WATER AND WASTEWATER PROVIDER: CITY OF FT. LAUDERDALE
SOLID WASTE & RECYCLING PROVIDER: WASTE MANAGEMENT

CITY PRO CASE NO. PLN-SITE-_____

OWNER - DEVELOPER
RNG INVESTMENTS, LLC
265 S. FEDERAL HIGHWAY
SUITE 356
DEERFIELD BEACH, FLORIDA 33411
(954) 931-4771

SITE CIVIL ENGINEER
JONATHAN W. KEITH, P.A.
P.O. BOX 1017
BOYNTON BEACH, FLORIDA 33425
(954) 914-8109

ARCHITECT
ARCH TEK
4001 N. OCEAN BOULEVARD
SUITE 104
BOCA RATON, FLORIDA 33431
(305) 788-0946

LANDSCAPE ARCHITECT
DIEGO VANDERBEST, RLA
DIRE LANDSCAPE, INC.
P.O. BOX 160328
MIAMI, FLORIDA 33116-0328
(305) 884-5700

SURVEYOR
GENI LAND SURVEYORS, INC.
1901 NW 35TH AVENUE
COCONUT CREEK, FLORIDA 33066
(561) 973-7966

SITE IMPROVEMENTS

Know what's below. Call before you dig.

JWK PA

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017, Boynton Beach, Florida 33425
(954) 914-8109 AUTH. NO. EB-26425

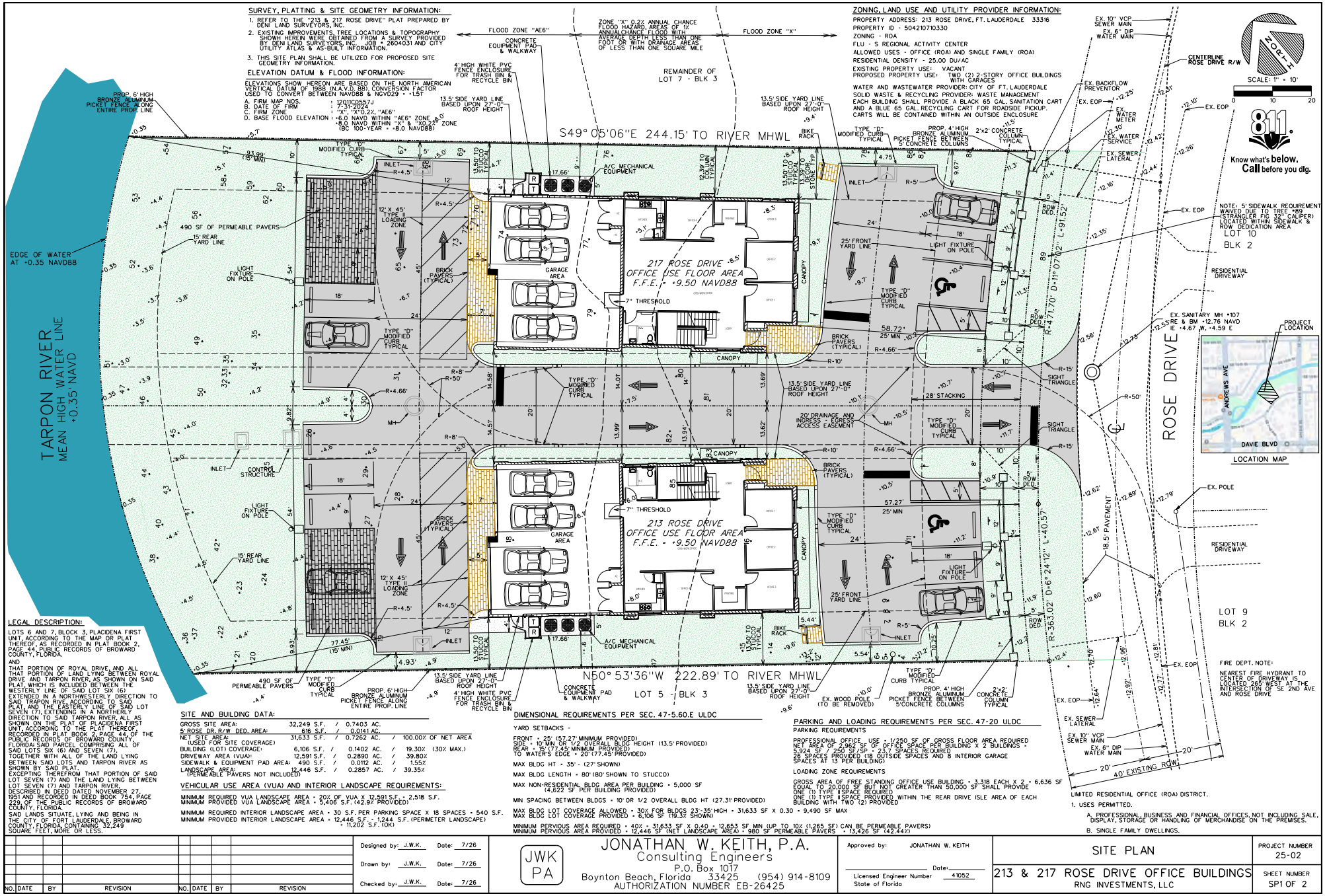
This item has been digitally signed & sealed by Jonathan Keith on the date adjoined to the seal using a SHA-1 authentication code.
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Digitally signed by Jonathan Keith
Date: 2026.08.20 13:10:13 -04'00'

JONATHAN W. KEITH, P.A.
Consulting Engineers
Licensed Eng. No. 41052
State of Florida

Date: _____

DATE: 7/25/2026
PROJECT NUMBER: 25-02



LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 3, PLACIDENA FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THAT PORTION OF ROYAL DRIVE, AND ALL THAT PORTION OF LAND LYING BETWEEN ROYAL DRIVE AND TARPON RIVER, AS SHOWN ON SAID PLAT, WHICH IS INCLUDED BETWEEN THE WESTERLY LINE OF SAID LOT SIX (6) EXTENDED IN A NORTHWESTERLY DIRECTION TO SAID TRAPON RIVE, ACCORDING TO SAID PLAT, AND THE EASTERLY LINE OF SAID LOT SEVEN (7), EXTENDING IN A NORTHERLY DIRECTION TO SAID TARPON RIVER, ALL AS SHOWN ON THE PLAT OF PLACIDENA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL COMPRISING ALL OF SAID LOTS SIX (6) AND SEVEN (7), TOGETHER WITH ALL OF THE LAND LYING BETWEEN SAID LOTS AND TARPON RIVER AS SHOWN BY SAID PLAT.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT SEVEN (7) AND THE LAND LYING BETWEEN LOT SEVEN (7) AND TARPON RIVER, DESCRIBED IN DEED DATED NOVEMBER 27, 1951 AND RECORDED IN DEED BOOK 754, PAGE 229, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 32,249 SQUARE FEET, MORE OR LESS.

SITE AND BUILDING DATA:

GROSS SITE AREA:	32,249 S.F.	/	0.7403 AC.	
5' ROSE DR. R/W DED. AREA:	616 S.F.	/	0.0141 AC.	
NET SITE AREA: (USED FOR SITE COVERAGE)	31,633 S.F.	/	0.7262 AC.	100.00% OF NET AREA
BUILDING (LOT) COVERAGE:	6,106 S.F.	/	0.1402 AC.	/ 19.30% (30% MAX.)
DRIVEWAY AREA (VUA):	12,591 S.F.	/	0.2890 AC.	/ 39.80%
SIDEWALK & EQUIPMENT PAD AREA:	490 S.F.	/	0.0112 AC.	/ 1.55%
LANDSCAPE AREA: (PERMEABLE PAVERS NOT INCLUDED)	12,446 S.F.	/	0.2857 AC.	/ 39.35%

VEHICULAR USE AREA (VUA) AND INTERIOR LANDSCAPE REQUIREMENTS:

MINIMUM REQUIRED VUA LANDSCAPE AREA = 20% OF VUA X 12,591 S.F. = 2,518 S.F.
MINIMUM PROVIDED VUA LANDSCAPE AREA = 5,406 S.F. (42.9% PROVIDED)

MINIMUM REQUIRED INTERIOR LANDSCAPE AREA = 30 S.F. PER PARKING SPACE X 18 SPACES = 540 S.F.
MINIMUM PROVIDED INTERIOR LANDSCAPE AREA = 12,446 S.F. - 1,244 S.F. (PERIMETER LANDSCAPE) = 11,202 S.F. (OK)

DIMENSIONAL REQUIREMENTS PER SEC. 47-5.60.E ULDC

YARD SETBACKS -

FRONT = 25' (57.27' MINIMUM PROVIDED)
SIDE = 10' MIN. OR 1/2 OVERALL BLDG HEIGHT (13.5' PROVIDED)
REAR = 15' (77.45' MINIMUM PROVIDED)
TO WATER'S EDGE = 20' (77.45' PROVIDED)

MAX BLDG HT = 35' - (27' SHOWN)

MAX BLDG LENGTH = 80' (80' SHOWN TO STUCCO)

MIN SPACING BETWEEN BLDGS = 10' OR 1/2 OVERALL BLDG HT (27.31' PROVIDED)

MAX BLDG LOT COVERAGE ALLOWED = 30% FOR BLDGS 23'-35' HIGH = 31,633 SF X 0.30 = 9,490 SF MAX
MAX BLDG LOT COVERAGE PROVIDED = 6,106 SF (19.3% SHOWN)

MINIMUM PERVIOUS AREA REQUIRED = 40% = 31,633 SF X 0.40 = 12,653 SF MIN (UP TO 10% (1,265 SF) CAN BE PERMEABLE PAVERS)
MINIMUM PERVIOUS AREA PROVIDED = 12,446 SF (NET LANDSCAPE AREA) + 980 SF PERMEABLE PAVERS = 13,426 SF (42.44%)

PARKING AND LOADING REQUIREMENTS PER SEC. 47-20 ULDC

PARKING REQUIREMENTS

PROFESSIONAL OFFICE USE = 1/250 SF OF GROSS FLOOR AREA REQUIRED
NET AREA OF 2,962 SF OF OFFICE SPACE PER BUILDING X 2 BUILDINGS = 5,924 SF / 250 SF/SP = 23.7 SPACES REQUIRED
26 SPACES PROVIDED (18 OUTSIDE SPACES AND 8 INTERIOR GARAGE SPACES AT 13 PER BUILDING)

LOADING ZONE REQUIREMENTS

GROSS AREA OF FREE STANDING OFFICE USE BUILDING = 3,318 EACH X 2 = 6,636 SF
EQUAL TO 20,000 SF BUT NOT GREATER THAN 50,000 SF SHALL PROVIDE
ONE (1) TYPE II SPACE REQUIRED
ONE (1) TYPE II SPACE PROVIDED WITHIN THE REAR DRIVE ISLE AREA OF EACH BUILDING WITH TWO (2) PROVIDED

LIMITED RESIDENTIAL OFFICE (ROA) DISTRICT.

1. USES PERMITTED.

A. PROFESSIONAL, BUSINESS AND FINANCIAL OFFICES, NOT INCLUDING SALE, DISPLAY, STORAGE OR HANDLING OF MERCHANDISE ON THE PREMISES.

B. SINGLE FAMILY DWELLINGS.

NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 7/26
Drawn by: J.W.K. Date: 7/26
Checked by: J.W.K. Date: 7/26

JWK PA

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

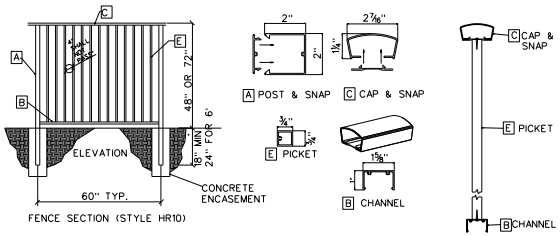
Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

SITE PLAN

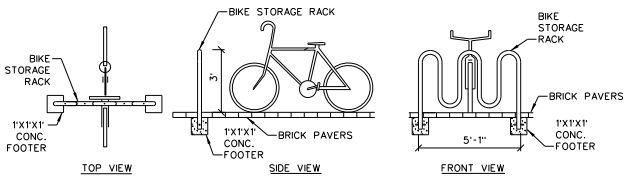
213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

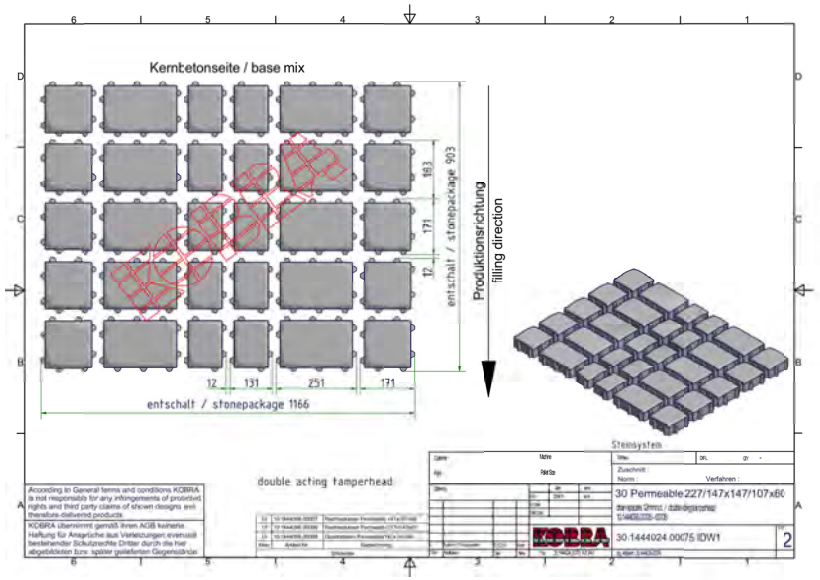
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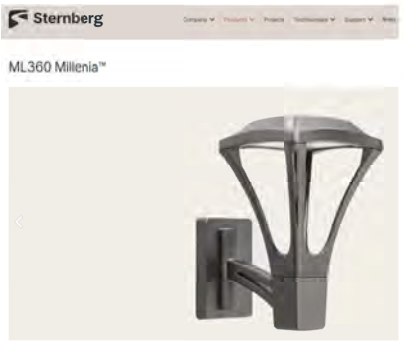


BRONZE COLORED ALUMINUM
PERIMETER DECORATIVE FENCE DETAILS



BIKE STORAGE RACK DETAIL





EXTERIOR WALL SCONCE



EXTERIOR POLE MOUNTED
PARKING AREA LIGHT FIXTURE

OLDE TOWNE PERMEABLE PAVERS

TREMRON
A QUIKRETE® COMPANY

NATURAL GREY
Grey Solid



PERMEABLE PAVER DETAILS
BY TREMRON OR APPROVED EQUAL



DRIVEWAY APRONS AND ENTRY WALKS
TREMRON 4 X 8 PAVERS
COLOR: GRANITE (GREY BLEND)

4" X 8" BRICK PAVER DETAIL
BY TREMRON OR APPROVED EQUAL

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

SITE PLAN DETAILS AND NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

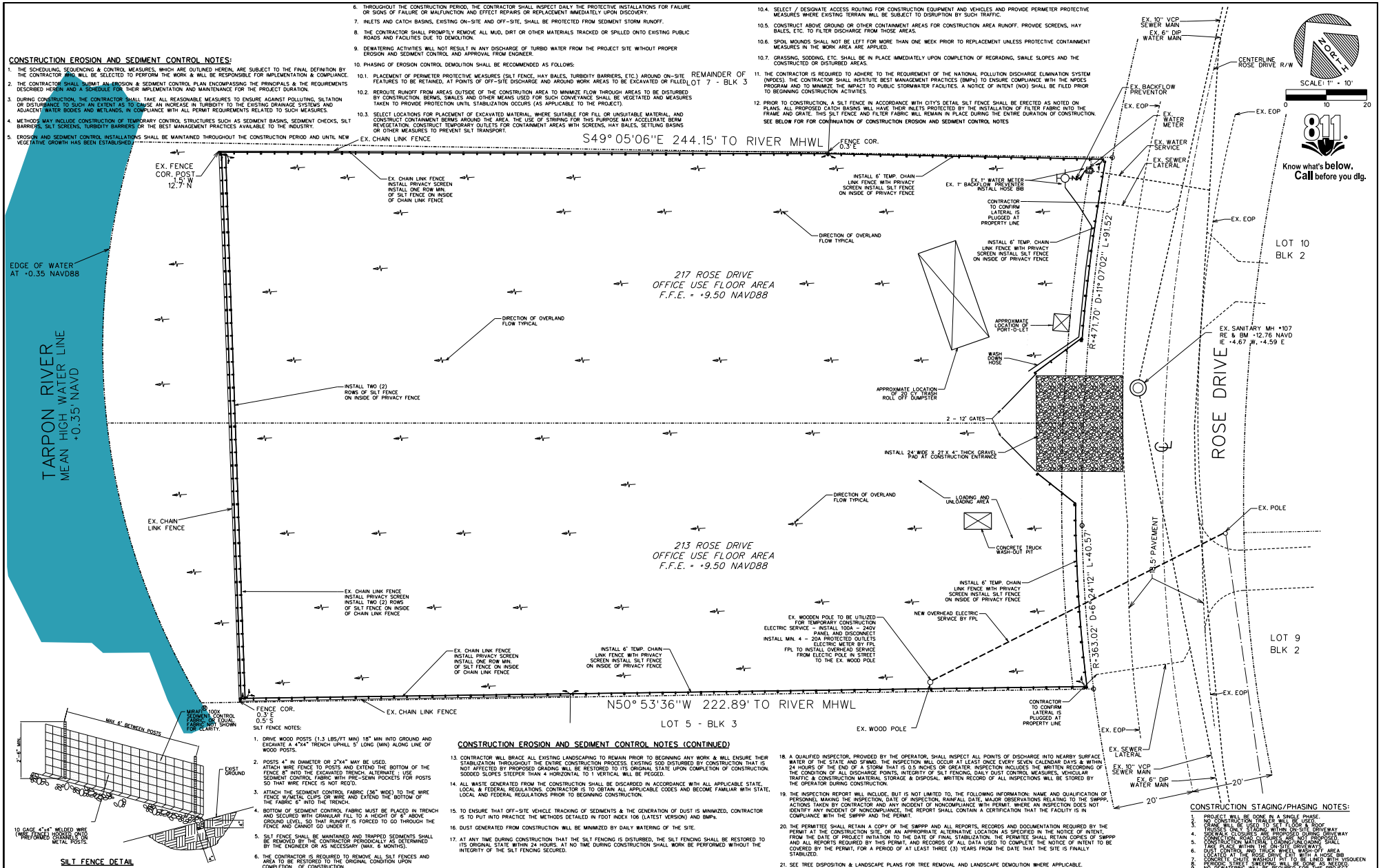
PROJECT NUMBER 25-02

SHEET NUMBER SP 2 OF 2

CONSTRUCTION EROSION AND SEDIMENT CONTROL NOTES:

1. THE SCHEDULING, SEQUENCING & CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO THE FINAL DEFINITION BY THE CONTRACTOR WHO WILL BE SELECTED TO PERFORM THE WORK & WILL BE RESPONSIBLE FOR IMPLEMENTATION & COMPLIANCE.
2. THE CONTRACTOR SHALL SUBMIT AN EROSION & SEDIMENT CONTROL PLAN ENCOMPASSING THE PRINCIPALS & THE REQUIREMENTS DESCRIBED HEREIN AND A SCHEDULE FOR THEIR IMPLEMENTATION AND MAINTENANCE FOR THE PROJECT DURATION.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTATION OR DISTURBANCE TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEMS AND ADJACENT WATER BODIES AND WETLANDS, IN COMPLIANCE WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES.
4. METHODS MAY INCLUDE CONSTRUCTION OF TEMPORARY CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, SILT BARRIERS, SILT SCREENS, TURBIDITY BARRIERS OR THE BEST MANAGEMENT PRACTICES AVAILABLE TO THE INDUSTRY.
5. EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL NEW VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
6. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL INSPECT DAILY THE PROTECTIVE INSTALLATIONS FOR FAILURE OR SIGNS OF FAILURE OR MALFUNCTION AND EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.
7. INLETS AND CATCH BASINS, EXISTING ON-SITE AND OFF-SITE, SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF.
8. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES DUE TO DEMOLITION.
9. DEWATERING ACTIVITIES WILL NOT RESULT IN ANY DISCHARGE OF TURBID WATER FROM THE PROJECT SITE WITHOUT PROPER EROSION AND SEDIMENT CONTROL AND APPROVAL FROM ENGINEER.
10. PHASING OF EROSION CONTROL DEMOLITION SHALL BE RECOMMENDED AS FOLLOWS:
    - 10.1. PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, HAY BALES, TURBIDITY BARRIERS, ETC.) AROUND ON-SITE FEATURES TO BE RETAINED, AT POINTS OF OFF-SITE DISCHARGE AND AROUND WORK AREAS TO BE EXCAVATED OR FILLED.
    - 10.2. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE CONSTRUCTION AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTURBED BY CONSTRUCTION. BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION OCCURS (AS APPLICABLE TO THE PROJECT).
    - 10.3. SELECT LOCATIONS FOR PLACEMENT OF EXCAVATED MATERIAL, WHERE SUITABLE FOR FILL OR UNSUITABLE MATERIAL, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPPING FOR THIS PURPOSE MAY ACCELERATE BERM REVEGETATION. CONSTRUCT TEMPORARY OUTLETS FOR CONTAINMENT AREAS WITH SCREENS, HAY BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORT.
    - 10.4. SELECT / DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
    - 10.5. CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, HAY BALES, ETC. TO FILTER DISCHARGE FROM THOSE AREAS.
    - 10.6. SPOIL MOUNDS SHALL NOT BE LEFT FOR MORE THAN ONE WEEK PRIOR TO REPLACEMENT UNLESS PROTECTIVE CONTAINMENT MEASURES IN THE WORK AREA ARE APPLIED.
    - 10.7. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF REGRADING, SWALE SLOPES AND THE CONSTRUCTED OR DISTURBED AREAS.
11. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE REQUIREMENT OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
12. PRIOR TO CONSTRUCTION, A SILT FENCE IN ACCORDANCE WITH CITY'S DETAIL SILT FENCE SHALL BE ERECTED AS NOTED ON PLANS. ALL PROPOSED CATCH BASINS WILL HAVE THEIR INLETS PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE. THIS SILT FENCE AND FILTER FABRIC WILL REMAIN IN PLACE DURING THE ENTIRE DURATION OF CONSTRUCTION.

SEE BELOW FOR FOR CONTINUATION OF CONSTRUCTION EROSION AND SEDIMENT CONTROL NOTES



SILT FENCE DETAIL

SILT FENCE NOTES:

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

CONSTRUCTION EROSION AND SEDIMENT CONTROL NOTES (CONTINUED)

13. CONTRACTOR WILL BRACE ALL EXISTING LANDSCAPING TO REMAIN PRIOR TO BEGINNING ANY WORK & WILL ENSURE THEIR STABILIZATION THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EXISTING SOD DISTURBED BY CONSTRUCTION THAT IS NOT AFFECTED BY PROPOSED GRADING WILL BE RESTORED TO ITS ORIGINAL STATE UPON COMPLETION OF CONSTRUCTION. SODDED SLOPES STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL WILL BE PEGGED.
14. ALL WASTE GENERATED FROM THE CONSTRUCTION SHALL BE DISCARDED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL & FEDERAL REGULATIONS. CONTRACTOR IS TO OBTAIN ALL APPLICABLE CODES AND BECOME FAMILIAR WITH STATE, LOCAL AND FEDERAL REGULATIONS PRIOR TO BEGINNING CONSTRUCTION.
15. TO ENSURE THAT OFF-SITE VEHICLE TRACKING OF SEDIMENTS & THE GENERATION OF DUST IS MINIMIZED, CONTRACTOR IS TO PUT INTO PRACTICE THE METHODS DETAILED IN FDOT INDEX 106 (LATEST VERSION) AND BMPs.
16. DUST GENERATED FROM CONSTRUCTION WILL BE MINIMIZED BY DAILY WATERING OF THE SITE.
17. AT ANY TIME DURING CONSTRUCTION THAT THE SILT FENCING IS DISTURBED, THE SILT FENCING SHALL BE RESTORED TO ITS ORIGINAL STATE WITHIN 24 HOURS. AT NO TIME DURING CONSTRUCTION SHALL WORK BE PERFORMED WITHOUT THE INTEGRITY OF THE SILT FENCING SECURED.
18. A QUALIFIED INSPECTOR, PROVIDED BY THE OPERATOR, SHALL INSPECT ALL POINTS OF DISCHARGE INTO NEARBY SURFACE WATER OF THE STATE AND SFWMD. THE INSPECTION WILL OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS & WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER. INSPECTION INCLUDES THE WRITTEN RECORDING OF THE CONDITION OF ALL DISCHARGE POINTS, INTEGRITY OF SILT FENCING, DAILY DUST CONTROL MEASURES, VEHICULAR TRAFFIC & CONSTRUCTION MATERIAL STORAGE & DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS WILL BE STORED BY THE OPERATOR DURING CONSTRUCTION.
19. THE INSPECTION REPORT WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION: NAME AND QUALIFICATION OF PERSONNEL MAKING THE INSPECTION, DATE OF INSPECTION, RAINFALL DATE, MAJOR OBSERVATIONS RELATING TO THE SWPPP, ACTIONS TAKEN BY CONTRACTOR AND ANY INCIDENT OF NONCOMPLIANCE WITH PERMIT. WHERE AN INSPECTION DOES NOT IDENTIFY ANY INCIDENT OF NONCOMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE PERMIT.
20. THE PERMITTEE SHALL RETAIN A COPY OF THE SWPPP AND ALL REPORTS, RECORDS AND DOCUMENTATION REQUIRED BY THE PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. THE PERMITTEE SHALL RETAIN COPIES OF SWPPP AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THE PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.
21. SEE TREE DISPOSITION & LANDSCAPE PLANS FOR TREE REMOVAL AND LANDSCAPE DEMOLITION WHERE APPLICABLE.

CONSTRUCTION STAGING/PHASING NOTES:

1. PROJECT WILL BE DONE IN A SINGLE PHASE.
2. NO CONSTRUCTION TRAILER WILL BE USED.
3. CRANE WILL BE USED TO SET FLOOR & ROOF TRUSSES ONLY, STAGING WITHIN ON-SITE DRIVEWAY.
4. SIDEWALK CLOSURES ARE PROPOSED DURING DRIVEWAY CONNECTION, ROAD CLOSURES ARE NOT PROPOSED.
5. CONSTRUCTION MATERIAL LOADING/UNLOADING SHALL TAKE PLACE WITHIN THE ON-SITE DRIVEWAYS.
6. EROSION CONTROL AND TREE PROTECTION TO BE INSTALLED AND IN PLACE PRIOR TO ROSE DRIVE EXCAVATION.
7. CONCRETE CHUTE WASHOUT PIT TO BE LINED WITH VISQUEEN
8. PERIODIC STREET SWEEPING WILL BE DONE AS NEEDED.
9. NO DEWATERING WILL BE REQUIRED FOR THIS PROJECT.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by:_____ Date:_____
Drawn by:_____ Date:_____
Checked by:_____ Date:_____

JWK PA

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

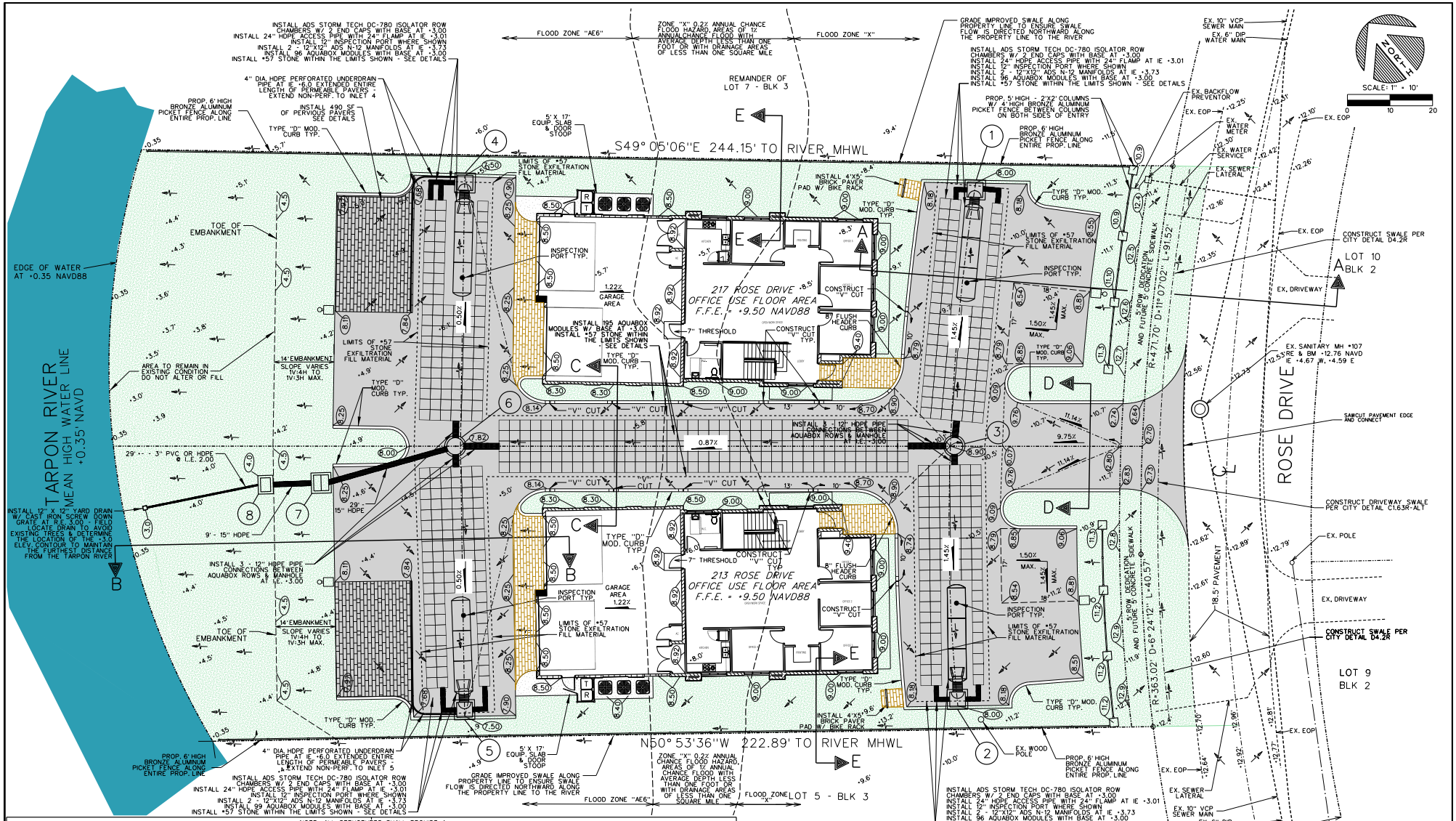
Approved by: JONATHAN W. KEITH
Date:_____
Licensed Engineer Number 41052
State of Florida

CONSTRUCTION STAGING & SWPP PLAN

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

SHEET NUMBER SWPP 1 OF 1



DRAINAGE STRUCTURE SCHEDULE

NOTE: ALL STRUCTURES SHALL PROVIDE A 24" MIN. SUMP BELOW LOWEST INVERT

STRUCTURE NUMBER	STRUCTURE DESCRIPTION	INSTALL PRB	GRATE ELEVATION	INVERT ELEVATION N	W	S	E
1	TYPE "P" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ USF 4155 - 6213 FRAME & GRATE	YES	8.00		3.73	3.00	3.73
2	TYPE "P" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ USF 4155 - 6213 FRAME & GRATE	YES	8.00	3.00	3.73		3.73
3	4' DIA. MANHOLE PER FDOT INDEX 200 & 201 W/ USF 420 FRAME & LID	NO	8.90	3.00	3.00	3.00	
4	TYPE "P" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ USF 4155 - 6213 FRAME & GRATE	YES	7.50		4.50 (4") 3.73 (12")	3.00	3.73
5	TYPE "P" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ USF 4155 - 6213 FRAME & GRATE	YES	7.50	3.00	4.50 (4") 3.73 (12")		3.73
6	4' DIA. MANHOLE PER FDOT INDEX 200 & 201 W/ USF 4155 - 6213 FRAME & GRATE	NO	7.82	3.00	3.00	3.00	3.00
7	CONTROL STRUCTURE -TYPE "D" DITCH INLET PER BOTTOM FDOT INDEX 232 - SET WEIR CREST AT +6.13 NAVD88, 3" DIA ORIFICE AT 3.00 NAVD88	NO	8.25		3.00		3.00
8	TYPE "D" DITCH BOTTOM INLET PER FDOT INDEX 232	NO	4.00		2.00 3" PVC		2.00

GENERAL NOTES, ELEVATION DATUM & FLOOD INFORMATION:

1. SEE SITE PLAN & PLAT FOR GEOMETRIC & SITE LAYOUT INFORMATION.
2. SEE SHEET PD2 OF 4 FOR DRAINAGE SYSTEM DETAILS & NOTES.
3. SEE SHEET PD3 OF 4 FOR DRAINAGE SYSTEM GRADING SECTIONS & NOTES.
4. SEE SHEET PD4 OF 4 FOR ABS STORM TECH & AQUABOX CHAMBER DETAILS.
5. REFER TO THE "213 ROSE DRIVE" PLAT PREPARED BY DENI LAND SURVEYORS, INC. AND SITE PLAN FOR SITE GEOMETRY.
6. EXISTING IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREIN WERE OBTAINED FROM A SURVEY PROVIDED BY DENI LANDSURVEYORS, INC. JOB # 2604031 AND CITY UTILITY ATLAS & AS-BUILT INFORMATION.
7. ELEVATIONS SHOW HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88). CONVERSION FACTOR USED TO CONVERT BETWEEN NAVD88 & NGVD29 = -1.51'

A. FIRM MAP NOS. : 12011C0557J
B. DATE OF FIRM : 7-31-2024
C. FIRM ZONE : "X", "X" 0.2%, "AE6"
D. BASE FLOOD ELEVATION : +6.0 NAVD WITHIN "AE6" ZONE, +8.0 NAVD WITHIN "X" & "X" 0.2% ZONE (BC 100-YEAR = +8.0 NAVD88)

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

NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

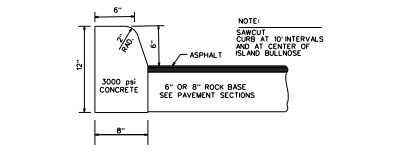
JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

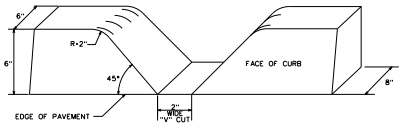
PAVEMENT AND DRAINAGE SYSTEM PLAN

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

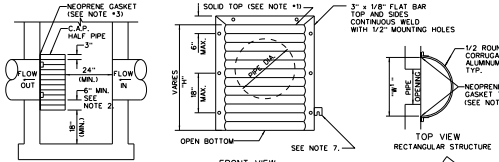
PROJECT NUMBER 25-02
SHEET NUMBER PD1 OF 4



TYPE "D" MODIFIED CURB DETAIL



TYPE "D" MODIFIED CURB
"V" CUT DETAIL



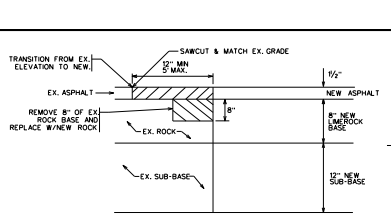
PIPE DIA.	W1 (IN)	W2 (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

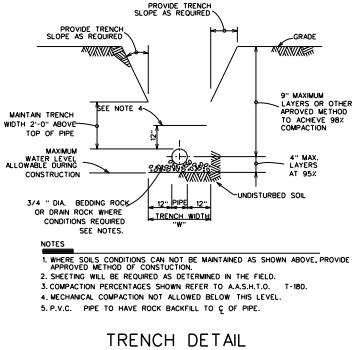
NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 6" BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES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

POLLUTION RETARDANT BAFFLE DETAIL

NOT TO SCALE



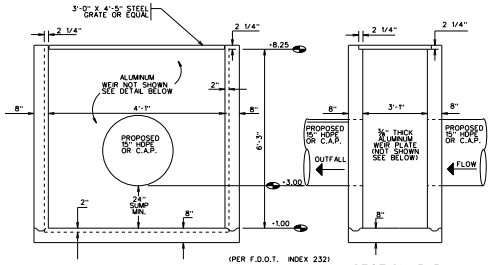
ASPHALT CONNECTION DETAIL

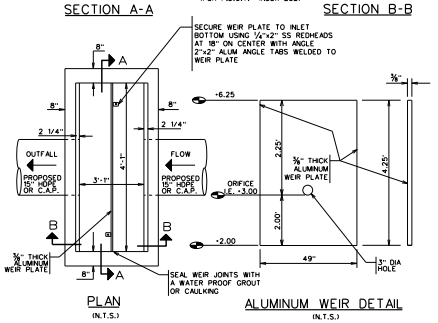


NOTES
1. WHERE SOILS CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. COMPACTION PERCENTAGES SHOWN REFER TO A.A.S.H.T.O. T-180.
4. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL.
5. P.V.C. PIPE TO HAVE ROCK BACKFILL TO ℄ OF PIPE.

TRENCH DETAIL

(UNPAVED AREAS)





PLAN
(N.T.S.)

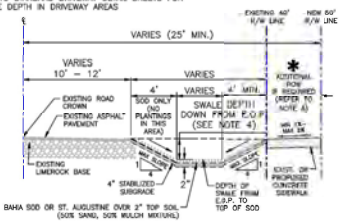
ALUMINUM WEIR DETAIL
(N.T.S.)

MODIFIED TYPE "D" DITCH BOTTOM INLET DETAIL
FOR STRUCTURE 7

ELEVATIONS SHOW HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). CONVERSION FACTOR USED TO CONVERT BETWEEN NAVD88 & NGVD29 = -1.51'

CONSTRUCTION NOTES:

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



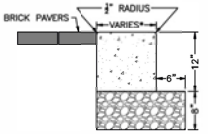
SPECIAL NOTE:

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

R1-2/2016

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

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



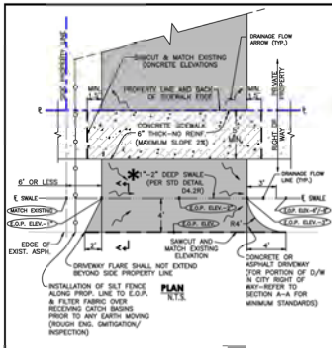
HEADER CURB

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

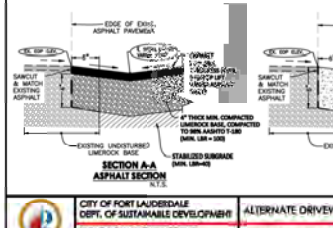
DATE: JAN.'82 REVISED: MARCH '09	SCALE: N.T.S. DRAWN BY:	HEADER CURB C 3.3

GENERAL NOTES:

1. 1' WIDE FLARE OR OPTIONAL 4' RADIUS
2. UTILITY LOCATES SHALL BE CALLED AND DOCUMENTED PRIOR TO FIRST INSPECTION.
3. IF NEW DRIVEWAY LIMITS COVER EXISTING SEWER LATERAL:
   A. NEW CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE WITH NEW TRAFFIC RATED BOX OR
   B. EXISTING SEWER LATERAL SHALL BE RELOCATED WITH NEW CLEAN OUT INSTALLED AT PROPERTY LINE
4. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY RIGHT OF WAY CONSTRUCTION & ENGINEERING STD DETAIL C2.1, AND RUN CONTINUOUSLY THROUGH ALL DRIVEWAYS.
5. PAVEMENT GRADES SHALL BE SLOPED TO INSURE PROPER DRAINAGE TO SWALE IN CONFORMANCE WITH STD DETAIL D4.2R.
6. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER OR INSPECTOR. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, & DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION.
7. FOR DRIVEWAYS CONSTRUCTED THAT PROVIDE MORE THAN 6" FROM PROPERTY LINE, CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD DRIVEWAY PAVER DETAIL C1.3R.



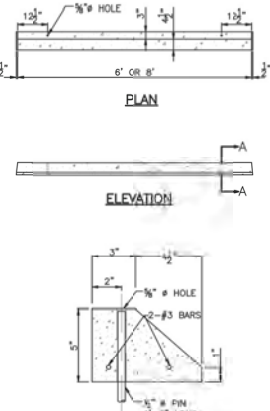
NOTE: FINAL DRIVEWAY ELEVATION AT SWALE MEASURED TO TOP OF PAVER (NOT HEADER CURB) FOR ALT. CURB DITAIL



R1-2/2016

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	ALTERNATE DRIVEWAY W/OUT CURB	ISSUED: /2016	
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: C1.3R-ALT	

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



DATE: JAN.'82 REVISED: MARCH '09	SCALE: N.T.S. DRAWN BY:	STANDARD WHEEL STOP C 3.2

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

PAVEMENT AND DRAINAGE SYSTEM
DETAILS AND NOTES

PROJECT NUMBER 25-02

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

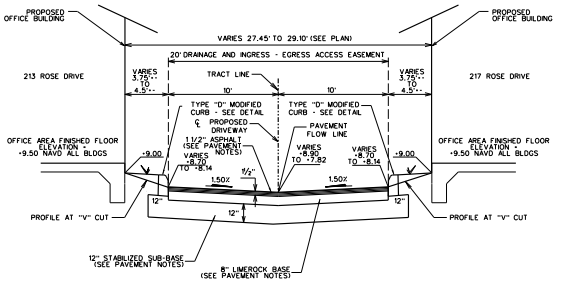
SHEET NUMBER PD3 OF 4

PAVEMENT NOTES:

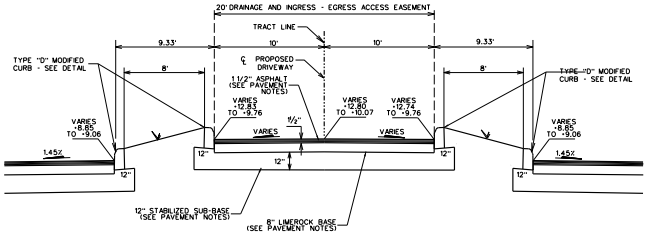
1. THE DRIVEWAY WEARING SURFACE SHALL BE 1½ INCHES THICK AND SHALL ASPHALTIC CONCRETE TYPE S-3.
2. THE LIMEROCK BASE SHALL BE 6 INCHES THICK WITHIN ALL ON-SITE DRIVEWAYS AND PARKING SPACES. THE LIMEROCK BASE SHALL BE 8 INCHES THICK WITHIN THE CITY RIGHT-OF-WAY AND ALLEY ROW. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 100 AND HAVE A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 70, UNLESS OTHERWISE APPROVED. THE LIMEROCK BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180.
3. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUB-BASE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND CITY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTS.
4. THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWING OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF--RECORD AND THE CITY ENGINEER OR DESIGNEE.
5. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF WEARING SURFACE SHALL VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING LIMIT SHALL BE CORRECTED.
6. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED AND TESTED.
7. PRIME AND TACK COATS FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
8. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY, PARKING AND UTILITY/DRAINAGE EASEMENT AREAS SHALL BE REMOVED. NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
9. ALL REPAIRS AND CONNECTIONS TO EXISTING PAVEMENT SHALL RECEIVE A SAW-CUT EDGE PRIOR TO RELAYING ASPHALT PAVEMENT.

BRICK PAVER NOTES:

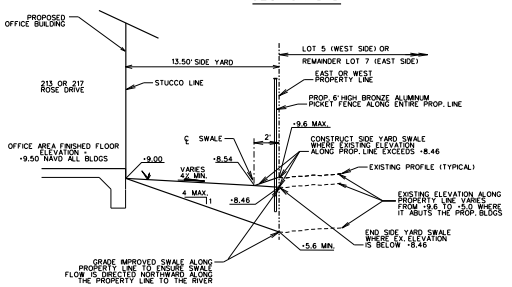
1. CONTRACTOR SHALL GIVE SPECIAL ATTENTION TO ACHIEVE COMPACTION REQUIREMENTS AT AREAS ADJACENT TO EDGE RESTRAINTS, CATCH BASINS, AND UTILITY STRUCTURES.
2. CONTRACTOR SHALL FORM THE INTENDED SURFACE PROFILE OF THE BASE SO THAT THE PAVERS CAN BE PLACED ON A UNIFORM THICKNESS OF BEDDING SAND.
3. SURFACE OF COMPACTED 4" LIMEROCK BASE SHALL BE SMOOTH WITH A SURFACE SMOOTHNESS MAXIMUM TOLERANCE OF + /- 3/8" OVER A 10' STRAIGHTEDGE. UNEVEN AREAS OF THE LIMEROCK BASE SURFACE MUST BE MADE LEVEL PRIOR TO PLACING THE BEDDING SAND. BEDDING SAND SHALL NOT BE USED TO COMPENSATE FOR AN UNEVEN BASE.
4. CONTRACTOR SHALL ENSURE THAT ALL SURROUNDINGS CONTAINING EDGES, AND COMPACTED BASE ARE COMPLETED PRIOR TO INITIATING PAVER INSTALLATION.
5. BEDDING SAND SHALL CONFORM TO ASTMC33 (CONCRETE SAND) WITH 0% PASSING NO.200 SIEVE. SPREAD BEDDING SAND AT OPTIMUM MOISTURE CONTENT EVENLY OVER BASE AND SCREED SAND TO AN EVEN THICKNESS OF 1" (+/-3/16in.). THE SCREEDED SAND SHOULD NOT BE DISTURBED.
6. LAY PAVERS IN THE PATTERN INDICATED, MAINTAIN STRAIGHT JOINT LINES. JOINTS BETWEEN PAVERS SHALL BE CONSISTENT AND BETWEEN 1/16 TO 1/8 INCH WIDE.
7. AFTER AN AREA OF PAVERS ARE PLACED, IT SHALL BE COMPACTED WITH A VIBRATING PLATE COMPACTOR, EXERTING 5000 LBS. OF CENTRIFUGAL COMPACTION FORCE, WITH SURFACE CLEAN AND JOINTS UNSANDED. A MINIMUM OF THREE PASSES SHALL BE MADE. PLATE VIBRATOR SHALL HAVE A RUBBER MAT OR ROLLER FEET TO AVOID CHIPPING THE PAVERS.
8. JOINT SAND SHALL BE FINER THAN THE BEDDING SAND TO FACILITATE FILLING OF THE JOINTS. THIS CAN OBTAINED BY PASSING THE BEDDING SAND THROUGH A No. 8 SIEVE. AFTER THE FIRST PASS OF THE PLATE COMPACTOR, DRY JOINT SAND SHALL BE SWEPT INTO THE JOINTS AND THE PAVERS COMPACTED. REPEAT THE PROCESS UNTIL THE JOINTS ARE FILLED WITH SAND. WET SAND SHALL NOT BE INSTALLED.
9. CONTRACTOR SHALL LEAVE TOP OF PAVERS 3/16" ABOVE FINAL ELEVATION TO COMPENSATE FOR POSSIBLE MINOR SETTLING.
10. ALL CUTS TO BE VERTICAL AND TRUE, NO EDGE PIECE TO BE SMALLER THAN 1/3 FULL PAVER SIZE.



