SITE DEVELOPMENT DRAWINGS FOR:

RETAIL BUILDINGS A AND B
PEPPERTREE PLAZA

5594 & 5660 W. SAMPLE ROAD, MARGATE, FL
SECTION 19, TOWNSHIP 48S, RANGE 42E

FOR

LSREF3 PEPPERTREE, LLC

VICINITY \ AERIAL MAP

1"=300'

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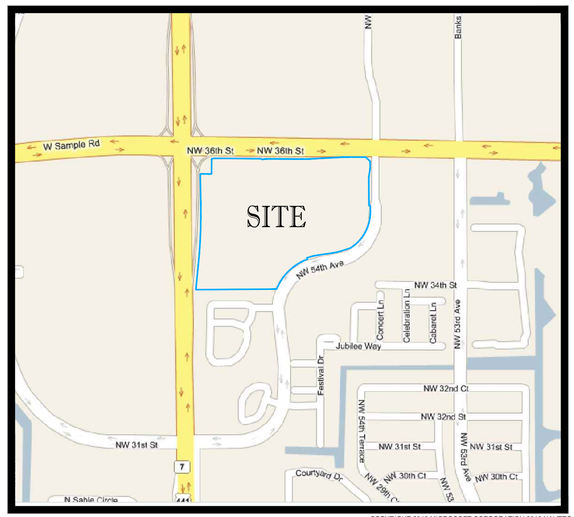
LOCATION MAP

1"=500'



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LEGAL DESCRIPTION:

ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PREPARED BY

THOMAS ENGINEERING GROUP

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F140221
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	12-08-17
CAD I.D.:	F140221-COVER

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

THOMAS ENGINEERING GROUP

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GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- SPECIFIC PURPOSE SURVEY BY PULICE LAND SURVEYORS, INC. DATED 02/10/15 DRAWING NO. 58566

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. SPECIFIC PURPOSE SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., JOB NO. 58566 AND DATED 02/10/15 SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE AS REQUIRED. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP AND ITS CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. THOMAS ENGINEERING GROUP WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING GROUP WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING GROUP OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CONNECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

25. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

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

27. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

28. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

29. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND CITY OF MARGATE FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

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

31. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY CITY OF MARGATE AND BROWARD COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

32. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY BARRICADED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

33. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM CITY OF MARGATE.

34. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE'
   b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
   c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF CITY OF MARGATE. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. SERVICE:
   a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
   b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
   c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
   d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
   e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
   f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN ATWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE TV INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE, OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF MARGATE UTILITIES DEPARTMENT AND THE BROWARD COUNTY PUBLIC HEALTH UNIT.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A THREE (3) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, ETC.). FIVE (5) FOOT OF SEPARATION IS REQUIRED BETWEEN WATER MAINS AND TREES.

B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE.. WATER MAIN & EPOXY LINED & COATED FOR FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
   a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
   b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
   c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER CITY OF MARGATE.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER CITY OF MARGATE.
7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.

9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH THE MAIN VALVE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE KENNEDY GUARDIAN K-81-4 OR APPROVED EQUAL. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
   CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
   a. METHOD A PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
   b. METHOD B PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
   c. METHOD C APPROVED BY THE BROWARD COUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2. BEDDING:
   BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE CITY OF MARGATE . ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
3. PVC PIPE:
   a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
   b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
   c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
4. DUCTILE PIPE:
   a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI//AWWA C600-99 OR LATEST REVISION.
   b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
   c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP
5. PIPE COLOR
   ALL WATER MAINS AND SERVICES SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT A MINIMUM OF 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAIN SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
6. VALVES:
   a. ALL VALVE SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
   b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE
   c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
7. SERVICE:
   a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
   b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER PER CITY OF MARGATE.
   c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
   d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
   e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I

N
W
E
S
20 10 5 0 20
1"= 20'

11,922 SF

I DRAIN
SIGN
EX. C.B.
GRATE EL.= 12.44
INV. EL.= 8.44(W)
INV. EL.= 7.49(E)
INV. EL.= 5.74