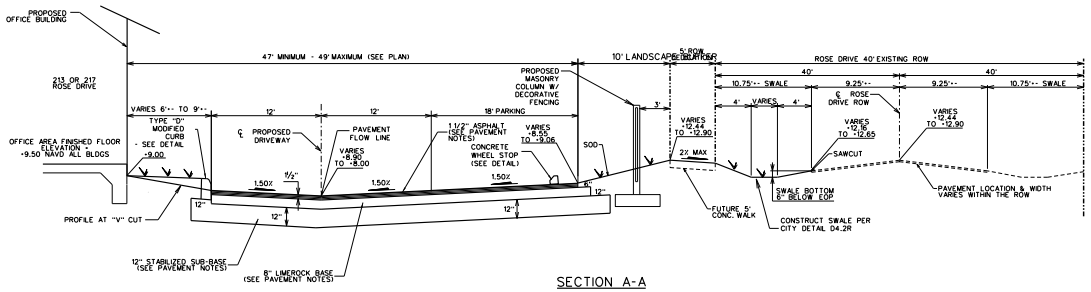
SECTION C-C



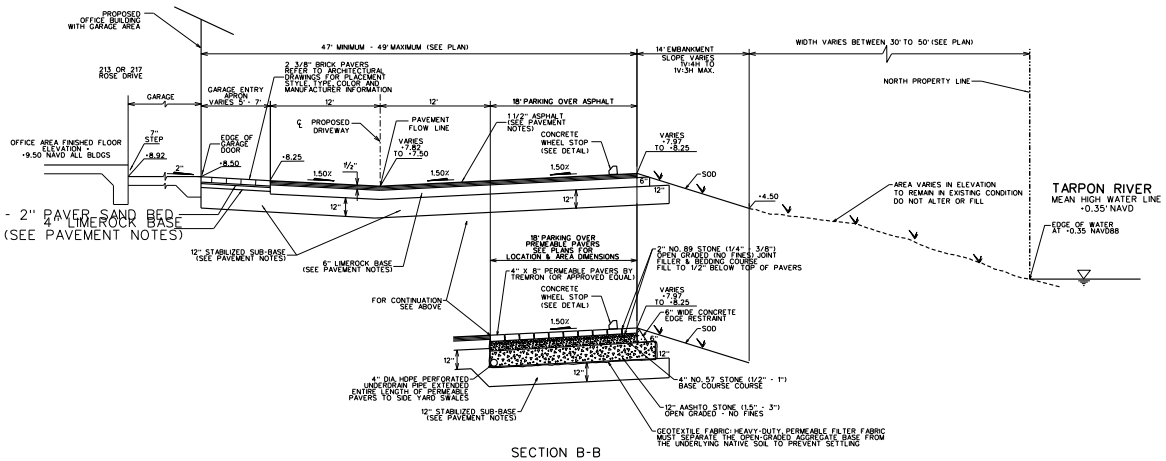
SECTION D-D



SECTION E-E



SECTION A-A



SECTION B-B

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

NOTE: ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

REFER TO SHEET GN 1 OF 1 FOR ADDITIONAL GENERAL, PAVING AND DRAINAGE NOTES

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA
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Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

PAVEMENT AND DRAINAGE SYSTEM
SECTIONS AND NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

SHEET NUMBER PD2 OF 4

DC=780 STORMTECH ISOLATOR CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH DC-780.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75+YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.9 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE SEPTR DEFLECTION VALUE AS SPECIFIED IN SECTION 6.2.9 OF ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE, DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS, TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 SYSTEM

1. STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS (IF APPLICABLE).
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE: AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SCU-310/DC-780/SC-800".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - I) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - II) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

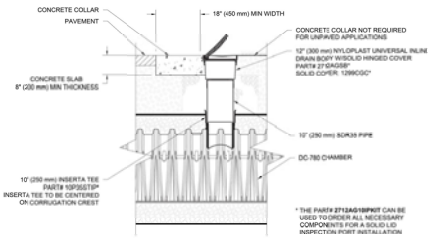
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

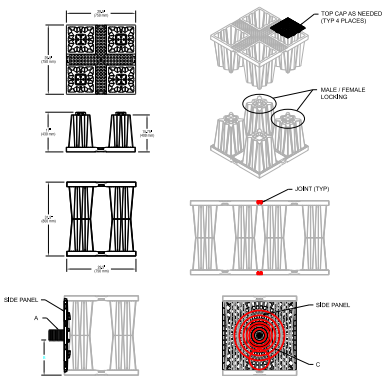
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



DC-780 10" (250 mm) INSPECTION PORT DETAIL
NTS

AQUABOX FULL MODULE TECHNICAL SPECIFICATION

NTS



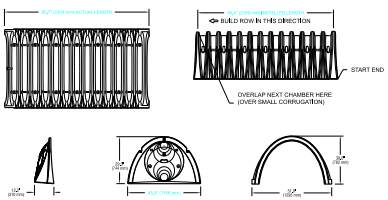
NOMINAL MODULE SPECIFICATIONS
SIZE (LENGTH X WIDTH X HEIGHT) — 29.5" X 29.5" X 31.5" (750 mm X 750 mm X 800 mm)
MODULE STORAGE — 15.26 CUBIC FEET (0.43 m³)

STUB CONNECTION	STUB (A)	INVERT (B)	MARKED CUT HOLE (C)
4" (100 mm) ADS N-12 (CONCENTRIC)	4" (100 mm)	13.7" (334 mm)	125 mm
6" (150 mm) ADS N-12 (ECCENTRIC)	6" (150 mm)	20.3" (516 mm)	200 mm
6" (150 mm) ADS N-12 (CONCENTRIC)	6" (150 mm)	11.9" (300 mm)	200 mm
8" (200 mm) ADS N-12	8" (200 mm)	11.1" (282 mm)	250 mm
10" (250 mm) ADS N-12*	10" (250 mm)	10.0" (253 mm)	315 mm
12" (300 mm) ADS N-12*	12" (300 mm)	8.8" (223 mm)	400 mm
15" (375 mm) ADS N-12*	15" (375 mm)	7.6" (198 mm)	400 mm
18" (450 mm) ADS N-12*	18" (450 mm)	5.8" (147 mm)	500 mm

NOTE: ALL DIMENSIONS ARE NOMINAL
"10" - 18" (250 mm - 450 mm) PIPE ENDS REQUIRE FIELD CUT PER DETAIL

DC-780 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) — 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE — 46.2 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE* — 75.4 CUBIC FEET (2.20 m³)
WEIGHT — 75.0 lbs. (33.4 kg)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H INSTALLED LENGTH) — 45.9" X 29.3" X 9.6" (1166 mm X 744 mm X 244 mm)
END CAP STORAGE — 2.8 CUBIC FEET (0.07 m³)
MINIMUM INSTALLED STORAGE** — 14.4 CUBIC FEET (0.40 m³)
WEIGHT — 11.7 lbs. (5.3 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS
** ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

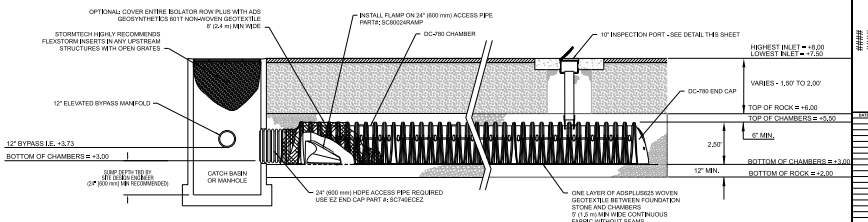
PART #	STUB	B	C
SC740EPE06TPC	6" (150 mm)	16.9" (470 mm)	—
SC740EPE06BPC		—	0.5" (13 mm)
SC740EPE08TPC	8" (200 mm)	16.9" (419 mm)	—
SC740EPE08BPC		—	0.6" (15 mm)
SC740EPE10TPC	10" (250 mm)	14.9" (368 mm)	—
SC740EPE10BPC		—	0.7" (18 mm)
SC740EPE12TPC	12" (300 mm)	12.5" (318 mm)	—
SC740EPE12BPC		—	1.2" (30 mm)
SC740EPE15TPC	15" (375 mm)	9.0" (229 mm)	—
SC740EPE15BPC		—	1.3" (33 mm)
SC740EPE18TPC	18" (450 mm)	5.0" (127 mm)	—
SC740EPE18BPC		—	1.8" (61 mm)
SC740ECE2*	24" (600 mm)	—	0.1" (3 mm)



ALL STUBS, EXCEPT FOR THE SC740ECE2 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECE2 THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"



DC-780 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF MAINTENANCE ROW
- B. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
  - I) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
  - II) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- C. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

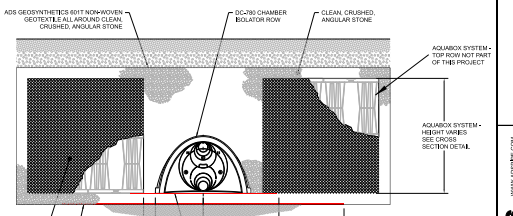
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE AQUABOX SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

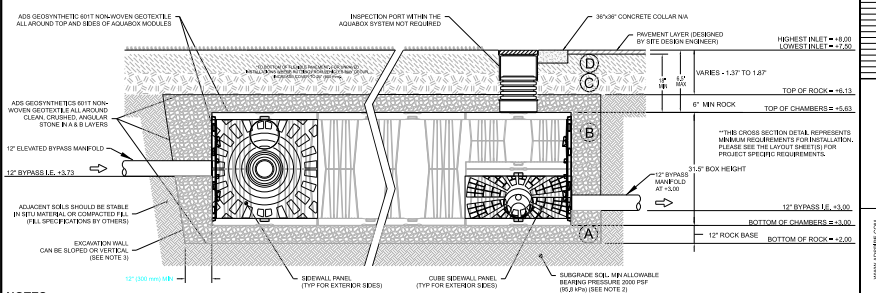


NOTE: SITE ENGINEER IS RESPONSIBLE FOR SPECIFYING SUBGRADE PREPARATION NECESSARY TO MEET THE PERFORMANCE REQUIREMENTS OF ADS AQUABOX-STORMTECH SYSTEM

ACCEPTABLE FILL MATERIALS : AQUABOX-1

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE AQUABOX MODULES. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE AQUABOX MODULES IS REACHED, COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**PERIMETER STONE:** FILL SURROUNDING THE AQUABOX MODULES FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43* 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW AQUABOX MODULES FROM THE SUBGRADE UP TO THE BOTTOM OF THE AQUABOX MODULE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43* 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #57 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 57 (AASHTO M43) STONE".
2. ADS AQUABOX COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT ADS FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. ADS AQUABOX MODULES SHALL BE PRODUCED TO REQUIREMENTS OF AND DESIGNED IN ACCORDANCE WITH ASTM F3754-25 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CRATE STORMWATER STORAGE SYSTEMS"
2. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE PERFORMANCE CHARACTERISTICS OF THE SUBGRADE SOILS WITH CONSIDERATION FOR THE RANGE OF EXPECTED MOISTURE CONDITIONS. SUBGRADE PREPARATION AND/OR IMPROVEMENT SHOULD BE SPECIFIED BY THE DESIGN ENGINEER AS NECESSARY TO MEET THE PERFORMANCE REQUIREMENTS OF THE ADS AQUABOX SYSTEM.
3. EXCAVATION WALL SHOULD BE COMPLIANT WITH OSHA SAFETY STANDARDS. DEEPER EXCAVATIONS AND MULTI-LAYER AQUABOX SYSTEMS MAY REQUIRE SLOPED OR BENCHED EXCAVATIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL.

ELEVATIONS SHOW HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). CONVERSION FACTOR USED TO CONVERT BETWEEN NAVD88 & NGVD29 = -1.51'

NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 7/26
Drawn by: J.W.K. Date: 7/26
Checked by: J.W.K. Date: 7/26

JWK PA

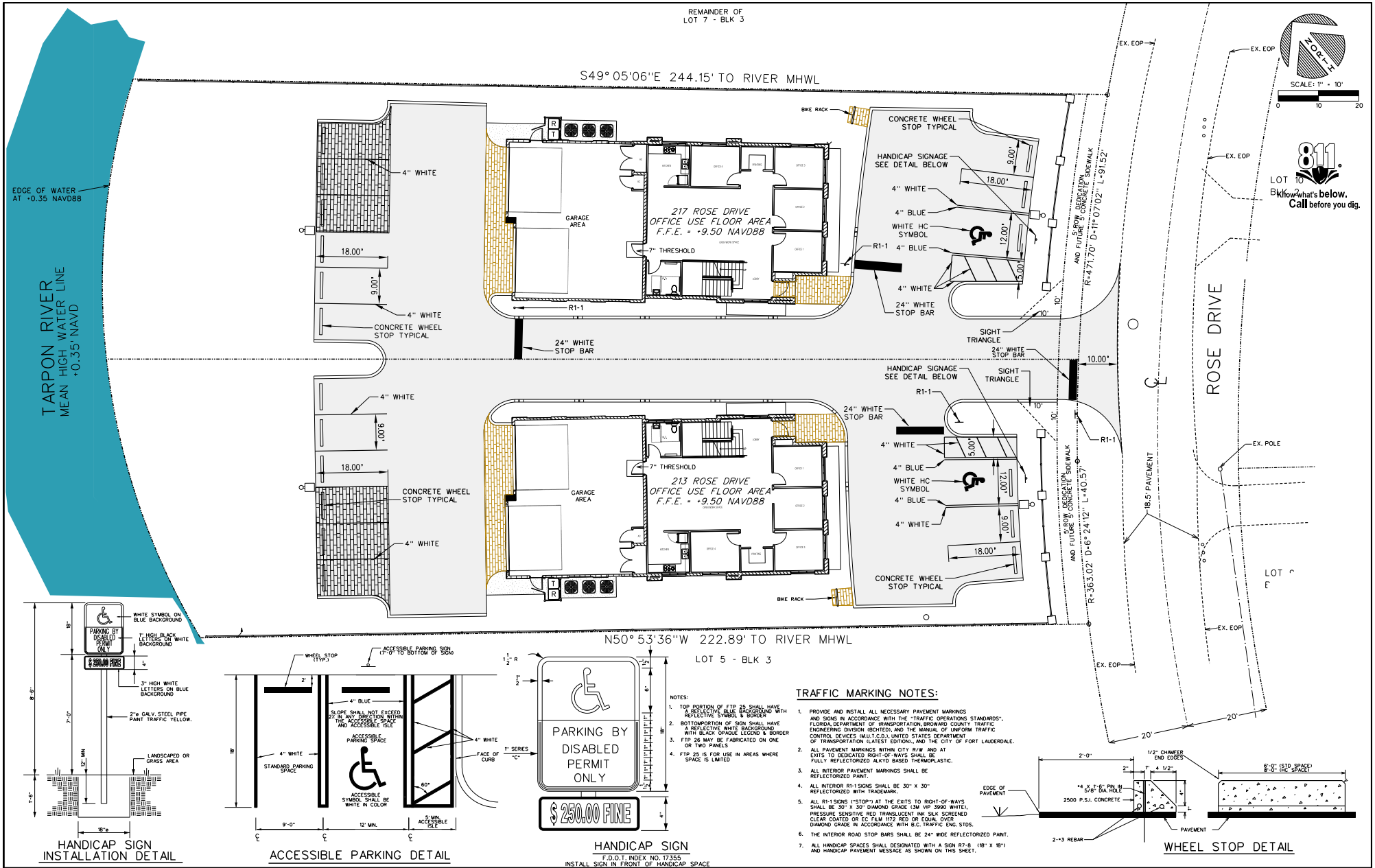
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

PAVEMENT AND DRAINAGE SYSTEM
ADS STORM TECH & AQUABOX CHAMBER SYSTEM
DETAILS AND NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENT LLC

PROJECT NUMBER 25-02
SHEET NUMBER PD4 OF 4



HANDICAP SIGN
INSTALLATION DETAIL

ACCESSIBLE PARKING DETAIL

HANDICAP SIGN

F.D.O.T. INDEX NO. 17355
INSTALL SIGN IN FRONT OF HANDICAP SPACE

NOTES:
1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH REFLECTIVE SYMBOL & BORDER
2. BOTTOMPORTION OF SIGN SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER
3. FTP 26 MAY BE FABRICATED ON ONE OR TWO PANELS
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED

TRAFFIC MARKING NOTES:

1. PROVIDE AND INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE "TRAFFIC OPERATIONS STANDARDS", FLORIDA DEPARTMENT OF TRANSPORTATION, BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCHTED), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), UNITED STATES DEPARTMENT OF TRANSPORTATION (LATEST EDITION), AND THE CITY OF FORT LAUDERDALE.
2. ALL PAVEMENT MARKINGS WITHIN CITY R/W AND AT EXITS TO DEDICATED RIGHT-OF-WAYS SHALL BE FULLY REFLECTORIZED ALKYD BASED THERMOPLASTIC.
3. ALL INTERIOR PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.
4. ALL INTERIOR R1-1 SIGNS SHALL BE 30" X 30" REFLECTORIZED WITH TRADEMARK.
5. ALL R1-1 SIGNS ("STOP") AT THE EXITS TO RIGHT-OF-WAYS SHALL BE 30" X 30" DIAMOND GRADE (3M VIP 3990 WHITE), PRESSURE SENSITIVE RED TRANSLUCENT INK SILK SCREENED CLEAR COATED OR EC FILM 1172 RED OR EQUAL OVER DIAMOND GRADE IN ACCORDANCE WITH B.C. TRAFFIC ENG. STDS.
6. THE INTERIOR ROAD STOP BARS SHALL BE 24" WIDE REFLECTORIZED PAINT.
7. ALL HANDICAP SPACES SHALL DESIGNATED WITH A SIGN R7-8 (18" X 18") AND HANDICAP PAVEMENT MESSAGE AS SHOWN ON THIS SHEET.

WHEEL STOP DETAIL

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

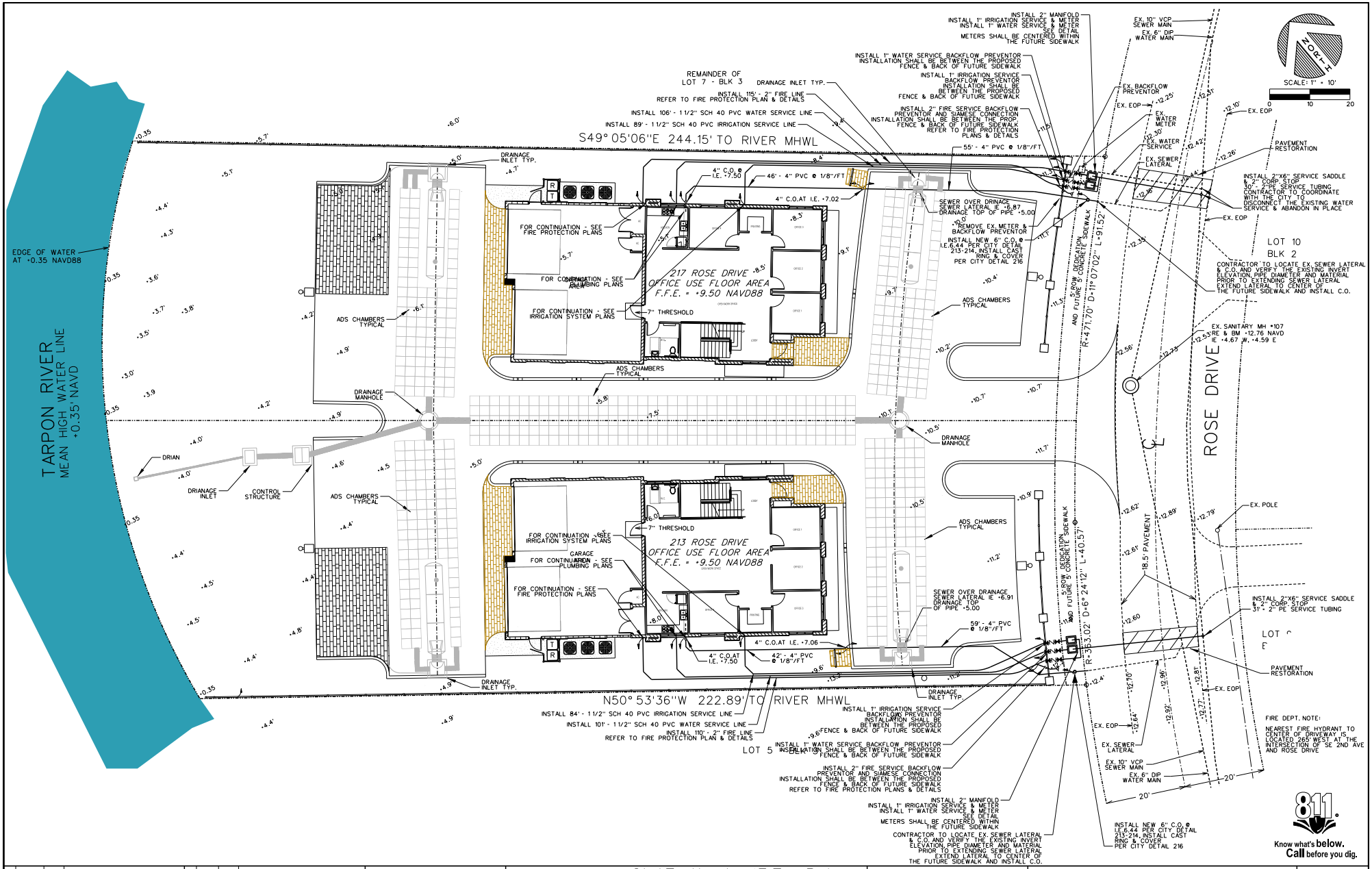
Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

PAVEMENT MARKINGS AND SIGNAGE
PLAN AND NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

SHEET NUMBER PM1 OF 1



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

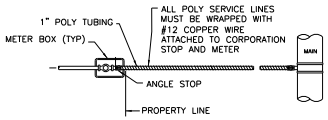
Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

WATER, SEWER, IRRIGATION & FIRE SERVICE PLAN

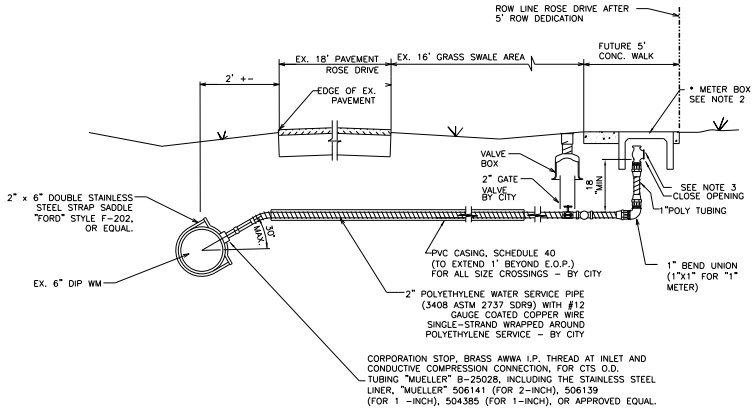
213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENT LLC

PROJECT NUMBER 25-02

SHEET NUMBER WSIR 1 OF 2



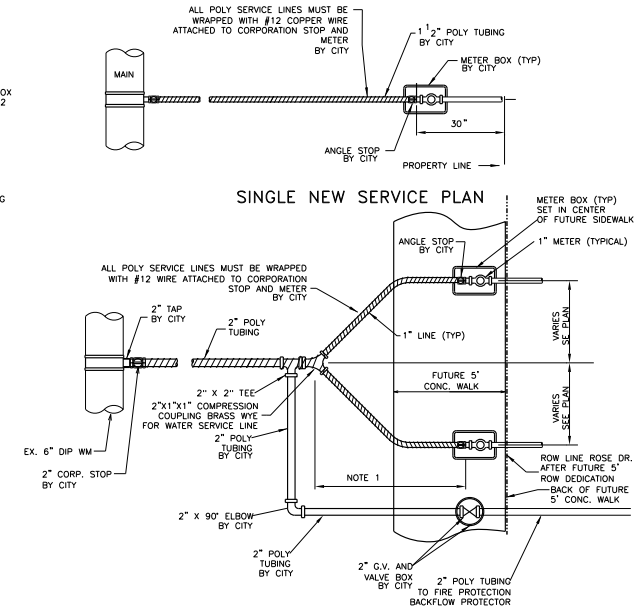
SINGLE NEW SERVICE PLAN
(BY CITY)



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
301 (BY CITY)



DOUBLE NEW SERVICE PLAN

301 TYPICAL WATER SERVICE

PLACEMENT

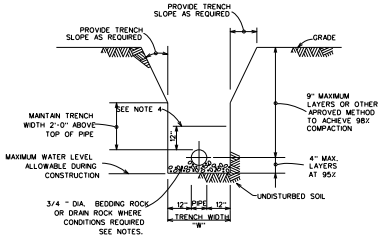
1. THE MINIMUM DEPTH OF COVER OVER WATER SERVICES IS 24" EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.
2. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS, 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.

CONNECTION

1. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE.
2. 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

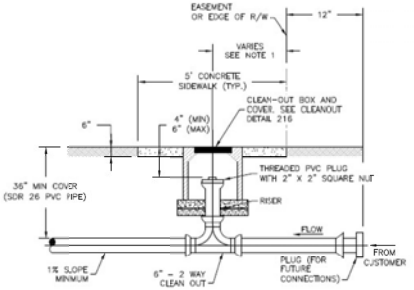
1. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).
2. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I./A.W.W.A. C 111/A-21.11-00 AND A.S.T.M. A588.
3. ALL SERVICE LINES SHALL BE COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 340B, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.



NOTES

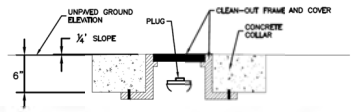
1. WHERE SOILS CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. COMPACTION PERCENTAGES SHOWN REFER TO A.A.S.H.T.O. T-180.
4. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL.
5. P.V.C. PIPE TO HAVE ROCK BACKFILL TO C OF PIPE.

TRENCH DETAIL
(UNPAVED AREAS)



1. THE PROPOSED CLEANOUT SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. IT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK IF A SIDEWALK EXISTS ADJACENT TO THE PROPERTY LINE THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' (MIN.) - 3.0' (MAX) 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. IF TRENCHLESS METHOD IS USED FOR CLEANOUT INSTALLATION, WHERE A PORTION OF THE CONCRETE SIDEWALK IS REMOVED BY CORE CUTTING, THE CIRCULAR CONCRETE CORE SURROUNDING THE CLEANOUT MAY BE RESTORED WITHOUT REPLACING THE ENTIRE SIDEWALK SLAB, AS LONG AS NO OTHER CRACKS AND/OR DEFECTS EXIST ON THE SLAB. IF CRACKS AND/OR DEFECTS EXIST ON THE SLAB, THE ENTIRE SLAB MUST BE REPLACED.
3. IN UNPAVED AREAS INSTALL 24-INCH-SQUARE OR 24-INCH-DIAMETER CONCRETE COLLAR (3,000 PSI AT 28 DAYS), FORMED UP TO AND AROUND THE CLEAN-OUT BOX AND HAVING A DEPTH OF 6-INCHES. THE COMPLETED CONCRETE COLLAR SHALL BE BROOM-FINISHED AND LEVEL WITH THE CLEAN-OUT BOX COVER AND FINISHED GRADE ELEVATION OF SURROUNDING GRASS, MULCH, GRAVEL OR OTHER. SLOPE COLLAR FROM CENTER TO EDGE 1/4-INCH PER DETAIL 521.3A.
4. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE
213 (PROFILE) N.T.S.



213A CONCRETE COLLAR FOR CLEANOUTS IN UNPAVED AREAS N.T.S.

NOTES:

1. USE 7610 HANDHOLE RING AND FC COVER OR EQUAL TO BE USED.
2. CLEANOUT COVER TO BE MARKED WITH A "S".
3. FOR UNPAVED AREAS, CENTER CLEANOUT COVER IN CONCRETE COLLAR (SEE DETAIL 213A).



PLAN

216 CLEANOUT RING AND COVER N.T.S.

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

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

WATER, SEWER, IRRIGATION & FIRE SERVICES
DETAILS AND NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

SHEET NUMBER WSIR 2 OF 2

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE LIMITS OF THE SUBJECT PROPERTY SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF THE CITY OF FT. LAUDERDALE, F.D.O.T., BROWARD COUNTY, AND THE S.F.W.M.D. WHERE APPLICABLE.
2. IT SHALL BE THE DUTY OF THE CONTRACTOR, UPON EXECUTION OF THE CONTRACT, TO INFORM ALL PUBLIC SERVICES COMPANIES, INDIVIDUALS, AND ANY OTHERS OWNING OR CONTROLLING AND FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE PROJECT WHICH MAY CONFLICT WITH CONSTRUCTION OF THIS PROJECT, INCLUDING 811 (NO CUTS) CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, SURVEY MARKERS AND OTHER FACILITIES. ALSO, CONTRACTOR SHALL INSPECT SITE AND VERIFY IF OTHER UTILITIES/STRUCTURES ARE PRESENT ON THE SITE OTHER THAN THOSE SHOWN ON THE PLANS.
3. THE CONTRACTOR IS REQUIRED TO FULLY INFORM HIMSELF CONCERNING THE LOCATIONS OF PUBLIC AND PRIVATE FACILITIES AND STRUCTURES ON, UNDER, OR OVER THE PROJECT WHICH MAY OR MAY NOT REQUIRE RELOCATION, ADJUSTMENT, AND/OR RECONSTRUCTION, AND WHICH MAY INTERFERE WITH HIS OPERATIONS, AND IT IS ASSUMED THAT HE HAS PREPARED HIS BID AND ENTERED INTO THE CONTRACT IN FULL UNDERSTANDING OF THE CONDITIONS TO BE ENCOUNTERED AND HIS RESPONSIBILITY THEREWITH. THE OWNER HAS SHOWN ON THE DRAWINGS SUCH FACILITIES AND STRUCTURE THAT ARE OBVIOUS FROM A VISIT TO THE SITE, THE LOCATIONS OF WHICH HAVE BEEN OBTAINED FROM EXISTING MAPS AND RECORDS AND ARE, THEREFOR, SHOWN IN APPROXIMATE LOCATIONS. SUCH INDICATIONS ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY IN THIS RESPECT. THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR ANY OMISSION OR FAILURE TO GIVE NOTICE TO THE CONTRACTOR OF ANY FACILITY OR STRUCTURE ON, UNDER, OR OVER THE PROJECT.
4. CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, EXISTING TREES, SHRUBS AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADE SATISFACTORY TO THE ENGINEER. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION CARRIED ON WITHIN 4 FEET OF ANY TREE TO BE SAVED OR WITHIN THE TREE PROTECTION FENCE.
5. THE CONTRACTOR SHALL SAVE HARMLESS THE OWNER FROM ANY EXPENSES INCURRED IN THE RELOCATION, PRESERVATION, OR RECONSTRUCTION OF EXISTING FACILITIES, UTILITIES AND EXISTING IMPROVEMENTS WITHIN THE WORK SITE AND SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
6. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, SIZE, MATERIAL AND ELEVATION OF THE EXISTING FACILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE ENGINEER-OF-RECORD SHOULD THERE BE ANY DISCREPANCIES WITH THE APPROVED CONSTRUCTION DRAWINGS.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY OF FT. LAUDERDALE, OWNER, CONTRACTOR, ENGINEER OF RECORD AND ALL INTERESTED PARTIES INVOLVED WITH THE CONSTRUCTION OF THE IMPROVEMENTS. CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON-SITE. THE PLANS ARE TO BE MADE AVAILABLE TO THE CITY ENGINEER OR HIS DESIGNEE UPON REQUEST.
8. CONTRACTOR SHALL INFORM ALL COMPANIES, INDIVIDUALS AND OTHERS OWNING OR CONTROLLING FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE WORK WHICH HAVE TO BE RELOCATED, ADJUSTED OR RECONSTRUCTED IN SUFFICIENT TIME FOR THE UTILITY OR ORGANIZATION TO PERFORM SUCH WORK IN CONJUNCTION WITH OR IN ADVANCE OF THE CONTRACTOR'S OPERATION.
9. CONTRACTOR SHALL PROVIDE TO OWNER AND ENGINEER WITH CERTIFIED AS-BUILT INFORMATION PERTAINING TO THE LOCATION AND ELEVATION OF CONSTRUCTED IMPROVEMENTS BY A FLORIDA REGISTERED LAND SURVEYOR. AS-BUILT INFORMATION SHALL INCLUDE ALL STRUCTURES, PIPE, FITTINGS, SUBGRADE, BASE AND PAVEMENT. COMPACTION TESTING SHALL BE PERFORMED BY A FLORIDA STATE CERTIFIED SOILS TESTING LABORATORY.
10. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE OWNER, ENGINEER-OF-RECORD AND PERMITTING AGENCIES WITH JURISDICTION ON THE WORK.
11. CONTRACTOR MUST NOTIFY OWNER, ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION AND ANY REQUIRED INSPECTIONS AND TESTING.
12. ALL UNDERGROUND IMPROVEMENTS MUST BE INSPECTED BY THE ENGINEER AND PERMITTING AGENCIES PRIOR TO BACKFILLING UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
13. A COPY OF THE FOLLOWING PUBLICATIONS MUST BE AVAILABLE AT THE SITE DURING CONSTRUCTION:
    a. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
    b. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST REVISION.
    c. UNITED STATES DEPARTMENT OF TRANSPORTATION – FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION.

CITY OF FT. LAUDERDALE GENERAL CONSTRUCTION NOTES:

1. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM THE CITY OF FORT LAUDERDALE.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, MOVING AND RELOCATING OR REPLACING ALL WATER SERVICES OR SEWER LATERALS WHICH ARE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN FOR WATER SERVICE AND WASTEWATER SERVICE DISRUPTION FOR APPROVAL 7 (SEVEN) CALENDAR DAYS PRIOR TO THE ANTICIPATED DISRUPTION. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 48 HOURS IN ADVANCE OF ANY WORK ON THEIR SERVICES. THIS WORK SHALL BE CONSIDERED INCIDENTAL.
3. THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. ALL PLAN LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTOR IS TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AND ALL OTHER PARTICIPATING UTILITIES 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION FOR FIELD MARKUP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.
4. THE CONTRACTOR MUST INFORM THE CITY AT LEAST 48-HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR CLARIFICATION BY THE CITY.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF THE CITY OF FORT LAUDERDALE AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPT.
6. CONTRACTOR SHALL NOT DISTURB AREAS INSIDE EXISTING RIGHTS-OF-WAY WITHOUT NOTIFICATION TO THE ENTITY HAVING JURISDICTION.
7. IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN THIN LINES. NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.
8. ALL WORK WITHIN STATE DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH FDOT SPECIFICATIONS AND PERMIT REQUIREMENTS.
9. ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE BROWARD COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CITY, COUNTY AND STATE REGULATIONS PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.
11. CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC (MOT) PLANS TO FDOT, CITY OF FORT LAUDERDALE, BROWARD COUNTY AS REQUIRED FOR WORK TO BE DONE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK. SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE BASED UPON RECORD DRAWINGS PROVIDED BY THE CITY AND SHALL BE FIELD VERIFIED AS TO BOTH HORIZONTAL AND VERTICAL LOCATION. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATION PRIOR TO COMMENCMENT OF CONSTRUCTION.

CITY OF FT. LAUDERDALE GENERAL CONSTRUCTION NOTES (CONTINUED):

13. THE GENERAL INTENT IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY. ALL LATERAL LOCATIONS SHALL BE FIELD ADJUSTED.
14. CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.
15. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
16. TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.
17. CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, RESIDENTIAL AND COMMERCIAL SPRINKLER LINES, CONDUIT, CABLES, ETC. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
18. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR WHEN REQUIRED FOR PUBLIC SAFETY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF WORK, FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
20. LOCATION OF AIR RELEASE VALVES MAY BE FIELD ADJUSTED BY THE ENGINEER OR CITY OF FORT LAUDERDALE AS NECESSARY.
21. CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAYED WITH ASPHALT.
22. EXISTING TRAFFIC SIGNS SHALL BE RESET UPON COMPLETION PER BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS. COST SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED TRAFFIC SIGNAL LOOPS PER BROWARD COUNTY TRAFFIC ENGINEERING SPECIFICATIONS; COST SHALL BE INCIDENTAL.
23. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT AND PAVEMENT MARKINGS/SIGNAGE TO ORIGINAL PRE-CONSTRUCTION CONDITION OR AS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS. THIS WORK SHALL BE CONSIDERED INCIDENTAL.
24. ALL CONSTRUCTION WITHIN FDOT R/W MUST CONFORM WITH FDOT SPECIFICATIONS, STANDARDS, AND PERMIT REQUIREMENTS. NO WORK SHALL COMMENCE WITHIN FDOT R/W's WITHOUT AN FDOT PERMIT. FULL LANE WIDTH RESTORATION TO MATCH EXISTING PAVEMENT SECTION IS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS FOR PROPOSED WORK WITHIN FDOT R/W.
25. SEWER LATERAL(S) HAVE BEEN PROVIDED TO THE PROPERTY. CONTRACTOR SHALL FIELD LOCATE THE LATERAL(S) AS CONSTRUCTION PROGRESSES AND NOTIFY THE CITY UTILITIES DEPARTMENT AND ENGINEER TO DETERMINE IF THE EXISTING LETERAL CONFIGURATION MEETS CITY REQUIREMENTS.
26. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS BEFORE STARTING CONSTRUCTION.
27. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

GENERAL NOTES – TRAFFIC CONTROL PLAN

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS FOR THE PROJECT WHICH SHALL COMPLY WITH THE LATEST EDITION OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 600-660. MUTCD AND THE STANDARD SPECIFICATIONS. THE CONTRACTOR'S RESPONSE TIME TO ALL REPORTED MALFUNCTIONS OF TRAFFIC SIGNALS WITHIN THE PROJECT LIMITS SHALL BE NO MORE THAN TWO (2) HOURS AND SHALL RESTORE ALL MALFUNCTIONING TRAFFIC SIGNAL EQUIPMENT TO ITS LEVEL OF OPERATION PRIOR TO THE MALFUNCTIONING WITHIN TWENTY-FOUR (24) HOURS. DURING THIS TIME THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE TEMPORARY TRAFFIC CONTROL DEVICES, FLAGGLER PERSONNEL AND LAW ENFORCEMENT PERSONNEL AS NECESSARY TO MAINTAIN A SAFE AND EFFICIENT FLOW OF TRAFFIC AT THE AFFECTED WORK ZONE. THE ENGINEER OR THE CITY OF FORT LAUDERDALE SHALL APPROVE ALL MODIFICATIONS PRIOR TO THEIR IMPLEMENTATION.
2. THE CONTRACTOR SHALL MAINTAIN PROPER OPERATION OF ALL TRAFFIC SIGNAL LOOP ASSEMBLIES AND LOOP DETECTORS WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL CORRECT ALL LOOP ASSEMBLY/DETECTOR MALFUNCTIONS WITHIN 24 HOURS OF NOTIFICATION OF SUCH MALFUNCTIONS BY THE ENGINEER.
3. THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.
4. A REGULATORY SPEED OF 25 MPH SHALL BE POSTED WITHIN THE LIMITS OF THE WORK ZONE.
5. EXISTING SIGNS AND PAVEMENT MARKINGS THAT CONFLICT WITH CONSTRUCTION SIGNS AND MARKINGS SHALL BE REMOVED DURING CONSTRUCTION. ALL EXISTING SIGNS THAT ARE REMOVED SHALL BE STOCKPILED IN A SECURE PLACE AND REINSTALLED AFTER CONSTRUCTION. REMOVE AND REPLACE ANY GROUND MOUNT SIGN BY USE OF INDEX NO. 611.
6. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE CITY OF FORT LAUDERDALE FOR ANY AND ALL CONSTRUCTION ACTIVITIES TO BE PERFORMED AT NIGHT. NO LANE CLOSURE SHALL BE ALLOWED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM AND 4:00 PM TO 7:00 PM, MONDAY THROUGH FRIDAY UNLESS APPROVED BY THE ENGINEER.
8. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY TWO (2) BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION INVOLVING ITS UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. SEE SPECS FOR LIST OF UTILITY COMPANIES.
9. THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.
10. CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC PLAN (MOT) WHERE REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS AND PERMITS ASSOCIATED WITH THE MOT'S. ALL MOT'S TO BE ATS CERTIFIED.
11. THE CONTRACTOR SHALL ALSO COORDINATE THE CONSTRUCTION SCHEDULE WITH FDOT, BROWARD COUNTY AND THE CITY OF FORT LAUDERDALE TO AVOID LANE CLOSURES WHICH WOULD ADVERSELY AFFECT TRAFFIC DURING RUSH HOUR.

GENERAL NOTES AND COMMUNICATIONS NOTES -B.C.T.E.D.
ALL PARTIES NOTE THE FOLLOWING:

1. DIRECTIONAL BORES, UTILITY CONNECTIONS, THE PLACEMENT OF MOT AND ADVANCE SIGNAGE MAY BY THEIR PLACEMENT, DAMAGE/DESTROY THE COMMUNICATIONS CABLE/CONDUIT LOCATED INSIDE AND OUTSIDE THE PROJECT AREA. ADDITIONALLY, CURB/GUTTER/SIDEWALK REMOVAL/PLACEMENT, RELOCATION OF TREES, LANDSCAPING ACTIVITIES AND IRRIGATION ACTIVITIES ARE POTENTIAL CAUSES FOR DAMAGE TO BCTED'S COMMUNICATION CABLE/CONDUIT. ALL PARTIES SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN PROXIMITY TO THE COMMUNICATIONS CABLE/CONDUIT.
2. ANY ABOVE PROJECT ACTIVITY, INCIDENTAL OR OTHERWISE, WHICH IMPACTS OR DAMAGES THE COMMUNICATIONS CABLE/CONDUIT, SHALL BE SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS BELOW:
   IF THERE ARE COPPER INTERCONNECT CABLE/S WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS, CONTACT THE TRAFFIC SIGNAL TECHNICIAN III AT TECOMMUNICATIONS@BROWARD.ORG OR 954-847-2761.
   IF THERE ARE FIBER OPTIC CABLE/S WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS CONTACT THE COMMUNICATIONS MANAGER AT TECOMMUNICATIONS@BROWARD.ORG OR 954-847-2745.
   ALL BCTED COMMUNICATIONS CABLES/CONDUIT SHALL BE LOCATED A MINIMUM OF 48 HOURS IN ADVANCE.

WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM – GENERAL NOTES:

1. THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION MEETING PRIOR TO THE START OF ANY PROJECT AND INCLUDE A REPRESENTATIVE OF THE CITY OF FT. LAUDERDALE ENGINEERING DEPARTMENT, THE DESIGN ENGINEER, AND ANY OTHER APPLICABLE AGENCY.
2. ALL MATERIAL, INSTALLATION, TESTING AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FT. LAUDERDALE CURRENT STANDARDS. WHERE DISCREPANCIES, OMISSIONS OR MODIFICATIONS EXIST BETWEEN THE PLANS AND THE CITY OF FT. LAUDERDALE MINIMUM CONSTRUCTION SPECIFICATIONS, THE CITY OF FT. LAUDERDALE SPECIFICATIONS SHALL GOVERN.
3. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
4. WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18" VERTICAL CLEARANCE, THE SEWER MAIN WILL BE 20' OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING. WHEN A WATER MAIN PARALLELS A SEWER MAIN, A SEPARATION OF AT LEAST 10' SHOULD BE MAINTAINED. IF A CROSSING OF THE SEWER MAIN ABOVE A WATER LINE IS UNAVOIDABLE, THEN THE ABOVE MENTIONED PRECAUTIONS SHALL BE OBSERVED REGARDLESS OF THE DISTANCE OF VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPING.

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:
1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D., BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2), ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE,
2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE, OR
3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

4. (CONTINUED)
(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND,
2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

5. ALL PAVEMENT RESTORATION TO BE MADE IN ACCORDANCE WITH THE CITY, COUNTY, OR STATE OF FLORIDA DOT SPECIFICATIONS, WHERE APPLICABLE.
6. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES FITTINGS, LENGTH OF PIPE, AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL ELEVATIONS SHALL BE TAKEN BY AN INDEPENDENT REGISTERED SURVEYOR AND SHOWN ON THE AS-BUILT PLANS. PLANS TO BE SEALED BY REGISTERED SURVEYOR AND ENGINEER OF RECORD. BASE LINES FOR "AS-BUILTS" SHALL BE TAKEN FROM PERMANENT, EASY TO LOCATE, PHYSICAL STRUCTURES, SUCH AS MANHOLES, CATCH BASINS, ETC.
7. ALL EXCAVATION IN EXISTING RIGHT-OF-WAY SHALL BE BACKFILLED AT END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO CONTRACTOR LEAVING SITE.
8. ALL NEWLY INSTALLED OR CONSTRUCTED PIPING SYSTEMS SHALL BE CLEANED PRIOR TO BEING PUT INTO SERVICE BY USING A POLLY PIG CLEANING SYSTEM. A MINIMUM OF TWO (2) PIGGINGS ARE REQUIRED. AT THE DISCRETION OF THE UTILITY ENGINEER THE TEST SHALL BE REDONE TO HIS SATISFACTION.
9. NO SUPPLIER OF WATER SHALL PUT INTO SERVICE OR RESUME THE USE OF ANY PLANT, PUMPING STATION, MAIN STANDPIPE, RESERVOIR, TANK OR OTHER PIPE OR STRUCTURE THROUGH WHICH WATER IS DELIVERED TO CONSUMERS FOR DRINKING AND HOUSEHOLD PURPOSES UNTIL THE STRUCTURES HAVE BEEN EFFECTIVELY DISINFECTED AND APPROVED FOR OPERATION BY THE DEPARTMENT OF ENVIRONMENTAL REGULATION.
10. BACKFILL MATERIAL FOR WATER MAIN AND LINES SHALL BE NON-COHESIVE, NON-PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL OF 3/4" ROCK PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHESIN DIAMETER AND NO STONE LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.

SEWAGE COLLECTION SYSTEM – NOTES:

1. GRAVITY SEWER PIPE
   UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICE LATERALS SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC). NON-PRESSURE PIPE CONFORMING TO ASTM D3034 AND SDR 35 WITH INTEGRAL WALL BELL AND SPIGOT JOINTS FOR PUSH-ON RUBBER GASKET TYPE JOINT SEALS CONFORMING TO ASTM D1369.
2. SHOP DRAWINGS
   A.) PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD SHOP DRAWINGS OF ALL MATERIALS, PIPE AND APPURTENANCES COVERING THE SEWER SYSTEM INSTALLATION. CONSTRUCTION MAY PROCEED ONCE THE SHOP DRAWINGS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD AND THE CITY.
3. BACKFILLING
   ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO CONTRACTOR LEAVING SITE.

PAVING AND DRAINAGE SYSTEM NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE BROWARD COUNTY ENGINEERING DEPARTMENT, CITY OF FT. LAUDERDALE, S.F.W.M.D. AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. ALL DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE CORRUGATED) PIPE (H.D.P.E.) MEETING THE REQUIREMENTS OF ASTM SPECIFICATION D3350, D2412 & D2321 ALL DRAINAGE PIPE SHALL ALSO CONFORM AASHTO SPECIFICATIONS M252, M294-921.
3. MINIMUM COVER FOR ALL PIPE CULVERTS SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS (INDEX NO. 205).
4. ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO PLACING THE LIMEROCK BASE MATERIAL.
5. THE FOLLOWING INSPECTIONS ARE REQUIRED:
   A. CLEARING AND DEMUCKING FILLING
   B. STORM DRAINS / LAMPING
   C. SUBGRADE
   D. ROCK BASE
   E. PRIME COAT
   F. ASPHALT
   G. FINAL
   H. PAVEMENT MARKINGS
   I. HORIZONTAL CONTROL POINTS AND PAVEMENT REFERENCE MONUMENTS.
   J. SITE AND UTILTIY DEMOLITION REMOVAL AND DISPOSAL OF REMOVED PIPING AND DEBRIS.
   K. DENSITY TESTING
6. DENSITY TESTS FOR SUBGRADE MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. DENSITY TESTS AND AS-BUILTS FOR LIMEROCK BASE MUST BE SUBMITTED AND APPROVED BY THE TOWN PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 AND 64T FOR CONCRETE STRENGTH, STEEL REINFORCEMENT, AREA, PLACEMENT AND APPEARANCE WHEN MANUFACTURED. ENGINEERING TESTING LABORATORY, SIGNED AND DATED, CERTIFYING THAT THEY MEET THE REQUIREMENTS OF ASTM C-478 FOR CONCRETE STRENGTH, STEEL REINFORCEMENT AREA AND PLACEMENT, AND APPEARANCE MANHOLES MUST BE INSPECTED BY THE CITY & ENGINEER BEFORE UNLOADING.
8. MINIMUM WALL AND BASE THICKNESS FOR PRECAST MANHOLES AND CATCH BASINS SHALL BE 8 INCHES. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, A-305, A-185 AND A-497 LATEST REVISION. SPLICES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 3 INCHES. ALL DRAINAGE STRUCTURES SHALL MEET F.D.O.T. SPECIFICATION.
9. ALL OPENINGS IN PRECAST MANHOLES AND CATCH BASINS SHALL BE CAST AT THE TIME OF MANUFACTURE.
10. ALL MANHOLES AND CATCH BASINS SHALL BE SET PLUMB TO LINE AND GRADE, AND SHALL REST ON A FIRM, CAREFULLY GRADED SUBGRADE, WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.
11. MANHOLE AND CATCH BASIN SECTIONS SHALL BE JOINTED WITH A MASTIC COMPOUND PRODUCING A WATER TIGHT BOND (RAM-NEK FLEXIBLE GASKETS BY K.T. SNYDER CO., INC. AND PRIMED WITH RAM-NEK PRIMER OR APPROVED EQUAL). THE REMAINING SPACE SHALL BE FILLED WITH CEMENT MORTAR AND FINISHED SO AS TO PRODUCE A SMOOTH CONTINUOUS SURFACE INSIDE AND OUTSIDE THE WALLS SECTIONS.
12. CONCRETE FOR PRECAST MANHOLES SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL CONCRETE AND MORTAR USED IN MANHOLE CONSTRUCTION SHALL HAVE TYPE II CEMENT.
13. ALL SPACES AROUND PIPES ENTERING OR LEAVING MANHOLES SHALL BE COMPLETELY FILLED WITH EMBECO MORTAR (NON-METALLIC) OR BONSAL (NON-SHRINKING).
14. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD AND CITY OF FT. LAUDERDALE FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING. SIX COPIES OF THE SHOP DRAWINGS FOR THE FOLLOWING SHALL BE SUBMITTED:
    1. MANHOLES 2. PIPE 3. FRAME & GRATES (COVERS) 4. HEADWALLS

CU-STRUCTURAL SOIL INSTALLATION SPECIFICATIONS:

1.1 GENERAL

A. THE SPECIFICATIONS PROVIDED IN THIS SECTION CONSIST OF AND ARE APPLICABLE TO THE RESEARCH-BASED STRUCTURAL SOIL, URBAN TREE SOIL MIX. TO SAFELY INCREASE ROOTING VOLUMES AND MARKETED UNDER THE REGISTERED TRADEMARKS CU-STRUCTURAL SOIL AND/OR CU-SOIL. ONLY AMEREQ-LICENSED COMPANIES ARE AUTHORIZED TO PRODUCE THIS MATERIAL UTILIZING THE SPECIFICATIONS DESCRIBED IN THIS TEXT AND THE METHOD PROVIDED ONLY TO LICENSED PRODUCERS.

FOR A LIST OF LICENSED STRUCTURAL SOIL PRODUCERS CALL AMEREQ, INC. AT 800-832-8788 OR EMAIL BKALTER@AMEREG.COM

1.2 DELIVERY, STORAGE AND HANDLING

A. DELIVERED CU-STRUCTURAL SOIL SHALL BE AT OR NEAR OPTIMUM COMPACTION MOISTURE CONTENT AS DETERMINED BY AASHTO T 99 (ASTM D 698) AND SHOULD NOT BE PLACED IN FROZEN, WET OR MUDDY SITES.

B. PROTECT CU-STRUCTURAL SOIL FROM EXPOSURE TO EXCESS WATER AND FROM EROSION AT ALL TIMES. DO NOT STORE CU-SOIL UNPROTECTED. DO NOT ALLOW EXCESS WATER TO ENTER SITE PRIOR TO COMPACTION. IF WATER IS INTRODUCED INTO THE CU-SOIL AFTER GRADING, ALLOW WATER TO DRAIN TO OPTIMUM COMPACTION MOISTURE CONTENT.

1.3 EXAMINATION OF CONDITIONS

A. ALL AREAS TO RECEIVE CU-STRUCTURAL SOIL SHALL BE INSPECTED BY THE INSTALLING CONTRACTOR BEFORE STARTING WORK AND ALL DEFECTS SUCH AS INCORRECT GRADING, COMPACTION, AND INADEQUATE DRAINAGE SHALL BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING THIS WORK.

1.4 QUALITY ASSURANCE

A. QUALIFICATIONS OF INSTALLING CONTRACTOR: THE WORK OF THIS SECTION SHOULD BE PERFORMED BY A CONTRACTING FIRM WHICH HAS A MINIMUM OF FIVE YEARS? EXPERIENCE. PROOF OF THIS EXPERIENCE SHALL BE SUBMITTED AS PER PARAGRAPH, SAMPLES AND SUBMITTALS, OF THIS SECTION.

1.5 UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS

A. THE INSTALLING CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY SUBSURFACE CONDITIONS WHICH WILL AFFECT THE CONTRACTOR'S ABILITY TO INSTALL THE CU-SOIL.

B. THE INSTALLING CONTRACTOR SHALL LOCATE AND CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITY LINES AND STRUCTURES PRIOR TO THE START OF ANY EXCAVATION.

C. THE INSTALLING CONTRACTOR SHALL REPAIR ANY UNDERGROUND UTILITIES OR FOUNDATIONS DAMAGED DURING THE PROGRESS OF THIS WORK.

1.6 SITE PREPARATION

A. DO NOT PROCEED WITH THE INSTALLATION OF THE CU-STRUCTURAL SOIL MATERIAL UNTIL ALL WALLS, CURB FOOTINGS AND UTILITY WORK IN THE AREA HAVE BEEN INSTALLED. FOR SITE ELEMENTS DEPENDENT ON CU-STRUCTURAL SOIL FOR FOUNDATION SUPPORT, POSTPONE INSTALLATION OF SUCH ELEMENTS UNTIL IMMEDIATELY AFTER THE INSTALLATION OF CU-STRUCTURAL SOIL.

B. INSTALL SUBSURFACE DRAIN LINES AS SHOWN ON THE PLAN DRAWINGS PRIOR TO INSTALLATION OF CU-STRUCTURAL SOIL MATERIAL.

C. EXCAVATE AND COMPACT THE PROPOSED SUBGRADE TO DEPTHS, SLOPES AND WIDTHS AS SHOWN ON THE DRAWINGS. MAINTAIN ALL REQUIRED ANGLES OF REPOSE OF THE ADJACENT MATERIALS AS SHOWN ON THE DRAWINGS. DO NOT OVER EXCAVATE COMPACTED SUBGRADES OF ADJACENT PAVEMENT OR STRUCTURES.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND COMPACTED AS REQUIRED. SUBGRADE ELEVATIONS SHALL SLOPE PARALLEL TO THE FINISHED GRADE AND/OR TOWARD THE SUBSURFACE DRAIN LINES AS SHOWN ON THE DRAWINGS.

E. CLEAR THE EXCAVATION OF ALL CONSTRUCTION DEBRIS, TRASH, RUBBLE AND ANY FOREIGN MATERIAL. IN THE EVENT THAT FUELS, OILS, CONCRETE WASHOUT SILTS OR OTHER MATERIAL HARMFUL TO PLANTS HAVE BEEN SPILLED INTO THE SUBGRADE MATERIAL, EXCAVATE THE SOIL SUFFICIENTLY TO REMOVE THE HARMFUL MATERIAL. FILL ANY OVER EXCAVATION WITH APPROVED FILL AND COMPACT TO THE REQUIRED SUBGRADE COMPACTION.

F. DO NOT PROCEED WITH THE INSTALLATION OF CU-STRUCTURAL SOIL UNTIL ALL UTILITY WORK IN THE AREA HAS BEEN INSTALLED. ALL SUBSURFACE DRAINAGE SYSTEMS SHALL BE OPERATIONAL PRIOR TO INSTALLATION OF CU-STRUCTURAL SOIL.

G. PROTECT ADJACENT WALLS, WALKS AND UTILITIES FROM DAMAGE. USE ½" PLYWOOD AND/OR PLASTIC SHEETING AS DIRECTED TO COVER EXISTING CONCRETE, METAL AND MASONRY WORK AND OTHER ITEMS AS DIRECTED DURING THE PROGRESS OF THE WORK.

1. CLEAN UP ALL TRASH AND ANY SOIL OR DIRT SPILLED ON ANY PAVED SURFACE AT THE END OF EACH WORKING DAY.

2. ANY DAMAGE TO THE PAVING OR ARCHITECTURAL WORK CAUSED BY THE INSTALLING CONTRACTOR SHALL BE REPAIRED, AS DIRECTED BY THE ENGINEER.

H. MAINTAIN ALL SILT AND SEDIMENT CONTROL DEVICES REQUIRED BY APPLICABLE REGULATIONS. PROVIDE ADEQUATE METHODS TO ASSURE THAT TRUCKS AND OTHER EQUIPMENT DO NOT TRACK SOIL FROM THE SITE ONTO ADJACENT PROPERTY AND THE PUBLIC RIGHT OF WAY.

1.7 WATER

A. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH HIS OWN SUPPLY OF WATER (IF NEEDED) FREE OF IMPURITIES, TO THE SITE.

1.8 INSTALLATION OF CU-STRUCTURAL SOIL MATERIAL

A. INSTALL CU-STRUCTURAL SOIL IN 6-INCH LIFTS AND COMPACT EACH LIFT.

B. COMPACT ALL MATERIALS TO AT LEAST 95% PROCTOR DENSITY FROM A STANDARD COMPACTION CURVE AASHTO T 99 (ASTM D 698). NO COMPACTION SHALL OCCUR WHEN MOISTURE CONTENT EXCEEDS MAXIMUM AS LISTED HEREIN. DELAY COMPACTION IF MOISTURE CONTENT EXCEEDS MAXIMUM ALLOWABLE AND PROTECT CU-STRUCTURAL SOIL DURING DELAYS IN COMPACTION WITH PLASTIC OR PLYWOOD AS DIRECTED BY THE ENGINEER.

C. BRING CU-STRUCTURAL SOIL TO FINISHED GRADES AS SHOWN ON THE DRAWINGS. IMMEDIATELY PROTECT THE CU-STRUCTURAL SOIL FROM CONTAMINATION BY TOXIC MATERIALS, TRASH, DEBRIS, WATER CONTAINING CEMENT, CLAY, SILT OR MATERIALS THAT WILL ALTER THE PARTICLE SIZE DISTRIBUTION OF THE MIX WITH PLASTIC OR PLYWOOD AS DIRECTED BY THE ENGINEER.

D. THE ENGINEER MAY PERIODICALLY CHECK THE MATERIAL BEING DELIVERED, PRIOR TO INSTALLATION FOR COLOR AND TEXTURE CONSISTENCY WITH THE APPROVED SAMPLE PROVIDED BY THE INSTALLING CONTRACTOR AS PART OF THE SUBMITTAL FOR CU-STRUCTURAL SOIL. IF THE ENGINEER DETERMINES THAT THE DELIVERED CU-SOIL VARIES SIGNIFICANTLY FROM THE APPROVED SAMPLES, THE ENGINEER SHALL CONTACT THE LICENSED PRODUCER.

E. ENGINEER SHALL ENSURE THAT THE DELIVERED STRUCTURAL SOIL WAS PRODUCED BY THE APPROVED CU-SOIL LICENSEE BY INSPECTING WEIGHT TICKETS SHOWING SOURCE OF MATERIAL.

F. CU-SOIL SHOULD NOT BE STOCKPILED LONG-TERM. ANY CU-SOIL NOT INSTALLED IMMEDIATELY SHOULD BE PROTECTED BY A TARP OR OTHER WATERPROOF COVERING.

1.9 FINE GRADING

A. AFTER THE INITIAL PLACEMENT AND ROUGH GRADING OF THE CU-STRUCTURAL SOIL BUT PRIOR TO THE START OF FINE GRADING, THE INSTALLING CONTRACTOR SHALL REQUEST REVIEW OF THE ROUGH GRADING BY THE ENGINEER. THE INSTALLING CONTRACTOR SHALL SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES.

B. ADJUST THE FINISH GRADES TO MEET FIELD CONDITIONS AS DIRECTED.
PROVIDE SMOOTH TRANSITIONS BETWEEN SLOPES OF DIFFERENT GRADIENTS AND DIRECTION.
FILL ALL DIPS WITH CU-SOIL AND REMOVE ANY BUMPS IN THE OVERALL PLANE OF THE SLOPE.

a. THE TOLERANCE FOR DIPS AND BUMPS IN CU-STRUCTURAL SOIL AREAS SHALL BE A 3" DEVIATION FROM THE PLANE IN 10'.

ALL FINE GRADING SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION OF OTHER ITEMS TO BE PLACED ON THE CU-STRUCTURAL SOIL.

C. THE ENGINEER WILL INSPECT THE WORK UPON THE REQUEST OF THE INSTALLING CONTRACTOR. REQUEST FOR INSPECTION SHALL BE RECEIVED BY THE ENGINEER AT LEAST 10 DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.

1.10 ACCEPTANCE STANDARDS

A. THE ENGINEER WILL INSPECT THE WORK UPON THE REQUEST OF THE INSTALLING CONTRACTOR. REQUEST FOR INSPECTION SHALL BE RECEIVED BY THE ENGINEER AT LEAST 10 DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.

1.11 CLEAN-UP

A. UPON COMPLETION OF THE CU-STRUCTURAL SOIL INSTALLATION OPERATIONS, CLEAN AREAS WITHIN THE CONTRACT LIMITS. REMOVE ALL EXCESS FILLS, SOILS AND MIX STOCKPILES AND LEGALLY DISPOSE OF ALL WASTE MATERIALS, TRASH AND DEBRIS. REMOVE ALL TOOLS AND EQUIPMENT AND PROVIDE A CLEAN, CLEAR SITE. SWEEP DO NOT WASH, ALL PAVING AND OTHER EXPOSED SURFACES OF DIRT AND MUD UNTIL THE PAVING HAS BEEN INSTALLED OVER THE CU-STRUCTURAL SOIL MATERIAL. DO NO WASHING UNTIL FINISHED MATERIALS COVERING CU-STRUCTURAL SOIL MATERIAL ARE IN PLACE.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 7/26
Drawn by: J.W.K. Date: 7/26
Checked by: J.W.K. Date: 7/26

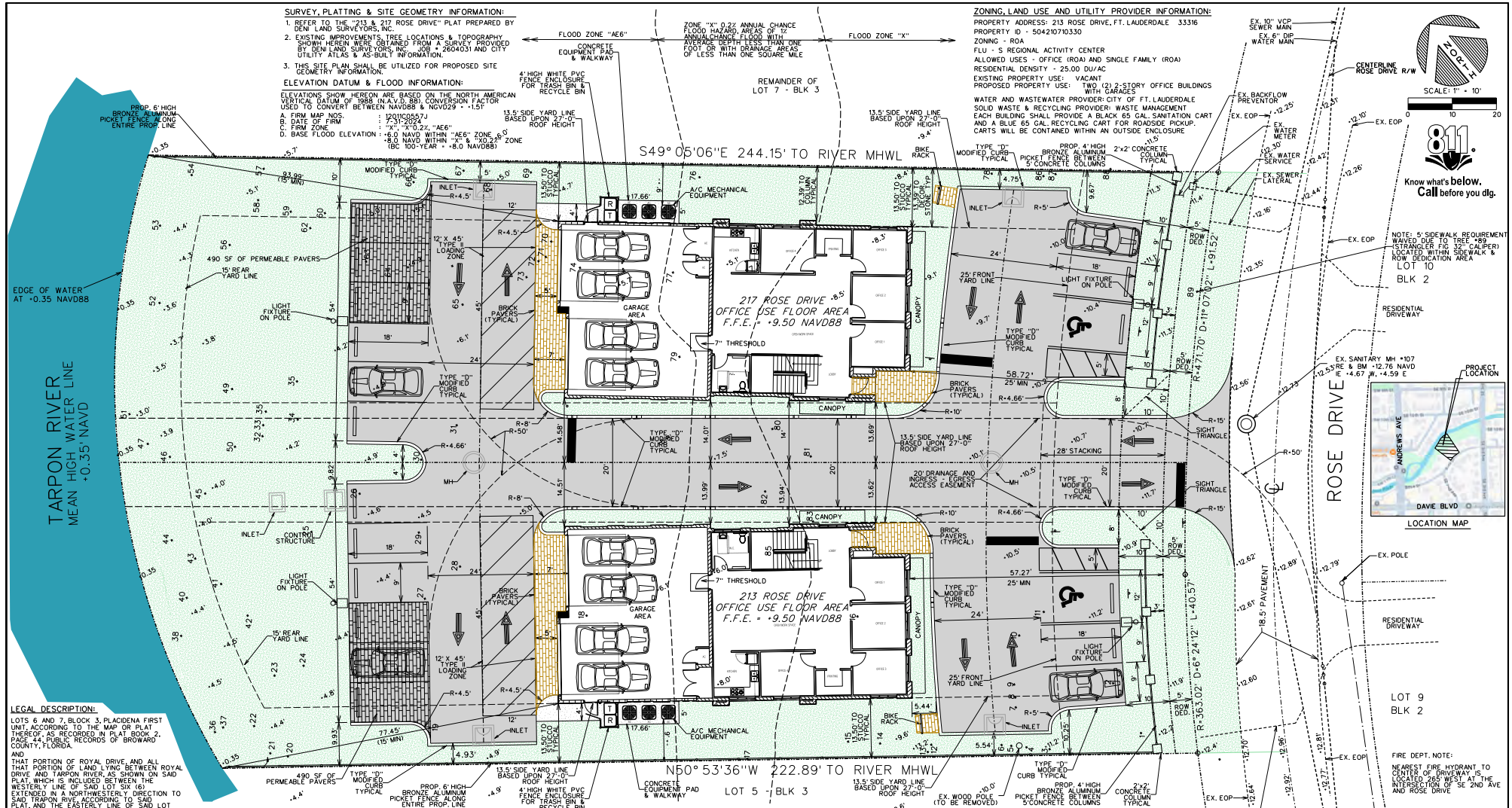
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State of Florida

GENERAL NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02
SHEET NUMBER GN 1 OF 1



SURVEY, PLATTING & SITE GEOMETRY INFORMATION:

1. REFER TO THE "213 & 217 ROSE DRIVE" PLAT PREPARED BY DENI LAND SURVEYORS, INC.
2. EXISTING IMPROVEMENTS, TREE LOCATIONS & TOPOGRAPHY SHOWN HEREIN WERE OBTAINED FROM A SURVEY PROVIDED BY DENI LAND SURVEYORS, INC. JOB # 2604031 AND CITY UTILITY ATLAS & AS-BUILT INFORMATION.
3. THIS SITE PLAN SHALL BE UTILIZED FOR PROPOSED SITE GEOMETRY INFORMATION.

ELEVATION DATUM & FLOOD INFORMATION:

ELEVATIONS SHOW HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), CONVERSION FACTOR USED TO CONVERT BETWEEN NAVD88 & NGVD29 = -1.51'

A. FIRM MAP NOS. : 12011C0557 J
B. DATE OF FIRM : 7-31-2024
C. FIRM ZONE : "X" "X"0.2%, "AE6"
D. BASE FLOOD ELEVATION : +6.0 NAVD WITHIN "AE6" ZONE, +8.0 NAVD WITHIN "X" & "X"0.2% ZONE (BC 100-YEAR = +8.0 NAVD88)

ZONING, LAND USE AND UTILITY PROVIDER INFORMATION:

PROPERTY ADDRESS: 213 ROSE DRIVE, FT. LAUDERDALE 33316
PROPERTY ID - 504210710330
ZONING - ROA
FLU - S REGIONAL ACTIVITY CENTER
ALLOWED USES - OFFICE (ROA) AND SINGLE FAMILY (ROA)
RESIDENTIAL DENSITY - 25.00 DU/AC
EXISTING PROPERTY USE: VACANT
PROPOSED PROPERTY USE: TWO (2) 2-STORY OFFICE BUILDINGS WITH GARAGES

WATER AND WASTEWATER PROVIDER: CITY OF FT. LAUDERDALE
SOLID WASTE & RECYCLING PROVIDER: WASTE MANAGEMENT
EACH BUILDING SHALL PROVIDE A BLACK 65 GAL SANITATION CART AND A BLUE 65 GAL. RECYCLING CART FOR ROADSIDE PICKUP. CARTS WILL BE CONTAINED WITHIN AN OUTSIDE ENCLOSURE

NOTE: 5' SIDEWALK REQUIREMENT WAIVED DUE TO TREE #89 (STRANGLER FIG 32" CALIPER) LOCATED WITHIN SIDEWALK & ROW DEDICATION AREA

FIRE DEPT. NOTE:
NEAREST FIRE HYDRANT TO CENTER OF DRIVEWAY IS EX. 6" DIP WATER MAIN AT THE INTERSECTION OF SE 2ND AVE AND ROSE DRIVE

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 3, PLACIDENA FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THAT PORTION OF ROYAL DRIVE, AND ALL THAT PORTION OF LAND LYING BETWEEN ROYAL DRIVE AND TARPON RIVER, AS SHOWN ON SAID PLAT, WHICH IS INCLUDED BETWEEN THE WESTERLY LINE OF SAID LOT SIX (6) EXTENDED IN A NORTHWESTERLY DIRECTION TO SAID TRAPON RIVE, ACCORDING TO SAID PLAT, AND THE EASTERLY LINE OF SAID LOT SEVEN (7), EXTENDING IN A NORTHERLY DIRECTION TO SAID TARPON RIVER, ALL AS SHOWN ON THE PLAT OF PLACIDENA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL COMPRISING ALL OF SAID LOTS SIX (6) AND SEVEN (7), TOGETHER WITH ALL OF THE LAND LYING BETWEEN SAID LOTS AND TARPON RIVER AS SHOWN BY SAID PLAT.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT SEVEN (7) AND THE LAND LYING BETWEEN LOT SEVEN (7) AND TARPON RIVER, DESCRIBED IN DEED DATED NOVEMBER 27, 1951 AND RECORDED IN DEED BOOK 754, PAGE 229, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 32,249 SQUARE FEET, MORE OR LESS.

SITE AND BUILDING DATA:

GROSS SITE AREA:	32,249 S.F.	/	0.7403 AC.	
5' ROSE DR. R/W DED. AREA:	616 S.F.	/	0.0141 AC.	
NET SITE AREA: (USED FOR SITE COVERAGE)	31,633 S.F.	/	0.7262 AC.	/ 100.00% OF NET AREA
BUILDING (LOT) COVERAGE:	6,106 S.F.	/	0.1402 AC.	/ 19.30% (30% MAX.)
DRIVEWAY AREA (VUA):	12,591 S.F.	/	0.2890 AC.	/ 39.80%
SIDEWALK & EQUIPMENT PAD AREA:	490 S.F.	/	0.0112 AC.	/ 1.55%
LANDSCAPE AREA: (PERMEABLE PAVERS NOT INCLUDED)	12,446 S.F.	/	0.2857 AC.	/ 39.35%

VEHICULAR USE AREA (VUA) AND INTERIOR LANDSCAPE REQUIREMENTS:

MINIMUM REQUIRED VUA LANDSCAPE AREA = 20% OF VUA X 12,591 S.F. = 2,518 S.F.
MINIMUM PROVIDED VUA LANDSCAPE AREA = 5,406 S.F. (42.9% PROVIDED)

MINIMUM REQUIRED INTERIOR LANDSCAPE AREA = 30 S.F. PER PARKING SPACE X 18 SPACES = 540 S.F.
MINIMUM PROVIDED INTERIOR LANDSCAPE AREA = 12,446 S.F. - 1,244 S.F. (PERIMETER LANDSCAPE) = 11,202 S.F. (OK)

DIMENSIONAL REQUIREMENTS PER SEC. 47-5.60.E ULDC

YARD SETBACKS -

FRONT = 25' (57.27' MINIMUM PROVIDED)
SIDE = 10' MIN. OR 1/2 OVERALL BLDG HEIGHT (13.5' PROVIDED)
REAR = 15' (77.45' MINIMUM PROVIDED)
TO WATER'S EDGE = 20' (77.45' PROVIDED)

MAX BLDG HT = 35' - (27' SHOWN)

MAX BLDG LENGTH = 80' (80' SHOWN TO STUCCO)

MIN SPACING BETWEEN BLDGS = 10' OR 1/2 OVERALL BLDG HT (27.31' PROVIDED)

MAX NON-RESIDENTIAL BLDG AREA PER BUILDING = 5,000 SF (4,622 SF PER BUILDING PROVIDED)

MAX BLDG LOT COVERAGE ALLOWED = 30% FOR BLDGS 23'-35' HIGH = 31,633 SF X 0.30 = 9,490 SF MAX
MAX BLDG LOT COVERAGE PROVIDED = 6,106 SF (19.3% SHOWN)

MINIMUM PERVIOUS AREA REQUIRED = 40% = 31,633 SF X 0.40 = 12,653 SF MIN (UP TO 10% (1,265 SF) CAN BE PERMEABLE PAVERS)
MINIMUM PERVIOUS AREA PROVIDED = 12,446 SF (NET LANDSCAPE AREA) + 980 SF PERMEABLE PAVERS = 13,426 SF (42.44%)

PARKING AND LOADING REQUIREMENTS PER SEC. 47-20 ULDC

PARKING REQUIREMENTS

PROFESSIONAL OFFICE USE = 1/250 SF OF GROSS FLOOR AREA REQUIRED
NET AREA OF 2,962 SF OF OFFICE SPACE PER BUILDING X 2 BUILDINGS = 5,924 SF / 250 SF/SP = 23.7 SPACES REQUIRED
26 SPACES PROVIDED (18 OUTSIDE SPACES AND 8 INTERIOR GARAGE SPACES AT 13 PER BUILDING)

LOADING ZONE REQUIREMENTS

GROSS AREA OF FREE STANDING OFFICE USE BUILDING = 3,318 EACH X 2 = 6,636 SF
EQUAL TO 20,000 SF BUT NOT GREATER THAN !
ONE (1) TYPE II SPACE REQUIRED
ONE (1) TYPE II SPACE PROVIDED WITHIN THE REAR OF EACH BUILDING WITH TWO (2) PROVIDED

LIMITED RESIDENTIAL OFFICE (ROA) DISTRICT.

1. USES PERMITTED.
   A. PROFESSIONAL, BUSINESS AND FINANCIAL OFFICES, NOT INCLUDING SALE, DISPLAY, STORAGE OR HANDLING OF MERCHANDISE ON THE PREMISES.
   B. SINGLE FAMILY DWELLINGS.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 7/26
Drawn by: J.W.K. Date: 7/26
Checked by: J.W.K. Date: 7/26

JWK PA

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH

Licensed Engineer Number
State of Florida

Digitally signed by Jonathan Keith
Date: 2026.03.20 13:30:38 -04'00'

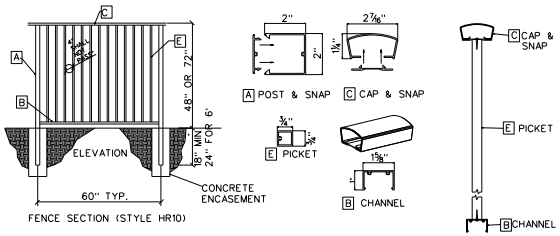
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SITE PLAN

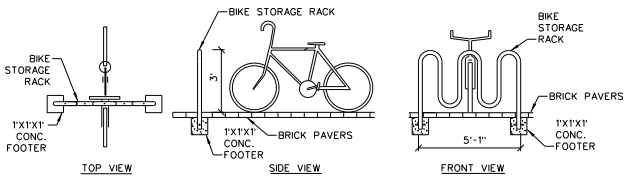
217 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

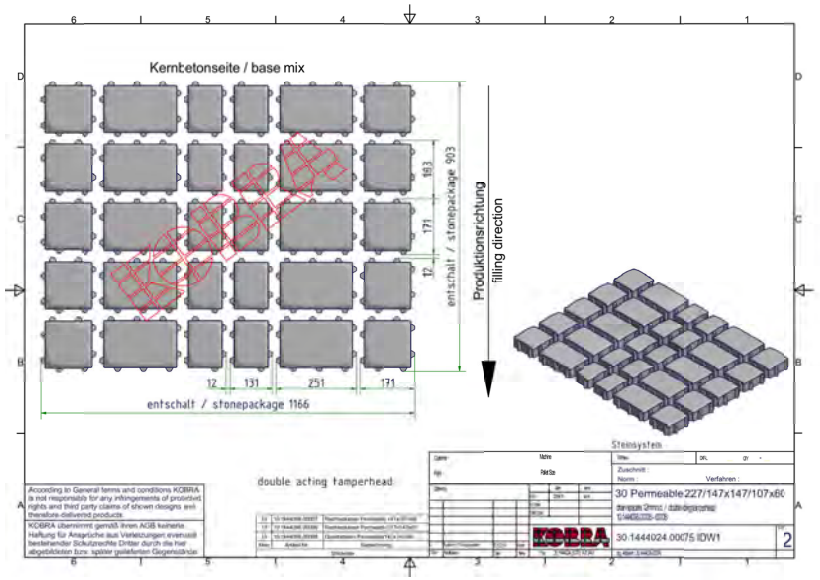
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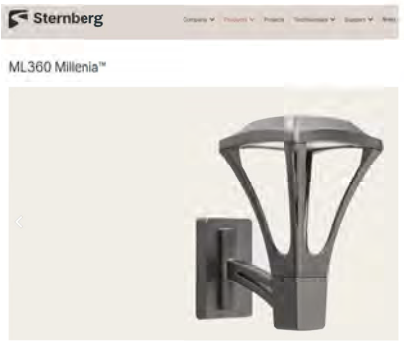


BRONZE COLORED ALUMINUM
PERIMETER DECORATIVE FENCE DETAILS



BIKE STORAGE RACK DETAIL





EXTERIOR WALL SCONCE



EXTERIOR POLE MOUNTED
PARKING AREA LIGHT FIXTURE

OLDE TOWNE PERMEABLE PAVERS

TREMRON
A QUIKRETE® COMPANY

NATURAL GREY
Grey Solid



PERMEABLE PAVER DETAILS
BY TREMRON OR APPROVED EQUAL



DRIVEWAY APRONS AND ENTRY WALKS
TREMRON 4 X 8 PAVERS
COLOR: GRANITE (GREY BLEND)

4" X 8" BRICK PAVER DETAIL
BY TREMRON OR APPROVED EQUAL

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 6/26
Drawn by: J.W.K. Date: 6/26
Checked by: J.W.K. Date: 6/26

JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

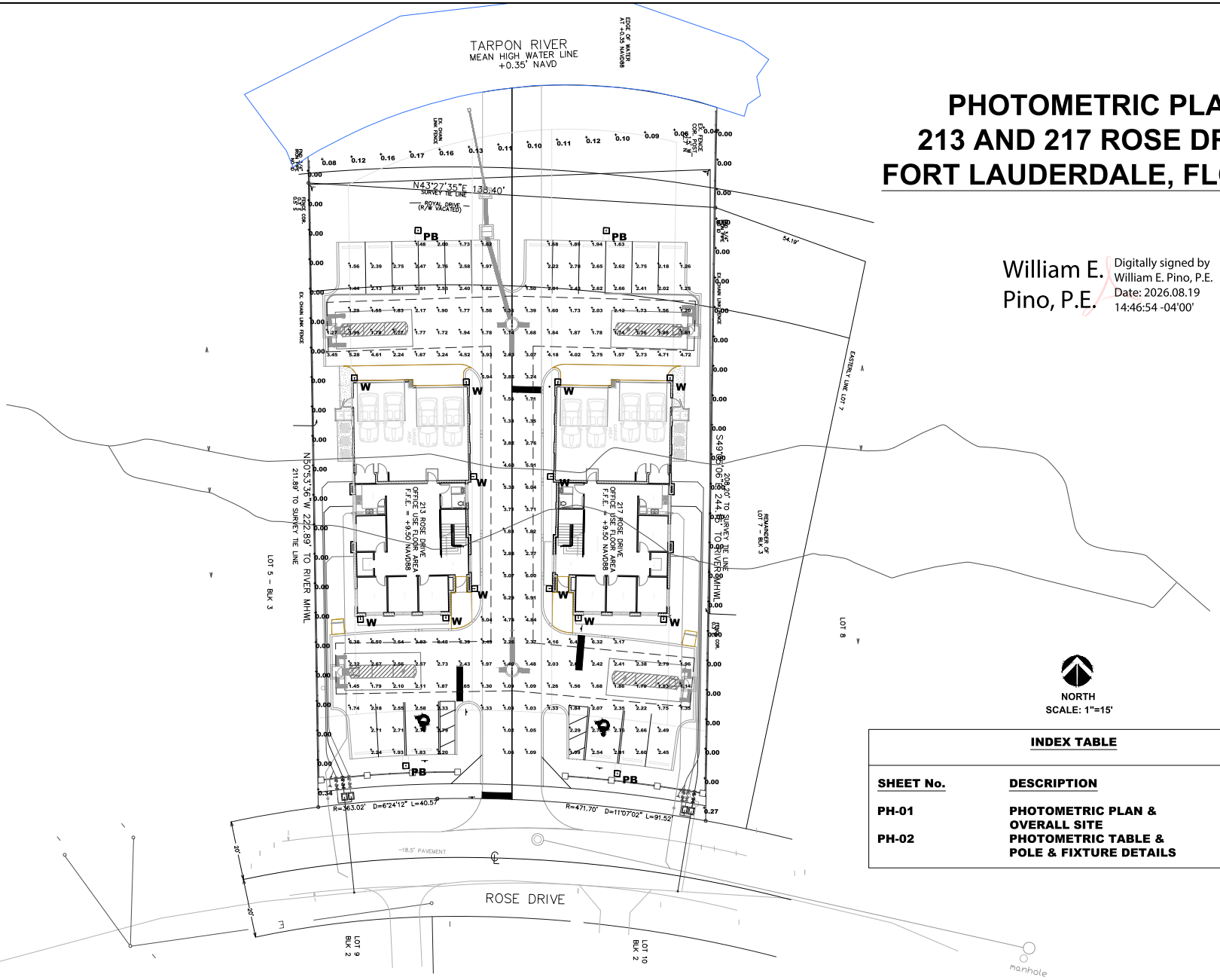
SITE PLAN DETAILS AND NOTES

213 & 217 ROSE DRIVE OFFICE BUILDINGS
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02

SHEET NUMBER SP 2 OF 2

PHOTOMETRIC PLAN
213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FLORIDA



NORTH
SCALE: 1"=15'

William E. Pino, P.E.
Digitally signed by William E. Pino, P.E.
Date: 2026.08.19 14:46:54 -04'00'

INDEX TABLE

SHEET No.	DESCRIPTION
PH-01	PHOTOMETRIC PLAN & OVERALL SITE
PH-02	PHOTOMETRIC TABLE & POLE & FIXTURE DETAILS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE DRAWING WHICH HAS BEEN SIGNED AND SEALED BY THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE	BY

MSI Engineering
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505 Fax: (305) 676-8984
FL C.A. Certificate No.: 00008791

ELECTRICAL ENGINEER: WILLIAM E. PINO
FLORIDA P.E.: # 32026
SEAL

SCALE: 1"=15'
DESIGNED BY: SB
DRAWN BY: SB
CHECKED BY: WP

DESCRIPTION: PHOTOMETRICS OVERALL SITE

PROJECT: 213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FLORIDA

DATE: 08/17/2026
PROJECT NO.: M26024M
SHEET NUMBER: PH-01

PHOTOMETRIC TABLE:

LUMINAIRES OF 213 and 217 ROSE DRIVE 2026-08-06

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Filename	LLF	Note	W.A.
	4	PB	Single	STEINBERG: ML333-24L-ATP4-40K-F1-SV1-BLK	ML333-24L-4T-T4-40K-F1-SV1-BLK	0.900	87.0	23
	12	W	Single	STEINBERG: ML333-SV1-GS-ATP4-40K-36	ML333-SV1-GS-4T-T4-40K-34.625	0.900	56.0	8.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY AND PARKING	Illuminance	Fc	2.34	5.01	1.02	2.49	4.77
PL	Illuminance	Fc	0.64	3.34	0.00	N.A.	N.A.

Luminaire Location Summary

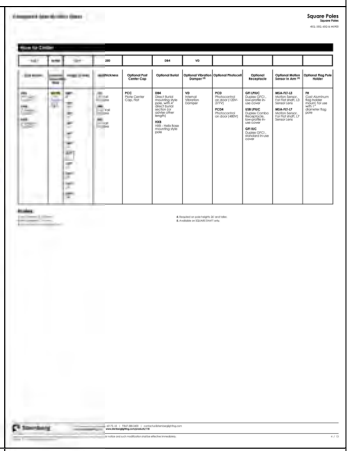
		Insertion Point			
Location	Label	x	y	z	Orient
1	PB	248.08	95.74	23	57.84
2	PB	174.81	93.09	23	54.73
3	PB	119.15	277.38	23	288.76
4	PB	252.3	277.45	23	288
5	W	268.42	223.33	8.5	56.9
6	W	199.62	209.43	8.5	54.9
7	W	127.73	226.42	8.5	56.89
8	W	266.64	223.32	8.5	56.89
9	W	129.67	196.45	8.5	288.89
10	W	268.41	168.3	8.5	288.89
11	W	252.64	146.45	8.5	279.9
12	W	131.65	146.97	8.5	279.9
13	W	270.27	163.92	8.5	0.9
14	W	266.19	163.92	8.5	179.89
15	W	127.79	159.65	8.5	179.89
16	W	270.43	183.65	8.5	0.9

FOR LIGHT INFO, PLEASE CONTACT: MAINNOR PINO AT LIGHTWORKS, INC. AT 561-373-9004.

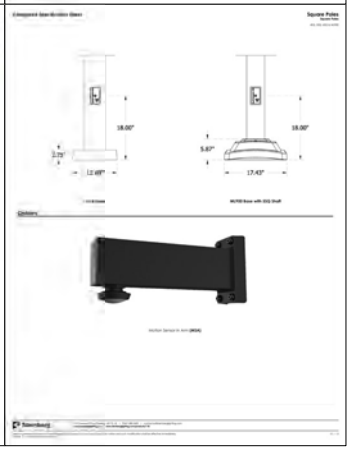
NOTES:

1. **SUBSTITUTIONS ARE NOT ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. CONTRACTOR TO PROVIDE A SIGNED AND SEALED PHOTOMETRIC FILE FOR REVIEW.**
2. **TYPE PB POLES ARE DIRECT BURIAL. NO NEED FOR PRE-CAST CONCRETE FOUNDATION.**
3. **TYPE W WALL MOUNTED FIXTURES SHALL BE ON EACH BUILDING ELECTRICAL CIRCUIT.**
4. **FINISH FOR ALL MATERIALS IS BLACK. OWNER TO VERIFY AT TIME OF ORDER.**
5. **CONTRACTOR TO SUBMIT SIGNED AND SEALED WINDLOAD AND EMBEDMENT CALCULATIONS. POLE ASSEMBLIES TO MEET LATEST FLORIDA BUILDING CODE.**

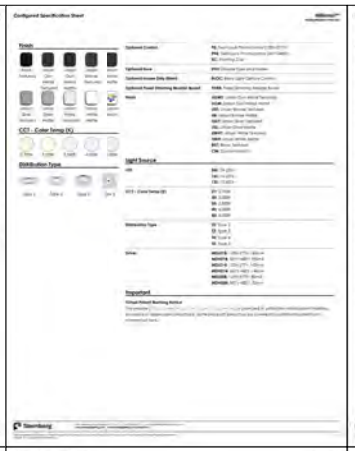


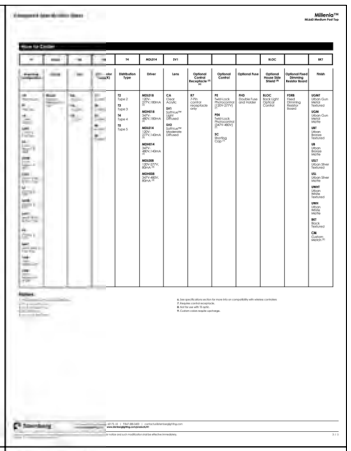




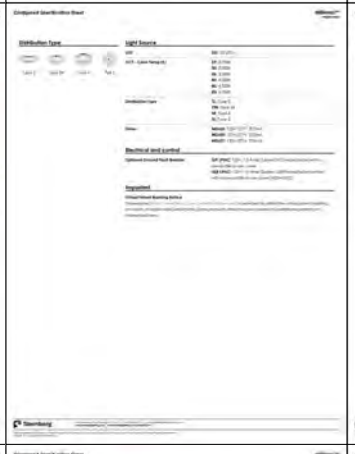




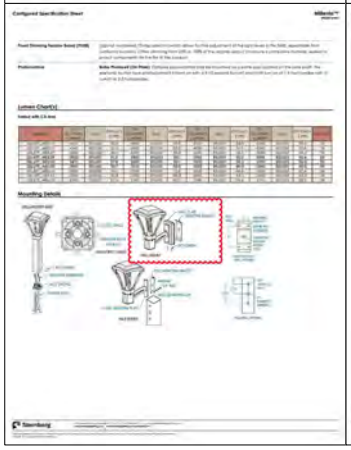


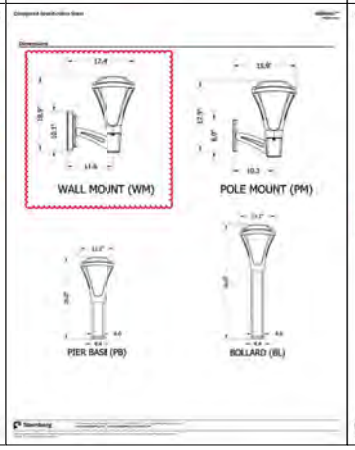


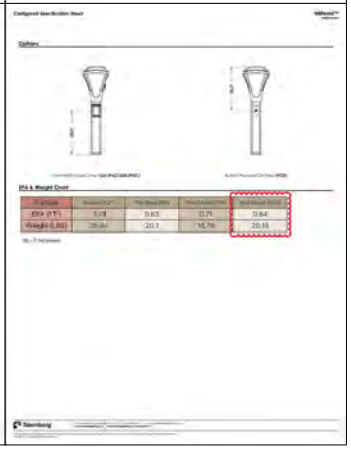












THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE	BY

MAINNOR PINO
LIGHTWORKS, INC.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505 Fax: (305) 676-8984
FL Lic. Certificate No.: 0000891

SCALE: NTS
DESIGNED BY: SB
DRAWN BY: SB
CHECKED BY: WP

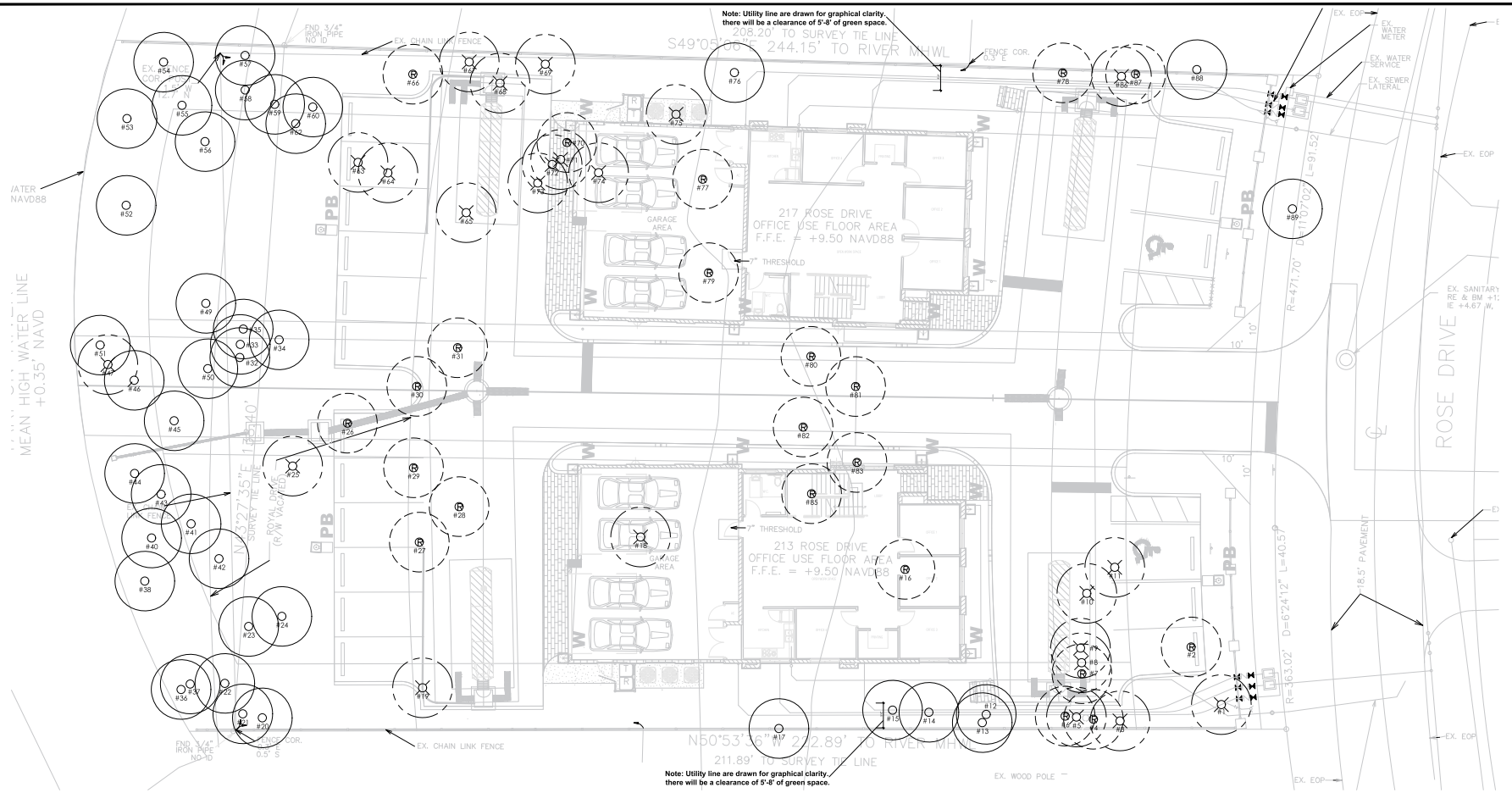
ELECTRICAL ENGINEER:
WILLIAM E. PINO
FLORIDA P.E.: # 32008

SEAL

DESCRIPTION:
PHOTOMETRIC TABLE & POLE & FIXTURE DETAILS

PROJECT:
213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FLORIDA

DATE
08/17/2026
PROJECT NO.
M26024M
SHEET NUMBER
PH-02



KEY FOR TREES

TREES TO REMAIN

TREES TO BE RELOCATED

TREES TO BE REMOVED

Tree #	Common Name	Botanical Name	Diameter (inches)	Condition	TPZ (ft)	Height (feet)	Width (feet)	Clear Trunk (feet)	Canopy (SF)	Disposition
1	Alexander palm tree	Dypsis decaryi	7	60%	4	12	10		126	Remove
2	Sabal Palm	Sabal palmetto	11	50%	5	30	12	12	314	Remove
3	Mango Tree	Mangifera indica	21	40%	11	25	32		804	Remove
4	Live Oak	Quercus virginiana	8	30%	2	22	8		50	To Relocate
5	Mango Tree	Mangifera indica	8	30%	4	30	32		707	Remove
6	Sabal Palm	Sabal palmetto		70%	1	24	12	12	314	To Relocate
7	Live Oak	Quercus virginiana	11	30%	6	32	8		314	To Relocate
8	Christmas Palm	Adonidia merrillii		80%	6	20	20	16	314	Remove
9	Christmas Palm	Adonidia merrillii		80%	6	20	18	16	254	Remove
10	Senegal Palm	Pseudophoenix sargentii		60%	5	30	24	16	452	Remove
11	Live Oak	Quercus virginiana	27	70%	28	40	60		3318	Remove
12	Sabal Palm	Sabal palmetto		70%	28	30	8		50	Remove
13	Sabal Palm	Sabal palmetto		70%	25	30	12		314	Remove
14	Areca Palm	Dypsis lutescens		60%	21	28	16		154	Remove
15	Bottlebrush	Callistemon rigidus	6	70%	5	20	20		314	Remove
16	Live Oak	Quercus virginiana	11	70%	5	20	30		490	To Relocate
17	Sabal Palm	Sabal palmetto		70%	6	30	12	16	113	Remove
18	Live Oak	Quercus virginiana	6	60%	30	30	30		314	Remove
19	Royal Poinciana	Delonix regia	6	40%	8	40	25		314	To Relocate
20	Senegal Palm	Pseudophoenix sargentii		60%	8	28	8	12	50	Remove
21	Sabal Palm	Sabal palmetto		60%	6	22	12	16	113	Remove
22	Senegal Palm	Pseudophoenix sargentii		60%	5	20	8	12	50	Remove
23	Royal Poinciana	Delonix regia	11	50%	6	40	20		314	To Relocate
24	Royal Poinciana	Delonix regia	21	50%	28	50	50		707	Remove
25	Royal Poinciana	Delonix regia	11	50%	6	30	30		314	Remove
26	Live Oak	Quercus virginiana	11	80%	6	30	30		962	To Relocate
27	Sabal Palm	Sabal palmetto		60%	6	25	12	16	113	To Relocate
28	Sabal Palm	Sabal palmetto		60%	6	30	12	16	113	To Relocate
29	Sabal Palm	Sabal palmetto		60%	6	28	12	16	113	To Relocate
30	Sabal Palm	Sabal palmetto		60%	6	32	12	20	113	To Relocate
31	Sabal Palm	Sabal palmetto		60%	6	30	12	20	113	To Relocate
32	Christmas Palm	Adonidia merrillii		80%	6	18	8	12	201	To Relocate
33	Christmas Palm	Adonidia merrillii	10	70%	6	40	12	20	1809	To Relocate
34	Live Oak	Quercus virginiana	11	80%	6	35	20	20	962	To Relocate
35	Live Oak	Quercus virginiana	9	80%	5	30	20		706	To Relocate
36	Christmas Palm	Adonidia merrillii	10	70%	6	40	12		1809	To Relocate
37	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
38	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
39	Christmas Palm	Adonidia merrillii		80%						To Relocate
40	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
41	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
42	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
43	Bottlebrush	Callistemon rigidus	13	70%	-	22	12		314	To Relocate
44	Senegal Palm	Livistona chinensis	11	60%	5	30	24		707	To Relocate
45	Bottlebrush	Callistemon rigidus	14	70%	-	25	18		314	To Relocate
46	Senegal Palm	Livistona chinensis	8	70%	2	30	28		616	To Relocate
47	Senegal Palm	Livistona chinensis	28	80%	10	40	30		707	To Relocate
48										
49	Royal Poinciana	Delonix regia	9	70%	6	30	30		707	To Relocate
50	Mango Tree	Mangifera indica	11	50%	6	30	30		707	To Relocate
51	Mango Tree	Mangifera indica	11	50%	6	30	30		707	To Relocate
52	Areca Palm	Dypsis lutescens	28	80%	8	30	30		707	To Relocate
53	Live Oak	Quercus virginiana	11	70%	6	30	30		707	To Relocate
54	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
55	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
56	Mango Tree	Mangifera indica	11	60%	6	30	30		707	To Relocate
57	Senegal Palm	Livistona chinensis	28	80%	12	30	30		707	To Relocate
58	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
59	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
60										
61	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
62	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
63	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
64	Live Oak	Quercus virginiana	22	70%	22	50	50		2463	To Relocate
65	Live Oak	Quercus virginiana	11	60%	6	30	30		706	To Relocate
66	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
67	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
68	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
69	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
70	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
71	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
72	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
73	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
74	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
75	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
76	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
77	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
78	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
79	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
80	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
81	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
82	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
83	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
84										
85	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
86	Christmas Palm	Adonidia merrillii		80%	6	25	8	20	50	To Relocate
87	Areca Palm	Dypsis lutescens		60%	4	20	12		113	To Relocate
88	Christmas Palm	Adonidia merrillii	26	80%	10	40	40		1257	Remove
89	Christmas Palm	Adonidia merrillii	22	80%	10	40	30		707	Remove

REVISIONS

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DIEGO J VANDERBIEST, RLA
FLORIDA REG. NO. 6667355
DATE:

213 & 217 ROSE DRIVE

TREE DISPOSITION PLAN

FORT LAUDERDALE, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
P. 305-884-5700 F. 305-884-8843

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Date 08/14/2026

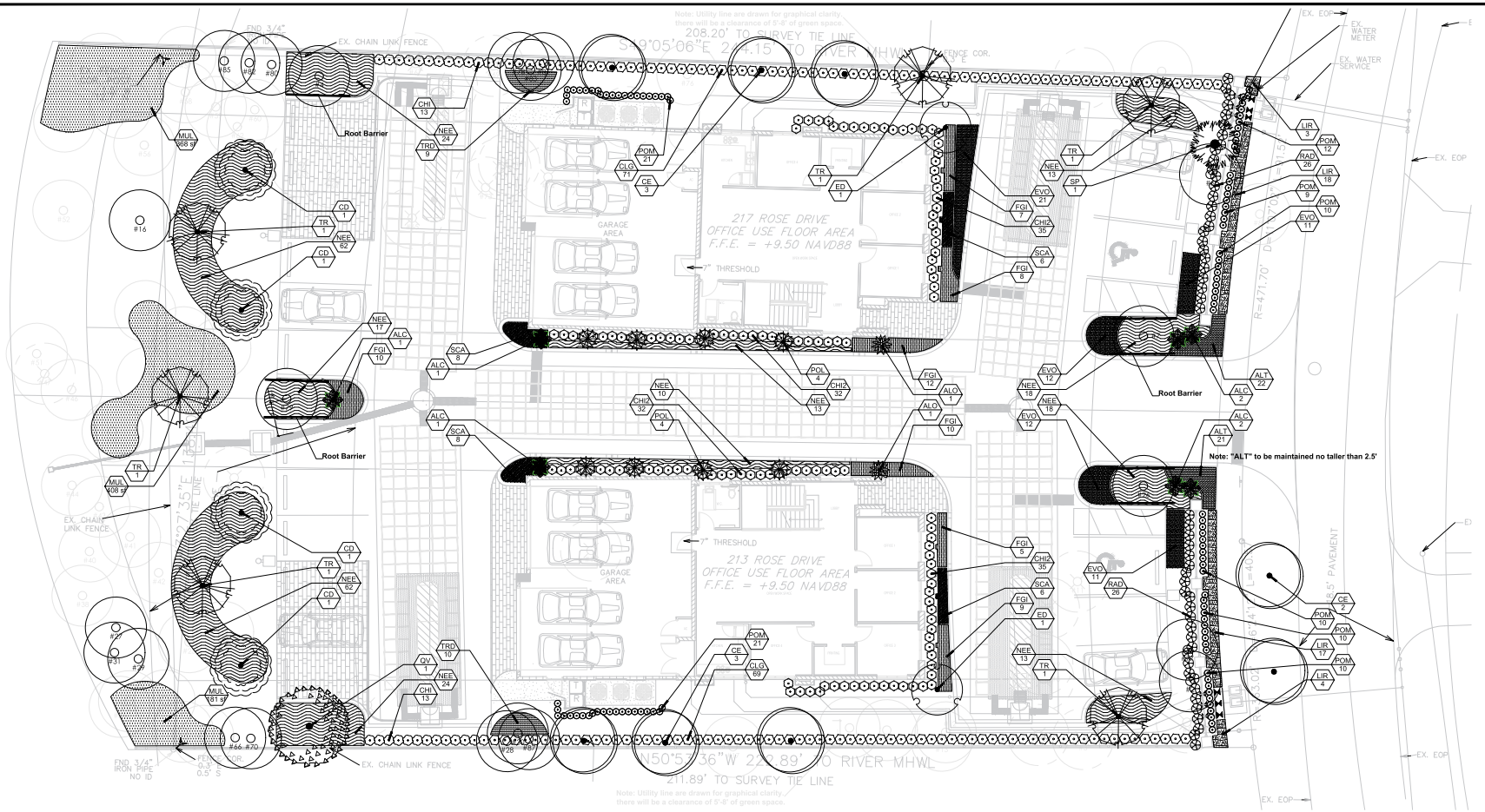
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LANDSCAPE REQUIREMENTS
PLANTING DATA TABLE

Site Data	
Total Site Area	32,249sf / 0.74 ac
VUA (Vehicular Use Area)	12,591sf / 0.28 ac
VUA Landscape Open Space Required	2,518 sf (20% VUA)
VUA Landscape Open Space Provided	5,406 sf (49% VUA)
Gross Landscape Area	11,202 sf

Landscape Requirements	Code Requirements	Required	Provided
Landscape Area Trees	1 tree / 1000 sf	12	12
Landscape Area Shade Trees	20%	3	3
Landscape Area Shrubs	12 shrubs / 1000 sf	135	135+
VUA Trees	1 tree / 1000 sf	6	6
VUA Shrubs	6 shrubs / 1000 sf	36	36+
Street Trees - "Rose Drive"	1 tree / 40 lf	4	4
Turfgrass area	Not to exceed 60%	6,722 sf	5,820 SF

PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
	CD	4	Coccoloba diversifolia Pigeon Plum	12' Ht.		
	CE	8	Conocarpus erectus Green Buttonwood	12' Ht.		2" DBH
	ED	2	Elaeocarpus decipiens Japanese Blueberry Tree	12' Ht.		
	POL	8	Polyalthia longifolia Indian Mast Tree	12' OA HT		
	QV	1	Quercus virginiana Southern Live Oak	16' Ht		
	SP	1	Sabal palmetto Cabbage Palmetto	22'-26' O.A. Hgt		
	TR	6	Tabebuia roseoalba White Tabebuia	12' Ht.		
SHRUBS						
	ALC	7	Alcantarea imperialis Imperial Bromeliad	3 gal.		
	ALO	2	Alcantarea odorata Giant Silver Bromeliad	7 gal.		
	CHI2	134	Chrysobalanus icaco 'Green Tip' Coco Plum	3 gal.		
	CHI	26	Chrysobalanus icaco 'Red Tip' Red Tip Coco Plum	3 gal.		
	CLG	140	Clusia guttifera Small Leaf Clusia	3 gal.		
	POM	103	Podocarpus macrophyllus Yew Podocarpus	3 gal.		
	RAD	52	Radermachera x 'Kunming' Kunming Dwarf Tree Jasmine	7 gal.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER SPACING	REMARKS
SHRUB AREAS						
	ALT	43	Alternanthera dentata 'LRU30' Little Ruby™ Alternanthera	3 gal.	18" o.c.	
	EVO	67	Evolvulus glomeratus 'Blue Daze' Blue Daze Brazilian Dwarf Morning Glory	3 gal.	24" o.c.	
	FGI	61	Ficus microcarpa Green Island Ficus	3 gal.	24" o.c.	
	LIR	42	Liriope spicata Creeping Lilyturf	3 gal.	24" o.c.	
	NEE	274	Nephrolepis auriculata Sword Fern	3 gal.	30" o.c.	

REVISIONS

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DIEGO J. VANDERBIEST, ASLA
FLORIDA REG. NO. 6667335
DATE:

213 & 217 ROSE DRIVE

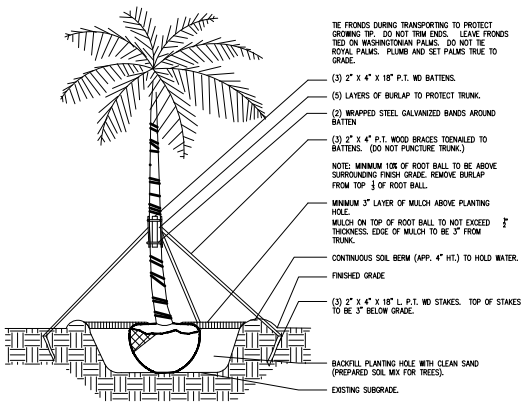
LANDSCAPE PLAN

FORT LAUDERDALE, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
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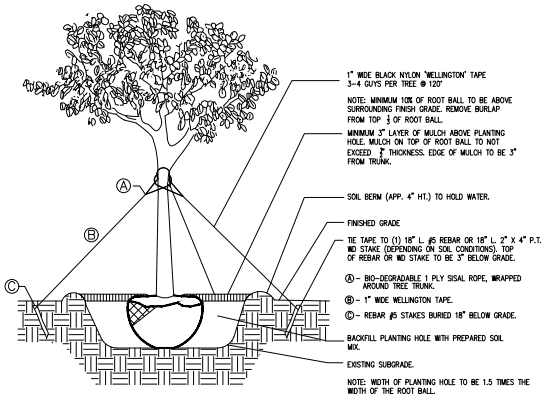
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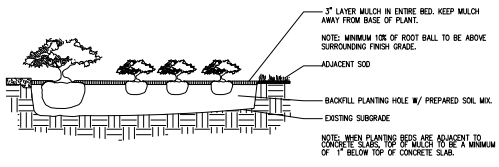
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
	CD	4	Coccoloba diversifolia Pigeon Plum	12' Ht.		
	CE	8	Conocarpus erectus Green Buttonwood	12' Ht.		2" DBH
	ED	2	Elaeocarpus decipiens Japanese Blueberry Tree	12' Ht.		
	POL	8	Polyalthia longifolia Indian Mast Tree	12' OA HT		
	QV	1	Quercus virginiana Southern Live Oak	16' Ht		
	SP	1	Sabal palmetto Cabbage Palmetto	22'-26' O.A. Hgt		
	TR	6	Tabebuia roseoalba White Tabebuia	12' Ht.		
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	ALO	2	Alcantarea odorata Giant Silver Bromeliad	7 gal.		
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	CHI	26	Chrysobalanus icaco 'Red Tip' Red Tip Coco Plum	3 gal.		
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
SHRUB AREAS							
	ALT	43	Alternanthera dentata 'LRU30' Little Ruby™ Alternanthera	3 gal.		18" o.c.	
	EVO	67	Evolvulus glomeratus 'Blue Daze' Blue Daze Brazilian Dwarf Morning Glory	3 gal.		24" o.c.	
	FGI	61	Ficus microcarpa Green Island Ficus	3 gal.		24" o.c.	
	LIR	42	Liriope spicata Creeping Lilyturf	3 gal.		24" o.c.	
	NEE	274	Nephrolepis auriculata Sword Fern	3 gal.		30" o.c.	
	SCA	28	Schefflera arboricola 'Trinette' Trinette Variegated Schefflera	3 gal.		24" o.c.	
	TRD	19	Tripsacum dactyloides Fakahatchee Grass	3 gal.	Pot	24" o.c.	
GROUND COVERS							
	MUL	957 sf	MULCH	---			

REVISIONS

LICENSED PROFESSIONAL

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DIEGO J. VANDERBIEST, R.L.A.
FLORIDA NO. 6667355
DATE:

213 & 217 ROSE DRIVE

FORT LAUDERDALE, FLORIDA

LANDSCAPE DETAILS

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
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Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

ELECTRIC

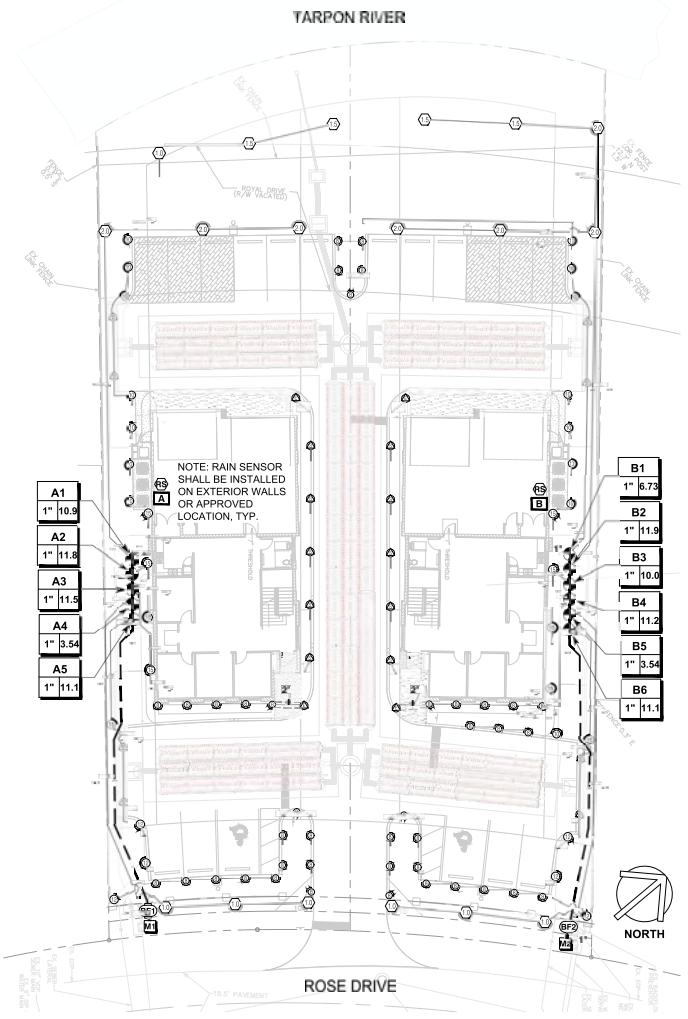
POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.

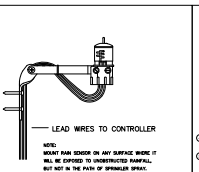
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PS
EST LOS RCS OST OST	Rain Bird 1806 15 Strip Series Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet	22	30
O T H E	Rain Bird 1806 8 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet	40	30
O	Rain Bird 1806 10 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet	18	30
O T H E	Rain Bird 1806 12 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet	8	30
O T H E	Rain Bird 1806 15 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet	10	30

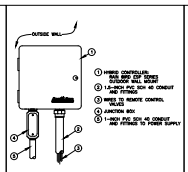
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PS	GPM	RADIUS
	Rain Bird 3504-PC 1.0 Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle	3	55	1.18	22
	Rain Bird 3504-PC 1.5	4	55	1.68	24
	Rain Bird 3504-PC 2.0	3	55	2.18	28

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle	1
BF1	Wilkins by Zurn Elkay Water Solutions 720A 1" Pressure Vacuum Breaker	1
BF2	Wilkins by Zurn Elkay Water Solutions 720A 1"	1
A	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready	1
B	Rain Bird ESP4ME3 with (1) ESP-SM3	1
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire	2
M1	Water Meter 1" 1" Water meter for Irrigation. Refer to Civil plans	1
M2	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26 3/4"	1,538 lf
	Irrigation Lateral Line: PVC Class 160 SDR 26 1"	317.0 lf
	Irrigation Mainline: PVC Schedule 40 1"	212.8 lf
	Pipe Sleeve: PVC Schedule 40 2"	15.5 lf

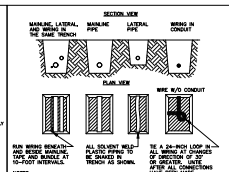




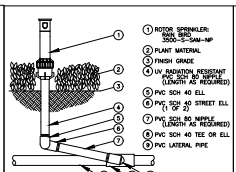
RAIN BIRD RAIN SENSOR

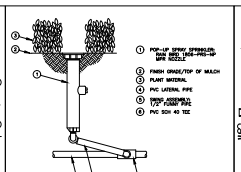


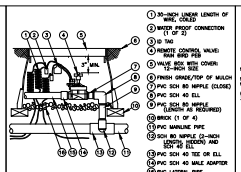
RAIN BIRD CONTROLLER DETAIL

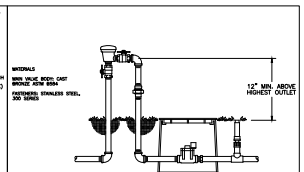


TRENCH DETAIL

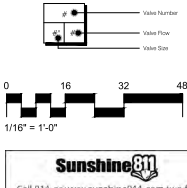

RAIN BIRD 3500 SERIES ROTOR


RAIN BIRD 1800 SERIES SPRINKLER


RAIN BIRD PGA VALVE



WILKINS 720A PRESSURE VACUUM BREAKER



Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

REVISIONS

Digitally signed by Diego J Vanderbiest
Date: 2026.08.20 10:02:20 -04'00'

IRRIGATION PLAN

213 & 217 ROSE DRIVE

FORT LAUDERDALE
FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
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213 & 217 ROSE DRIVE OFFICE BUILDINGS
DEVELOPMENT ADEQUACY REQUIREMENTS AND APPLICANT'S RESPONSES

In accordance with the City's ULDR 47-25.2. Adequacy requirements, the following narrative provides the Applicant's responses supporting the development of the proposed office uses on the subject property.

The subject property and proposed development are located at 213 Rose Drive, Ft. Lauderdale and will consist of two (2) two-story office buildings with associated driveways, parking and landscaping. Each Office Building has 2,962 square feet of Office Use along with a Garage Use. The proposed site plan shows the development of the two office buildings within the mid-point area of the property with a central driveway running between the buildings. It is the intention of the Applicant to re-plat the property and create two parcels within the property with the common parcel line coinciding with the centerline of the central driveway. Each parcel will contain a single office building with required independent parking, site lighting, landscaping & irrigation, independent water and sewer services, fire protection service and irrigation service. An Owner's Association will be created to address common area maintenance and drainage facilities.

Based upon as-built records provided by the City, there are two (2) existing sewer laterals extending to the property from an existing 10" VCP sewer main within Rose Drive. One sewer lateral is generally located at the northeast corner of the property and the other is located at the southeast corner of the property. Additionally, there is an existing 1" water service with backflow preventor located at the northeast corner of the property. The proposed development will require the installation of additional water services to accommodate potable water, irrigation and fire protection lines for each parcel.

The property abuts the Tarpon River on its north side. Historical drainage patterns indicate runoff within the property (as well as surrounding lots) flowing from Rose Drive towards the Tarpon River. There are no drainage facilities with the Rose Drive ROW. Historical drainage patterns will be maintained as part of this development's surface water management system.

Rose Drive is currently a two-lane local roadway which extends from Andrews Avenue and SE 2nd Ave easterly across the frontage of the property and terminates at a dead end on the west side of SE 3rd Avenue. The existing Rose Drive ROW width is 40' (20' on each side of the ROW centerline). The City will require the dedication of an additional 5' of property along the property frontage. The proposed site plan provides this additional 5' ROW Dedication. Due to an existing large Strangler Fig tree being within the 5' ROW Dedication strip, a sidewalk will not be required at this time. Please note that no sidewalks are constructed along the entirety of Rose Drive currently.

The property is currently vacant, however, prior to 2005, the property was occupied by a large residence with accessory structures, pool and deck area, patios and walkways. Since the property was cleared of the residence and sodded in 2005, it has been well maintained and mowed.

Sec. 47-25.2. Adequacy requirements with Applicant's Responses.

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.

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.

Applicant's Response: ***The proposed two-story office buildings will not interfere with the City's communication 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.

Applicant's Response: The drainage system associated with the proposed development will include storage facilities to meet the required 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 and also meet the required retention to meet the pre- versus post-development stormwater stage thresholds for the 10-year, 1-day, 25-year, 3-day and 100-year, 3 day storm events.

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:

    a. Broward County Ordinance No. 89-6.

    Applicant's Response: ***Based upon the Broward County Wetland Map, there are no known wetlands within the subject property. Due to the proximity of the Tarpon River, which is tidal, mangroves may be present along the shoreline where it abuts the subject property. In accordance with the City's ULDR Sec. 47-23.8. - Waterway use, a minimum 20' setback is required from the waterway. The proposed development will provide a minimum of 30' to 46' between the River and the nearest parking spaces. The rears of the buildings are a minimum of 77' to 94' to the edge of the Tarpon River. Additionally, the Applicant will preserve, to the extent possible, all existing native vegetation along the river's edge and remove only exotic invasive vegetation (as required by the City and Broward County) in that area. The area extending from the water's edge to at least 20 feet inland is expected to remain undisturbed and in its natural existing state. No disturbance of shoreline wetlands (mangroves) is anticipated.***

    b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

    Applicant's Response: ***As stated above and further within this text, the Applicant is aware of the proximity of the Tarpon River as a sensitive land requiring protection. As such, the planning of the proposed development takes into consideration the protection of the River and sensitive lands along its shoreline. As stated above, a minimum of 30' to 46' will be provided between the River and the nearest parking spaces. The rears of the proposed buildings are a minimum of 77' to 94' to the edge of the Tarpon River. Additionally, the Applicant will preserve, to the extent possible, all existing native vegetation along the river's edge and remove only exotic invasive vegetation (as required by the City and Broward County) in that area. The area extending from the water's edge to at least 20 feet inland is expected to remain undisturbed and in its natural existing state. No disturbance of shoreline wetlands (mangroves) is anticipated.***

    c. Broward County Ordinance No. 84-60. (Wellfield Protection)

    Applicant's Response: ***Based upon Map C-2 Broward County Wellfield Protection Zones and Contaminated Sites, the subject property is outside the limits of any Wellfield Protection Zone and Contaminated Site.***

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Applicant's Response: Please refer to Section D above for the Applicant's demonstration that impacts of the proposed development to environmentally sensitive lands will be mitigated based upon the

location of the development any from and the preservation of existing property in its natural state to the vicinity of environmentally sensitive lands.

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.

Applicant's Response: A city fire hydrant is located 270' west of the proposed driveway entry into the proposed development. The fire hydrant is located at the corner of Rose Drive and SE 2nd Avenue. Each Office Building will be protected by an independent Fire Sprinkler System which connects to the existing 6" water main within Rose Drive.

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.

Applicant's Response: Based upon Section 47-38A, Park Impact Fees, it appears that the proposed Office Use to be developed within the subject property is exempt from Parks & Open Space requirements and associated impact fees.

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.

Applicant's Response: The proposed development applies the 5 principles of CPTED as follows:

Natural Surveillance –

1. ***Bright Lighting will be installed with dusk-to-dawn LED lights and/or motion-activated floodlights over doors, pathways, and parking areas so intruders cannot hide in dark shadows. Sconse lights will be installed on all building elevations to illuminate yard areas adjacent to the buildings.***
2. ***Strategic Windows are provided on building elevations (facing the street, driveway, and yard areas) so building occupants can naturally see activity outside.***
3. ***Landscaping will be trimmed below window height and tree canopies will be raised above eye level to maintain clear sightlines across a property.***

Natural Access Control -

1. ***Defensive landscaping using thorny or prickly bushes (like bougainvillea or cactus) beneath ground-floor windows to block unauthorized foot traffic will be utilized where practical, however, all windows and doors will be constructed and reinforced to withstand hurricanes and resist forced entry.***
2. ***Single Entry Points: The proposed office buildings will have one clearly marked, highly visible main entrance rather than multiple hidden doors.***
3. ***Physical Guidance: Parking areas abut the front door entries to guide visitors legally to the front door while discouraging shortcuts through private yards.***

Territorial Reinforcement

1. ***Clearly Defined Boundaries: The development utilizes a 4' high open picket fence with columns to separate the front private yards from public areas. Additionally, a 6' high open picket fence will be***

installed along the side property lines to discourage access from the adjoining lots to the side and rear yard areas. The Tarpon River will serve as the rear property line barrier.

2. Ownership Signage: Address numbers will be clearly provided at the front of each building. It is anticipated that each building will incorporate a security and alarm system with security system decals applied on the building entry doors. This may also include property signs that show the buildings are actively watched and cared for.

Maintenance and Management

1. The applicant will initiate quick repairs by removing graffiti, fixing broken lights, and picking up trash immediately to show the property is occupied and managed, which deters repeat vandalism.

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.

Applicant's Response: Acknowledged.

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.

   Applicant's Response to 2.a.-c.: Acknowledged. The proposed development will consist of (2) two-story office buildings with associated driveways, parking and landscaping. Each Office Building has 2,962 square feet of Office Use along with a Garage Use. Due to the proximity of the Tarpon River which is tidal, it is anticipated that the existing salinity level within the groundwater will not allow the development to be irrigated using wells and pumps. Therefore, the landscaped areas will be irrigated utilizing potable water.

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.

Applicant's Response to 1-4 above: Acknowledged. The proposed development will consist of (2) two-story office buildings with associated driveways, parking and landscaping. Each Office Building has 2,962 square feet of Office Use along with a Garage Use. A city sanitary gravity sewer main with service laterals currently abuts the subject property. Therefore, a septic system will not be utilized for this development.

J. ***N/A*** - *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.

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.

Applicant's Response: Due to the minimal Office Use area within each office building, no dumpsters are proposed for this development. A 65-gallon trash bin along with recycling bins will be placed inside a fenced opaque enclosure on the side of each office building. The bins will be rolled out to Rose Drive on trash pickup days for pickup by the City's franchise trash company (Waste Management). This practice is utilized by the existing lot owners abutting Rose Drive.

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.

Applicant's Response: The city provides solid waste collection service for this property.

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

Applicant's Response: Based upon topographic data, the subject property has over 12' of vertical elevation change from a high elevation occurring within the Rose Drive ROW of +12.96 NAVD88 to +0.35 NAVD88 at the edge of the Tarpon River. Based upon City as-built and Atlas records, there are no City drainage facilities within the Rose Drive ROW. The property is vacant and current topography indicates that all stormwater runoff within the subject property, as well as the surrounding lots north of the Rose Drive, drain directly to the Tarpon River which is a tidal waterway. The proposed drainage system for this development provides pre-treatment of the first 1"over the entire property or 2.5" times the percentage of impervious area (whichever is greatest) within on-site storage facilities. Additionally, the on-site storage facilities are sized to accommodate additional runoff storage so that the post-developed site storm stages are lower than the pre-developed site storm stages. The pre-developed condition is considered to be the pre-2005 single-family residence which is acknowledged by both the City Engineer and BCEPD. A control structure with weir will be utilized to regulate excess runoff after the system has met its required retention storage volume. This excess runoff is discharged through a bubble-up inlet located approximately 35' north of the Tarpon River where the runoff is allowed to infiltrate within surrounding soil and eventually discharge into the Tarpon River. BC Surface Water Management has reviewed the proposed drainage facilities concept during a pre-application meeting held on June 30, 2026, and has authorized the applicant to move forward

with obtaining a General Permit based upon this concept. There will be no impacts to the City's stormwater facilities.

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.

Applicant's Response: See the attached Traffic Impact Analysis

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.

Applicant's Response: See the attached Traffic Impact Analysis

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.

Applicant's Response: See the attached Traffic Impact Analysis

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.

Applicant's response to i.-vi. above: See the attached Traffic Impact Analysis which provides the following conclusions: "Based upon the foregoing analysis, the proposed project is not required to prepare a comprehensive traffic impact study for the following reasons:

- ***According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily vehicle trips, a traffic impact study is required. The subject project is projected to generate 85 new daily vehicle trips.***

- ***And, if the daily trips are less than 1,000 but more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in thirteen (13) vehicle trips during the PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 8.23% of the daily vehicle trips, which is significantly less than the 20% threshold. (Thirteen vehicle trips occurring in one (1) hour represents, on average seven (7) vehicles trips in one-half hour. Seven (7) vehicle trips equate to approximately 8.23% of the 85 daily vehicle trips.)***

Based upon the foregoing analyses, the trip generation characteristics of the 213 & 217 Rose Drive office development do not warrant further detailed traffic analyses.

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.

Applicant's Response: The current half right-of-way width of Rose Drive is 20'. An additional 5' of right-of-way will be dedicated by Plat.

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.

Applicant's Response: Internal entry walkways and crosswalks are provided to direct visitors to the building's front and side entries. The construction of a sidewalk along Rose Drive is waived due to a

conflict with a large Strangler Fig tree located within the 5' additional ROW where said sidewalk would typically be located.

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.

   Applicant's Response: The subject property does not abut a primary arterial street frontage.

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.

   Applicant's Response: Acknowledged, however due to the minimal traffic generated by the proposed development, other roadway improvements are not anticipated.

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.

   Applicant's Response: Acknowledged

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.

   Applicant's Response: Acknowledged

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.

Applicant's Response: Not Applicable for this development

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.

   Applicant's Response: The property is vacant, however, the applicant commissioned a PHASE 1 ARCHAEOLOGICAL ASSESSMENT within the property in April, 2017 and a PHASE II ARCHAEOLOGICAL ASSESSMENT within the property in February 2022 (see the attached reports), where, "the site as expressed on the 213 Rose Drive parcel does not appear to be eligible for listing on the NRHP. On the parcel, the site is a moderately dense midden but lacks significant cultural deposits or features. It is nonetheless the consultant's recommendation that the intact site be avoided if possible. Where avoidance is not possible, mitigation by archaeological monitoring should be conducted during ground-disturbing activities. If significant features are encountered during monitoring, the City of Fort Lauderdale historic preservation planner should be alerted within 48 hours of that find, and the feature should be hand excavated and fully documented. Any significant archaeological materials that are collected should be analyzed and described in a final report, and, following analysis, all archaeological materials should be transferred to the Fort Lauderdale Historical Society for permanent curation. In the event that unmarked human remains are encountered during the course of development, then the provisions of Florida Statute 872.05 will apply."

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.

Applicant's Response: The subject development is located west of the Intracoastal Waterway

If you have any questions or require additional information, please do not hesitate to contact me at 954-914-8109 or by email at jwkpa@outlook.com.

Sincerely,

Jonathan W. Keith, P.A.

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August 19, 2026

213 & 217 ROSE DRIVE OFFICE BUILDINGS
NEIGHBORHOOD COMPATIBILITY AND PRESERVATION JUSTIFICATION AND NARRITIVE

In accordance with the City's ULDR Sec. 47-23.8. - Waterway use., the following narrative provides the Applicant's justification for developing the proposed office uses on the subject property adjacent to the Tarpon River (waterway use) based upon the Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i.

The subject property and proposed development is located at 213 Rose Drive, Ft. Lauderdale and will consist of two (2) two-story office buildings with associated driveways, parking and landscaping. Each Office Building has 2,962 square feet of Office Use along with a Garage Use. The proposed site plan shows the development of the two office buildings more or less within the mid-point of the property with a central driveway running between the buildings. It is the intention of the Applicant to re-plat the property and create two parcels within the property with the common parcel line coinciding with the centerline of the central driveway. Each parcel will contain a single office building with required independent parking, site lighting, landscaping & irrigation, open space, independent water and sewer services, fire protection service and irrigation services. An Owner's Association will be created to address common area maintenance and drainage facilities.

The underlying land use is S Regional Activity Center and is within the Limited Residential Office (ROA) District which allows Professional, business and financial offices (not including sale, display, storage or handling of merchandise on the premises), and Single-family dwellings as permitted uses.

The property is currently vacant, however, prior to 2005, the property was occupied by a large single-family residence with accessory structures, pool and deck area, patios and walkways.

The property abuts the Tarpon River (waterway use) on its north side, a ROA zoned Office Use on its east side owned and operated by the Broward County Bar Association, Inc., a ROA zoned Residential Use on its west side and the Rose Drive Right-of-Way on its south side. There are ROA zoned Residential Uses located on the south side of Rose Drive where it abuts the subject property. Refer to Neighborhood Compatibility Exhibit.

The proposed development directly abuts one ROA-zoned residential lot (and use) to the west, located at 121 Rose Drive. The residence is situated at the far western end of this lot. The nearest proposed vehicular use areas within the proposed development are more than 102 feet from the residence to the front parking area and more than 144 feet to the rear parking area. In addition, substantial existing trees and landscaping on this lot screen views of the proposed development.

Sec. 47-25.3. Neighborhood compatibility requirements with Applicant Justifications

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

   Applicant's Justification: See the separate ADEQUACY REQUIREMENTS NARRITIVE with APPICANT RESPONSES.

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

   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as

regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

Applicant's Justification: The proposed Office Use will not create nor exceed maximum levels of smoke, odor, emissions of particulate matter and noise.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

Applicant's Justification: DNRP license is <u>not</u> required

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Applicant's Justification: DNRP license is <u>not</u> required

3. *Design and performance standards.*

a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

Applicant's Justification: The proposed driveways and parking areas (VUA) will be illuminated by decorative wall- and pole-mounted fixtures positioned at the heads of the parking spaces. The fixtures will direct light inward to minimize glare and indirect illumination at the property lines. Shields will also be used to prevent light from extending beyond the property lines.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

Applicant's Justification: At a minimum, perimeter hedging extending a minimum of 5' above the adjacent residential property will be planted where internal driveways and parking areas abut the residential property.

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

Applicant's Justification: The proposed developments lighting will follow the requirements of Sections 47-20.14.

b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to complement a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

Applicant's Justification: The proposed architecture incorporates windows, doors and openings in all elevations with an emphasis to give the appearance of modern residential architecture.

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

Applicant's Justification: The proposed architecture incorporates items 1b.,1d., 1e, 2a. & 2b. and is further described below:

1. Detail and embellishments:

a. Balconies,

b. Color and material banding

Color and material banding is incorporated into the proposed architecture including the use of tile and stone veneers on the exterior walls and two distinct wall colors.

c. Decorative metal grates over windows,

d. Uniform cornice heights,

e. Awnings.

Decorative Rigid Awnings are incorporated on the building front and interior side elevations.

2. Form and mass:

a. Building mass changes including projection and recession,

Building mass changes including projection and recession are utilized at the stairwell towers and front entries.

b. Multiple types and angles of roofline, or any combination thereof.

Multiple types and angles of roofline, or any combination thereof is incorporated by utilizing a cement tile hip shaped roof with various angles. A flat roof with small parapet walls will be utilized over the stairwell area to create contrast in roof styles.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Applicant's Justification: The proposed building architecture utilizes facade treatment on all four (4) sides of the building elevations without limitation.

ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Applicant's Justification: Based upon the proposed Office Use and minimal corresponding floor area, this development utilizes a Type II Loading Zone for each building

located within the adjacent northern drive isle abutting each building. Based upon the proposed office use, minimal use of these designated loading zones is anticipated.

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Applicant's Justification: No rooftop mechanical equipment is proposed. Each building's stair tower is integrated into the surrounding architecture and kept to a minimal height to reduce its visual mass.

c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Applicants' Justification: The proposed building height is 27' with 13.5' proposed side yard setbacks. Maximum allowed building height is 35'.

d. *Bufferyard requirements.* Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Applicant's Justification: A 13.5' wide landscape strip is provided along the side of the Office Building where it abuts the residential use lot. Additionally, a minimum 10' wide landscape strip is provided along the parking spaces where they abut the residential use lot. A 5' wide landscape strip is provided where the drive isles abut the residential use lot. At the locations where the strip is less than 10' wide, additional landscaping will be incorporated within this strip to further restrict views of the driveway from the adjacent lot. As provided above, the residence on the abutting western lot is situated at the far western end of that lot. The nearest proposed vehicular use areas are more than 102 feet from that residence at the front parking area and more than 144 feet at the rear parking area. In addition, there are substantial existing trees and landscaping on the adjoining lot which screen views of the proposed development and associated parking areas.

ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Applicant's Justification: A minimum 10' wide landscape strip is provided along the parking spaces where they abut the residential use lot. The residence is situated at the far western end of this lot. The nearest proposed vehicular use areas are more than 102 feet from the residence at the front parking area and more than 144 feet at the rear parking area. In addition, substantial existing trees and landscaping on the adjoining lot screen views of the proposed development. Additional landscaping will be provided adjacent to the proposed parking spaces to enhance buffering.

iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

Applicant's Justification: No dumpsters are proposed for this development. A trash bin along with recycling bins will be placed inside a fenced opaque enclosure on the side of each building. A hedge will be planted in front of the enclosure to further buffer the enclosure from the abutting residential use.

iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5, **SEE BELOW**

b) **N/A** - Shall be located within, and along the length of the property line which abuts the residential property,

c) **N/A** - When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) **N/A -** When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Applicant's Justification: In accordance with Sec. 47-5.60. - Residential office zoning districts.

C. Compatibility requirements.

1. All non-residential uses in the Residential Office (RO), Limited Residential Office (ROA) and Planned Residential Office (ROC) Zoning Districts are permitted to allow vehicular use areas to encroach into the bufferyard requirements subject to Section 47-21.9 Landscape requirements for vehicular use areas, and may provide a fence in lieu of a wall as indicated in Section 47-25.3.A.3.d.,

The proposed development will utilize a 6' high bronze colored open picket aluminum fence with top rail and hedging along the side lot lines.

v. **N/A -** *Application to existing uses.* Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were

in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;

b) Reduction of required parking spaces;

c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;

d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;

e) Access to the land would be substantially impaired;

f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;

g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Applicant's Justification:

1. ***Traffic - see the attached Traffic Impact Statement indicating no adverse impacts to adjoining roadways.***
2. ***Noise – Based upon the proposed Office Use, noise generation will not occur beyond existing background levels generated by traffic within SE 3rd Avenue.***
3. ***Odors – Based upon the proposed Office Use, no odors are anticipated to be generated by this use.***
4. ***Shadow – The proposed buildings are only 27' high where the underlying code allows a maximum of 35' roof height. Required side yard setbacks are met and excessive shadows will not be created by this proposed development beyond that of a typical 2-story residential house.***
5. ***Scale – The proposed limited area Office Use with architecture that closely mimics modern 2-story residential architecture. The proposed floor area is below the maximum allowed by the ROA District.***
6. ***Visual nuisances – All mechanical equipment will be at ground level and fully screened with landscaping. A trash ben and recycle containers for each building will be enclosed within a 4' high opaque fenced enclosure with landscape screening. Parking areas will be screened with landscaping. A 4' high decorative fence with 2'x2' concrete columns will be constructed along the front of the parking spaces facing Rose Drive to provide a visual barrier of these parking spaces from Rose Drive. Although the ULDC requires a minimum of 20' setback and landscaping along waterways (Tarpon River), a minimum of 30' to 46' will be provided between the River and the nearest parking spaces. The rear of the buildings are a minimum of 77' to 94' to the edge of the Tarpon River.***

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Applicant's' Justification: The subject property lies within the Downtown Fort Lauderdale Civic Association; however, the subject property is not within the limits of the Downtown Master Plan character areas. The subject is located

within the S Regional Activity Center (SRAC-SAe) land use area, however, the underlying zoning is ROA. Based upon the SRAC-SAe zoning district design standards, this area is west of the subject property. As such, it appears the subject property is subject to the underling district standards and local Neighborhood Compatibility Requirements. The applicant has not been successful in determining if there is an adopted Neighborhood Master Plan for the surrounding neighborhood south of the Tarpon River. Based upon the City's Sidewalks Master Plan, a priority sidewalk along Rosa Drive is not indicated on that plan. Based upon the Tarpon River Neighborhood Mobility Master Plan, the subject property is outside the limits of the plan's area.

In conclusion, the applicant has provided compelling justification that the proposed development of two 2-story office buildings within the property adheres to the residential nature of the surrounding uses and neighborhood. The proposed architecture mimics much of today's high-end modern residential single-family architecture found within the surrounding neighborhoods. There is only one residential use lot abutting the subject development. This lot is heavily wooded and landscaped with mature trees and shrubs which effectively block all visual lanes to the proposed development. Additionally, the residential use lot has an existing single structure located to the far western limits of that lot. The distance between this structure and the nearest proposed vehicular use areas within the development is more than 102 feet from the residence to the front parking area and more than 144 feet to the rear parking area.

Regarding the development's compatibility with the Tarpon River waterway use, the Applicant will preserve, to the extent possible, all existing native vegetation along the river's edge and remove only exotic invasive vegetation (as required by the City and Broward County) in that area. The area extending from the water's edge to at least 20 feet inland is expected to remain undisturbed and in its natural state. This will provide an effective visual buffer between the rear yards of the homes north of the Tarpon River and the development's parking areas and buildings. Based on aerial photography, the homes north of the Tarpon River are more than 123 feet from the development's parking areas and more than 170 feet to the nearest proposed office building. The area between the river's edge and the interior parking areas will be landscaped incorporating existing trees and supplemented by additional trees and landscaping in accordance with the ULDR. This area will be sodded and irrigated.

If you have any questions or require additional information, please do not hesitate to contact me at 954-914-8109 or by email at jwkpa@outlook.com.

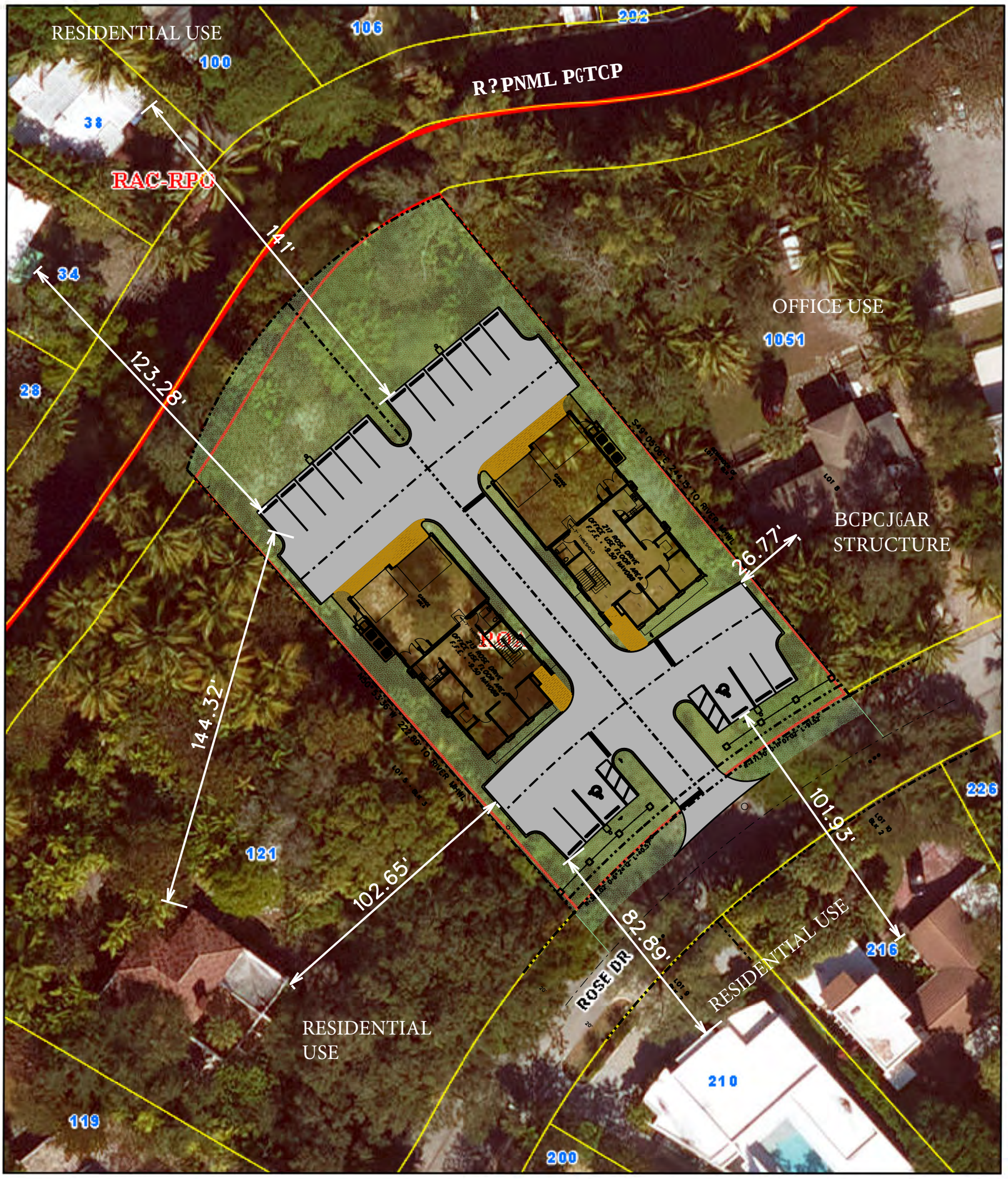
Sincerely,

Jonathan W. Keith, P.A.

Jonathan Keith

Jonathan Keith, P.E.

Property Id: 504210710330



July 26, 2026

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213 ROSE DRIVE

NEIGHBORHOOD COMPABILITY EXHIBIT

Flight Date : Jan 16, Jan 20 & Jan 27, 2026 Broward County Property Appraiser

JONATHAN W. KEITH, P.A.

Consulting Engineers
Post Office Box 1017
Boynton Beach, FL 33425
Phone (954) 914-8109 Fax (954) 324-1712

August 19, 2026

213 & 217 ROSE DRIVE OFFICE BUILDINGS
PROJECT DESCRIPTION

Proposed Development Location and Scope

The subject property and proposed development is located at 213 Rose Drive, Ft. Lauderdale and will consist of two (2) two-story office buildings with associated driveways, parking and landscaping. Each Office Building has 2,962 square feet of Office Use along with a Garage Use. The proposed site plan shows the development of the two office buildings more or less within the mid-point of the property with a central driveway running between the buildings. It is the intention of the Applicant to re-plat the property and create two parcels within the property with the common parcel line coinciding with the centerline of the central driveway. Each parcel will contain a single office building with required independent parking, site lighting, landscaping & irrigation, open space, independent water and sewer services, fire protection service and irrigation services. An Owner's Association will be created to address common area maintenance and drainage facilities.

The property is currently vacant, however, prior to 2005, the property was occupied by a large single-family residence with accessory structures, pool and deck area, patios and walkways.

The property abuts the Tarpon River (waterway use) on its north side, a ROA zoned Office Use on its east side owned and operated by the Broward County Bar Association, Inc., a ROA zoned Residential Use on its west side and the Rose Drive Right-of-Way on its south side. There are ROA zoned Residential Uses located on the south side of Rose Drive where it abuts the subject property.

The proposed development directly abuts one ROA-zoned residential lot (and use) to the west, located at 121 Rose Drive. The residence is situated at the far western end of this lot. The nearest proposed vehicular use areas within the proposed development are more than 102 feet from the residence to the front parking area and more than 144 feet to the rear parking area. In addition, there are substantial existing trees and landscaping on this lot to screen the view of the proposed development.

Rose Drive is a tree lined 2-lane street within a 40' Right-of-Way (ROW). Pursuant to City requirements, an additional 5' of the subject property will be dedicated by Plat to expand the north half of the Rose Drive ROW from 20' to 25' wide where it abuts the property.

The general nature of the surrounding neighborhood is residential even though it abuts the busy SE 3rd Avenue commercial corridor and the new Federal Courthouse facility. There are existing Office Uses within the Rose Drive Corridor including one directly east and another two lots west of the subject property. The abutting lots are heavily landscaped with mature trees. The subject property has significant tree canopy along its edges, front yard area and along the Tarpon River. It is the applicant's intention to preserve as many trees as possible where they do not conflict with the building and parking areas and relocate as many trees as possible where they fall within the proposed development area. To maintain existing landscape visual buffering between the residents located on the north side of the Tarpon River, the existing trees along the Tarpon River required minimum 20' setback area will be preserved. Additional trees beyond the 20' setback area will also be preserved.

Land Use and Zoning Compatibility

The subject property has an underlying land use is S Regional Activity Center and is within the Limited Residential Office (ROA) District which allows **Professional business and financial offices** (not including sale, display, storage or handling of merchandise on the premises), and Single-family dwellings **as permitted uses.**

The proposed 2-story Office Buildings are consistent with the intent of the underlying Land Use and Zoning District (Sec. 47-5.60. - Residential office zoning districts).

- The proposed development complies with ROA building requirements, including limits on building height, building length, maximum non-residential floor area and minimum land area. The proposed 27-foot building roof height is below the maximum 35-foot and is comparable to the roof heights of the surrounding office and residential uses.
- The proposed development provides front and rear yards which exceed the minimum yard requirements by more than two to three times the required setbacks. The side yard setbacks are consistent with the code requirement of half the proposed building height.
- The proposed lot coverage is 19.3% where up to 30% is allowed.
- The proposed pervious area is consistent with the district requirement of 40% per Section 47-21.13.
- The proposed development meets and exceeds the minimum required vehicular use area and interior landscaping area per Section 47-21.13.
- Required dimensions for driveways, parking spaces and stacking meet or exceed the minimum requirements of Section 47-20.5.
- The proposed parking meets and exceeds the minimum required parking spaces for Office Use. No parking reduction waiver will be required. A Type II loading zone is provided for each office building.

Proposed Architecture

Pursuant to Sec. 47-5.60. - Residential office zoning districts, nonresidential building design shall be by an architect registered under the laws of Florida and such that the building substantially resembles a house in the opinion of the director. Please refer to the architectural drawings prepared by Mario Suarez, AIA of ARCH TEK.

The proposed building architecture matches similar modern estate residential architecture utilizing residential features that extend into the side yards consistent with Section 47-19.1B including but not limited to rigid awnings and canopies, stone and tile veneers, belt courses and column bump outs. Four-sided architecture is incorporated into the design of the buildings.

The proposed roofs will be tiled hip type consistent with surrounding residential roof lines. The stairwell will utilize a flat roof area with a small parapet to provide roof line variety while not overstating massing. No rooftop equipment will be required which further mimics surrounding residential architecture. The proposed overall roof height is 27 feet which is lower than the maximum allowed 35 feet, further defining the residential architectural nature of the buildings. Mechanical equipment and trash & recycle ben enclosures will be at ground level and screened with landscaping.

Windows are utilized extensively throughout the building elevations which are consistent with residential architecture.

Wall sconces are provided on all building elevations to enhance the building's nighttime appearance and provide security lighting. The architectural style of the sconces will match the parking area light fixtures. The site lighting will be in compliance with ULDR Section 47-20.14 where light levels at the property lines are drastically diminished.

Open Space Elements and Landscaping Improvements

The subject property has over 12' of vertical elevation change from a high elevation occurring within the Rose Drive ROW of +12.96 NAVD88 to +0.35 NAVD88 at the edge of the Tarpon River. Based upon the Arborist Report, there are over eighty (80) trees existing throughout the property. It is the applicant's intention to preserve as many trees as possible by developing away from the trees or relocating trees within the development area to locations outside the development area. Additional imported trees will be planted along with required shrubbery, hedging and groundcover to meet and exceed minimum code requirements. Exotic and evasive trees and shrubs will be removed in accordance with City and County requirements. Mitigation will be provided for trees removed without relocation using tree replacement and/or payment. Based upon the property's topography, the buildings' first floor and entries are approximately three (3') feet below Rose Drive. This will further reduce the building mass and overall height appearance from the roadway so that it appears to be only 24' high rather than 27' high.

A six foot (6') high bronze aluminum open picket fence with top rail will be installed along the side lot lines with hedging material. Five foot (5') 2' x 2' decorative square columns with four foot (4') high bronze aluminum open picket fence between columns and screening landscaping will be constructed within the front yard 10' buffer yard area to provide an enhanced view from Rose Drive and will serve to block views of the front yard parking area from the roadway.

The development will utilize paver brick walkways to direct visitors to the building entrances. Type "D" modified curbing will be used along the driveways where they abut the buildings to provide protection of landscaping, discourage illegal parking and enhance the overall appearance of the pavement areas.

A bicycle rack will be provided for each building as a multi-modal provision.

Trash and recycling bins for each building will be placed within a 4' high opaque enclosure with landscaping to obscure views from adjacent properties. Trash dumpsters with associated large enclosures requiring the need for on-site garbage truck pick-up is not anticipated for this development due to the minimal size of the Office Use areas and minimal trash generation. As is the current trash pickup method for existing residences and businesses along Rose Drive, the proposed trash and recycling bins for this development will be rolled out to Rose Drive on trash pick-up days and rolled back to their respective enclosures after trash pick-up.

An existing large specimen Strangler Fig tree is located within the vicinity of the required Rose Drive 5' Right-of-Way Dedication area. The tree is 45' tall with a 40' wide canopy. Based upon the location of this specimen tree, a 5' sidewalk cannot be constructed within the ROW dedication area. This tree will serve as one of the required street trees for this development. Please note that no other sidewalks are currently constructed along Rose Drive for its entire length from Andrews Avenue to SE 3rd Avenue.

If you have any questions or require additional information, please do not hesitate to contact me at 954-914-8109 or by email at jwkpa@outlook.com.

Sincerely,

Jonathan W. Keith, P.A.

Jonathan Keith

Jonathan Keith, P.E.

KBP CONSULTING, INC.

August 19, 2026

Mr. Benjamin Restrepo, P.E.
Senior Project Manager
City of Fort Lauderdale – Development Services
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: 213 & 217 Rose Drive – Office Buildings
Fort Lauderdale, Florida
Traffic Statement

Dear Benjamin:

As requested, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed office development on one (1) vacant parcel of land located on the north side of Rose Drive, approximately 250 feet west of SE 3rd Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically, the subject site is located at 213 & 217 Rose Drive and the Broward County Parcel ID is 5042 10 71 0330. A project location map is presented in Attachment A to this memorandum.

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

TRAFFIC IMPACT ANALYSIS

Proposed Development

The total land area of the subject site is approximately 0.7403 acre (32,249 square feet). The site is proposed to be developed with two (2) two-story office buildings. Each building will have 2,962 square feet of office floor area. The total floor area will be 5,924 square feet. Vehicular access to the site will be provided by one (1) full access driveway on Rose Drive. The preliminary site plan, floor plans, and elevations are presented in Attachment B to this memorandum.

Trip Generation Analysis

A trip generation analysis has been conducted for the proposed development on the subject site. This analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*.

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

Small Office Building – ITE Land Use #712

- Weekday: T = 14.39 (X)
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 1.64 (X) (83% in / 17% out)
- PM Peak Hour: T = 2.16 (X) (34% in / 66% out)

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

Table 1
213 & 217 Rose Drive
Trip Generation Analysis
Fort Lauderdale, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed								
Small Office Building	5,924 SF	85	8	2	10	4	9	13

Compiled by: KBP Consulting, Inc. (August 2026).
Source: ITE Trip Generation Manual (12th Edition).

As indicated in Table 1 above, the proposed office development is anticipated to generate 85 daily vehicle trips, ten (10) AM peak hour vehicle trips (8 inbound and 2 outbound) and thirteen (13) vehicle trips (4 inbound and 9 outbound) during the typical afternoon peak hour.

Conclusions

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

- According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily vehicle trips, a traffic impact study is required. The subject project is projected to generate 85 new daily vehicle trips.

- And, if the daily trips are less than 1,000 but more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in thirteen (13) vehicle trips during the PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 8.23% of the daily vehicle trips, which is significantly less than the 20% threshold. *(Thirteen vehicle trips occurring in one (1) hour represents, on average seven (7) vehicles trips in one-half hour. Seven (7) vehicle trips equate to approximately 8.23% of the 85 daily vehicle trips.)*

Based upon the foregoing analyses, the trip generation characteristics of the 213 & 217 Rose Drive office development do not warrant further detailed traffic analyses.

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

Sincerely,

KBP CONSULTING, INC.

Karl B. Peterson, P.E.
Senior Transportation Engineer

APPROVED BY:

KARL B. PETERSON LICENSE No. 49897 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Karl B Peterson 2026.08.19 11:32:53 -04'00'

ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

213 & 217 Rose Drive

Project Location Map



KBP
CONSULTING, INC.

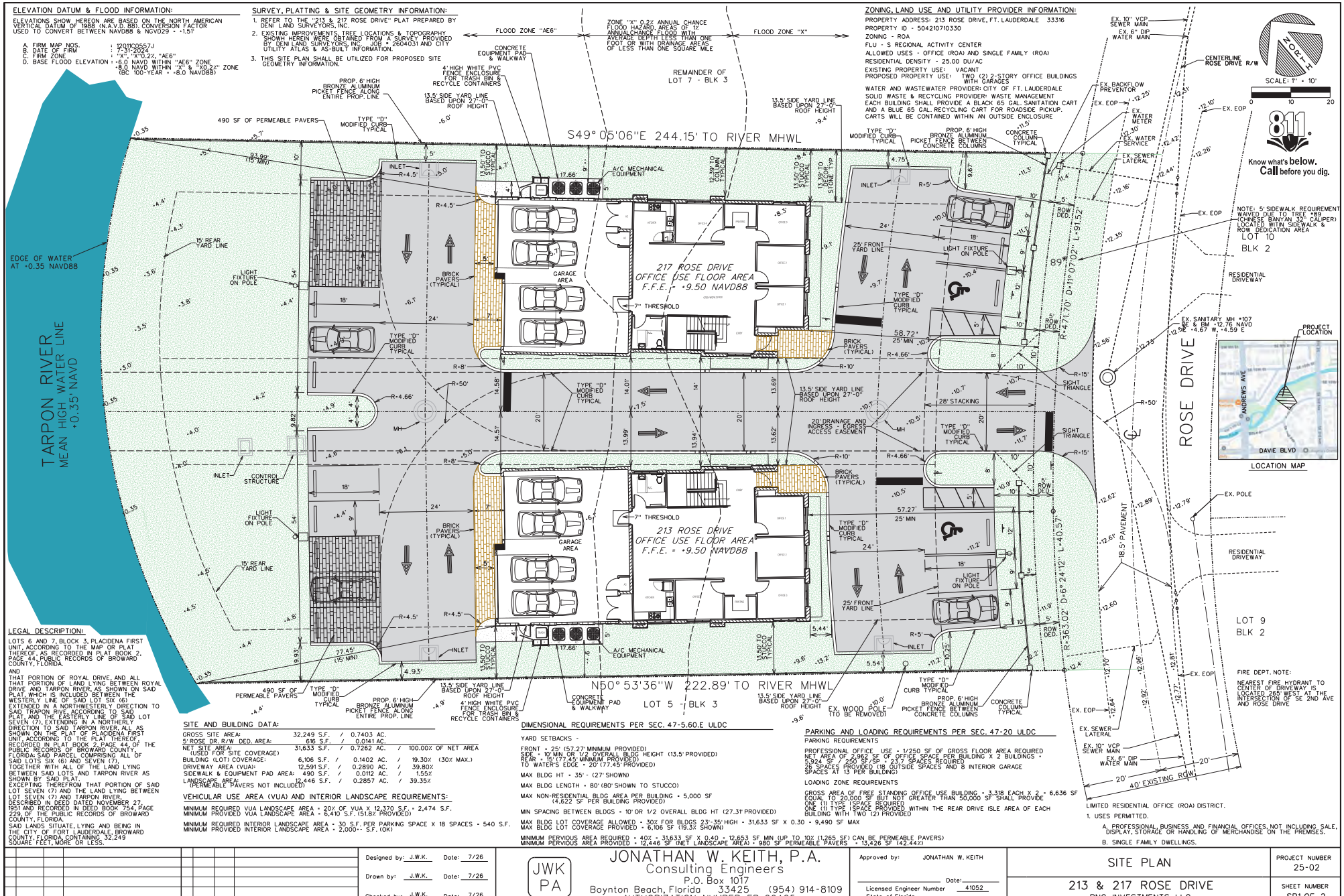
Project Location Map

Attachment A
213 & 217 Rose Drive
Fort Lauderdale, Florida

Attachment B

213 & 217 Rose Drive

Preliminary Site Plan, Floor Plans, & Elevations



NOTE: 5' SIDEWALK REQUIREMENT WAIVED DUE TO TREE #89 (CHINESE BANYAN 32" CALIPER) LOCATED WITH SIDEWALK & ROW DEDICATION AREA

FIRE DEPT. NOTE:
NEAREST FIRE HYDRANT TO CENTER OF DRIVEWAY IS LOCATED AT THE INTERSECTION OF SE 2ND AVE AND ROSE DRIVE

ELEVATION DATUM & FLOOD INFORMATION:

ELEVATIONS SHOW HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88); CONVERSION FACTOR USED TO CONVERT BETWEEN NAVD88 & NGVD29 = -1.51'

A. FIRM MAP NOS. : 12011C0557J
B. DATE OF FIRM : 7-31-2024
C. FIRM ZONE : "X", "X" 0.2%, "AE6"
D. BASE FLOOD ELEVATION : +6.0 NAVD WITHIN "AE6" ZONE
+8.0 NAVD WITHIN "X" & "X 0.2%" ZONE
(BC 100-YEAR = +8.0 NAVD88)

SURVEY, PLATTING & SITE GEOMETRY INFORMATION:

1. REFER TO THE "213 & 217 ROSE DRIVE" PLAT PREPARED BY DENI LAND SURVEYORS, INC.
2. EXISTING IMPROVEMENTS, TREE LOCATIONS & TOPOGRAPHY SHOWN HEREIN WERE OBTAINED FROM A SURVEY PROVIDED BY DENI LAND SURVEYORS, INC. JOB # 2604031 AND CITY UTILITY ATLAS & AS-BUILT INFORMATION.
3. THIS SITE PLAN SHALL BE UTILIZED FOR PROPOSED SITE GEOMETRY INFORMATION.

ZONING, LAND USE AND UTILITY PROVIDER INFORMATION:

PROPERTY ADDRESS: 213 ROSE DRIVE, FT. LAUDERDALE 33316
PROPERTY ID - 504210710330
ZONING - ROA
FLU - S REGIONAL ACTIVITY CENTER
ALLOWED USES - OFFICE (ROA) AND SINGLE FAMILY (ROA)
RESIDENTIAL DENSITY - 25.00 DU/AC
EXISTING PROPERTY USE: VACANT
PROPOSED PROPERTY USE: TWO (2) 2-STORY OFFICE BUILDINGS WITH GARAGES
WATER AND WASTEWATER PROVIDER: CITY OF FT. LAUDERDALE
SOLID WASTE & RECYCLING PROVIDER: WASTE MANAGEMENT
EACH BUILDING SHALL PROVIDE A BLACK 65 GAL. SANITATION CART AND A BLUE 65 GAL. RECYCLING CART FOR ROADSIDE PICKUP. CARTS WILL BE CONTAINED WITHIN AN OUTSIDE ENCLOSURE

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 3, PLACIDENA FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THAT PORTION OF ROYAL DRIVE, AND ALL THAT PORTION OF LAND LYING BETWEEN ROYAL DRIVE AND TARPON RIVER, AS SHOWN ON SAID PLAT, WHICH IS INCLUDED BETWEEN THE WESTERLY LINE OF SAID LOT SIX (6) EXTENDED IN A NORTHWESTERLY DIRECTION TO SAID TRAPON RIVE, ACCORDING TO SAID PLAT, AND THE EASTERLY LINE OF SAID LOT SEVEN (7), EXTENDING IN A NORTHERLY DIRECTION TO SAID TARPON RIVER, ALL AS SHOWN ON THE PLAT OF PLACIDENA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL COMPRISING ALL OF SAID LOTS SIX (6) AND SEVEN (7), TOGETHER WITH ALL OF THE LAND LYING BETWEEN SAID LOTS AND TARPON RIVER AS SHOWN BY SAID PLAT.
EXCEPTING THEREFROM THAT PORTION OF SAID LOT SEVEN (7) AND THE LAND LYING BETWEEN LOT SEVEN (7) AND TARPON RIVER, DESCRIBED IN DEED DATED NOVEMBER 27, 1951 AND RECORDED IN DEED BOOK 754, PAGE 229 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 32,249 SQUARE FEET, MORE OR LESS.

SITE AND BUILDING DATA:

GROSS SITE AREA:	32,249 S.F.	/	0.7403 AC.	
5' ROSE DR. R/W DED. AREA:	616 S.F.	/	0.0141 AC.	
NET SITE AREA: (USED FOR SITE COVERAGE)	31,633 S.F.	/	0.7262 AC.	/ 100.00% OF NET AREA
BUILDING (LOT) COVERAGE:	6,106 S.F.	/	0.1402 AC.	/ 19.30% (30% MAX.)
DRIVEWAY AREA (VUA):	12,591 S.F.	/	0.2890 AC.	/ 39.80%
SIDEWALK & EQUIPMENT PAD AREA:	490 S.F.	/	0.0112 AC.	/ 1.55%
LANDSCAPE AREA: (PERMEABLE PAVERS NOT INCLUDED)	12,446 S.F.	/	0.2857 AC.	/ 39.35%

VEHICULAR USE AREA (VUA) AND INTERIOR LANDSCAPE REQUIREMENTS:

MINIMUM REQUIRED VUA LANDSCAPE AREA = 20% OF VUA X 12,370 S.F. = 2,474 S.F.
MINIMUM PROVIDED VUA LANDSCAPE AREA = 6,410 S.F. (51.8% PROVIDED)

MINIMUM REQUIRED INTERIOR LANDSCAPE AREA = 30 S.F. PER PARKING SPACE X 18 SPACES = 540 S.F.
MINIMUM PROVIDED INTERIOR LANDSCAPE AREA = 2,000+- S.F. (OK)

DIMENSIONAL REQUIREMENTS PER SEC. 47-5.60.E ULDC

YARD SETBACKS -

FRONT = 25' (57.27' MINIMUM PROVIDED)
SIDE = 10' MIN. OR 1/2 OVERALL BLDG HEIGHT (13.5' PROVIDED)
REAR = 15' (77.45' MINIMUM PROVIDED)
TO WATER'S EDGE = 20' (77.45' PROVIDED)

MAX BLDG HT = 35' - (27' SHOWN)

MAX BLDG LENGTH = 80' (80' SHOWN TO STUCCO)

MIN SPACING BETWEEN BLDGS = 10' OR 1/2 OVERALL BLDG HT (27.31' PROVIDED)

MAX NON-RESIDENTIAL BLDG AREA PER BUILDING = 5,000 SF (4,622 SF PER BUILDING PROVIDED)

MAX BLDG LOT COVERAGE ALLOWED = 30% FOR BLDGS 23'-35' HIGH = 31,633 SF X 0.30 = 9,490 SF MAX
MAX BLDG LOT COVERAGE PROVIDED = 6,106 SF (19.3% SHOWN)

MINIMUM PERVIOUS AREA REQUIRED = 40% = 31,633 SF X 0.40 = 12,653 SF MIN (UP TO 10% (1,265 SF) CAN BE PERMEABLE PAVERS)
MINIMUM PERVIOUS AREA PROVIDED = 12,446 SF (NET LANDSCAPE AREA) + 980 SF PERMEABLE PAVERS = 13,426 SF (42.44%)

PARKING AND LOADING REQUIREMENTS PER SEC. 47-20 ULDC

PARKING REQUIREMENTS

PROFESSIONAL OFFICE USE = 1/250 SF OF GROSS FLOOR AREA REQUIRED
NET AREA OF 2,962 SF OF OFFICE SPACE PER BUILDING X 2 BUILDINGS = 5,924 SF / 250 SF/SP = 23.7 SPACES REQUIRED
26 SPACES PROVIDED (18 OUTSIDE SPACES AND 8 INTERIOR GARAGE SPACES AT 13 PER BUILDING)

LOADING ZONE REQUIREMENTS

GROSS AREA OF FREE STANDING OFFICE USE BUILDING = 3,318 EACH X 2 = 6,636 SF
EQUAL TO 20,000 SF BUT NOT GREATER THAN 50,000 SF SHALL PROVIDE ONE (1) TYPE I SPACE REQUIRED
ONE (1) TYPE I SPACE PROVIDED WITHIN THE REAR DRIVE ISLE AREA OF EACH BUILDING WITH TWO (2) PROVIDED

LIMITED RESIDENTIAL OFFICE (ROA) DISTRICT.

1. USES PERMITTED.
   A. PROFESSIONAL, BUSINESS AND FINANCIAL OFFICES, NOT INCLUDING SALE, DISPLAY, STORAGE OR HANDLING OF MERCHANDISE ON THE PREMISES.
   B. SINGLE FAMILY DWELLINGS.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 7/26
Drawn by: J.W.K. Date: 7/26
Checked by: J.W.K. Date: 7/26

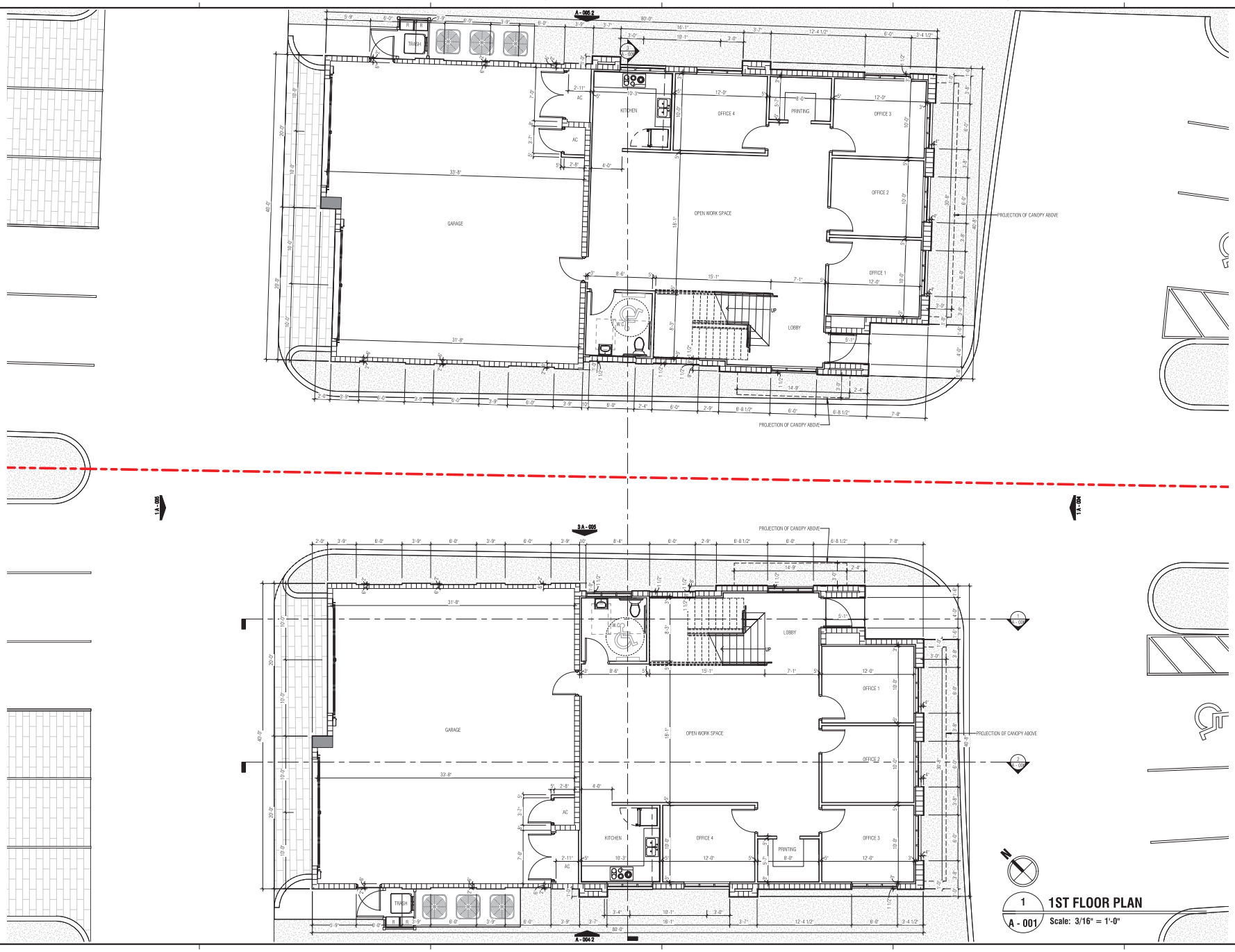
JWK PA
JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425 (954) 914-8109
AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
Date:
Licensed Engineer Number 41052
State of Florida

SITE PLAN

213 & 217 ROSE DRIVE
RNG INVESTMENTS, LLC

PROJECT NUMBER 25-02
SHEET NUMBER SP1 OF 2



1 A - 001 **1ST FLOOR PLAN**
Scale: 3/16" = 1'-0"

Seal

Reg. No.AR102539

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

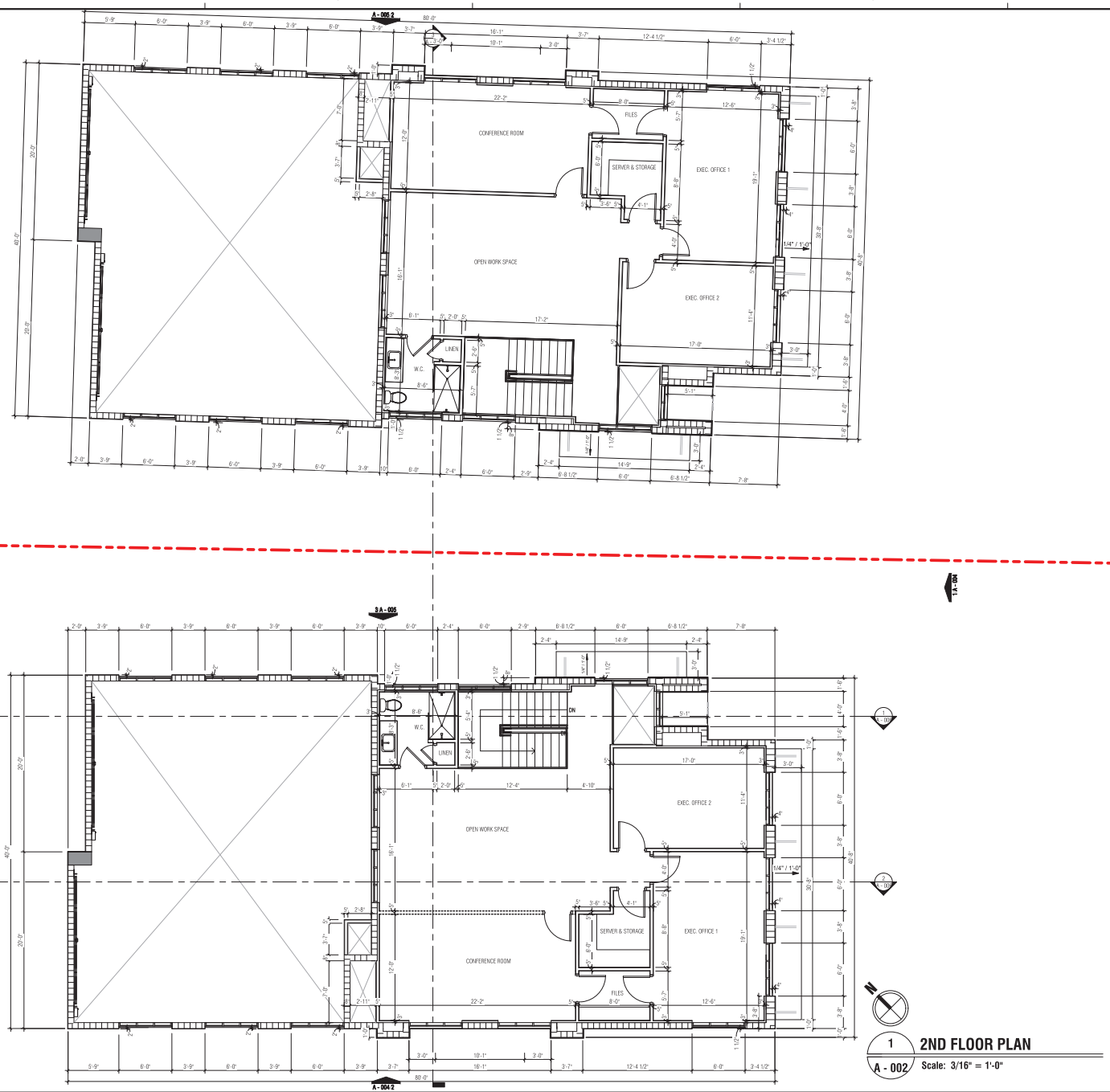
Job No.
Drawn By:
Scale: 3/16" = 1'-0"
Date: 07-08-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

1ST FLOOR PLAN

A - 001



1 2ND FLOOR PLAN
A - 002 Scale: 3/16" = 1'-0"

Client:	RIO TARPON VENTURES LLC.
Project:	213 & 217 ROSE DRIVE OFFICE BUILDING
Address:	213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:	
Seal	Reg. No.AR102539
Job No.	
Drawn By:	
Scale:	3/16" = 1'-0"
Date:	07-08-2026
Lot:	
Block:	

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

2ND FLOOR PLAN

A - 002

MATERIAL LEGEND

01	PAINTED SMOOTH STUCCO FINISH. COLOR: BENJAMIN MOORE 1548 CLASIC GRAY
02	STONE VENEER EUROPEAN LEDGE - GLACIER STONE VENEER EXTENDS +/- 4" BEYOND FACE OF STUCCO
03	PAINT. COLOR: BENJAMIN MOORE 1547 DRAGON'S BREATH
04	CONCRETE TILE ROOFING SAXONY® 900 SLATE DARK CHARCOAL BLEND (LAKE WALES)
05	GLASS



2 **WEST ELEVATION**
A - 004 Scale: 3/16" = 1'-0"



1 **SOUTH ELEVATION**
A - 004 Scale: 3/16" = 1'-0"

Seal

Reg. No.AR102539

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: As indicated
Date: 07-08-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #8704
Boca Raton, FL 33431

Rev	Date	Note

ELEVATIONS

A - 004

MATERIAL LEGEND

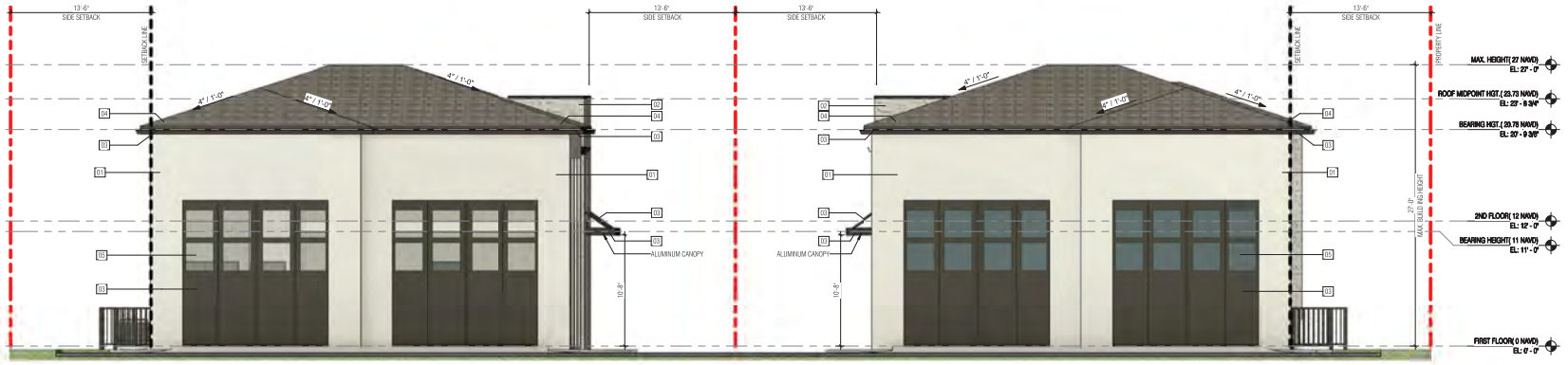
01	PAINTED SMOOTH STUCCO FINISH. COLOR: BENJAMIN MOORE 1548 CLASIC GRAY
02	STONE VENEER EUROPEAN LEDGE - GLACIER STONE VENEER EXTENDS +/- 4" BEYOND FACE OF STUCCO
03	PAINT. COLOR: BENJAMIN MOORE 1547 DRAGON'S BREATH
04	CONCRETE TILE ROOFING SAXONY® 900 SLATE DARK CHARCOAL BLEND (LAKE WALES)
05	GLASS



3 **INTERIOR ELEVATION**
A - 005 Scale: 3/16" = 1'-0"



2 **EAST ELEVATION**
A - 005 Scale: 3/16" = 1'-0"



1 **NORTH ELEVATION**
A - 005 Scale: 3/16" = 1'-0"

Seal

Reg. No.AR102539

Client: RIO TARPON VENTURES LLC.
Project: 213 & 217 ROSE DRIVE OFFICE BUILDING
Address: 213 & 217 ROSE DRIVE, FT. LAUDERDALE 33316
Phone:

Job No.
Drawn By:
Scale: As indicated
Date: 07-08-2026
Lot:
Block:

Architect:
ARCH TEK
4001 N Ocean Boulevard #B704
Boca Raton, FL 33431

Rev	Date	Note

ELEVATIONS

A - 005

Attachment C

213 & 217 Rose Drive

Relevant Excerpts from the ITE *Trip Generation Manual (12th Edition)*

Land Use: 712
Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer type results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, New Jersey, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 1219

Small Office Building
(712)

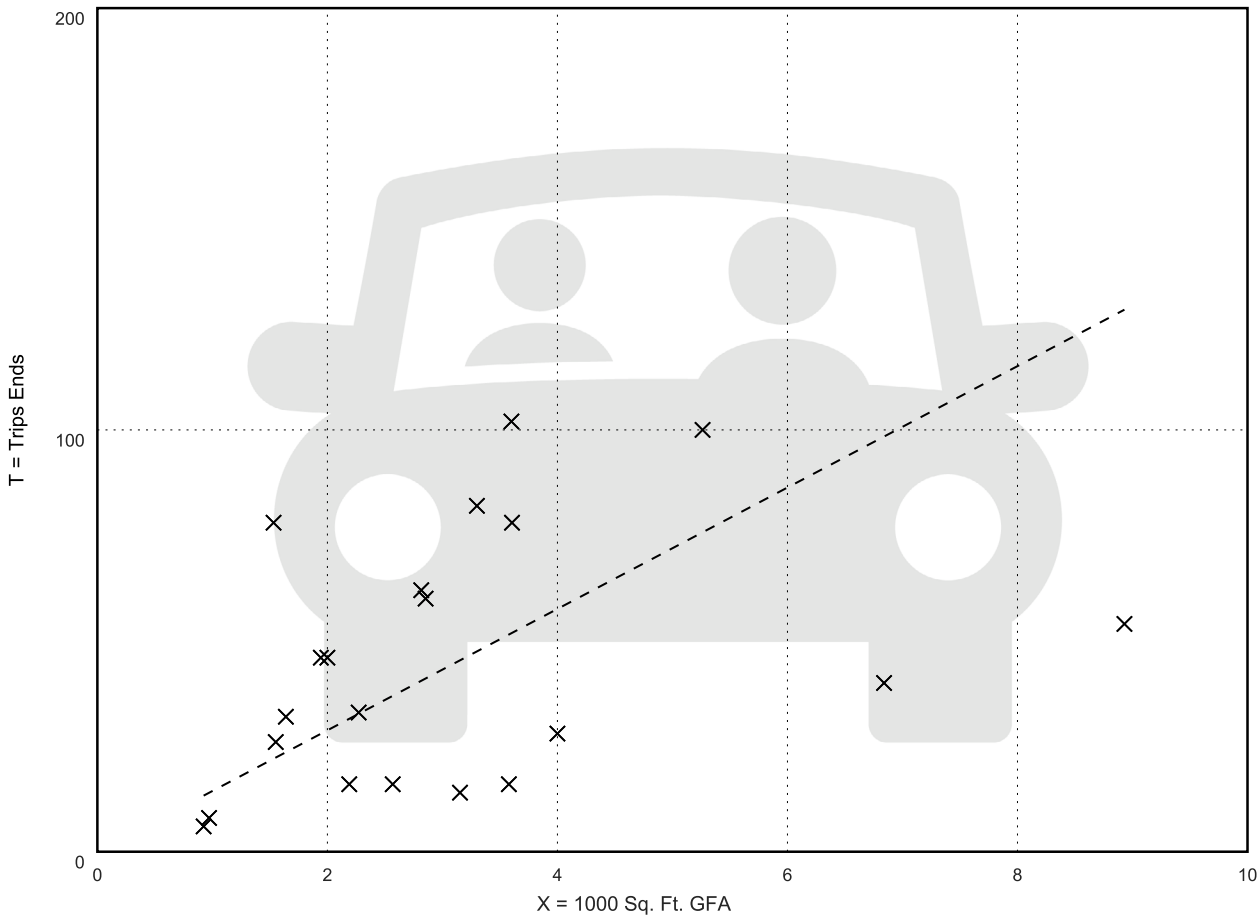
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

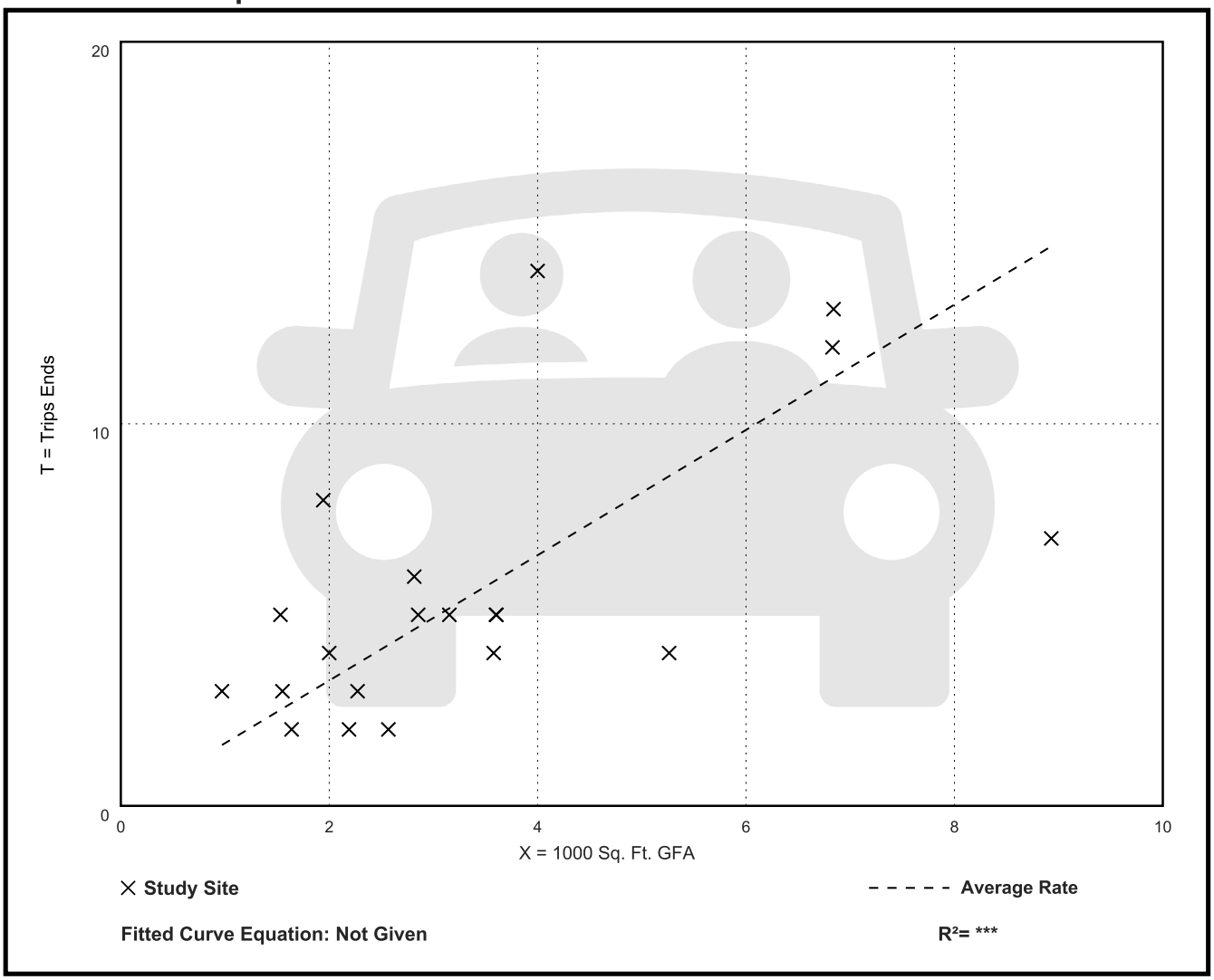
Small Office Building
(712)

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:	20
Avg. 1000 Sq. Ft. GFA:	3
Directional Distribution:	83% entering, 17% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.64	0.76 - 4.12	0.87

Data Plot and Equation



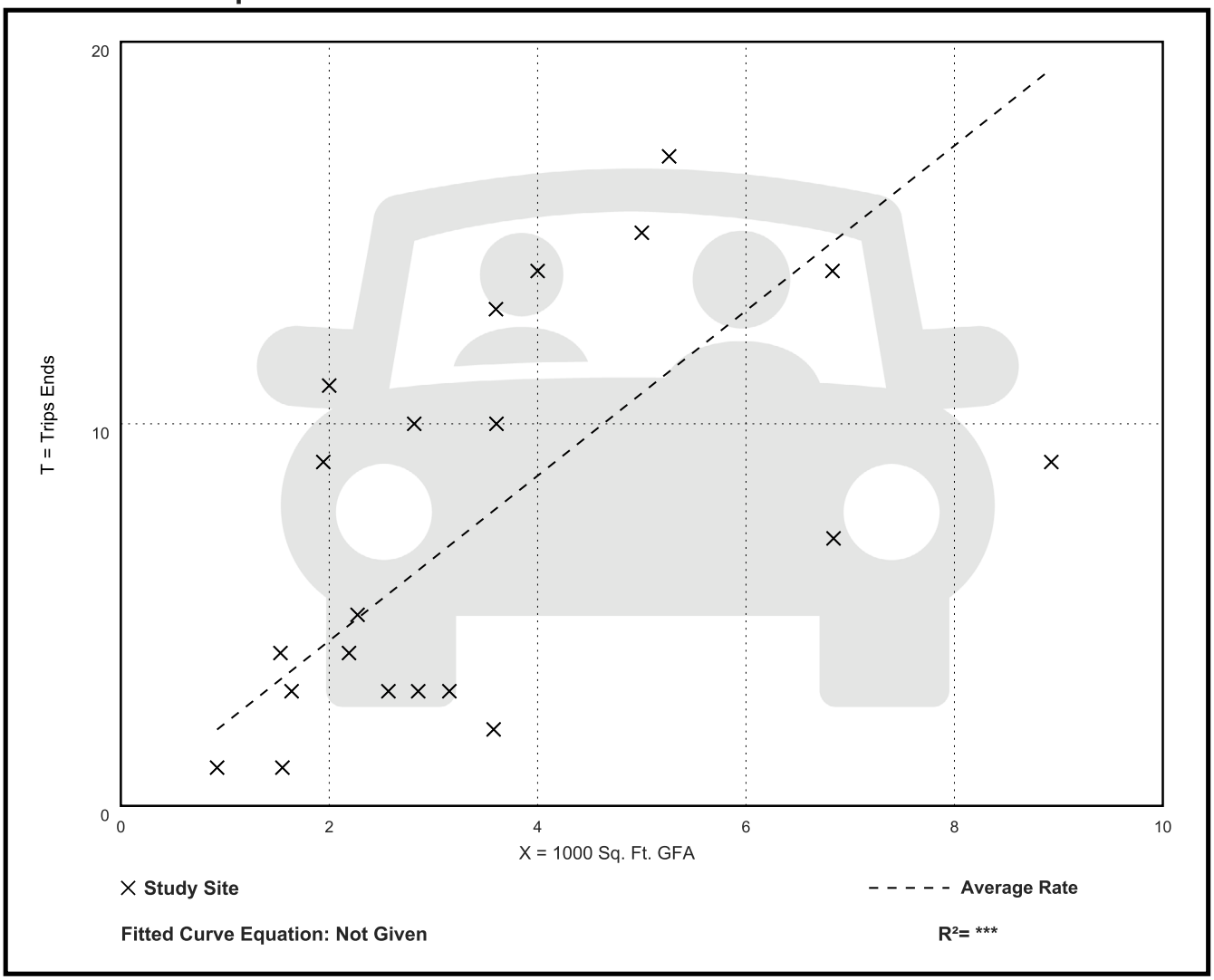
Small Office Building
(712)

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:	21
Avg. 1000 Sq. Ft. GFA:	3
Directional Distribution:	34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***



BRANCH OUT CONSULTING

2335 East Atlantic Blvd Suite 300 Pompano Beach, FL 33062
Kirstie@branchoutconsultingllc.com
(954)-621-6324

TO: RNG Investments LLC
265 S Federal Highway, #356
Deerfield Beach, FL 33441

Rob Stiegele

CC: Jonathan "Joe" Keith, P.E.
jwkpa@outlook.com
954-914-8109

RE: ISA Certified Arborist Report
213 Rose Drive
Fort Lauderdale, FL 33316

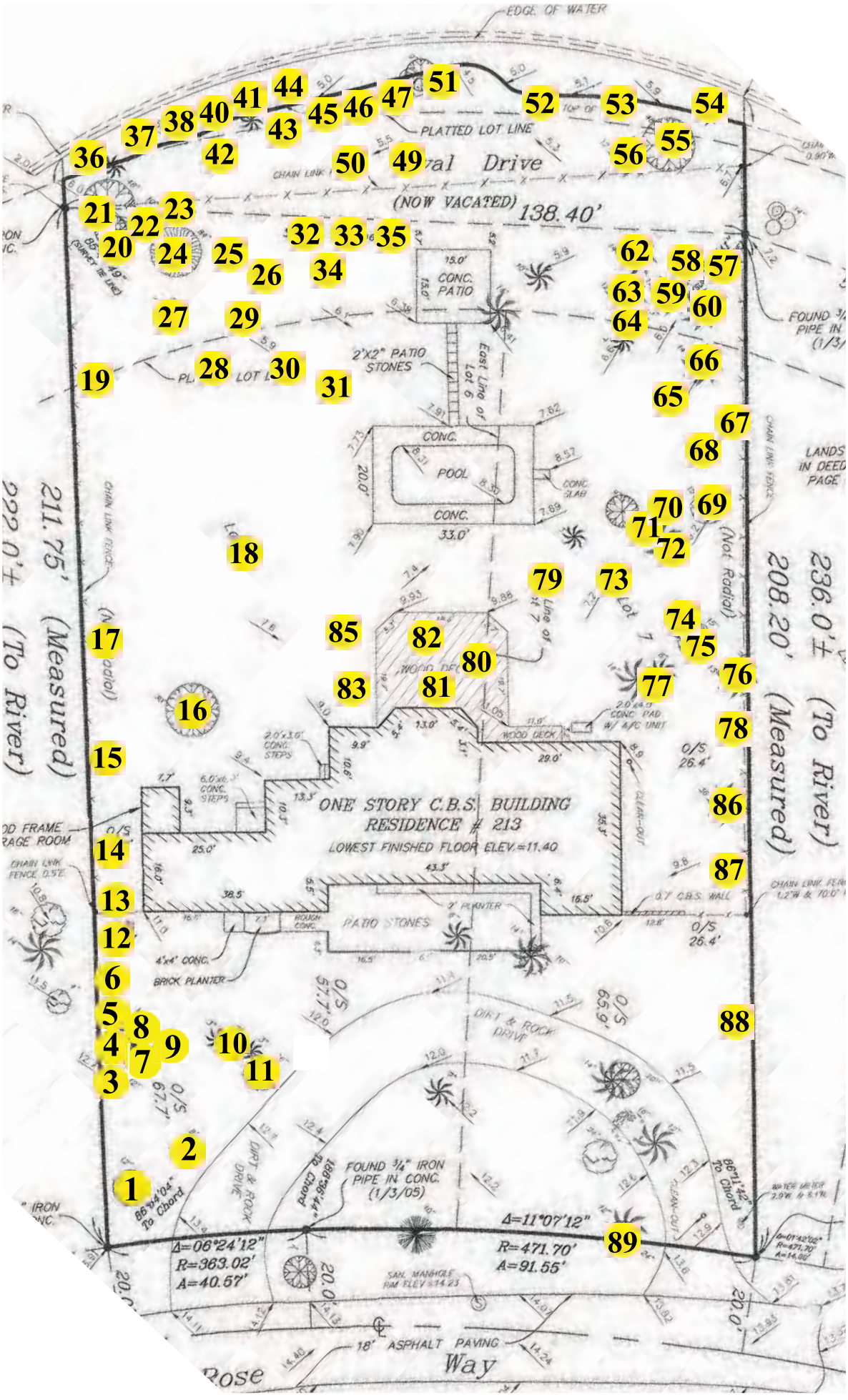
This document is an evaluation of the location, size, and condition of all trees onsite and within the right-of-way at 213 Rose Drive on January 4, 2026. All observations are visual from the ground. Tree locations were mapped as an overlay on existing survey. Existing property survey was cropped to depict tree locations and is not to scale. Palms are single trunk unless otherwise noted. DBH was measured as a sum of all codominant branches at breast height were applicable. For equivalent values, palms were calculated at $25.00/ft ct and canopy trees were calculated at $250.00/inch. report is not a risk assessment. This report may be utilized for permitting purposes. Tree dispositions to be determined by others.

Thank you for the opportunity to help resolve your tree issues.

Kirstie Ansara

Digitally signed by Kirstie Ansara
Date: 2026.08.14 09:47:00 -04'00'

ISA Certified Arborist FL-9601A
ASCA Registered Consulting Arborist RCA #893
Tree Risk Assessment Qualified (TRAQ)


EDGE OF WATER
PLATTED LOT LINE
(NOW VACATED)
138.40'
CONC. PATIO
2'X2" PATIO STONES
East Line of Lot 6
CONC.
POOL
CONC.
33.0'
CONC. SLAB
CHAIN LINK FENCE
(Not Radial)
211.75' (Measured)
(To River)
208.20' (Measured)
236.0'± (To River)
ONE STORY C.B.S. BUILDING
RESIDENCE # 213
LOWEST FINISHED FLOOR ELEV.=11.40
WOOD DECK
CONC. PAD W/ A/C UNIT
2'X3.0' CONC. STEPS
6.0'X6.3' CONC. STEPS
PATIO STONES
2' PLANTER
0.7' C.B.S. WALL
4'X4' CONC. BRICK PLANTER
ROUGH CONC.
CLEAR-CUT
DIRT & ROCK DRIVE
FOUND 3/4" IRON PIPE IN CONC. (1/3/05)
Δ=06°24'12"
R=363.02'
A=40.57'
Δ=11°07'12"
R=471.70'
A=91.55'
SAN. MANHOLE RIM ELEV.=14.23
18' ASPHALT PAVING
Way
Rose
Drive
LANDS IN DEED PAGE
FOUND 3/4" PIPE IN (1/3/
WATER METER
1 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 50 51 52 53 54 55 56 57 58 59 60 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 85 86 87 88 89

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	TPZ (ft)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Equivalent Replacement	Equivalent Value
1	African Tulip Tree	*Spathodea campanulata*	7	60%	6	40	28		616	Canopy competition. Slightly chlorotic foliage.	3 Caliper Inches Minimum 12 ft OH	$750.00
2	Sabal Palm	*Sabal palmetto*		50%	4	38	12	32	113	Poor vigor.	1 Palm (Any Species) Minimum 8 ft/ct	$800.00
3	Mango Tree	*Mangifera indica*	21	40%	11	40	32		804	Very poor structure: codominance of 4 trunks at the base. Poor health and vigor.	6 Caliper Inches Minimum 12 ft OH	$1,500.00
4	Live Oak	*Quercus virginiana*	4	40%	2	22	8		50	Very poor health, structure, and vigor.	2 Caliper Inches Minimum 12 ft OH	$500.00
5	Mango Tree	*Mangifera indica*	8	30%	4	34	30		707	Poor health, structure, and vigor.	2 Caliper Inches Minimum 12 ft OH	$500.00
6	Sabal Palm	*Sabal palmetto*		70%	4	24	12	12	113		1 Palm (Any Species) Minimum 8ft/ct	$300.00
7	Live Oak	*Quercus virginiana*	11	30%	6	32	25		491	In severe decline.	4 Caliper Inches Minimum 12 ft OH	$1,000.00
8	Christmas Palm	*Adonidia merrillii*		60%	6	26	20	16	314	Double.	1 Palm (Any Species) Minimum 8ft/ct	$500.00
9	Christmas Palm	*Adonidia merrillii*		60%	6	26	18	16	254	Double.	1 Palm (Any Species) Minimum 8ft/ct	$450.00
10	Solitaire Palm	*Ptychosperma elegans*		60%	3	32	24	4	452		1 Palm (Any Species) Minimum 8ft/ct	$600.00
11	Live Oak	*Quercus virginiana*	27	70%	14	50	65		3318	See arborist report attached.	N/A (Specimen)	$50,579.32
12	Sabal Palm	*Sabal palmetto*		70%	18	12	8		50		1 Palm (Any Species) Minimum 8ft/ct	$200.00
13	Sabal Palm	*Sabal palmetto*		70%	28	16	12		113		1 Palm (Any Species) Minimum 8ft/ct	$300.00
14	Areca Palm	*Dypsis lutescens*		60%	22	18	14		154	Multi-trunk cluster.	1 Palm (Any Species) Minimum 8ft/ct	$350.00
15	Gumbo Limbo	*Bursera simaruba*	6	70%	3	25	20		314	Over-lifted canopy. Otherwise good health and vigor.	5 Caliper Inches Minimum 12 ft OH	$1,250.00
16	Live Oak	*Quercus virginiana*	10	70%	5	25	28		616	Slightly unbalance crown. Otherwise good health and vigor.	7 Caliper Inches Minimum 12 ft OH	$1,750.00
17	Sabal Palm	*Sabal palmetto*		60%	4	34	12	24	113	Water stress.	1 Palm (Any Species) Minimum 8ft/ct	$600.00
18	Live Oak	*Quercus virginiana*	6	80%	30	32	20		314	Excellent.	5 Caliper Inches Minimum 12 ft OH	$1,250.00
19	Tropical Almond	*Terminalia catappa*	8	40%	4	34	25		491	Poor health, structure, and vigor.	2 Caliper Inches Minimum 12 ft OH	$500.00
20	Solitaire Palm	*Ptychosperma elegans*		60%	4	28	8	22	50		1 Palm (Any Species) Minimum 8ft/ct	$550.00
21	Sabal Palm	*Sabal palmetto*		60%	4	22	12	18	113		1 Palm (Any Species) Minimum 8ft/ct	$450.00
22	Solitaire Palm	*Ptychosperma elegans*		60%	4	28	8	22	50		1 Palm (Any Species) Minimum 8ft/ct	$550.00

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	TPZ (ft)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Equivalent Replacement	Equivalent Value
23	Tropical Almond	*Terminalia catappa*	11	50%	6	38	27		573		5 Caliper Inches Minimum 12 ft OH	$1,250.00
24	Tropical Almond	*Terminalia catappa*	21	50%	11	36	30		707		9 Caliper Inches Minimum 12 ft OH	$2,250.00
25	Tropical Almond	*Terminalia catappa*	11	50%	6	36	36		1018		2 Caliper Inches Minimum 12 ft OH	$1,250.00
26	Live Oak	*Quercus virginiana*	11	45%	6	35	35		962	Very poor structure. Canopy competition.	5 Caliper Inches Minimum 12 ft OH	$1,250.00
27	Sabal Palm	*Sabal palmetto*		65%	4	26	12	16	113		1 Palm (Any Species) Minimum 8ft/ct	$400.00
28	Sabal Palm	*Sabal palmetto*		65%	4	22	12	12	113		1 Palm (Any Species) Minimum 8ft/ct	$300.00
29	Sabal Palm	*Sabal palmetto*		65%	4	28	12	18	113		1 Palm (Any Species) Minimum 8ft/ct	$450.00
30	Sabal Palm	*Sabal palmetto*		65%	4	30	12	20	113		1 Palm (Any Species) Minimum 8ft/ct	$500.00
31	Sabal Palm	*Sabal palmetto*		65%	4	26	12	16	113		1 Palm (Any Species) Minimum 8ft/ct	$400.00
32	Christmas Palm	*Adonidia merrillii*		60%	6	28	16	22	201	Triple.	1 Palm (Any Species) Minimum 8ft/ct	$550.00
33	Chinese Banyan	*Ficus microcarpa*	56	50%	18	42	48		1810	FISC Category I invasive species.	N/A	$0.00
34	Live Oak	*Quercus virginiana*	11	50%	6	34	22		380	Poor structure. Codominant in upper half. Poor vigor, canopy competition.	6 Caliper Inches Minimum 12 ft OH	$1,500.00
35	Live Oak	*Quercus virginiana*	9	60%	5	32	20		314	Codominant in lower half. Good health and vigor.	6 Caliper Inches Minimum 12 ft OH	$1,500.00
36	Chinese Banyan	*Ficus microcarpa*	36	55%	-	45	50		1963	FISC Category I invasive species.	N/A	$0.00
37	Christmas Palm	*Adonidia merrillii*		60%	4	24	8	20	50		1 Palm (Any Species) Minimum 8ft/ct	$500.00
38	Christmas Palm	*Adonidia merrillii*		60%	4	24	8	20	50		1 Palm (Any Species) Minimum 8ft/ct	$500.00
39	Christmas Palm	*Adonidia merrillii*		0%	-	-	-	-	-	Dead. Fell in waterway.	N/A	$0.00
40	Christmas Palm	*Adonidia merrillii*		60%	4	24	8	20	50		1 Palm (Any Species) Minimum 8ft/ct	$500.00
41	Christmas Palm	*Adonidia merrillii*		60%	4	24	8	20	50		1 Palm (Any Species) Minimum 8ft/ct	$500.00
42	Umbrella Tree	*Schefflera actinophylla*	12	30%	-	22	12		113	FISC Category I invasive species.	N/A	$0.00
43	Seagrape	*Coccoloba uvifera*	10	55%	5	34	30		707	Poor structure.	6 Caliper Inches Minimum 12 ft OH	$1,500.00
44	Brazilian Pepper	*Schinus terebinthifolius*	14	20%	-	34	28		616	FISC Category I invasive species.	N/A	$0.00

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	TPZ (ft)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Equivalent Replacement	Equivalent Value
45	Seagrape	*Coccoloba uvifera*	4	30%	2	32	28		616	Very poor structure. Low live crown ratio.	2 Caliper Inches Minimum 12 ft OH	$500.00
46	Seagrape	*Coccoloba uvifera*	24	50%	12	32	38		1134	See arborist report attached.	12 Caliper Inches Minimum 12 ft OH	$3,000.00
47	Brazilian Pepper	*Schinus terebinthifolius*	28	20%	-	26	38		1134	FISC Category I invasive species.	N/A	$0.00
49	Tropical Almond	*Terminalia catappa*	6	50%	3	20	16		201		3 Caliper Inches Minimum 12 ft OH	$750.00
50	Tropical Almond	*Terminalia catappa*	10	50%	5	35	20		314		4 Caliper Inches Minimum 12 ft OH	$1,000.00
51	Coconut Palm	*Cocos nucifera*		70%	4	28	16	22	201		1 Palm (Any Species) Minimum 8ft/ct	$550.00
52	Christmas Palm	*Adonidia merrillii*		70%	6	22	14	18	154	4 trunks.	1 Palm (Any Species) Minimum 8ft/ct	$450.00
53	Ficus	*Ficus spp.*	48	0%	-	-	-	-	-	Dead/stump.	N/A	$0.00
54	Christmas Palm	*Adonidia merrillii*		70%	4	26	8	22	50		1 Palm (Any Species) Minimum 8ft/ct	$550.00
55	-	-	-	0%	-	-	-	-	-	Missing.	N/A	$0.00
56	Tropical Almond	*Terminalia catappa*	10	60%	5	32	25		491		5 Caliper Inches Minimum 12 ft OH	$1,250.00
57	Seagrape	*Coccoloba uvifera*	28	30%	14	38	30		707	See arborist report attached.	9 Caliper Inches Minimum 12 ft OH	$2,250.00
58	Christmas Palm	*Adonidia merrillii*		60%	6	24	8	20	50	Double.	1 Palm (Any Species) Minimum 8ft/ct	$500.00
59	Christmas Palm	*Adonidia merrillii*		60%	4	26	6	22	28		1 Palm (Any Species) Minimum 8ft/ct	$550.00
60	Christmas Palm	*Adonidia merrillii*		60%	6	24	8	20	50	Double.	1 Palm (Any Species) Minimum 8ft/ct	$500.00
62	Christmas Palm	*Adonidia merrillii*		60%	6	24	10	20	79	Double.	1 Palm (Any Species) Minimum 8ft/ct	$500.00
63	Christmas Palm	*Adonidia merrillii*		60%	6	26	10	22	79	Double.	1 Palm (Any Species) Minimum 8ft/ct	$550.00
64	Christmas Palm	*Adonidia merrillii*		60%	4	24	8	20	50		1 Palm (Any Species) Minimum 8ft/ct	$500.00
65	Christmas Palm	*Adonidia merrillii*		60%	6	24	12	20	113	Double.	1 Palm (Any Species) Minimum 8ft/ct	$500.00
66	Coconut Palm	*Cocos nucifera*		70%	4	55	20	42	314		1 Palm (Any Species) Minimum 8ft/ct	$1,050.00
67	Christmas Palm	*Adonidia merrillii*		60%	4	24	8	20	50		1 Palm (Any Species) Minimum 8ft/ct	$500.00
68	Christmas Palm	*Adonidia merrillii*		60%	4	28	8	24	50		1 Palm (Any Species) Minimum 8ft/ct	$600.00

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	TPZ (ft)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Equivalent Replacement	Equivalent Value
69	Live Oak	*Quercus virginiana*	22	30%	11	38	50		1963	See arborist report attached.	7 Caliper Inches Minimum 12 ft OH	$1,750.00
70	Coconut Palm	*Cocos nucifera*		60%	46	20	34		908		1 Palm (Any Species) Minimum 8ft/ct	$850.00
71	Christmas Palm	*Adonidia merrillii*		60%	26	6	22		380		1 Palm (Any Species) Minimum 8ft/ct	$550.00
72	Frangi Pani	*Plumeria*	10	40%	5	28	18		254		N/A	$0.00
73	Christmas Palm	*Adonidia merrillii*		60%	4	26	6	20	28		1 Palm (Any Species) Minimum 8ft/ct	$500.00
74	Christmas Palm	*Adonidia merrillii*		60%	4	28	12	24	113	Double.	1 Palm (Any Species) Minimum 8ft/ct	$600.00
75	Christmas Palm	*Adonidia merrillii*		60%	4	34	6	30	28		1 Palm (Any Species) Minimum 8ft/ct	$750.00
76	Tropical Almond	*Terminalia catappa*	16	60%	8	40	30		707	Canopy competition. Unbalanced crown.	8 Caliper Inches Minimum 12 ft OH	$2,000.00
77	Sabal Palm	*Sabal palmetto*		65%	4	32	10	24	79		1 Palm (Any Species) Minimum 8ft/ct	$600.00
78	Sabal Palm	*Sabal palmetto*		65%	4	38	12	32	113		1 Palm (Any Species) Minimum 8ft/ct	$800.00
79	Live Oak	*Quercus virginiana*	5	60%	3	20	15		177	Canopy competition. Unbalanced crown.	3 Caliper Inches Minimum 12 ft OH	$750.00
80	Sabal Palm	*Sabal palmetto*		65%	4	22	12	18	113		1 Palm (Any Species) Minimum 8ft/ct	$450.00
81	Sabal Palm	*Sabal palmetto*		65%	4	22	12	18	113		1 Palm (Any Species) Minimum 8ft/ct	$450.00
82	Sabal Palm	*Sabal palmetto*		65%	4	26	12	22	113		1 Palm (Any Species) Minimum 8ft/ct	$550.00
83	Sabal Palm	*Sabal palmetto*		65%	4	24	12	20	113		1 Palm (Any Species) Minimum 8ft/ct	$500.00
85	Sabal Palm	*Sabal palmetto*		65%	4	22	12	18	113		1 Palm (Any Species) Minimum 8ft/ct	$450.00
86	Umbrella Tree	*Schefflera actinophylla*		50%	-	30	16		201	FISC Category I invasive species.	N/A	$0.00
87	Sabal Palm	*Sabal palmetto*		70%		32	12	24	113		1 Palm (Any Species) Minimum 8ft/ct	$600.00
88	Umbrella Tree	*Schefflera actinophylla*	36	50%	-	45	38		1134	FISC Category I invasive species.	N/A	$0.00
89	Strangler Fig	*Ficus aurea*	32	80%	20	45	40		1257	See arborist report attached.	N/A (Specimen)	$65,118.71

Tree #11

Live Oak (*Quercus virginiana*)

27” DBH, 70% Condition

Tree #11 has an overall height of 50 feet and a 65 foot width. This tree has good overall health, structure, and vigor. There is a singular, main leader, with excellent branch spacing and strong branch attachments. The crown is relatively full and the foliage appears to be healthy- disease and insect free. In my opinion, this is a specimen tree.

Tree #46

Seagrape (*Coccoloba uvifera*)

24” DBH, 50% Condition

Tree #46 has an overall height of 32 feet and a 38 foot width. This tree has very poor structure. The entire trunk and crown is bent at a 40 degree angle. The tree has poor vigor, with severe canopy competition, and a low live crown ratio. The branches are weakly attached and vertically oriented. There is deadwood 2-6” in diameter throughout the crown. In my opinion, this is not a specimen tree.

Tree #57

Seagrape (*Coccoloba uvifera*)

28” DBH, 30% Condition

Tree #57 has an overall height of 38 feet and a 30 foot canopy width. This tree has very poor structure: multiple codominant trunks at the base, with included bark, poor branch attachments. This tree has poor vigor: low live crown ratio, chlorotic and sparse foliage, and canopy competition. There is visual evidence of internal decay at the base and along the main trunk. In my opinion, this is not a specimen tree.

Tree #69

Live Oak (*Quercus virginiana*)

22” DBH, 30% Condition

Tree #69 has an overall height of 38 feet and a 50 foot width. This tree has overall poor health, vigor, and structure. The entire tree is leaning at a 40 degree angle. There is very spare live foliage. There is severe canopy competition. The branch attachments are weak and vertically oriented. In my opinion, this is not a specimen tree.

Tree #89
Strangler Fig (*Ficus aurea*)
32” DBH, 80% Condition

Tree #89 is located in the front of the property, within the right-of-way. It has an overall height of 45 feet and a 40 foot width. This tree has good to excellent health, structure, and vitality. I recommend preserving this tree in place if feasible. In my opinion, this is a specimen tree.

Appraisal Value

Tree #11

Revised code, assuming specimen/desirable designation

Source: CLTA Guide to Plant Appraisal – 10th Edition "Trunk Formula Method/Reproduction Method) and ORDINANCE NO. C-24-44

- **Species**: *Quercus virginiana*
- **DBH**: 27 inches
- **Condition Rating**: 70% or 0.70
  - See arborist report attached.
- **Replacement Cost**: $250.00/caliper inch or $625.00 total
  - (From PlantAnt.com)
    - Live Oak Tree is $250.00 wholesale, multiplied by 2.5, is $625.00 The average DBH of an 12' Live Oak tree is 2.5 inches. $625/2.5inches= $250.00 per inch.

Calculation:

- **Cross Sectional Area:**
  - 27" Live Oak= 572.56 square inches
  - 2.5" DBH Nursery Stock Live Oak= 4.91 square inches
- **Area Difference:**
  - (572.56)−(4.91)= 567.65 square inches
- **Value per Square Inch**:
  - (Replacement Cost)/(Area of Nursery Stock)
    - ($625.00)/(4.91 sq in)= $127.29/square inch
- **Base Value:**
  - (Value per Square Inch)x(Area Difference)
    - ($127.29)x(567.65 sq in)= $72,256.17
- **Downgrading Factors:**
  - Tree Value=
    - (Base Value)× (Condition Rating)
  - Tree Value=
    - ($72,256.17)x(70%)= $50,579.32

Final Valuation:

The value of the 27-inch DBH Live Oak tree using the **Trunk Formula Method** is approximately **$50,579.32.**

Appraisal Value

Tree #89

Revised code, assuming specimen/desirable designation

Source: CLTA Guide to Plant Appraisal – 10th Edition "Trunk Formula Method/Reproduction Method) and ORDINANCE NO. C-24-44

- **Species**: *Ficus aurea*
- **DBH**: 35 inches
- **Condition Rating**: 80% or 0.80
  - See arborist report attached.
- Species Rating: 80% "Class B"
  - From DSD Tree Classification List
- **Replacement Cost**: $250.00/caliper inch or $625.00 total
  - (From PlantAnt.com)
    - StranglerFig Tree is $250.00 wholesale, multiplied by 2.5, is $625.00 The average DBH of an 12' Strangler Fig tree is 2.5 inches. $625/2.5inches= $250.00 per inch.

Calculation:

- **Cross Sectional Area:**
  - 32" Strangler Fig= 804.25 square inches
  - 2.5" DBH Nursery Stock Strangler Fig= 4.91 square inches
- **Area Difference:**
  - (804.25)−(4.91)= 799.34 square inches
- **Value per Square Inch**:
  - (Replacement Cost)/(Area of Nursery Stock)
    - ($625.00)/(4.91 sq in)= $127.29/square inch
- **Base Value:**
  - (Value per Square Inch)x(Area Difference)
    - ($127.29)x(799.34 sq in)= $101,747.99
- **Downgrading Factors:**
  - Tree Value=
    - (Base Value)× (Condition Rating)x(Species Rating)
  - Tree Value=
    - ($101,747.99)x(80%)x(80%)= $65,118.71

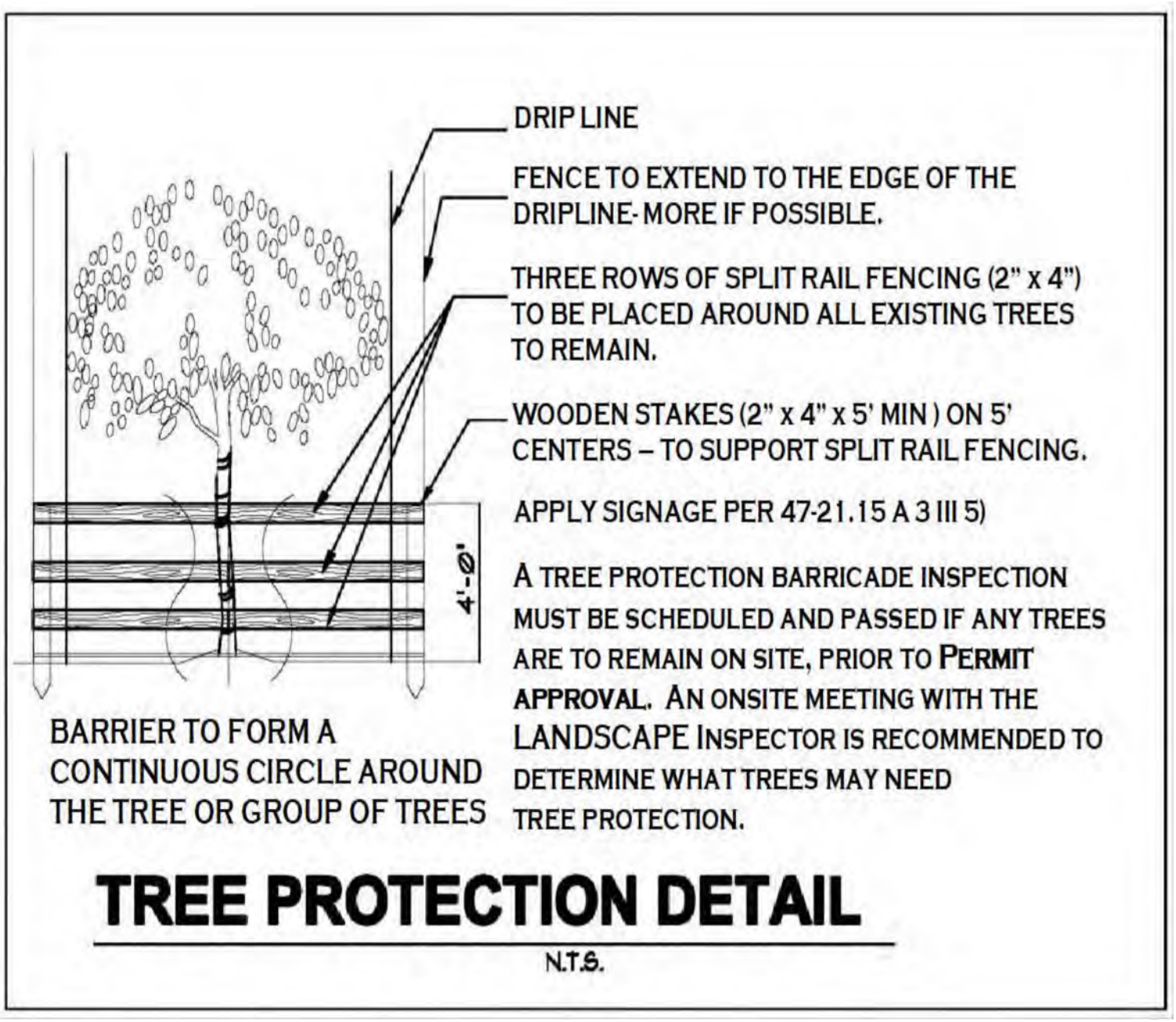
Final Valuation:

The value of the 32-inch DBH Strangler Fig (*Ficus aurea*) tree using the **Trunk Formula Method** (modified to FTL code) is approximately **$65,118.71**

TREE PROTECTION DETAIL

Rev: 2 | **Revision Date:** 10/22/2025 | **Print Date:** 10/22/2025
I.D. Number: TPD

PURPOSE: Provides approved technical specifications for required tree protection on permitted sites.



Approval by: Mohammed Malik, Zoning and Landscape Manager
Uncontrolled in hard copy unless otherwise marked
WE BUILD COMMUNITY





































































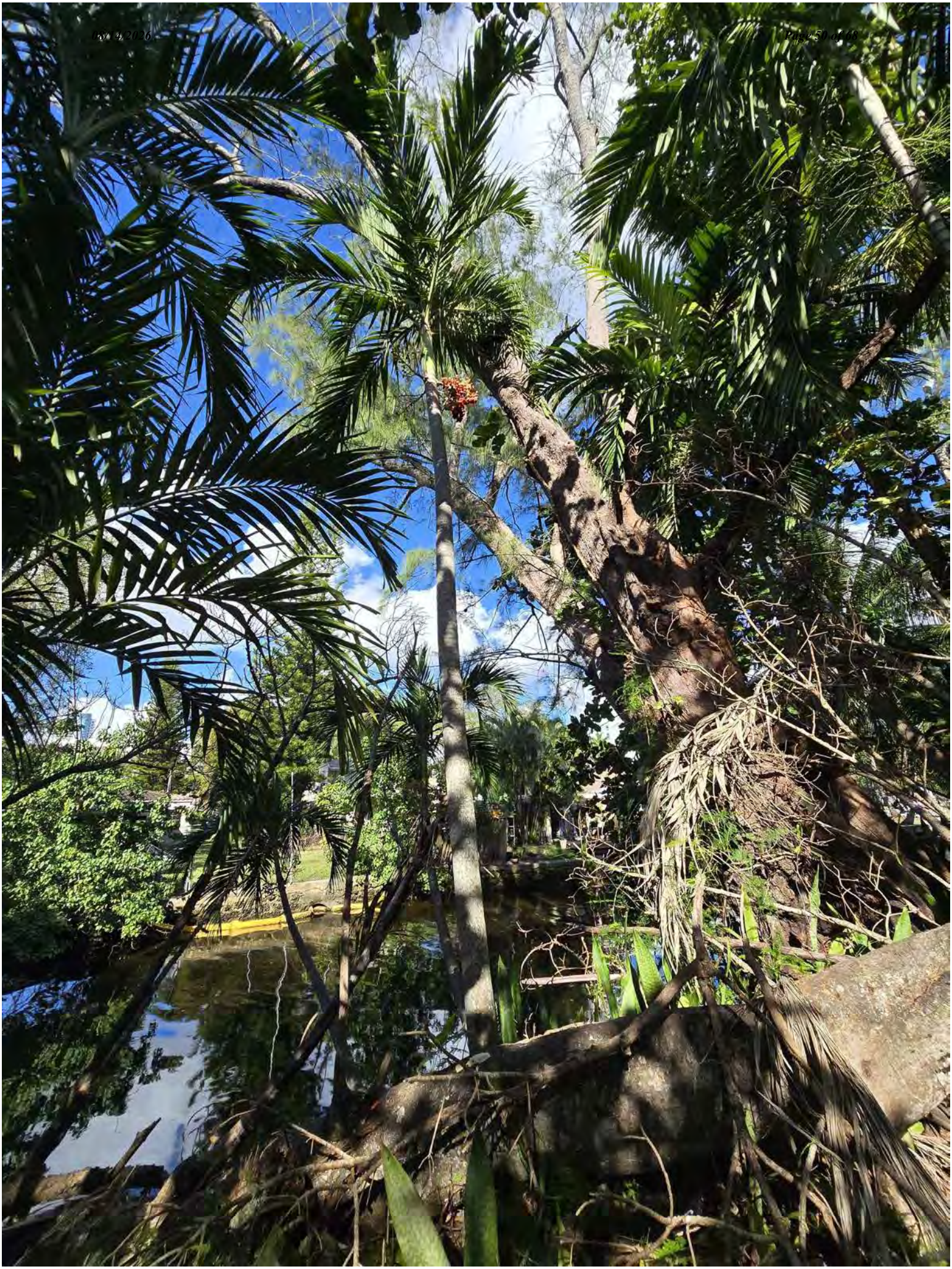














































SURFACE WATER MANAGEMENT CALCULATIONS

8/4/2026

PROJECT NAME:

213 & 217 ROSE DRIVE OFFICE BUILDINGS

On-site Paving & Drainage Improvements

213 ROSE DRIVE

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER:

25-02



This Item has been digitally signed & sealed by Jonathan Keith on the date adjacent to the seal using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

PREPARED BY:

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017
Boynton Beach, Florida 33425
(954) 914-8109

Digitally signed by Jonathan Keith
Date: 2026.08.20 12:59:26 -04'00'

Jonathan Keith
Reg. Engineer 41052
State of Florida
Cert. of Auth. EB 26425

Pre- vs Post- Development
WATER MANAGEMENT CALCULATIONS

REFERENCE & DESIGN INFORMATION

FOR

213 & 217 ROSE DRIVE OFFICE BUILDINGS

213 ROSE DRIVE
CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

SECTION 1

REFERENCE & DESIGN INFORMATION

For Pre-Development versus Post-Development Surface Water Management Calculations

213 & 217 ROSE DRIVE OFFICE BUILDINGS

213 ROSE DRIVE, FORT LAUDERDALE, FLORIDA 33316

SECTION 1 - REFERENCE & DESIGN LIST OF ITEMS

Exhibit A	Location Map
Exhibit B	Current Aerial View of Subject Property
Item II-A.1	Current Topographic Survey (not digitally sealed) – Digitally Sealed Survey Provided as an independent document outside this report
Item II-A.2	2005 Topographic Survey (not digitally sealed)
Item II–B	2070 Future Condition Avg. Wet Season Groundwater Elev. Map
Item II-C	Broward County Future Conditions 100-year Flood Map 1060
Item II-D	Landscape and Tree Disposition Plans – Provided as an independent document outside this report
Item II-E & G	Paving, Grading and Drainage Plans, Sections, Notes and Details, SWPP Plan – Provided as an independent document outside this report
Item II-F	Geotechnical Report – Provided as an independent document outside this report
Item IV-A	SFWMD 5, 10, 25 & 100-YEAR Rainfall Maps
Item IV-E	Broward County Drainage Basin Map
Item II-D	FEMA FIRMETTE
Item V-A	Warranty Deed

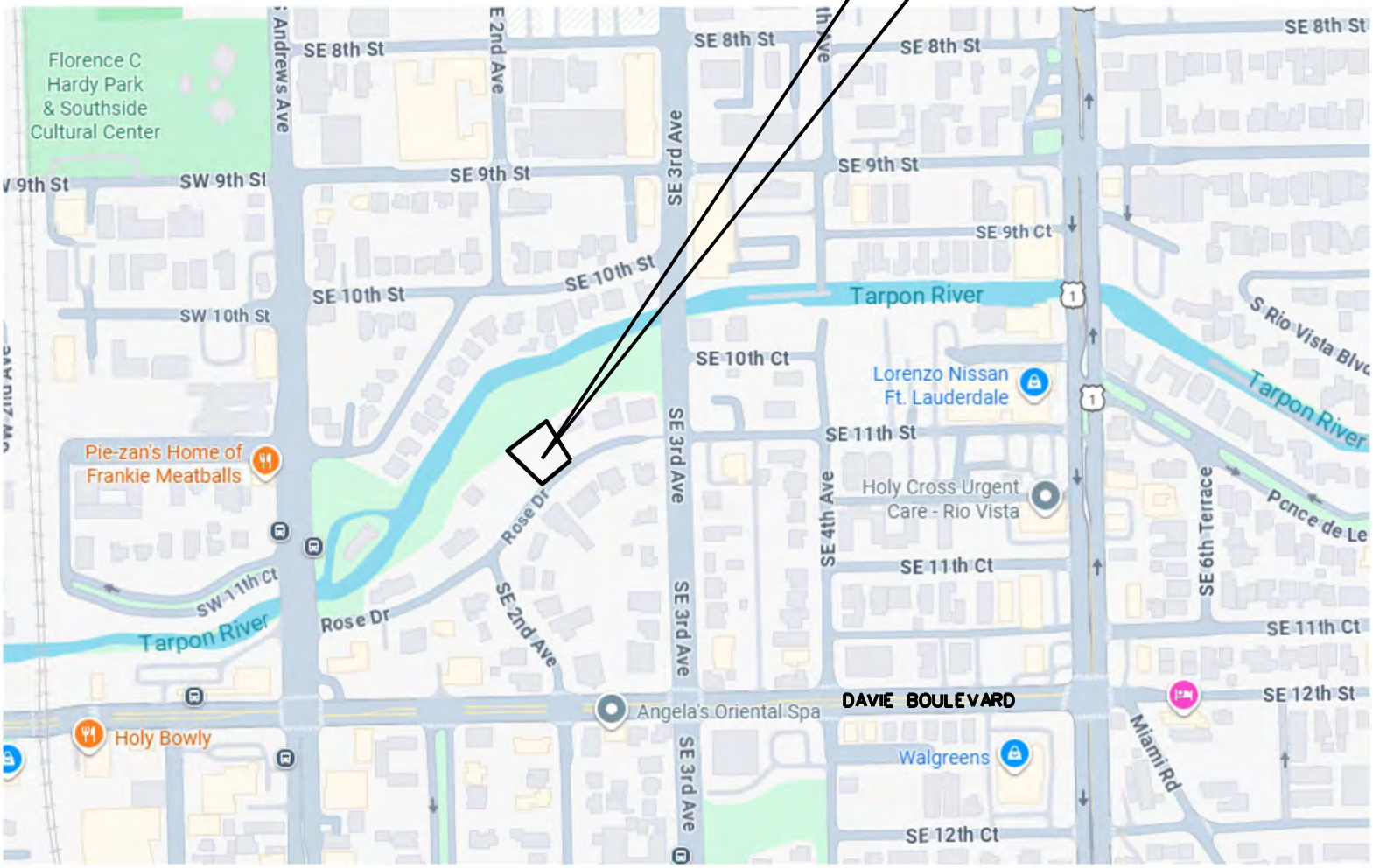
SECTION 2 – 213 & 217 ROSE DRIVE OFFICE BUILDINGS SURFACE WATER MANAGEMENT CALCULATIONS (ON-SITE ONLY LESS 5' RIGHT-OF-WAY DEDICATION)

Item IV-B	Pre- versus Post-Development Surface Water Management Calculations
Item IV-D	Retention/Detention Volume Calculations following Pre-versus Post-Development SWM Calculations

213 & 217 ROSE DRIVE

2-STORY OFFICE BUILDINGS

PROJECT LOCATION



LOCATION MAP

1" = 400'

213 ROSE DRIVE
CITY OF FT. LAUDERDALE,
BROWARD COUNTY, FLORIDA 33316
PROPERTY ID 504210710330

EXHIBIT A

Property Id: 504210710330



August 13, 2026

1:1,200

0 55 110 220 ft

0 15 30 60 m

213 ROSE DRIVE, FT. LAUDERDALE, FL 33316
2026 AERIAL - EXHIBIT B

Flight Date : Jan 16, Jan 20 & Jan 27, 2026 Broward County Property Appraiser

213 & 217 ROSE DRIVE OFFICE BUILDINGS

213 ROSE DRIVE, FORT LAUDERDALE, FLORIDA 33316

Item II-A.1 Current Topographic Survey of Vacant Lot

Item II-A.2 2005 Topographic Survey of Former Residence

Item II-A.1 is digitally sealed and provided as an independent document outside this report

SKETCH OF BOUNDARY SURVEY

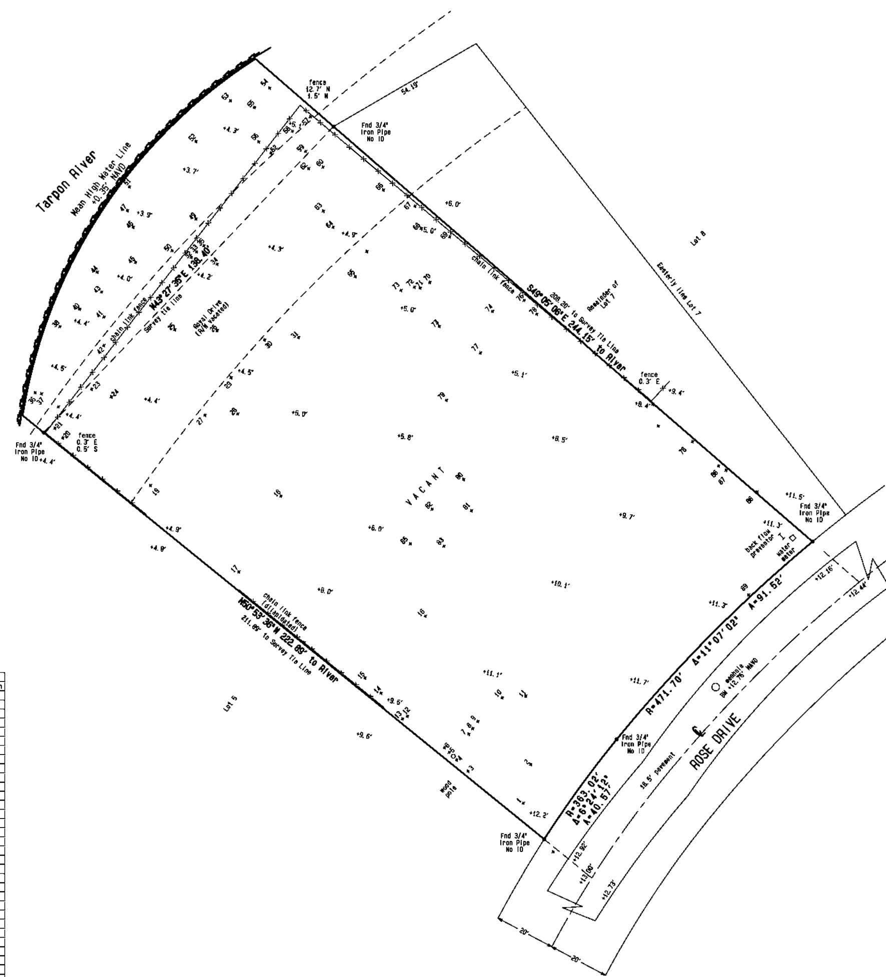
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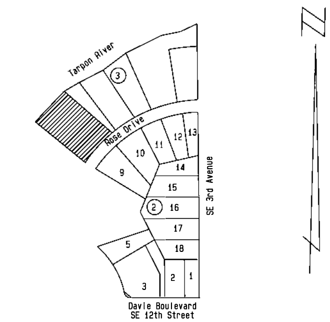
Lots 6 and 7, Block 3, PLACIDENA FIRST UNIT, according to the map or plat thereof, as recorded in Plat Book 2, Page 44, Public Records of Broward County, Florida.
AND
That portion of Royal Drive, and all that portion of land lying between Royal Drive and Tarpon River, as shown on said Plat, which is included between the Westerly line of said Lot Six (6) extended in a Northwesterly direction to said Trapon Rive, according to said plat, and the Easterly line of said Lot Seven (7), extending in a Northerly direction to said Tarpon River, all as shown on the Plat of PLACIDENA FIRST UNIT, according to the Plat thereof, recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida; said parcel comprising all of said Lots Six (6) and Seven (7), together with all of the land lying between said Lots and Tarpon River as shown by said Plat.

EXCEPTING therefrom that portion of said Lot Seven (7) and the land lying between Lot Seven (7) and Tarpon River, described in Deed dated November 27, 1951 and recorded in Deed Book 754, Page 229, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, containing 32,249 square feet, more or less.

Property address:
213 Rose Drive
Fort Lauderdale, FL 33316





Existing Tree Disposition								
Tree #	Common name	Botanical name	Diameter	Height	Width	Canopy	Clear	Condition
			(inches)	(feet)	(feet)	(S.F.)	Trunk (feet)	
1	Afican Tulpip Tree	Spathodea campanulata	7	40	28	616		60%
2	Sabal Palm	Sabal palmetto		38	12	113	32	50%
3	Mango Tree	Mangifera indica	21	40	32	804		40%
4	Live Oak	Quercus virginana	4	22	8	50		40%
5	Mango Tree	Mangifera indica	8	34	30	707		30%
6	Sabal Palm	Sabal palmetto	4	24	12	113	12	70%
7	Live Oak	Quercus virginiana	11	32	25	491		30%
8	Christmas Palm	Adonidia merrillii		26	20	314	16	60%
9	Christmas Palm	Adonidia merrillii	8	26	18	254	16	60%
10	Solitare Palm	Ptychosperma elegans		32	24	452		60%
11	Live Oak	Quercus virginana	27	50	65	3318		70%
12	Sabal Palm	Sabal palmetto		12	8	50		70%
13	Sabal Palm	Sabal palmetto		16	12	113		70%
14	Areca Palm	Dypsis lutescens		18	14	154		60%
15	Gumbo Limbo	Bursera simaruba	6	25	20	314		70%
16	Live Oak	Quercus virginiana	10	25	28	616		70%
17	Sabal Palm	Sabal palmetto		34	12	113	24	54%
18	Live Oak	Quercus virginiana	6	32	20	314		80%
19	Tropical Almond	Terminalia catappa	8	34	25	491		40%
20	Solitaire Palm	Ptychosperma elegans		28	8	50	22	60%
21	Sabal Palm	Sabal palmetto		22	12	113	18	43%
22	Solitaire Palm	Ptychosperma elegans		28	8	50	22	60%
23	Tropical Almond	Terminalia catappa	11	38	27	573		50%
24	Tropical Almond	Terminalia catappa	21	36	30	707		50%
25	Tropical Almond	Terminalia catappa	11	36	36	1018		50%
26	Live Oak	Quercus virginiana	11	35	35	962		45%
27	Sabal Palm	Sabal palmetto		26	12	113	16	65%
28	Sabal Palm	Sabal palmetto		22	12	113	12	65%
29	Sabal Palm	Sabal palmetto		28	12	113	18	65%
30	Sabal Palm	Sabal palmetto		30	12	113	20	65%
31	Sabal Palm	Sabal palmetto		30	12	113	20	65%
32	Christmas Palm	Adonidia merrillii		28	16	201	22	60%
33	Chinese Banyan	Ficus microcarpa		42	48	1810		50%
34	Live Oak	Quercus virginiana	11	34	22	380		50%
35	Live Oak	Quercus virginiana	9	32	20	314		60%
36	Chinese Banyan	Ficus microcarpa	36	45	50	1963		55%
37	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
38	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
39	Christmas Palm	Adonidia merrillii						0%
40	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
41	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
42	Umbrella Tree	Schefflera actinophylla	12	22	12	113		30%
43	Seagrape	Coccoloba uvifera	10	34	30	707		55%
43	Seagrape	Coccoloba uvifera	10	34	30	707		55%
44	Brazilian Pepper	Schinus terebinthifolius	14	34	28	616		20%
45	Seagrape	Coccoloba uvifera	4	32	28	616		30%
46	Seagrape	Coccoloba uvifera	24	32	38	1134		50%
47	Brazilian Pepper	Schinus terebinthifolius	28	26	38	1134		20%

Existing Tree Disposition								
Tree #	Common name	Botanical name	Diameter	Height	Width	Canopy	Clear	Condition
			(inches)	(feet)	(feet)	(S.F.)	Trunk (feet)	
49	Tropical Almond	Terminalia catappa	6	20	16	201		50%
50	Tropical Almond	Terminalia catappa	10	35	20	314		50%
51	Coconut Palm	Cocos nucifera		28	16	201	22	70%
52	Christmas Palm	Adonidia merrillii		22	14	154	18	70%
53	Ficus	Ficus spp.	48					0%
54	Christmas Palm	Adonidia merrillii		26	8	50	22	70%
55								0%
56	Tropical Almond	Terminalia catappa	10	32	25	491		60%
57	Seagrape	Coccoloba uvifera	28	38	30	707		30%
58	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
59	Christmas Palm	Adonidia merrillii		26	6	28	22	60%
60	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
62	Christmas Palm	Adonidia merrillii		24	10	79	20	60%
63	Christmas Palm	Adonidia merrillii		26	10	79	22	60%
64	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
65	Christmas Palm	Adonidia merrillii		24	12	113	20	60%
66	Coconut Palm	Cocos nucifera		55	20	314	42	70%
67	Christmas Palm	Adonidia merrillii		24	8	50	20	60%
68	Christmas Palm	Adonidia merrillii		28	8	50	24	60%
69	Live Oak	Quercus virginiana	22	38	50	1963		30%
70	Coconut Palm	Cocos nucifera		20	34	908		60%
71	Christmas Palm	Adonidia merrillii		6	22	380		60%
72	Frangi Pani	Plumeria	10	28	18	254		40%
73	Christmas Palm	Adonidia merrillii		26	6	280	20	60%
74	Christmas Palm	Adonidia merrillii		28	12	113	24	60%
75	Christmas Palm	Adonidia merrillii		34	6	28	30	60%
76	Tropical Almond	Terminalia catappa	16	40	30	707		60%
77	Sabal Palm	Sabal palmetto		32	10	79	24	65%
78	Sabal Palm	Sabal palmetto		38	12	113	32	65%
79	Live Oak	Quercus virginiana	5	20	15	177		60%
80	Sabal Palm	Sabal palmetto		22	12	113	18	65%
81	Sabal Palm	Sabal palmetto		22	12	113	18	65%
82	Sabal Palm	Sabal palmetto		26	12	113	22	65%
83	Sabal Palm	Sabal palmetto		24	12	113	20	65%
85	Sabal Palm	Sabal palmetto		22	12	113	18	65%
86	Umbrella Tree	Schefflera actinophylla		30	16	201		50%
87	Sabal Palm	Sabal palmetto		32	12	113	24	70%
88	Umbrella Tree	Schefflera actinophylla	36	45	38	1134		50%
89	Strangler Fig	Ficus aurea	32	45	40	1257		80%

LEGEND:
Δ = CENTRAL ANGLE (DELTA)
A = ARC LENGTH
A/C = AIR CONDITIONER
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
℄ = CENTERLINE
(C) = CALCULATED
(D) = DEED
FND = FOUND
FPL = FLORIDA POWER & LIGHT
H = HANDICAP PARKING SPACE
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

Benchmark:
Broward County Benchmark #2890;
square cut in North bullnose of North intersection of Davie Blvd. & Andrews Avenue;
elevation = +4.85' NAVD

ITEM II-A.1
CURRENT SURVEY

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MIKKI HITT-ULRICH
PROFESSIONAL SURVEY AND MAPPER #5853
STATE OF FLORIDA

FILENAME: 213ROSE
SCALE: 1" = 20'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SAID LOT 6; N 50°53'36" W (ASSUMED MERIDIAN).
3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: RIO TARPON	DATE: 4/2/2026	NO. 2604031	F.B. 154-5

DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615

TOPOGRAPHIC SURVEY

All of Lot 6 and 7
Placidena Unit 1
Plat Book 2, Page 44, B.C.R.
City of Fort Lauderdale
Broward County, Florida

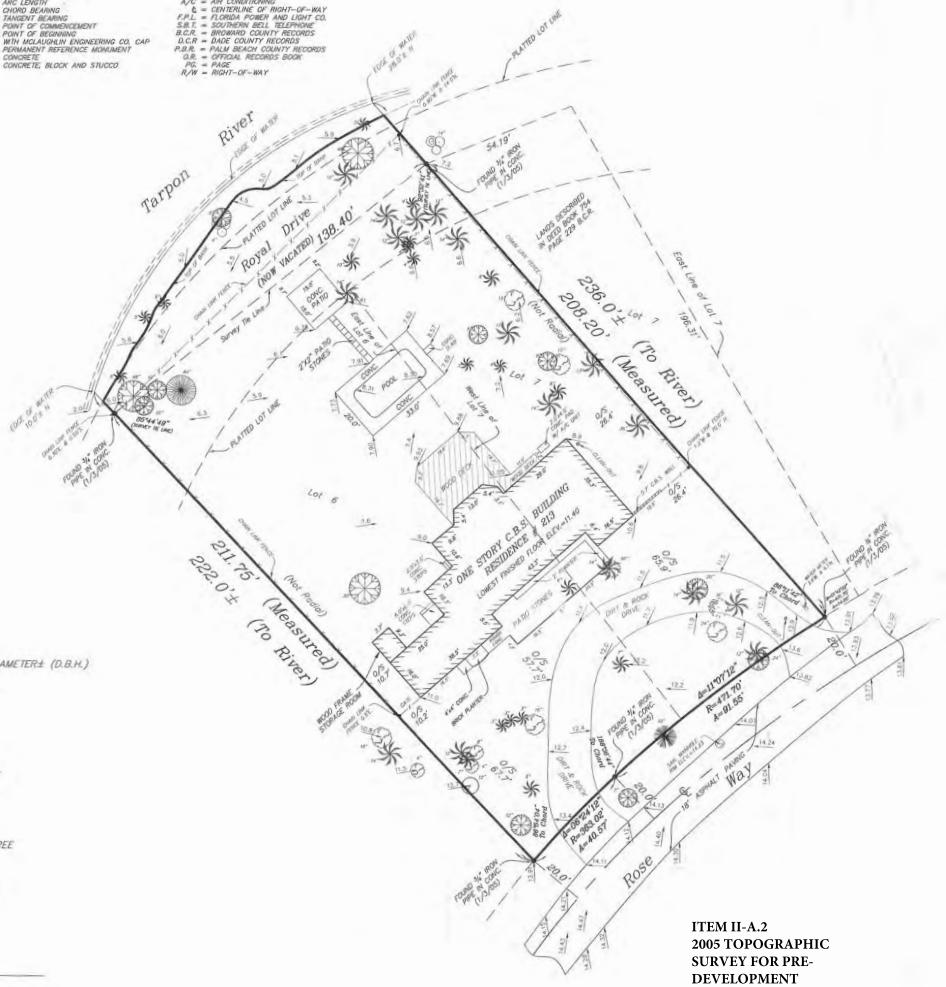
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

www.mleng400.com

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.C.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/Mcl. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY





Block Plan
NOT TO SCALE

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)
PINE TREE
OAK TREE
PALM TREE
BLACK OLIVE
FICUS TREE
MANGO
UNKNOWN TREE
UMBRELLA
SEA GRAPE

OFFICE NOTES

FIELD BOOK NO. 105/48, 162/69, PRINT
JOB ORDER NO. U-0307
CHECKED BY:
DRAWN BY: RDR, DRP
REFERENCE DRAWING: 98 - 1- 008

Legal Description

All of Lots 6 and 7, Block 3, PLACIDENA UNIT 1, according to the plat thereof recorded in Plat Book 2, Page 44 of the public records of Broward County, Florida, AND that portion of Royal Drive and all of that portion of the land lying between Royal Drive and Tarpon River as shown by said plat which is included between the Westerly line of said Lot 6, extended in a Northwesterly direction to said Tarpon River, according to said plat and Easterly line of said Lot 7, extended in a Northerly direction to said Tarpon River, all as shown on the Plat of PLACIDENA, UNIT 1, according the plat thereof recorded in Plat Book 2, Page 44 of the public records of Broward County, Florida,; said parcel comprising all of said Lots 6 and 7, TOGETHER WITH all of the land lying between said Lots and Tarpon River as shown by said plat. EXCEPTING THEREFROM that portion of said Lot 7 and the land lying between Lot 7 and Tarpon River described in Deed dated November 27, 1951, recorded in Deed Book 754, Page 229, of the public records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

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

NOTES:

1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Legal description supplied by client and Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Reference Bench Mark: N.W. bolt of fire hydrant in center median on North side, South Andrews Ave. & Dade Boulevard, Elevation = 8.90
7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 13.5, Elev.=11.40
8) This property lies in Flood Zone "AE", Base Elev.=7', per Flood Insurance Rate Map No. 12011C0218 F, Community Panel No. 125105, Dated August 18, 1992, Indexed Map dated October 2, 1997.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 3rd day of January, 2005.

McLAUGHLIN ENGINEERING COMPANY

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

ITEM II-A.2
2005 TOPOGRAPHIC SURVEY FOR PRE-DEVELOPMENT ANALYSIS

FILE NO.: 05 - 3 - 008

All BCGIS services are operational. Should you encounter any issues email BCGIS@broward.org

Broward County GeoHub

Sign In

Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation Map

Private Member
Broward County GIS

Summary

The map represents the predicted future average wet season groundwater elevations (ft NAVD) in Broward County based on model outputs for the months of May through October for the year 2070. (Effective July 1, 2024).

View Full Details

Download

Details

Dataset
Feature Layer

August 4, 2026 at 9:05:19 AM EDT
Info Updated

May 29, 2026 at 8:37:29 AM EDT
Data Updated

December 31, 2024 at 11:50:44 AM EST
Published Date

Records: 93
View data table

Public
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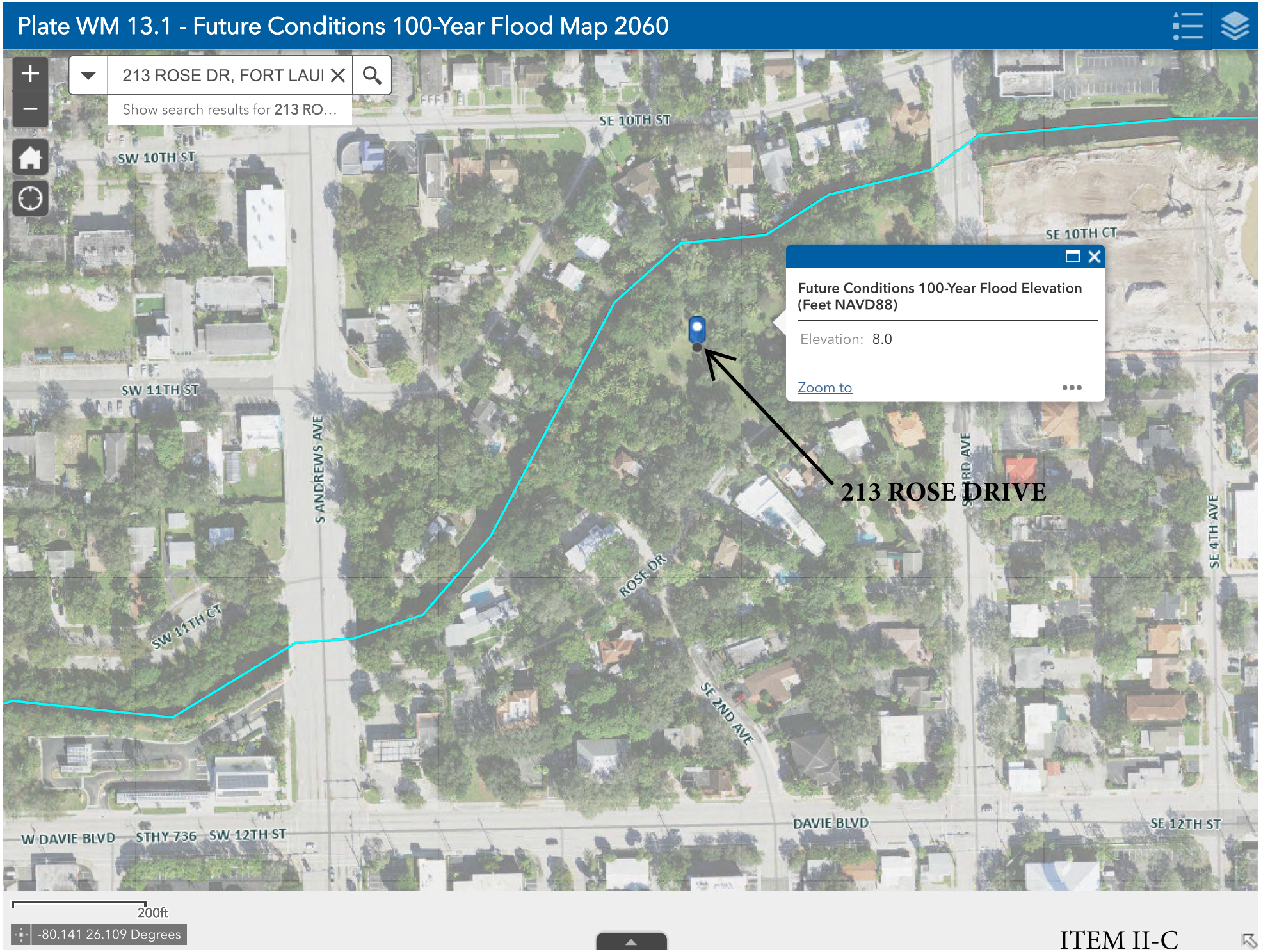
I want to use this



ITEM II-B

Esri Community Maps Contributors | FDEP | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | NASA | NGA | USGS | METI/NASA | F… Powered by Esri

Plate WM 13.1 - Future Conditions 100-Year Flood Map 2060



ITEM II-C

213 & 217 ROSE DRIVE OFFICE BUILDINGS

213 ROSE DRIVE, FORT LAUDERDALE, FLORIDA 33316

Item II-D Landscape and Tree Disposition Plans

Provided as an independent document outside this report

213 & 217 ROSE DRIVE OFFICE BUILDINGS

213 ROSE DRIVE, FORT LAUDERDALE, FLORIDA 33316

Item II-E & G Paving, Grading and Drainage Plans, Sections, Notes and Details, SWPP Plan

Provided as an independent document outside this report

213 & 217 ROSE DRIVE OFFICE BUILDINGS

213 ROSE DRIVE, FORT LAUDERDALE, FLORIDA 33316

Item II-F Geotechnical Report

Provided as an independent document outside this report

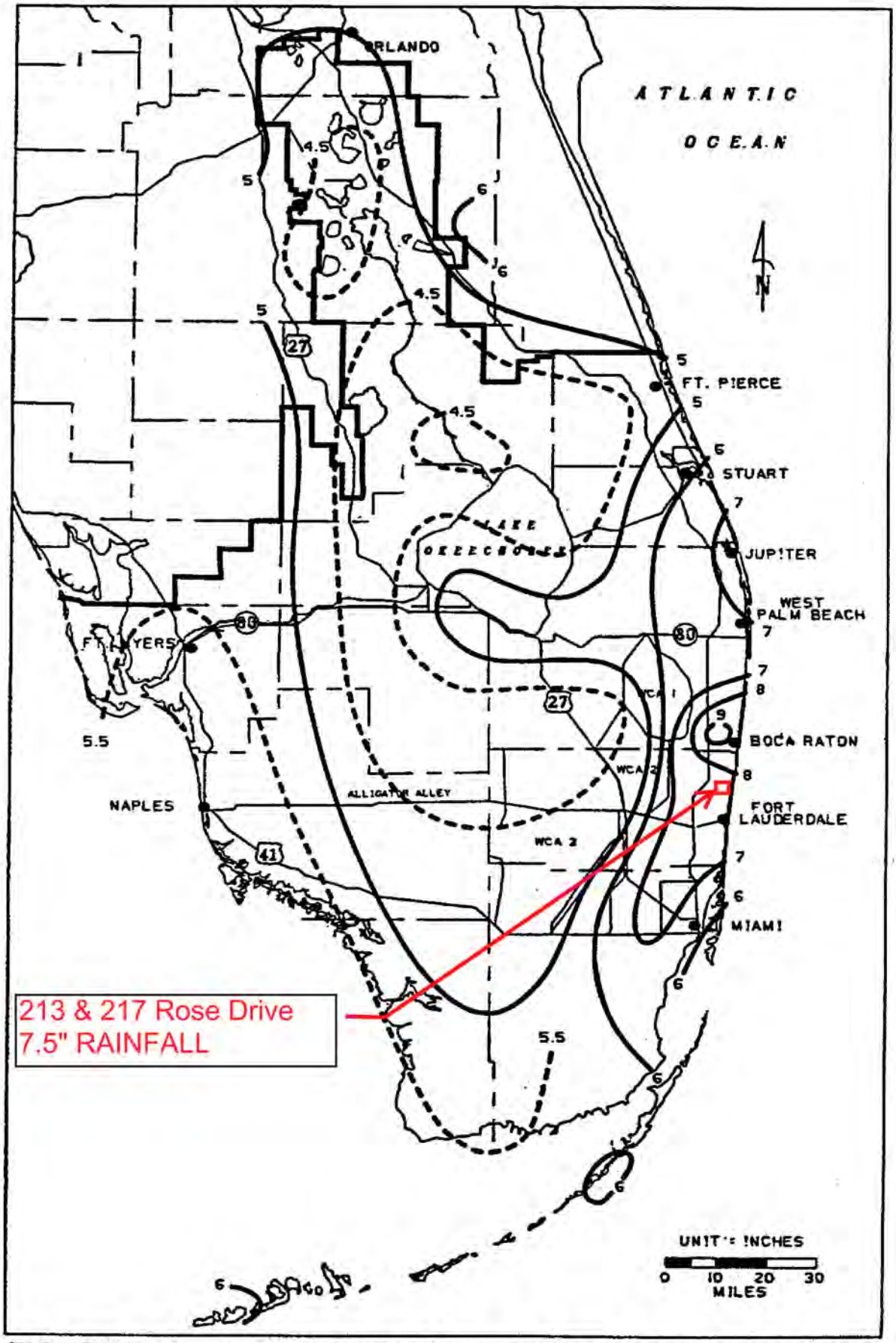


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

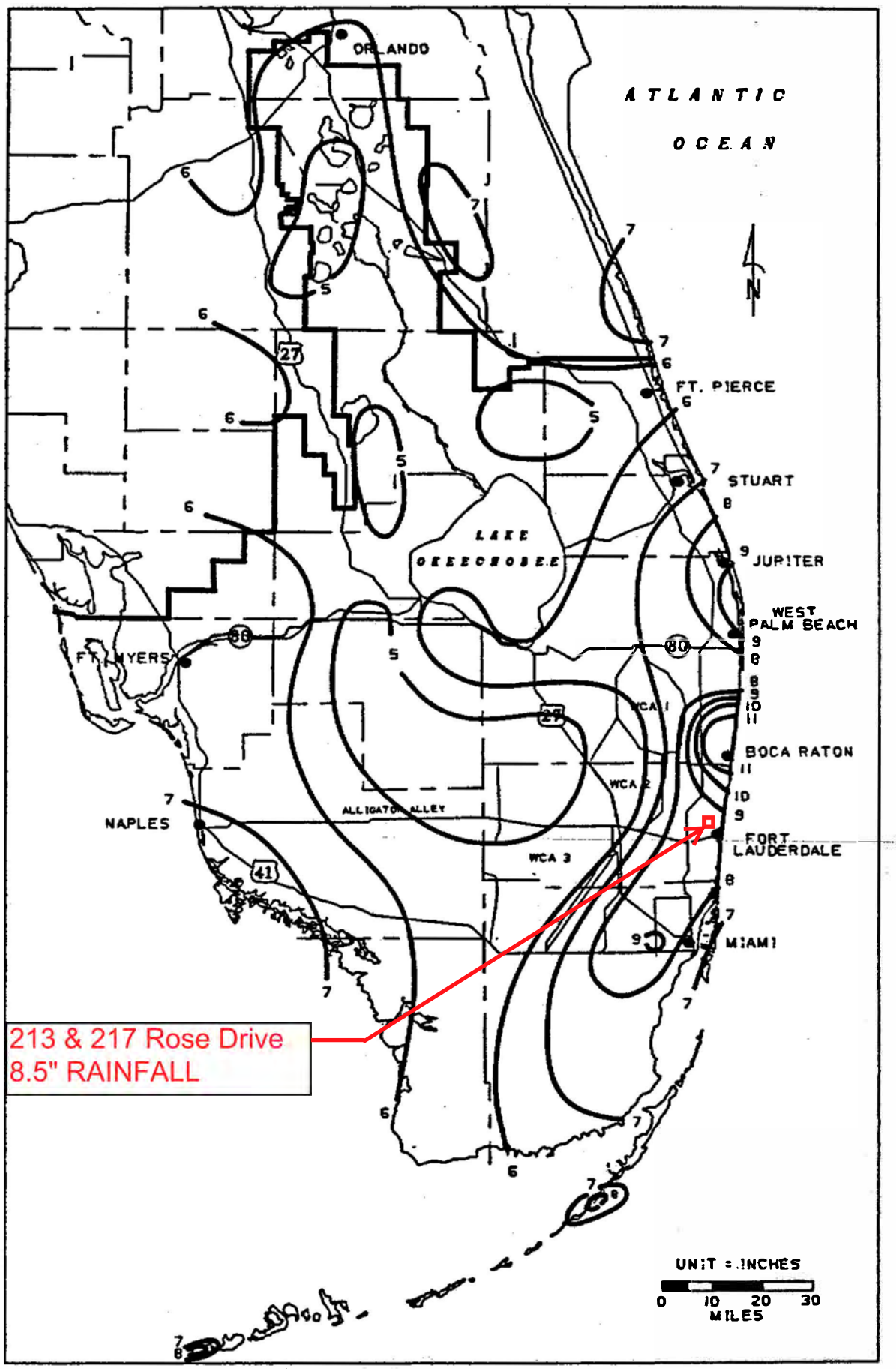


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

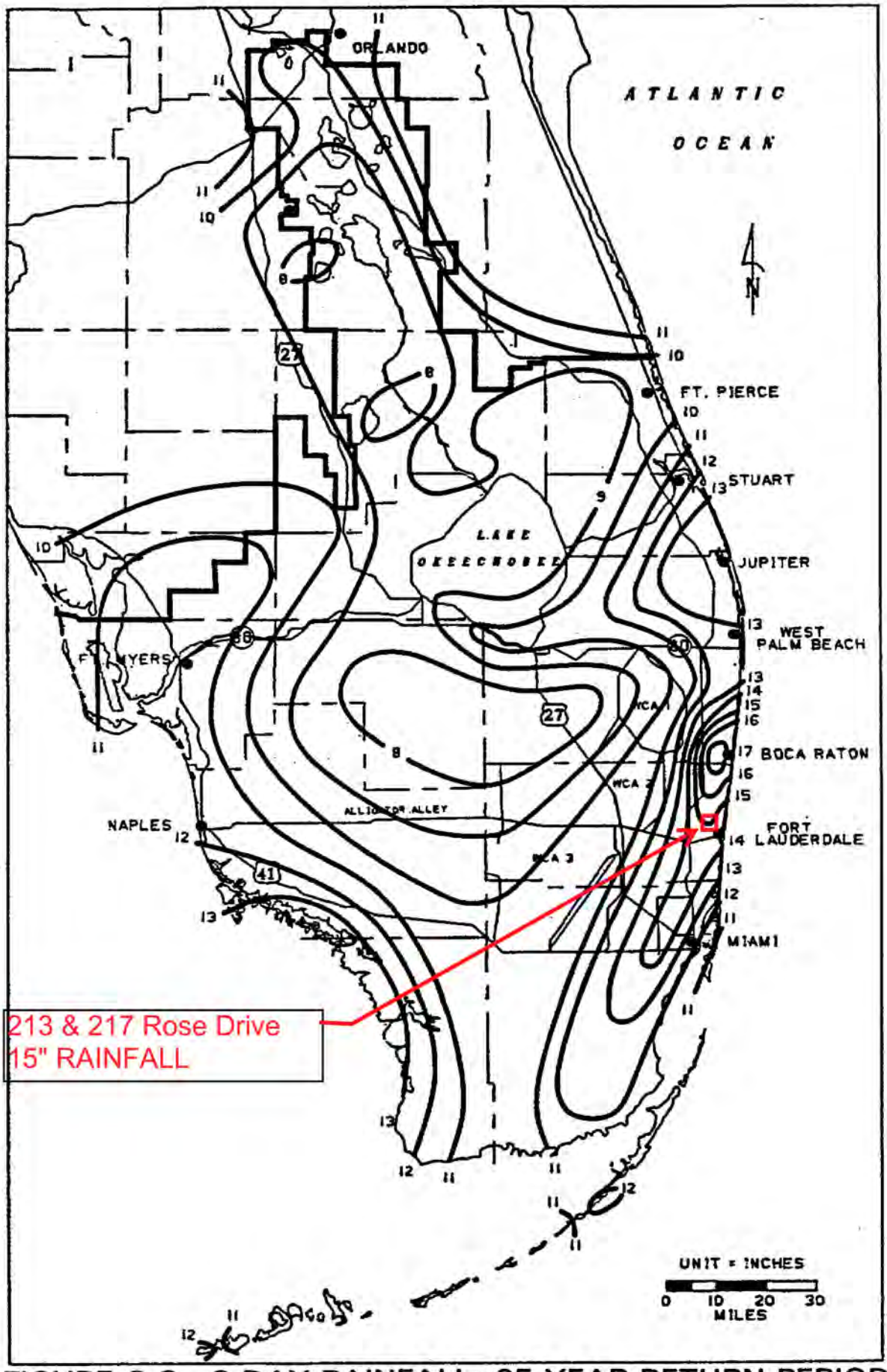


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

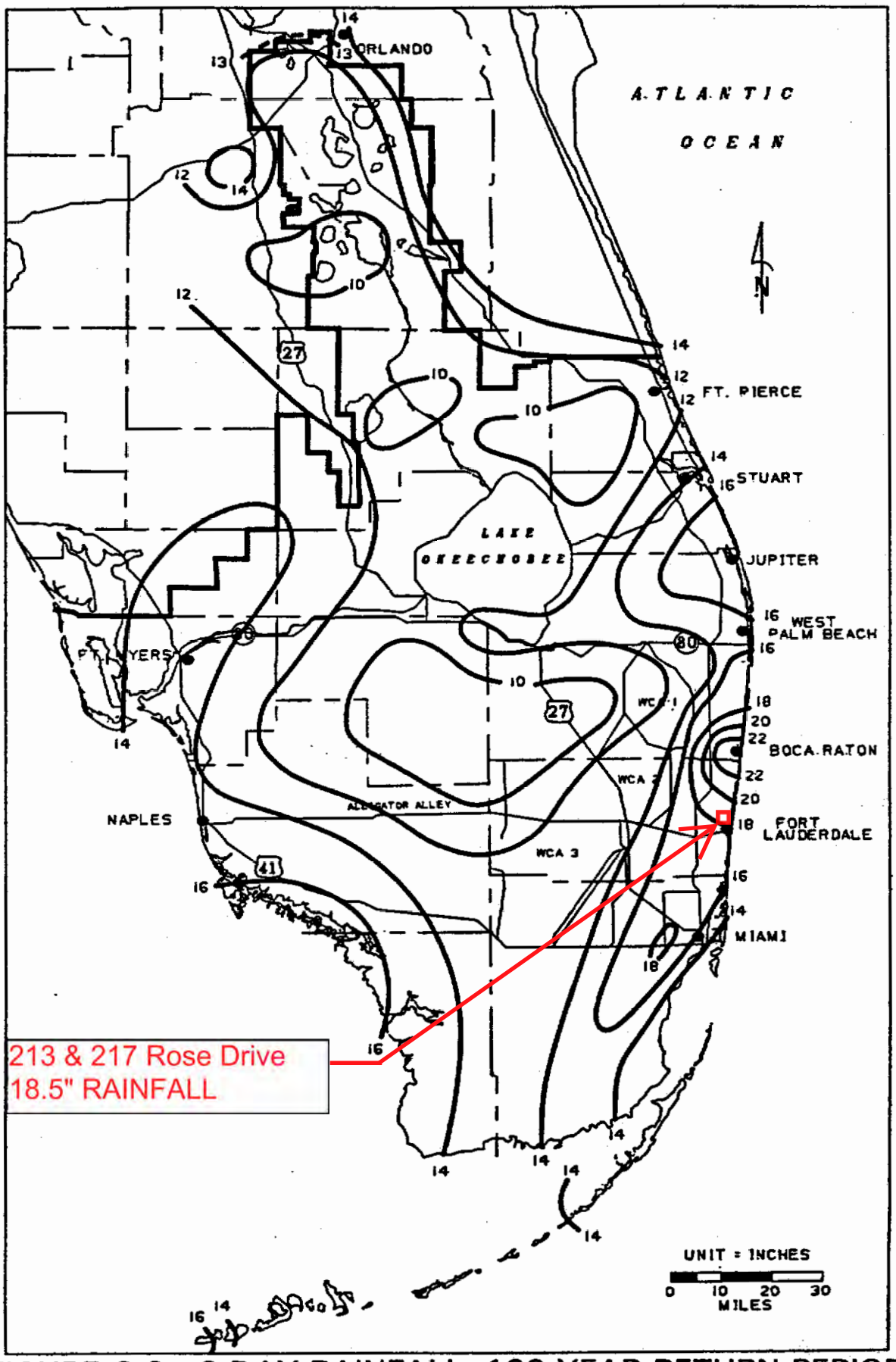
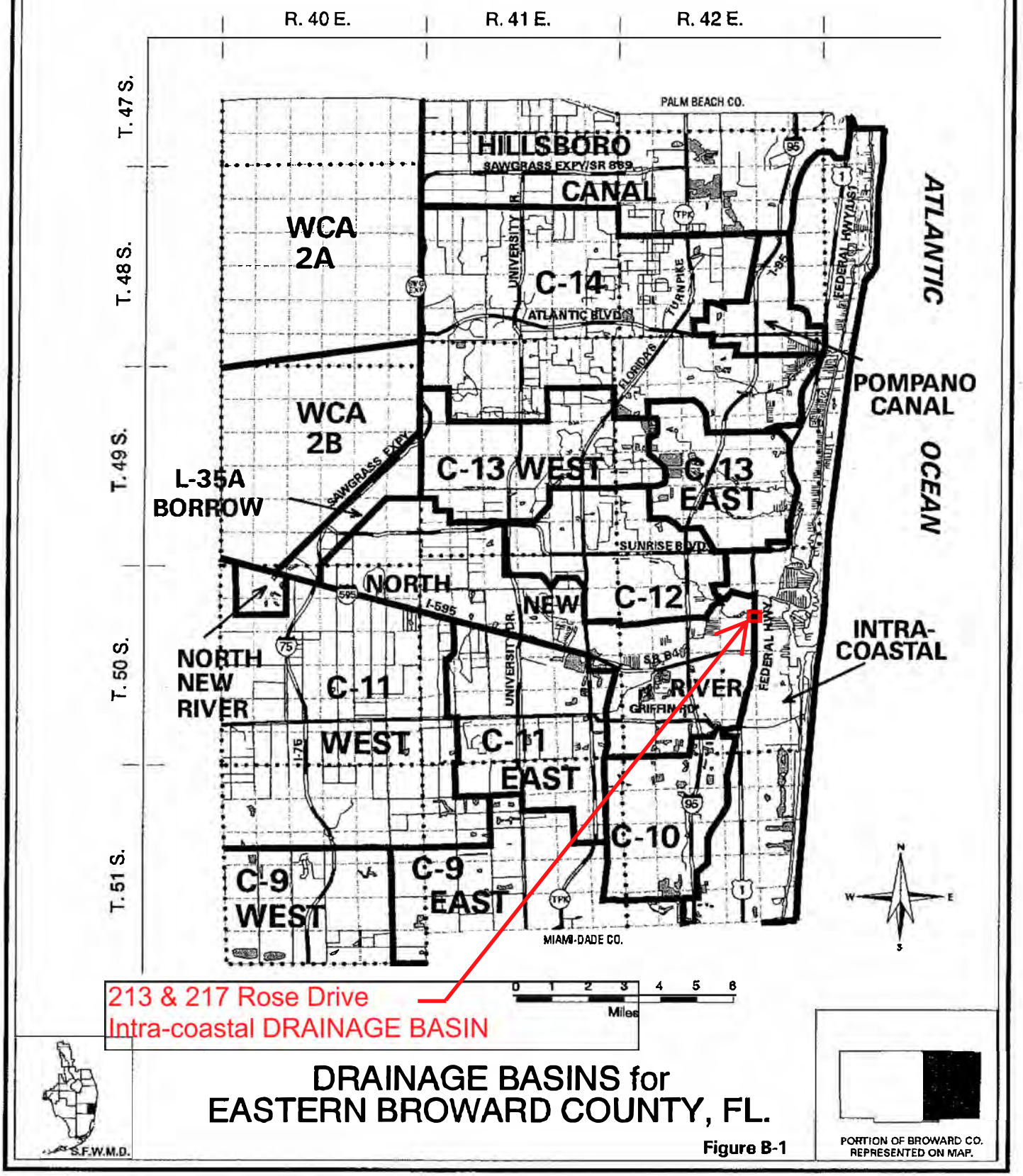


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD



DRAINAGE BASINS for EASTERN BROWARD COUNTY, FL.

Figure B-1

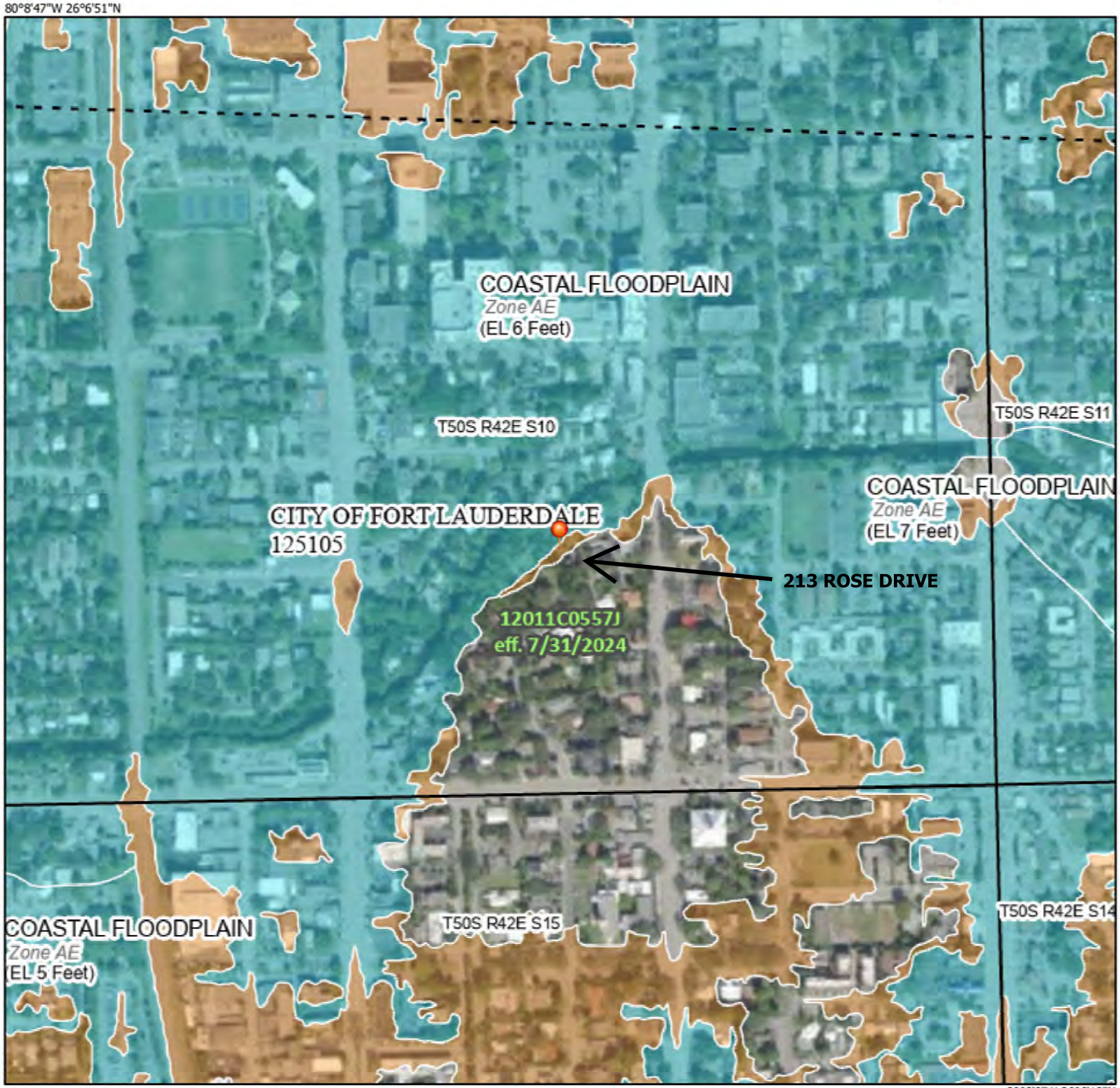
TIDAL AREAS (All Counties)

The allowable discharge rate is based on the proposed projects peak runoff rate after development not exceeding the rate which existed prior to development. This analysis should consider the effect, if any, that tidal fluctuations have on the projects ability to discharge through its control structure as well as through conveyances further downstream . The tide data used in the analysis should utilize the Mean Higher High Water (MHHW) datum. This datum should be derived for the tide station which is closest to the proposed project site. The design storm is a 25 year event.

ITEM IV-E

National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

ITEM 11-D

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2026 at 5:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Instr# 118950179 , Page 1 of 3, Recorded 06/29/2023 at 11:59 AM
Broward County Commission
Deed Doc Stamps: $7000.00

Prepared by and return to:
Bryan J. Haagenson, Esq.
Haagenson & Haagenson, P.A.
300 SE 19th Street
Fort Lauderdale, FL 33316
954-463-1331
File Number: **23-1944.2**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of **June, 2023** between **Tarpon Rio Properties, LLC, a Florida limited liability company f/k/a Mango Properties, LLC, a Florida limited liability company** whose post office address is **888 S Andrews Ave, Ste 302, Fort Lauderdale, FL 33316**, grantor, and **Rio Tarpon Ventures LLC, a Florida limited liability company** whose post office address is **113 SW 11th Court, Ste C, Fort Lauderdale, FL 33315**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification Number: 504210-71-0330

A/K/A: 213 Rose Drive, Fort Lauderdale, FL 33316

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Christine Ciasca

Witness Name: Annette Tiffee

Tarpon Rio Properties, LLC, a Florida limited liability company f/k/a Mango Properties, LLC, a Florida limited liability company

By: Jack R. Loving

Jack R. Loving, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 23 day of June, 2023 by Jack R. Loving, Manager of Tarpon Rio Properties, LLC, a Florida limited liability company f/k/a Mango Properties, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Christine Ciasca
My Commission HH 004760
Expires 05/28/2024

Notary Public

Printed Name: Christine Ciasca

My Commission Expires: 5/28/2024

ITEM V-A

DoubleTime®

Exhibit A

Lots 6 and 7, Block 3, PLACIDENA, FIRST UNIT, according to the map or plat thereof, as recorded in Plat Book 2, Page 44, Public Records of Broward County, Florida.

AND

That portion of Royal Drive, and all that portion of the land lying between Royal Drive and Tarpon River, as shown by said Pla,t which is included between the Westerly line of said Lot Six (6) extended in a Northwesterly direction to said Tarpon River, according to said Plat, and the Easterly line of said Lot Seven (7), extending in a Northerly direction to said Tarpon River, all as shown on the Plat of PLACIDENA FIRST UNIT, according to the Plat thereof, recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida; said parcel comprising all of said Lots Six (6) and Lot Seven (7), together with all of the land lying between said Lots and Tarpon River as shown by said Plat.

EXCEPTING therefrom that portion of said Lot Seven (7) and the land lying between Lot Seven (7) and Tarpon River described in Deed dated November 27, 1951 and recorded in Deed Book 754, Page 229, of the Public Records of Broward County, Florida.

ITEM V-A

Pre-Development versus Post-Development Surface Water Management Calculations

for:

213 & 217 ROSE DRIVE OFFICE BUILDINGS
On-site Paving and Dainage Improvements

213 ROSE DRIVE
CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

SECTION 2

213 & 217 ROSE DRIVE OFFICE BUILDINGS

Pre- versus Post-Development Water Management Calculations for On-site Only (less the 5' Right-of-Way Dedication)

INTRODUCTION:

Pre-Development Condition:

The subject property and proposed development are located at 213 Rose Drive, Ft. Lauderdale and is currently vacant. The underlying land use is S Regional Activity Center and is within the Limited Residential Office (ROA) District which allows Professional, business and financial offices (not including sale, display, storage or handling of merchandise on the premises), and Single-family dwellings as permitted uses.

Prior to 2005, the property was occupied by a large single-family residence with accessory structures, pool and deck area, patios and walkways. Since the property was cleared of the residence and sodded in 2005, it has been well maintained and mowed. The City Engineer has authorized the pre-2005 residential developed lot to serve as the pre-development condition. As such, a 2005 survey conducted by McLaughlin Engineering is attached as Topographic Survey Item II-A.2 where the various impervious and pervious land use areas and corresponding elevations were utilized to conduct the pre-development surface water management analysis.

The property abuts the Tarpon River (waterway use) on its north side, a ROA zoned Office Use on its east side owned and operated by the Broward County Bar Association, Inc., a ROA zoned Residential Use on its west side and the Rose Drive Right-of-Way on its south side. There are ROA zoned Residential Uses located on the south side of Rose Drive where it abuts the subject property.

Based upon topographic data, the subject property has over 12' of vertical elevation change from a high elevation occurring within the Rose Drive ROW of +12.96 NAVD88 to +0.35 NAVD88 at the edge of the Tarpon River. Based upon City as-built and Atlas records, there are no City drainage facilities within the Rose Drive ROW. Current topography indicates that all stormwater runoff within the subject property, as well as the surrounding lots north of the Rose Drive, drain directly to the Tarpon River which is a tidal waterway. Historical drainage patterns will be maintained as part of this development's post-developed surface water management system. Refer to Current Topographic Survey Item II-A.1

Based upon the Broward County Wetland Map, there are no known wetlands within the subject property. Due to the proximity of the Tarpon River, which is tidal, mangroves may be present along the shoreline where it abuts the subject property. The area extending from the water's edge to at least 20 feet inland is expected to remain undisturbed and in its natural existing state. No disturbance of shoreline wetlands (mangroves) is anticipated.

The Broward County 2070 Future Conditions Average Wet Season Groundwater Elevation (AWSGE) (Plate WM 2.3) for the subject property is +3.00 NAVD88. (Refer to Map as Item II-B). This elevation will be utilized to analyze both the pre- and post-development conditions.

Based upon topographic data, the subject property has over 12' of vertical elevation change from a high elevation occurring within the Rose Drive ROW of +12.96 NAVD88 to +0.35 NAVD88 at the edge of the Tarpon River (Refer Topographic Survey as Item II-A.1).

The property lies within three separate FEMA Flood Zones consisting of Zone "X" with no base flood elevation occupying the southern 45 percent of the property (nearest to Rose Drive), Zone "X" 0.2% Annual Chance Flood Hazard, Areas Of 1% Annual chance Flood with Average Depth Less Than One Foot Or With Drainage Areas Of Less Than One Square Mile occupying the central 10 percent of the property and Zone AE6 occupying the northern 45 percent of the property (nearest to the Tarpon River). (Refer FEMA Map as Item II-D).

The Broward County Future Conditions 100-Year Flood Map 2060 (Plate WM 13.1) indicates that the 100-year flood elevation for this property is +8.0 NAVD88 (Refer to as Item II-C). Based upon exiting perimeter elevations along the property and crown of road elevations of Rose Drive and the need to maintain post-development zero discharge stage for the 100-year, 3-day event at or below the Broward County 100-year flood elevation of +8.0 NAVD88. The proposed building finished floor elevations will be above the Broward County 100-year flood elevation of +8.0 NAVD88. Therefore, it will be necessary to analyze the site drainage system based upon pre- versus post-development conditions where sufficient drainage facilities will be provided for the post-development condition so its storm water stages for the 5-year, 1 day (parking), 10-year, 1 day (roadways), 25-year, 3 day (perimeter grading) and 100-year, 3 day (minimum finished floor) do not exceed the pre-development condition stages or the Broward County 100-year flood elevation of +8.0 NAVD88 for the 100 year storm event.

Post-Development Condition:

The subject property and proposed development is located at 213 Rose Drive, Ft. Lauderdale and will consist of two (2) two-story office buildings with associated driveways, parking and landscaping. Each Office Building has 2,962 square feet of Office Use along with a Garage Use. The proposed site plan shows the development of the two office buildings within the mid-point area of the property with a central driveway running between the buildings. It is the intention of the Applicant to re-plat the property and create two parcels within the property with the common parcel line coinciding with the centerline of the central driveway. Each parcel will contain a single office building with required independent parking, site lighting, landscaping & irrigation, open space, independent water and sewer services, fire protection service and irrigation service. An Owner's Association will be created to address common area and drainage system maintenance.

In accordance with the City's ULDR Sec. 47-23.8. - Waterway use, a minimum 20' setback is required from the waterway, however, a minimum of 30' to 46' will be provided between the River and the nearest parking spaces. The rears of the buildings are a minimum of 77' to 94' to the edge of the Tarpon River. Additionally, the Applicant will preserve, to the extent possible, all existing native vegetation along the river's edge and remove only exotic invasive vegetation (as required by the City and Broward County) in that area. The area extending from the water's edge to at least 20 feet inland is expected to remain undisturbed and in its natural existing state. No disturbance of shoreline wetlands (mangroves) is anticipated.

The proposed drainage system for this development provides pre-treatment storage of the first 1" of overall property area or 2.5" times the percentage of impervious area (whichever is greatest) within on-site storage facilities. The on-site surface water will be directed from impervious and pervious areas to inlets within the pavement areas and then flow will run to on-site storage facilities.

The on-site storage facilities are sized to accommodate additional runoff storage so that the post-developed site storm stages are lower than the pre-developed site storm stages. The pre-developed condition is considered the pre-2005 single-family facility acknowledged by both the City Engineer and BCEPD. A control structure with weir will be utilized to regulate excess runoff after the system has met its required retention storage volume. This excess runoff is discharged through a bubble-up inlet located approximately 35' north of the Tarpon River where the runoff is allowed to infiltrate within surrounding soil and eventually discharge into the Tarpon River.

An ADS Storm Tech and Aquabox chamber system will be incorporated into the proposed surface water management system to accommodate both quality pre-treatment and quantity storage requirements. System storage will occur between the AWSGE of +3.00 NAVD88 and +6.13 NAVD88 (top of system stone elevation).

BCEPD has reviewed the proposed drainage facilities concept during a pre-application meeting held on June 30, 2026, and has authorized the applicant to move forward with obtaining a General Permit based upon the proposed concept. There will be no impact to the City's stormwater facilities.

A Pre- versus Post-Development Analysis has been conducted to verify that the Post-Development Drainage Conditions and Maximum Stages will not exceed the Pre-Development Conditions and Maximum Stages.

100-year, 3 day Storm Event (for determining the minimum finished flood elevation):

Broward County EPD requires the Post-Development maximum Stage for the 100-year, 3-day storm event not exceed the BC 100-yr Flood elevation of +8.00 NAVD unless the Pre-Development stage exceeds the BC 100-yr Map contour. In this case, the Pre-Development 100-year, 3 day stage is +7.59 NAVD (See On-Site Pre-Development Water Management Calculations). Therefore, it will be necessary to provide sufficient drainage retention for the post-development condition to ensure that its 100-year, 3 day storm event stage will be at or below +8.00 NAVD. The Post-Development 100-year, 3 day maximum zero discharge stage is +7.99 NAVD. The proposed minimum finished floor elevations will be set at +9.50 based upon site conditions and surrounding elevations.

25-year, 3 day Storm Event (for determining the minimum development perimeter elevation):

The Pre- versus Post-Development analysis for this storm event indicates the maximum stage for the Post-Development 25-year, 3-day storm event to be +6.64 NAVD which below the corresponding Pre-Development stage of +7.00 NAVD. Therefore, perimeter berms are not required for the post-developed condition, however, due to the vertical drop along the common property lot lines and due to portions of the subject property being above adjacent lot line elevations adjacent to the proposed building footprints, the proposed design incorporates an perimeter swale along the sides of the office building to direct runoff away from the adjacent

properties and flow parallel to the side lot lines until the post-developed grading matches the existing side lot line grades. This will allow the corresponding side yards that are above the existing perimeter elevations to be reasonably constructed and transitioned down to the existing perimeter without the need for retaining walls and barriers or steep side slopes. Adjoining properties will continue to utilize the existing common lot line perimeter swales to direct runoff towards the nearby Tarpon River. This development will also improve existing common lot line swales to ensure that runoff is uniformly directed towards the Tarpon River along the common lot lines..

10-year, 1 day Storm Event:

The post-development maximum stage for the 10-year, 1 day storm event is +4.61 NAVD which is below the corresponding Pre-Development stage of +5.57 NAVD.

5-year, 1 day Storm Event:

The post-development maximum stage for the 5-year, 1 day storm event is +4.25 NAVD. This stage is below the corresponding pre-development maximum stage of +5.31 NAVD. As such, the parking areas within the property will be constructed above +7.50 NAVD based upon site conditions and existing topography.

The following Post-Development Water Management Calculations reflect conservative estimates of building, impervious and pervious areas with corresponding stage elevations based upon the Paving and Drainage Plan, Sections, Details and Notes provided with this report.

Calculations were conducted to determine the zero discharge maximum stage for the following storm events:

5-year, 1 day Storm (Minimum Parking Areas), 10-year, 1 day (Minimum Road Crown), 25-year, 3 day (Perimeter Grading) and the 100-year, 3 day (Minimum Finished Floor).

FINDINGS SUMMARY AND CONCLUSION:

The following maximum Pre-Development Stages were determined for the property based upon existing site conditions:

STORM EVENT	MAXIMUM STAGE (ft NAVD)	PEAK DISCHARGE (cfs)
5-year, 1-day	5.31	0.00
10-year, 1 day	5.57	0.00
25-year, 3 day	7.00	0.00
100-year, 3 day	7.59	0.00

The following maximum Post-Development Stages were determined for the property:

STORM EVENT	MAXIMUM STAGE (ft NAVD)	PEAK DISCHARGE (cfs)
5-year, 1-day	4.35	0.00
10-year, 1 day	4.61	0.00
25-year, 3 day	6.64	0.00
100-year, 3 day	7.99 (BC 100-yr = 8.00)	0.00

Comparison between the Pre-Development Stages versus the Post-Development Stages:

	PRE-DEVELOPMENT CONDITION	**POST-DEVELOPMENT CONDITION**
STORM EVENT	MAXIMUM STAGE (ft NAVD)	MAXIMUM STAGE (ft NAVD)
5-year, 1-day	5.31	4.35
10-year, 1 day	5.57	4.61
25-year, 3 day	7.00	6.64
100-year, 3 day	7.59	7.99 (FF set at 9.50)

Pre-Development
Surface Water Management Calculations

for:

213 & 217 Rose Drive
On-site Paving and Dainage Improvements

213 ROSE DRIVE

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

213-217 Rose Drive Office Buildings **PRE-DEVELOPMENT WATER MANAGEMENT CALCULATIONS**

6-29-2026 **ON-SITE DRAINAGE**

GIVEN: The original residence prior to demolition consisted of a single-family residence with concrete & paver stone patio areas, pool & deck area, lower concrete patio area and wood shed area. See the Pre-development survey.
The entire property is located within FEMA Zone "X" (northern 60%) & Zone AE6 (northern 40%). The B.C. 2060 Future Conditions 100-year flood elevation of +8.00 NAVD88. Therefore, a Pre- vs Post-Development surface water management analysis will be evaluated.

A. 213 Rose Drive On-site (less 5' ROW Dedication area) PRE-DEVELOPMENT LAND USE SUMMARY:

1.	Lake Area =	0.000	ac.
2.	Buildings & Shed Area =	0.064	ac.
3.	Pavement & Paver Areas =	0.038	ac.
4.	Green Areas =	0.623	ac.
5.	**Total =**	**0.72520**	**ac.**

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a. Design Event for Minimum Parking Lot Elevation:

Frequency:	5	year
Duration:	1	day
Amount:	7.50	inches

b. Design Event for Minimum Road Elevation:

Frequency:	10	year
Duration:	1	day
Amount:	8.50	inches

c. Design Event for Minimum Discharge Elevation:

Frequency:	25	year
Duration:	3	day
Amount:	15.00	inches

d. Design Event for Minimum Finish Floor Elevation:

Frequency:	100	year
Duration:	3	day
Amount:	18.50	inches

2. ADDITIONAL DESIGN INFORMATION:

a.	Design Water / WS Control Elevation:	3.00 NAVD 2070 Future Conditions WS GW Elev.
b.	Drainage Basin / Canal Number:	Tarpon River Tidal - Coastal
c.	Design Storm Allowable Discharge:	Pre- vs Post Match - cfs.
d.	FEMA Flood Zone:	X for southern 60% of property and AE 6' for northern 40% of property
e.	Broward County 100 year Flood El.:	8.00' NAVD88 - Proposed Finished Floor at +9.50 NAVD88

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 0.725 acres X (1 foot / 12 inches)
   = **0.060 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 0.725 acres - (0.000 acres + 0.064 acres)
      = **0.661 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 0.661 acres - 0.623 acres
      = **0.038 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality X 100%
      = 0.038 acres / 0.661 acres X 100%
      = **5.76 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 5.76 %
      = **0.144 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Pool Area)
      = 0.144 inches X (0.725 acres - 0.000 acres) X (1 foot / 12 inches)
      = **0.009 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.060 ac-ft
   2.5 inches times the percentage of impervious area = 0.0087 ac-ft

   The volume of 0.06043 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

   = 0.5 inches X (Total Site Area - Lake Area)
   = 0.5 inches X (0.725 acres - 0.000 acres) X (1 foot / 12 inches)
   = **0.030 ac-ft required for pre-treatment**

5. Compute credit for using one of the following systems:

   a. Wet detention volume to be provided:
      = Total required detention - Pre-treatment
      = 0.060 ac-ft - 0.030 ac-ft
      = **0.030 ac-ft of volume required for wet detention**

   b. Dry detention volume to be provided (75% of the total required detention volume):
      = Total required detention volume X 75%
      = 0.060 ac-ft X 75%
      = **0.045 ac-ft of volume required for dry detention**

   c. Dry retention volume to be provided (50% of the total required detention volume):
      = Total required detention volume X 50%
      = 0.060 ac-ft X 50%
      = **0.030 ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

A.1	First inch of runoff from entire project site =	0.060	ac-ft
A.2	2.5 inches times percent impervious =	0.009	ac-ft
A.3	Volume to be treated =	0.060	ac-ft
A.4	Pre-treatment required for commercial site =	0.030	ac-ft
A.5.a	Wet detention volume required =	0.030	ac-ft
A.5.b	Dry detention volume required =	0.045	ac-ft
A.5.c	Dry retention volume required =	0.030	ac-ft
A.5.d	Exfiltration trench volume required =	0.060	ac-ft

C. STAGE ELEVATION INFORMATION:

1	n / a	V						0.00
2	Low Green Area at River	L	0.024	0.04	3.50	0	100	3.34
3	n / a	V						0.00
4	Backyard Green Area	L	0.419	3.50	9.10	0	100	57.71
5	Shed Area	V	0.002	10.10	10.10	0	100	0.23
6	High Yard and Driveway Area	L	0.180	9.10	12.40	0	100	24.88
7	Low Patio Area	L	0.005	4.90	4.91	100	100	0.71
8	Low Paver Stone Area	L	0.001	6.11	6.80	100	100	0.13
9	Pool and Deck Area	V	0.015	6.50	6.50	100	100	2.11
10	High Concrete / Paver Stone Areas	L	0.017	7.50	9.20	100	100	2.29
11	Buildings	V	0.062	989.00	9.89	100	100	8.60
	Total:		**0.72520**	**0.04**	**12.40**	**13.85**	**100.00**	**100.0**

* Abbreviations:
S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:
Existing Soil Type: 1 **COASTAL**

Depth to Water Table ft.	Water Storage (Pre.-Dev.) in.	Water Storage (Post 50%) in.	Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

1	n / a	0.00	0.00	0.000	0.00
2	Low Green Area at River	1.77	0.00	0.024	0.00
3	n / a	0.00	0.00	0.000	0.00
4	Backyard Green Area	6.30	5.92	0.419	2.48
5	Shed Area	10.10	8.18	0.002	0.01
6		10.75	8.18	0.180	1.47
7	Low Patio Area	4.91	1.74	0.000	0.00
8	Low Paver Stone Area	6.46	6.42	0.000	0.00
9	Pool and Deck Area	6.50	6.56	0.000	0.00
10	High Concrete / Paver Stone	8.35	8.18	0.000	0.00
11	Buildings	499.45	8.18	0.000	0.00
	Total:	**7.42**	**53.34**	**0.625**	**3.96**

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
= Available soil storage / Total Site Area
= 3.96 ac-in / 0.725 acres
= **5.47 inches**

4. SCS Curve Number Calculation (CN):
= 1000 / (S + 10)
= 1000 / (5.467 + 10)
= **65**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.000
3.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.031
5.31	0.00	0.09	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.210
5.50	0.00	0.09	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.243
6.00	0.00	0.10	0.00	0.23	0.00	0.00	0.01	0.00	0.00	0.00	0.000	0.342
6.50	0.00	0.11	0.00	0.34	0.00	0.00	0.01	0.00	0.00	0.00	0.000	0.459
7.00	0.00	0.13	0.00	0.46	0.00	0.00	0.01	0.00	0.01	0.00	0.000	0.603
7.50	0.00	0.14	0.00	0.60	0.00	0.00	0.01	0.00	0.02	0.00	0.000	0.766
8.00	0.00	0.15	0.00	0.76	0.00	0.00	0.02	0.00	0.02	0.00	0.000	0.949
8.50	0.00	0.16	0.00	0.93	0.00	0.00	0.02	0.00	0.03	0.00	0.000	1.153
9.00	0.00	0.18	0.00	1.13	0.00	0.00	0.02	0.00	0.04	0.01	0.000	1.378
9.50	0.00	0.19	0.00	1.34	0.00	0.00	0.02	0.00	0.05	0.02	0.000	1.622
10.00	0.00	0.20	0.00	1.55	0.00	0.02	0.03	0.00	0.05	0.03	0.000	1.881
10.50	0.00	0.21	0.00	1.76	0.00	0.05	0.03	0.00	0.06	0.04	0.000	2.153
11.00	0.00	0.22	0.00	1.97	0.00	0.10	0.03	0.00	0.07	0.04	0.000	2.439
11.50	0.00	0.24	0.00	2.18	0.00	0.16	0.03	0.00	0.08	0.05	0.000	2.739
12.00	0.00	0.25	0.00	2.39	0.00	0.23	0.04	0.01	0.08	0.06	0.000	3.053
12.50	0.00	0.26	0.00	2.59	0.00	0.32	0.04	0.01	0.09	0.07	0.000	3.380
13.00	0.00	0.27	0.00	2.80	0.00	0.41	0.04	0.01	0.10	0.08	0.000	3.711
13.30	0.00	0.28	0.00	2.93	0.01	0.46	0.04	0.01	0.10	0.08	0.000	3.910

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
   = **18.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (18.50 in. - (0.2 X 5.47 in.)) ^2 / 18.50 in. + (0.8 X 5.47 in.))
   = **13.25 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 13.25 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.80 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.80** ac-ft corresponds to elevation **7.59** NAVD.

General Note **Pre-development stage is +7.59 NAVD**
Original minimum finished floor at +9.89 NAVD.

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
   = **15.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (15.00 in. - (0.2 X 5.47 in.)) ^2 / 15.00 in. + (0.8 X 5.47 in.))
   = **9.98 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 9.98 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.60 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.60** ac-ft corresponds to elevation **7.00** NAVD.

General Note **The Pre-development stage is +7.00 NAVD. The Post-development stage cannot exceed the Pre-development stage.**

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 1-Day storm event:
   = **8.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (8.50 in. - (0.2 X 5.47 in.)) ^2 / 8.50 in. + (0.8 X 5.47 in.))
   = **4.26 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 4.26 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.26 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.26** ac-ft corresponds to elevation **5.57** NAVD.

   General Note **The Pre-development stage is +5.57 NAVD**

I. MINIMUM PARKING AREA ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Hour storm event:
   = **7.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (7.50 in. - (0.2 X 5.47 in.)) ^2 / 7.50 in. + (0.8 X 5.47 in.))
   = **3.46 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 3.46 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.209 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.21** ac-ft corresponds to elevation **5.31** NAVD.

   General Note **The Pre-Development stage is +5.31 NAVD**

Post-Development
Surface Water Management Calculations

for:

213 & 217 Rose Drive
On-site Paving and Dainage Improvements

213 ROSE DRIVE

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

213-217 Rose Dr. Office Buildings **POST-DEVELOPMENT WATER MANAGEMENT CALCULATIONS**

6-29-2026 **ON-SITE DRAINAGE**

GIVEN: The original Pre-developed condition prior to demolition consisted of a single-family residence with a shed, concrete & paver stone patio areas, pool & deck area, lower concrete patio area & landscaping area. See the Pre-development survey. The Post-development will consist of two (2) 2-story office buildings with associated parking & landscaped areas. The entire property is located within FEMA Zone "X" (northern 55%) & Zone AE6 (northern 45%). The B.C. 2060 Future Conditions 100-year flood elevation is +8.00 NAVD88. Therefore, a Pre- vs Post-Development surface water management analysis will be conducted to ensure the 25-yr, 3-day storm event stage for the Post-developed condition will be at or below the Pre-developed condition for that storm event. The analysis will also confirm that sufficient on-site storage is provided to ensure the Post-developed 100-yr, 3-day storm event stage is below +8.00 NAVD.

A. 213 Rose Drive Office Buildings On-site (less 5' ROW Dedication area) POST-DEVELOPMENT LAND USE SUMMARY:

1.	Lake Area =	0.000	ac.
2.	Buildings =	0.140	ac.
3.	Pavement & Paver Areas =	0.273	ac.
4.	Green & Perv. Paver Areas/	0.312	ac.
5.	**Total =**	**0.72517**	**ac.**

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a. Design Event for Minimum Parking Lot Elevation:

Frequency:	5	year
Duration:	1	day
Amount:	7.50	inches

b. Design Event for Minimum Road Elevation:

Frequency:	10	year
Duration:	1	day
Amount:	8.50	inches

c. Design Event for Minimum Discharge Elevation:

Frequency:	25	year
Duration:	3	day
Amount:	15.00	inches

d. Design Event for Minimum Finish Floor Elevation:

Frequency:	100	year
Duration:	3	day
Amount:	18.50	inches

2. ADDITIONAL DESIGN INFORMATION:

a. Design Water / WS Control Elevation: 3.00 NAVD 2070 Future Conditions WS GW Elev.
b. Drainage Basin / Canal Number: Tarpon River Tidal - Coastal
c. Design Storm Allowable Discharge: Pre- vs Post Match - cfs. See Below
d. FEMA Flood Zone: X for southern 55% of property and AE 6' for northern 45% of property
e. Broward County 100 year Flood El.: 8.00' NAVD Set Finished Floor at +9.50 NAVD88

The allowable discharge rate is based on the proposed projects peak runoff rate after development not exceeding the rate which existed prior to development. This analysis should consider the effect, if any, that tidal fluctuations have on the projects ability to discharge through its control structure as well as through conveyances further downstream . The tide data used in the analysis should utilize the Mean Higher High Water (MHHW) datum. This datum should be derived for the tide station which is closest to the proposed project site. The design storm is a 25 year event.

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 0.725 acres X (1 foot / 12 inches)
   = **0.060 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Pool Area + Buildings)
      = 0.725 acres - (0.000 acres + 0.140 acres)
      = **0.585 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 0.585 acres - 0.312 acres
      = **0.273 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality X 100%
      = 0.273 acres / 0.585 acres X 100%
      = **46.75 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 46.75 %
      = **1.169 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Pool Area)
      = 1.169 inches X (0.725 acres - 0.000 acres) X (1 foot / 12 inches)
      = **0.071 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.060 ac-ft
   2.5 inches times the percentage of impervious area = 0.0706 ac-ft

   The volume of 0.07063 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

   = 0.5 inches X (Total Site Area - Pool Area)
   = 0.5 inches X (0.725 acres - 0.000 acres) X (1 foot / 12 inches)
   = **0.030 ac-ft required for pre-treatment**

5. Compute credit for using one of the following systems:

   a. Wet detention volume to be provided:
      = Total required detention - Pre-treatment
      = 0.071 ac-ft - 0.030 ac-ft
      = **0.040 ac-ft of volume required for wet detention**

   b. Dry detention volume to be provided (75% of the total required detention volume):
      = Total required detention volume X 75%
      = 0.071 ac-ft X 75%
      = **0.053 ac-ft of volume required for dry detention**

   c. Dry retention volume to be provided (50% of the total required detention volume):
      = Total required detention volume X 50%
      = 0.071 ac-ft X 50%
      = **0.035 ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

A.1	First inch of runoff from entire project site =	0.060	ac-ft
A.2	2.5 inches times percent impervious =	0.071	ac-ft
A.3	Volume to be treated =	0.071	ac-ft
A.4	Pre-treatment required for commercial site =	0.030	ac-ft
A.5.a	Wet detention volume required =	0.040	ac-ft
A.5.b	Dry detention volume required =	0.053	ac-ft
A.5.c	Dry retention volume required =	0.035	ac-ft
A.5.d	Exfiltration trench volume required =	0.071	ac-ft

C. STAGE ELEVATION INFORMATION:

1	n / a	V						0.00
2	Low Green Area	L	0.107	0.35	4.50	0	100	14.79
3		V				0	100	0.00
4	Low Green Area Bank	L	0.041	4.50	8.25	0	100	5.70
5	n/a	V						0.00
6	High Green Area	L	0.141	8.25	12.50	0	100	19.40
7	Pervious Paver Area	L	0.022	7.68	8.11	0	100	3.08
8	Pavement & Paver Area	L	0.251	7.50	9.09	100	100	34.58
9	Entry Drive	L	0.014	9.09	12.80	100	100	1.93
10	Entry Walks & Equipment Slabs	L	0.009	8.50	9.50	100	100	1.20
11	Buildings	V	0.140	9.50	9.50	100	100	19.33
	Total:		**0.72517**	**0.35**	**12.80**	**57.04**	**100.00**	**100.0**

* Abbreviations:
S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:
   Existing Soil Type: **1** **COASTAL**

Depth to Water Table ft.	Water Storage (Pre.-Dev.) in.	Water Storage (Post 50%) in.	Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

1	n / a	0.00	0.00	0.000	0.00
2	Low Green Area	2.43	0.00	0.107	0.00
3	0	0.00	0.00	0.000	0.00
4	Low Green Area Bank	6.38	6.16	0.041	0.25
5	n/a	0.00	0.00	0.000	0.00
6	High Green Area	10.38	8.18	0.141	1.15
7	Pervious Paver Area	7.90	8.18	0.022	0.18
8	Pavement & Paver Area	8.30	8.18	0.000	0.00
9	Entry Drive	10.95	8.18	0.000	0.00
10	Entry Walks & Equipment Sl	9.00	8.18	0.000	0.00
11	Buildings	9.50	8.18	0.000	0.00
	Total:	**6.93**	**55.21**	**0.312**	**1.59**

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
   = Available soil storage / Total Site Area
   = 1.59 ac-in / 0.725 acres
   = **2.19 inches**

4. SCS Curve Number Calculation (CN):
   = 1000 / (S + 10)
   = 1000 / (2.188 + 10)
   = **82**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.000
3.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.091
4.00	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.092	0.264
4.35	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.124	0.330
5.00	0.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.183	0.461
6.13	0.00	0.40	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.287	0.699
6.50	0.00	0.44	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.287	0.746
7.00	0.00	0.49	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.287	0.812
7.50	0.00	0.54	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.287	0.881
8.00	0.00	0.60	0.00	0.07	0.00	0.00	0.00	0.02	0.00	0.00	0.287	0.975
8.50	0.00	0.65	0.00	0.09	0.00	0.00	0.01	0.08	0.00	0.00	0.287	1.120
9.00	0.00	0.71	0.00	0.11	0.00	0.01	0.02	0.18	0.00	0.00	0.287	1.313
9.50	0.00	0.76	0.00	0.13	0.00	0.03	0.04	0.30	0.00	0.00	0.287	1.543
10.00	0.00	0.81	0.00	0.15	0.00	0.05	0.05	0.43	0.00	0.01	0.287	1.784
10.50	0.00	0.87	0.00	0.17	0.00	0.08	0.06	0.55	0.00	0.01	0.287	2.035
11.00	0.00	0.92	0.00	0.19	0.00	0.13	0.07	0.68	0.01	0.02	0.287	2.295
11.50	0.00	0.97	0.00	0.21	0.00	0.17	0.08	0.80	0.01	0.02	0.287	2.564
12.00	0.00	1.03	0.00	0.23	0.00	0.23	0.09	0.93	0.02	0.03	0.287	2.842
12.50	0.00	1.08	0.00	0.25	0.00	0.30	0.10	1.05	0.02	0.03	0.287	3.129
13.00	0.00	1.13	0.00	0.27	0.00	0.37	0.11	1.18	0.03	0.03	0.287	3.421

* Abbreviations: T = ADS Storage System with Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
   = **18.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (18.50 in. - (0.2 X 2.19 in.)) ^2 / 18.50 in. + (0.8 X 2.19 in.))
   = **16.11 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 16.11 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.97 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.97** ac-ft corresponds to elevation **7.99** NAVD.

   General Note **Post Development stage of +7.99 NAVD is below the BC 100-year elevation of +8.00 NAVD88. Set minimum finished floor for the Office Area at +9.50 NAVD based upon site conditions.**

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
   = **15.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (15.00 in. - (0.2 X 2.19 in.)) ^2 / 15.00 in. + (0.8 X 2.19 in.))
   = **12.66 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 12.66 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.77 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.77** ac-ft corresponds to elevation **6.64** NAVD.

   General Note **Post Development stage of +6.64 NAVD is below the Pre-development stage of +7.00 NAVD**

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 1-Day storm event:
   = **8.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (8.50 in. - (0.2 X 2.19 in.)) ^2 / 8.50 in. + (0.8 X 2.19 in.))
   = **6.34 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 6.34 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.38 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.38** ac-ft corresponds to elevation **4.61** NAVD.

   General Note **Post Development stage of +4.61 NAVD is below the Pre-development stage of +5.57 NAVD**

I. MINIMUM PARKING AREA ELEVATION CALCULATIONS:

1. The rainfall amount for the 5-Year, 1-Hour storm event:
   = **7.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (7.50 in. - (0.2 X 2.19 in.)) ^2 / 7.50 in. + (0.8 X 2.19 in.))
   = **5.39 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 5.39 inches X 0.725 acres X (1 foot / 12 inches)
   = **0.326 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.33** ac-ft corresponds to elevation **4.35** NAVD.

   General Note **Post Development stage of +4.35 NAVD is below the Pre-development stage of +5.31 NAVD**
   Minimum parking area elevation is set at +7.50 NAVD88.

J. ADS SYSTEM REQUIRED VOLUMN CALCULATIONS:

An ADS System will be utilized to store surface water meeting both required water quality and compensating storage volumns so that the post-development stage for the 25-yr, 3-day storm event will be at or below the pre-development stage for the same event. Water Quality Storage is provided within the ADS StormTech Isolation Chambers. Compensating Storage will be provided within the ADS Aquabox Chambers and excess StormTech Isolation Chambers volumn after water quality has been met. The ADS System available storage begins at +3.00 NAVD (WSWCE) and terminates at +6.13 NAVD (top of trench) where exfiltrated volumn is not accounted for nor counted towards available volume storage.

1. Design Information: (Based upon Section. A.3. and Section E. - Stage vs. Storage Calculations Table)

V1 = Water Quality Storage Volume:	0.8475	ac-in	*or*	0.0706 ac-ft
%WQ = Percent Water Quality Reduction:	0	%	(0, 25 or 50 Depending on Pre-Treatment Method)	
V2 = Compensating Storage Volume:	2.5900	ac-in	(With No Water Quality Reduction)	

ADS System Vol. Required for Water Quality:	0.8475	ac-in =	0.0706	ac-ft =	3077	cf
ADS System Vol. Req. for Compensating Storage:	2.5900	ac-in =	0.2158	ac-ft =	9401.7	cf
Total ADS System Vol. Required:	**3.4375**	**ac-in=**	**0.2865**	**ac-ft =**	**12478**	**cf**

2. Exfiltration Trench Storage Provided (Vtotal): **3.4433 ac-in** **or** **0.28694 ac-ft =** **12499 cf**

Refer to the Stage vs Volume Table provided by ADS indicating that 12,499 cf of storage is provided between +3.00 NAVD and +6.13 NAVD which is greater than the required storage volume.

Project: **213 and 217 Rose Drive - Fort Lauderdale FL**

Layers -	1	
Number of Full Modules -	582	
Number of Cube Modules -	0	
Number of Stacks -	582	
Chamber Model -	DC-780	
Units -	**Imperial**	
Number of Chambers -	12	
Number of End Caps -	8	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	2.00	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	12	in
Area of system -	5580	sf Min. Area - 3998 sf min. area

StormTech DC-780 & Aquabox Cumulative Storage Volumes

Height of System (inches)	Incremental Single Aquabox (cubic feet)	Incremental Aquabox (cubic feet)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC, Ab and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
49.5	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**93.00**	**93.00**	**14733.24**	**6.13**
49	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	14640.24	6.08
48	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	14454.23	6.00
47	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	14268.23	5.92
46	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	14082.22	5.83
45	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	13896.21	5.75
44	0.24	140.95	0.00	0.00	0.00	0.00	127.28	268.23	13710.21	5.67
43	0.48	281.91	0.00	0.00	0.00	0.00	68.55	350.45	13441.98	5.58
42	0.48	281.91	0.06	0.00	0.69	0.00	68.27	350.87	13091.52	5.50
41	0.48	281.91	0.17	0.00	2.00	0.00	67.75	351.65	12740.66	5.42
40	0.48	281.91	0.29	0.00	3.44	0.03	67.16	352.54	12389.00	5.33
39	0.48	281.91	0.61	0.01	7.33	0.05	65.59	354.88	12036.47	5.25
38	0.48	281.91	0.81	0.01	9.72	0.09	64.62	356.34	11681.59	5.17
37	0.48	281.91	0.96	0.02	11.51	0.15	63.88	357.45	11325.25	5.08
36	0.48	281.91	1.08	0.03	13.00	0.22	63.26	358.38	10967.80	5.00
35	0.48	281.91	1.19	0.04	14.25	0.30	62.73	359.18	10609.41	4.92
34	0.48	281.91	1.27	0.04	15.29	0.34	62.29	359.83	10250.23	4.83
33	0.48	281.91	1.36	0.06	16.37	0.44	61.82	360.54	9890.40	4.75
32	0.48	281.91	1.45	0.06	17.45	0.51	61.36	361.23	9529.86	4.67
31	0.48	281.91	1.53	0.07	18.32	0.58	60.99	361.79	9168.63	4.58
30	0.48	281.91	1.59	0.08	19.09	0.64	60.65	362.29	8806.84	4.50
29	0.48	281.91	1.65	0.09	19.82	0.71	60.33	362.77	8444.55	4.42
28	0.48	281.91	1.71	0.09	20.51	0.71	60.06	363.18	8081.78	4.33
27	0.48	281.91	1.76	0.10	21.15	0.80	59.76	363.62	7718.60	4.25
26	0.48	281.91	1.81	0.10	21.76	0.83	59.51	364.01	7354.97	4.17
25	0.48	281.91	1.86	0.11	22.32	0.91	59.25	364.39	6990.97	4.08
24	0.48	281.91	1.90	0.12	22.85	0.97	59.02	364.75	6626.57	4.00
23	0.48	281.91	1.95	0.11	23.35	0.91	58.84	365.01	6261.83	3.92
22	0.48	281.91	1.99	0.13	23.82	1.07	58.59	365.39	5896.82	3.83
21	**0.48**	**281.91**	**2.02**	**0.14**	**24.26**	**1.11**	**58.40**	**365.68**	**5531.43**	**3.75**
20	**0.48**	**281.91**	**2.06**	**0.15**	**24.68**	**1.16**	**58.21**	**365.95**	**5165.75**	**3.67**
19	0.48	281.91	2.09	0.15	25.06	1.21	58.04	366.21	4799.80	3.58
18	0.48	281.91	2.12	0.15	25.42	1.18	57.90	366.42	4433.58	3.50
17	0.48	281.91	2.15	0.16	25.76	1.29	57.73	366.68	4067.17	3.42
16	0.48	281.91	2.17	0.17	26.07	1.33	57.59	366.89	3700.48	3.33
15	0.48	281.91	2.20	0.17	26.36	1.36	57.46	367.09	3333.59	3.25
14	0.48	281.91	2.22	0.18	26.63	1.40	57.33	367.27	2966.51	3.17
13	0.48	281.91	2.24	0.12	26.91	0.93	57.41	367.16	2599.24	3.08
12	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**186.01**	**186.01**	**2232.08**	**3.00**
11	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	2046.07	2.92
10	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	1860.07	2.83
9	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	1674.06	2.75
8	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	1488.05	2.67
7	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	1302.05	2.58
6	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	1116.04	2.50
5	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	930.03	2.42
4	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	744.03	2.33
3	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	558.02	2.25
2	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	372.01	2.17
1	0.00	0.00	0.00	0.00	0.00	0.00	186.01	186.01	186.01	2.08

TOTAL STORAGE PROVIDED ABOVE +3.00 = 14733 CF - 2232 CF = 12501 CF

Toggle Printout

	Top of Storage Elevation	6.13
☐	Volume above Top of Storage Elevation	9.30
☐	Volume below Top of Storage Elevation	14723.94
☑	Volume between Top and Bottom of Storage	12491.86
	Bottom of Storage Elevation	3.00
☑	Volume above Bottom of Storage	12501.16
☐	Volume below Bottom of Storage	2232.08

Volume between elevations 6.125 and 3 = 12499 cf
Volume above elevation 3 = 12499 cf
Overall Volume Required Between 3 & 6.125 =
9402 cf Quantity Storage + 3077 cf quality storage =
12479 cf Required (100.1%)

Toggle Printout

	Target Volume	
	Reference Elevation	3.73
	Volume below Reference Elevation	5440.01
	Target Volume + Volume Below Reference Elevation	5440.01
☑	Target Volume achieved at Elevation	3.73
	(Optional) Apply % Credit toward Target Volume	☐

Target Volume achieved at Elevation 3.73
Total Water Quality Storage between 3 & 3.73=
5440.01 cf - 2232.08 cf = 3207.93 cf Provided
3077 cf required (104.2%)

PROJECT INFORMATION	
ADS SALES ENGINEER:	ABRAHAM JAIMES 786-960-1633 ABRAHAM.JAIMES@ADSPIPE.COM
ADS SALES REP:	TIM TEAHAN 561-248-5480 TIM.TEAHAN@ADSPIPE.COM
PROJECT NO:	S537102
PROJECT SITE COORDINATOR:	JAMES FARTHING 407-663-4242 JAMES.FARTHING@ADSPIPE.COM

Advanced Drainage Systems, Inc.

213 AND 217 ROSE DRIVE

FORT LAUDERDALE, FL

AQUABOX STORAGE MODULE SPECIFICATIONS

1. STORAGE MODULES SHALL BE ADS AQUABOX.
2. STORAGE MODULES SHALL BE MANUFACTURED FROM RECYCLED POLYPROPYLENE COPOLYMERS WITH FIBERGLASS REINFORCEMENT.
3. STORAGE MODULES SHALL MEET THE REQUIREMENTS OF ASTM F3754-25 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CRATE STORMWATER STORAGE SYSTEMS"
4. THE STRUCTURAL DESIGN OF THE STORAGE MODULES AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT.
5. STORAGE MODULES SHALL BE DESIGNED, TESTED, AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F3754-25 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CRATE STORMWATER STORAGE SYSTEMS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER AND 2) MAXIMUM PERMANENT (50-YR) COVER LOAD.
6. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. DUE TO THE ADAPTATION OF THIS AQUABOX SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
7. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

NOTES FOR CONSTRUCTION EQUIPMENT

1. THE USE OF CONSTRUCTION EQUIPMENT OVER AQUABOX SYSTEM IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE MODULES.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "ADS AQUABOX INSTALLATION MANUAL".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "ADS AQUABOX INSTALLATION MANUAL".
2. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE MODULE IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

ADDITIONAL INSTRUCTIONS OR FOR SITE SPECIFIC DEVIATIONS FROM THESE GUIDELINE CAN BE OBTAINED DIRECTLY FROM YOUR LOCAL ADS REPRESENTATIVE OR BY LOGGING ON TO WWW.ADSPIPE.COM.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE AQUABOX SYSTEM

1. AQUABOX STORAGE MODULES SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. AQUABOX STORAGE MODULES SHALL BE INSTALLED IN ACCORDANCE WITH THE "ADS AQUABOX INSTALLATION MANUAL".
3. FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING MODULES MUST BE A CLEAN, CRUSHED, ANGULAR STONE; AASHTO M43, 467, 5, 56, OR 57.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING AQUABOX STORAGE MODULES.
5. THE SITE DESIGN ENGINEER SHALL VERIFY SUBGRADE BEARING CAPACITY IS ADEQUATE TO SUPPORT THE SYSTEM.
6. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
7. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS, INLETS AND OUTLETS, SHALL BE VERIFIED BY THE ENGINEER PRIOR TO RELEASING FOR FABRICATION.
8. CONSIDERATION FOR CONSTRUCTION EQUIPMENT LOADS MUST BE TAKEN INTO ACCOUNT.
9. ALL PIPE DIMENSIONS ARE SUBJECT TO THE MANUFACTURERS TOLERANCES.
10. ALL RISERS TO BE FIELD EXTENDED OR TRIMMED TO FINAL GRADE.

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DC-780 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH DC-780.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

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IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

1. STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

ADDITIONAL INSTRUCTIONS OR FOR SITE SPECIFIC DEVIATIONS FROM THESE GUIDELINE CAN BE OBTAINED DIRECTLY FROM YOUR LOCAL ADS REPRESENTATIVE OR BY LOGGING ON TO WWW.ADSPIPE.COM.

PROPOSED LAYOUT

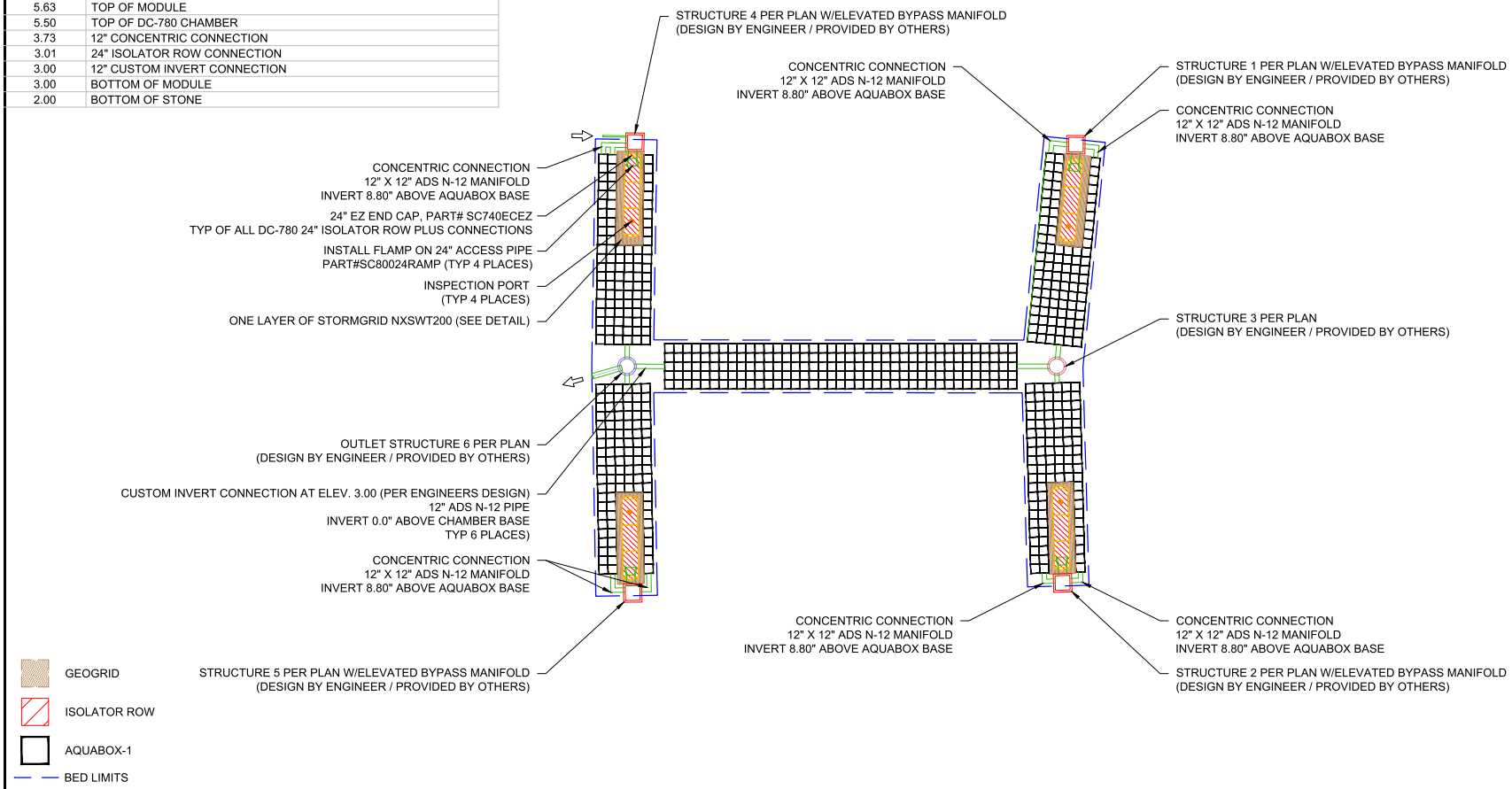
582	AQUABOX-1 (1 LAYER)	0	MODULE INSPECTION PORTS
582	AQUABOX FULL MODULE	4	CHAMBER INSPECTION PORTS
0	AQUABOX CUBE MODULE		
12	STORMTECH DC-780 CHAMBERS		
8	STORMTECH DC-780 END CAPS		
6	STONE ABOVE (in)		
12	STONE BELOW (in)		
40	% STONE VOID		
12,501	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) ABOVE ELEVATION 3.00**		
5580.2	EXCAVATION AREA (ft²)		
732.8	EXCAVATION PERIMETER (ft)		
3528.0	MODULE AREA (ft²)		
940.5	MODULE PERIMETER (ft)		

PROPOSED ELEVATIONS

12.13	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
7.63	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
7.13	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
7.13	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
7.13	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
6.13	TOP OF STONE
5.63	TOP OF MODULE
5.50	TOP OF DC-780 CHAMBER
3.73	12" CONCENTRIC CONNECTION
3.01	24" ISOLATOR ROW CONNECTION
3.00	12" CUSTOM INVERT CONNECTION
3.00	BOTTOM OF MODULE
2.00	BOTTOM OF STONE

NOTES

- THE SITE DESIGN ENGINEER MUST CONSIDER THE EFFECTS OF POSSIBLE SATURATED SOILS ON NEARBY SYSTEMS, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS, SLOPE CONSTRUCTION/STABILITY, OR BUILDINGS/STRUCTURES. NO FOUNDATION LOADS SHALL BE TRANSMITTED TO THE MODULES.



213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FL

DATE: 07-19-26 | DRAWN: TSG
PROJECT #: S537102 | CHECKED: NSL

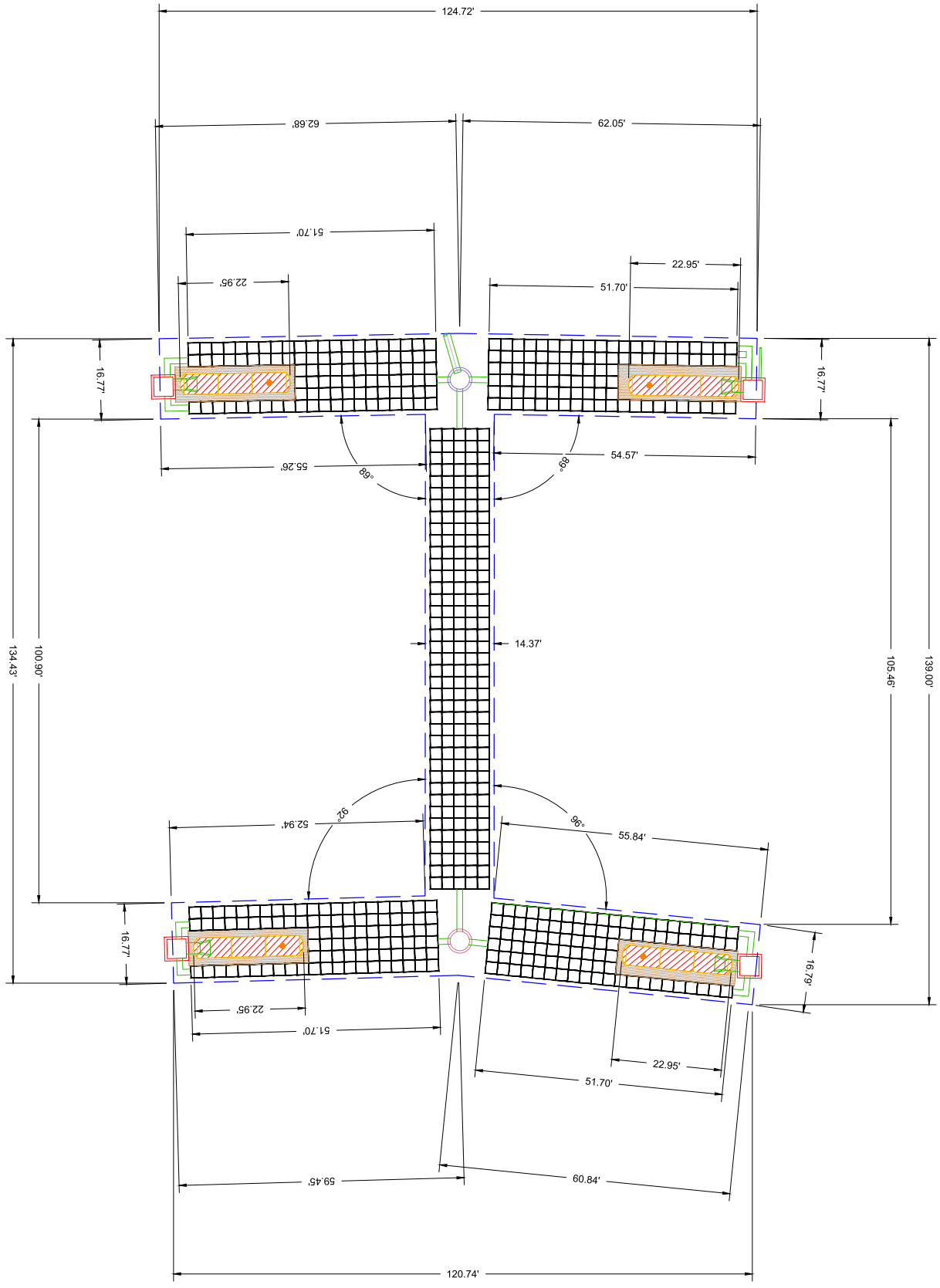
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7/29/2026	NAL	BMW
8/10/2026	TLN	HAK

Aquabox
Modular Stormwater Management System

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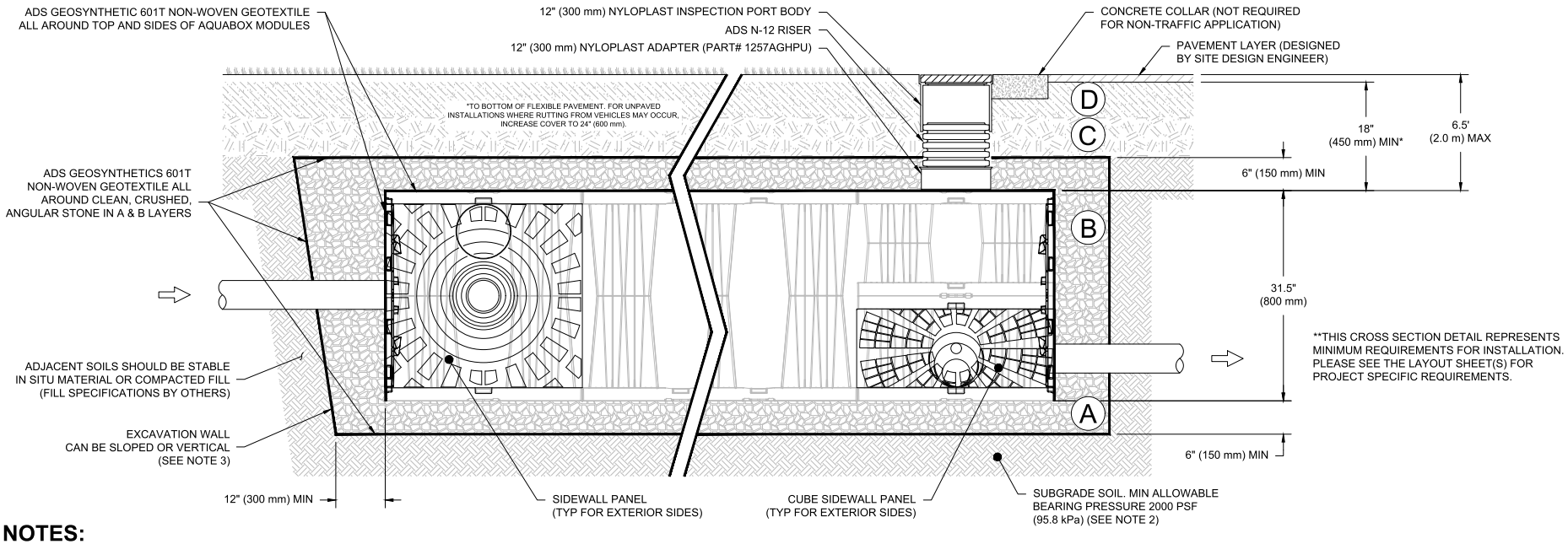
SHEET 4 OF 8	WWW.ADSPIPE.COM	**Aquabox** Modular Stormwater Management System	DATE	7/27/2026	213 AND 217 ROSE DRIVE
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			CHK	BWM	DATE: 07-19-26 DRAWN: TSG
					PROJECT #: S537102 CHECKED: NSL

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ACCEPTABLE FILL MATERIALS : AQUABOX-1

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE AQUABOX MODULES. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE AQUABOX MODULES IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**PERIMETER STONE:** FILL SURROUNDING THE AQUABOX MODULES FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW AQUABOX MODULES FROM THE SUBGRADE UP TO THE BOTTOM OF THE AQUABOX MODULE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #57 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 57 (AASHTO M43) STONE".
2. ADS AQUABOX COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT ADS FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. ADS AQUABOX MODULES SHALL BE PRODUCED TO REQUIREMENTS OF AND DESIGNED IN ACCORDNACE WITH ASTM F3754-25 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CRATE STORMWATER STORAGE SYSTEMS"
2. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE PERFORMANCE CHARACTERISTICS OF THE SUBGRADE SOILS WITH CONSIDERATION FOR THE RANGE OF EXPECTED MOISTURE CONDITIONS. SUBGRADE PREPARATION AND/OR IMPROVEMENT SHOULD BE SPECIFIED BY THE DESIGN ENGINEER AS NECESSARY TO MEET THE PERFORMANCE REQUIREMENTS OF THE ADS AQUABOX SYSTEM.
3. EXCAVATION WALL SHOULD BE COMPLIANT WITH OSHA SAFETY STANDARDS. DEEPER EXCAVATIONS AND MULTI-LAYER AQUABOX SYSTEMS MAY REQUIRE SLOPED OR BENCHED EXCAVATIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL.

213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FL

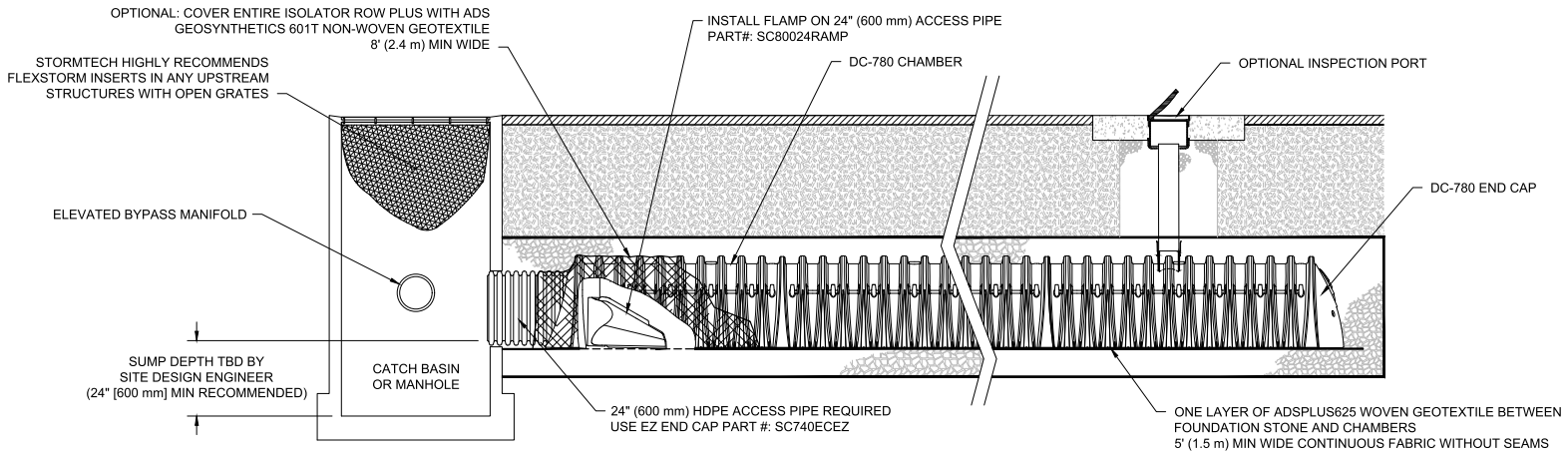
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DC-780 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF MAINTENANCE ROW
- B. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
  - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
  - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- C. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

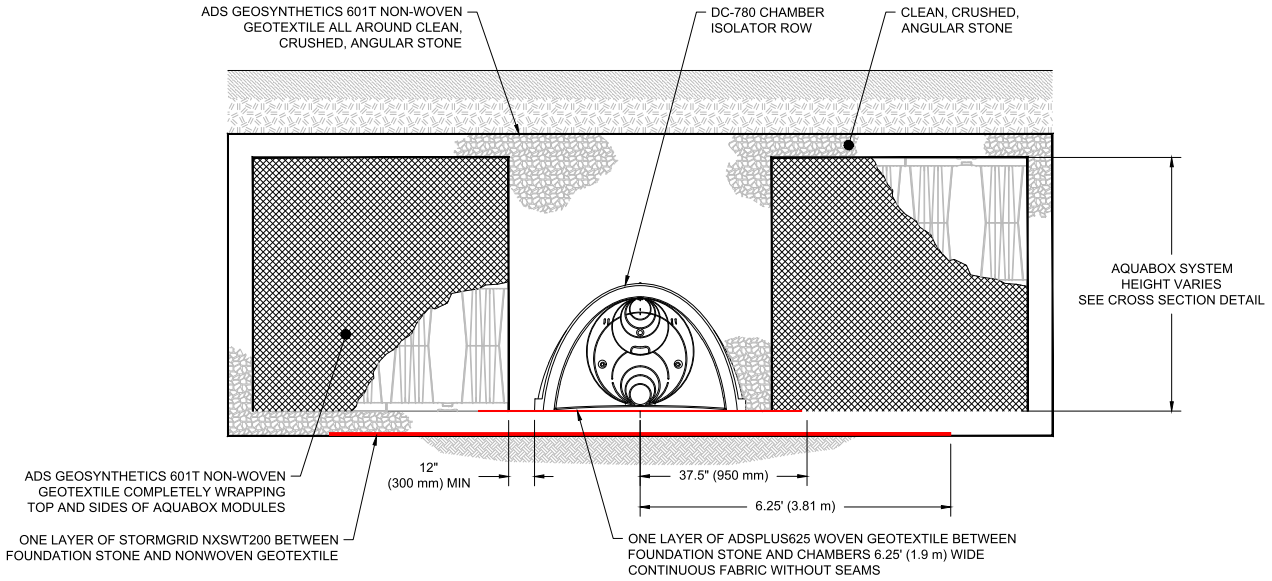
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE AQUABOX SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE: SITE ENGINEER IS RESPONSIBLE FOR SPECIFYING SUBGRADE PREPARATION NECESSARY TO MEET THE PERFORMANCE REQUIREMENTS OF ADS AQUABOX-STORMTECH SYSTEM

213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FL

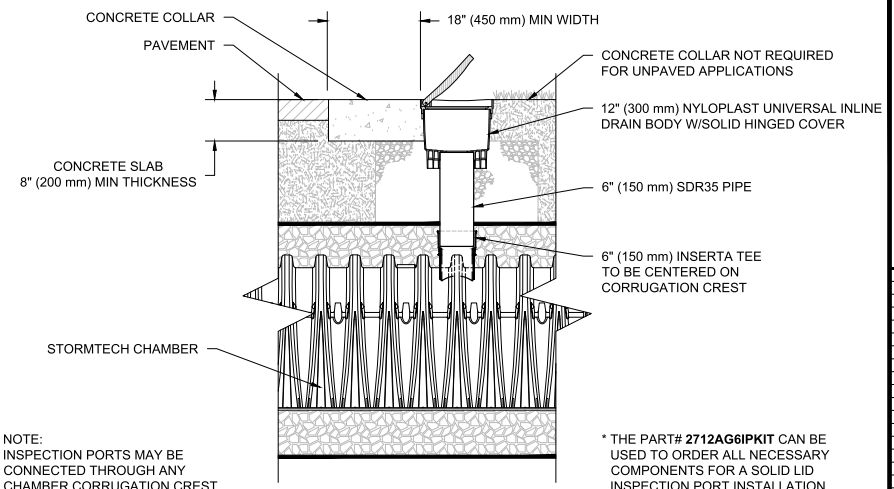
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6" (150 mm) PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FL

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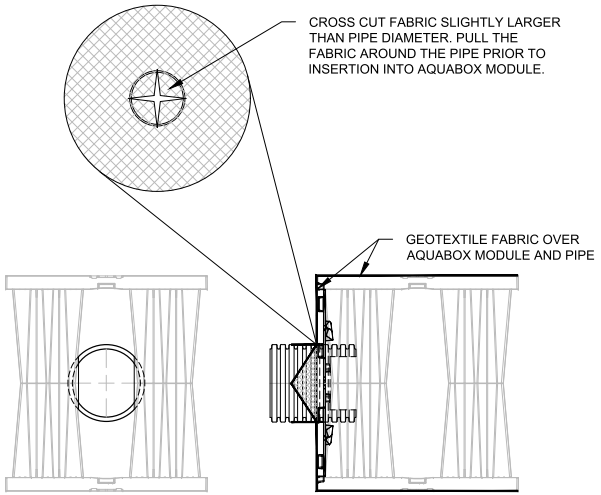
Aquabox
Modular Stormwater Management System

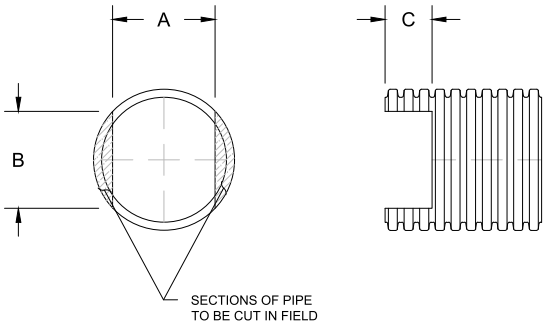
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AQUABOX PIPE INSERTION DETAIL

NTS



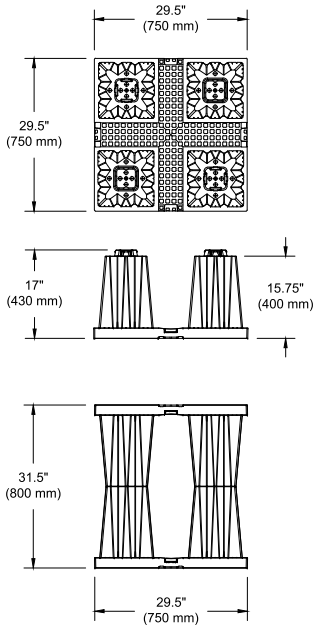


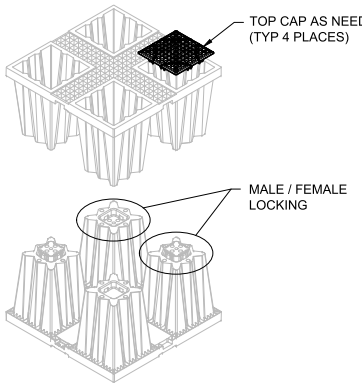
PIPE SIZE	A	B	C
10" (250 mm)	8.25" (203 mm)	7.75" (197 mm)	5.00" (127 mm) - 4 CORRUGATIONS
12" (300 mm)	7.75" (197 mm)	12.00" (300 mm)	5.86" (148 mm) - 3 CORRUGATIONS
15" (375 mm)	7.50" (190 mm)	16.00" (406 mm)	7.88" (200 mm) - 3 CORRUGATIONS
18" (450 mm)	7.25" (184 mm)	20.00" (508 mm)	5.88" (149 mm) - 2 CORRUGATIONS

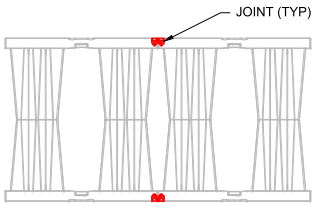
NOTES: DIMENSIONS AND CORRUGATIONS ARE APPROXIMATE; CORRUGATIONS SHOULD BE CUT TO VALLEYS

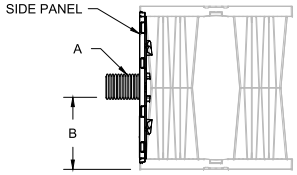
AQUABOX FULL MODULE TECHNICAL SPECIFICATION

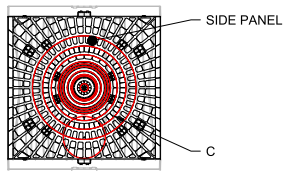
NTS











NOMINAL MODULE SPECIFICATIONS

SIZE (LENGTH X WIDTH X HEIGHT)	29.5" X 29.5" X 31.5"	(750 mm X 750 mm X 800 mm)
MODULE STORAGE	15.26 CUBIC FEET	(0.43 m³)

STUB CONNECTION	STUB (A)	INVERT (B)	MARKED CUT HOLE (C)
4" (100 mm) ADS N-12 (CONCENTRIC)	4" (100 mm)	13.1" (334 mm)	125 mm
6" (150 mm) ADS N-12 (ECCENTRIC)	6" (150 mm)	2.5" (63 mm)	200 mm
		20.3" (516 mm)	
6" (150 mm) ADS N-12 (CONCENTRIC)	6" (150 mm)	11.9" (300 mm)	200 mm
8" (200 mm) ADS N-12	8" (200 mm)	11.1" (282 mm)	250 mm
10" (250 mm) ADS N-12*	10" (250 mm)	10.0" (253 mm)	315 mm
12" (300 mm) ADS N-12*	12" (300 mm)	8.8" (223 mm)	400 mm
15" (375 mm) ADS N-12*	15" (375 mm)	7.8" (198 mm)	400 mm
18" (450 mm) ADS N-12*	18" (450 mm)	5.8" (147 mm)	500 mm

NOTE: ALL DIMENSIONS ARE NOMINAL
*10" - 18" (250 mm - 450 mm) PIPE ENDS REQUIRE FIELD CUT PER DETAIL

213 AND 217 ROSE DRIVE
FORT LAUDERDALE, FL

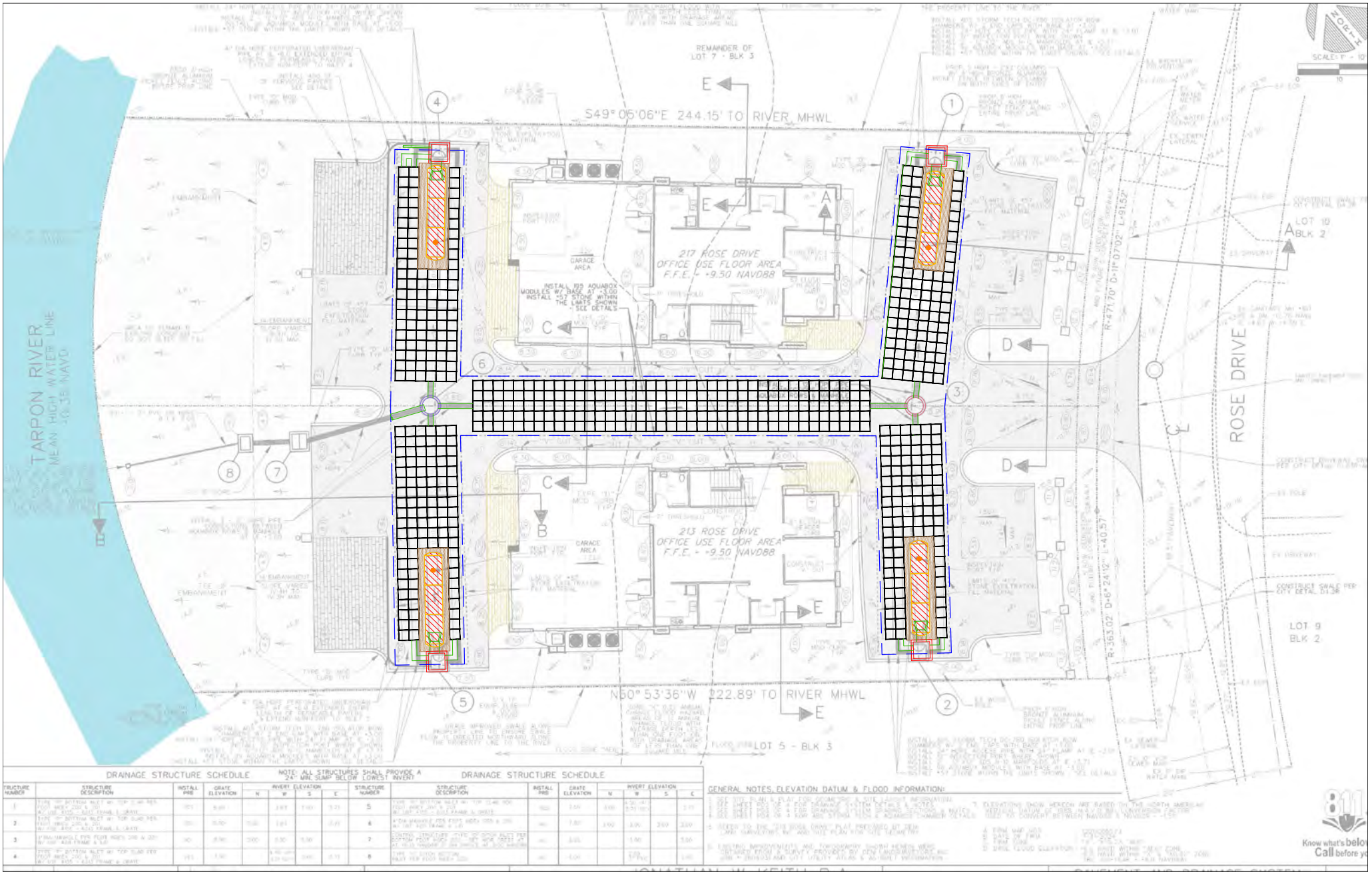
DATE: 07-19-26 | DRAWN: TSG | CHECKED: NSL | PROJECT #: S537102

DATE	DWN	CHK
7/27/2026	LAH	
7/29/2026	NAL	BMW
8/10/2026	TLN	HAK

Aquabox
Modular Stormwater Management System

WWW.ADSPIPE.COM

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECTS ENGINEER OF RECORD. TOPO OR OTHER PROJECT REPRESENTATIVE. THE DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT SPECIFIC REQUIREMENTS.



DRAINAGE STRUCTURE SCHEDULE

NOTE: ALL STRUCTURES SHALL PROVIDE A 24" MIN. SUMP BELOW LOWEST INVERT

STRUCTURE NUMBER	STRUCTURE DESCRIPTION	INSTALL PRE	GRATE ELEVATION	INVERT ELEVATION N	W	S	E
1	TYPE "D" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ 24"X24" ADJ. RING - ADJ. FRAME & GRATE	101	9.00		3.67	3.60	3.21
2	TYPE "D" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ 24"X24" ADJ. RING - ADJ. FRAME & GRATE	102	9.00	7.00	3.61		3.41
3	4'DIA MANHOLE PER FDOT INDEX 206 & 201 W/ 24" ADJ. FRAME & LID	103	8.90	3.90	3.30	3.30	
4	TYPE "D" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ 24"X24" ADJ. RING - ADJ. FRAME & GRATE	104	3.90		3.40	3.40	3.13
5	TYPE "D" BOTTOM INLET W/ TOP SLAB PER FDOT INDEX 200 & 201 W/ 24"X24" ADJ. RING - ADJ. FRAME & GRATE	105	9.00		3.67	3.60	3.21
6	4'DIA MANHOLE PER FDOT INDEX 206 & 201 W/ 24" ADJ. FRAME & LID	106	7.80	3.90	3.30	3.30	3.30
7	EXISTING STRUCTURE TYPE "D" BOTTOM INLET PER FDOT INDEX 200 & 201 W/ NEW GRATE AT +5.00	107	5.00		1.90		1.90
8	EXISTING STRUCTURE TYPE "D" BOTTOM INLET PER FDOT INDEX 200 & 201 W/ NEW GRATE AT +5.00	108	5.00		1.90		1.90

GENERAL NOTES, ELEVATION DATUM & FLOOD INFORMATION:

Know what's below. Call before you

Outlook

City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-26070005

From City of Fort Lauderdale-No Reply <noreply@fortlauderdale.gov>
via sendgrid.net
Date Thu 7/30/2026 9:50 AM
To Joe Keith <JKeith@tdondevelopment.com>

You don't often get email from noreply@fortlauderdale.gov. Learn why this is important

City of Fort LauderdaleLauderBuild Application Documents Received

The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-26070005** at **213 ROSE DR**. You will be notified by email if any additional information is required for review. Plan review will not begin until the application package has been determined to be complete.

You may visit **LauderBuild** to review the processing status at any time by going to the **Record Details page** and selecting **Record Info > Processing Status** or **Plan Room > Summary**, if you are logged in to your account.

Thank you,
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Open 8 am to 3 pm
954-828-6520

Please be advised that the City of Fort Lauderdale does not send unsolicited correspondence requesting money or sensitive personal information. The Development Services Department does not accept any form of payment over the phone, and we will never resort to threats or intimidation. Additionally, no government agency will ever demand payment via gift cards, wire transfers, or digital currencies. The City of Fort Lauderdale will never contact you to request personal details such as bank account information, credit or debit card numbers, Social Security numbers, or passwords. Please exercise caution when opening unsolicited emails. Verify the sender's email address carefully and avoid clicking on suspicious links or opening attachments from unknown sources. If you receive any emails that appear to be sent on behalf of the City and seem suspicious, please report them to staff immediately.

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-26070034
Completion Date:	8/4/2026
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:	504210710330
Address:	213 ROSE DR, FORT LAUDERDALE, FL
Legal Description:	PLACIDENA FIRST UNIT 2-44 B LOT 6,7 LESS PT IN DB 754/229, STRIP OF LAND

Requestor Name:	Jonathan Keith
Requestor Email:	jkeith@tdondevelopment.com
Requestor Phone:	9549148109
Verified / Assigned Address:	213 ROSE DR, FORT LAUDERDALE, FL
Former / Known As Address:	213 ROSE DR, 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).

Agent Authorization Letter

I, **Bradley Ashlin,** the owner of **Rio Tarpon Ventures LLC** and owner of the property located at **213 Rose Drive, Fort Lauderdale, FL 33315,** hereby authorize **Jonathan Keith (Engineer)** to act as my **Authorized Agent** for the purposes of preparing submitting, and processing Development Applications and related documents with the **City of Fort Lauderdale** and any other permitting or regulatory agencies having jurisdiction.

This authorization grants Jonathan Keith the full authority to represent me and Rio Tarpon Ventures LLC in matters related to such applications, including but not limited to communications, filings, and approvals necessary to advance the development of the property.

A copy of this letter shall be considered valid and serve as the official Agent Authorization Letter. Signed this 7 day of August, 2026.

Bradley Ashlin
Owner, Rio Tarpon Ventures LLC
213 Rose Dr, Fort Lauderdale, FL 3 315

Notary Acknowledgment

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 7 day of August 2026, by **Bradley Ashlin,** as Owner of Rio Tarpon Ventures LLC.

He/She is personally known to me or has produced personally known as identification.

AMANDA DAHDOUH
MY COMMISSION EXPIRES 05-30-2029
NOTARY PUBLIC
COMM. # HH 670855
STATE OF FLORIDA

Notary Public, State of Florida
(Seal)

Name of Notary (Typed, Printer or Stamped)
Commission No. HH670855
My Commission Expires: 5/30/2029

Agent Authorization Letter

I, **Bradley Ashlin,** the owner of **Rio Tarpon Ventures LLC** and owner of the property located at **213 Rose Drive, Fort Lauderdale, FL 33315,** hereby authorize Mikki H. Ulrich (Surveyor) to act as my **Authorized Agent** for the purposes of preparing submitting, and processing Development Applications and related documents with the **City of Fort Lauderdale** and any other permitting or regulatory agencies having jurisdiction.

This authorization grants Mikki H. Ulrich the full authority to represent me and Rio Tarpon Ventures LLC in matters related to such applications, including but not limited to communications, filings, and approvals necessary to advance the development of the property.

A copy of this letter shall be considered valid and serve as the official Agent Authorization Letter. Signed this 7 day of August, 2026.

RA

Bradley Ashlin
Owner, Rio Tarpon Ventures LLC
213 Rose Dr, Fort Lauderdale, FL 3 315

Notary Acknowledgment

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 7 day of August 2026, by **Bradley Ashlin,** as Owner of Rio Tarpon Ventures LLC.

He/She is personally known to me or has produced Personally known as identification.

RD

Notary Public, State of Florida
(Seal)

AMANDA DAHDOUH
MY COMMISSION EXPIRES 05-30-2029
NOTARY PUBLIC
COMM. # HH 670855
STATE OF FLORIDA

Name of Notary (Typed, Printer or Stamped)
Commission No. HH670855
My Commission Expires: 5/30/29

Agent Authorization Letter

I, **Bradley Ashlin**, the owner of **Rio Tarpon Ventures LLC** and owner of the property located at **213 Rose Drive, Fort Lauderdale, FL 33315**, hereby authorize **Rob Stiegele** to act as my **Authorized Agent** for the purposes of preparing, submitting, and processing Development Applications and related documents with the **City of Fort Lauderdale** and any other permitting or regulatory agencies having jurisdiction.

This authorization grants Rob Stiegele the full authority to represent me and Rio Tarpon Ventures LLC in matters related to such applications, including but not limited to communications, filings, and approvals necessary to advance the development of the property.

A copy of this letter shall be considered valid and serve as the official Agent Authorization Letter.

Signed this 18 day of September, 2025.

RA

Bradley Ashlin
Owner, Rio Tarpon Ventures LLC
213 Rose Dr, Fort Lauderdale, FL 33315

Notary Acknowledgment

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ■ physical presence or ■ online notarization, this 18 day of September, 2025, by **Bradley Ashlin**, as Owner of Rio Tarpon Ventures LLC.

He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
(Seal)
Name of Notary (Typed, Printed, or Stamped)
Commission No.: HH670855
My Commission Expires: 5/30/29

AMANDA DAHDOUH
MY COMMISSION EXPIRES 05-30-2029
NOTARY PUBLIC
COMM. # HH 670855
STATE OF FLORIDA

213 & 217 ROSE DRIVE OFFICE BUILDINGS
BIRD'S EYE VIEW FROM ROSE DRIVE





213 & 217 ROSE DRIVE OFFICE BUILDINGS
VIEW FROM ROSE DRIVE

Instr# 118950179 , Page 1 of 3, Recorded 06/29/2023 at 11:59 AM
Broward County Commission
Deed Doc Stamps: $7000.00

Prepared by and return to:
Bryan J. Haagenson, Esq.
Haagenson & Haagenson, P.A.
300 SE 19th Street
Fort Lauderdale, FL 33316
954-463-1331
File Number: **23-1944.2**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 23 day of **June, 2023** between **Tarpon Rio Properties, LLC, a Florida limited liability company f/k/a Mango Properties, LLC, a Florida limited liability company** whose post office address is **888 S Andrews Ave, Ste 302, Fort Lauderdale, FL 33316**, grantor, and **Rio Tarpon Ventures LLC, a Florida limited liability company** whose post office address is **113 SW 11th Court, Ste C, Fort Lauderdale, FL 33315**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification Number: 504210-71-0330

A/K/A: 213 Rose Drive, Fort Lauderdale, FL 33316

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Christine Ciasca

Witness Name: Annette Tiffee

Tarpon Rio Properties, LLC, a Florida limited liability company f/k/a Mango Properties, LLC, a Florida limited liability company

By: Jack R. Loving, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 23 day of June, 2023 by Jack R. Loving, Manager of Tarpon Rio Properties, LLC, a Florida limited liability company f/k/a Mango Properties, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Christine Ciasca
My Commission HH 004760
Expires 05/28/2024

Notary Public

Printed Name: Christine Ciasca

My Commission Expires: 5/28/2024

Exhibit A

Lots 6 and 7, Block 3, PLACIDENA, FIRST UNIT, according to the map or plat thereof, as recorded in Plat Book 2, Page 44, Public Records of Broward County, Florida.

AND

That portion of Royal Drive, and all that portion of the land lying between Royal Drive and Tarpon River, as shown by said Pla,t which is included between the Westerly line of said Lot Six (6) extended in a Northwesterly direction to said Tarpon River, according to said Plat, and the Easterly line of said Lot Seven (7), extending in a Northerly direction to said Tarpon River, all as shown on the Plat of PLACIDENA FIRST UNIT, according to the Plat thereof, recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida; said parcel comprising all of said Lots Six (6) and Lot Seven (7), together with all of the land lying between said Lots and Tarpon River as shown by said Plat.

EXCEPTING therefrom that portion of said Lot Seven (7) and the land lying between Lot Seven (7) and Tarpon River described in Deed dated November 27, 1951 and recorded in Deed Book 754, Page 229, of the Public Records of Broward County, Florida.

Property Id: 504210710330



August 13, 2026

1:1,200

0 55 110 220 ft

0 15 30 60 m

213 ROSE DRIVE, FT. LAUDERDALE, FL 33316
2026 AERIAL - EXHIBIT B

Flight Date : Jan 16, Jan 20 & Jan 27, 2026 Broward County Property Appraiser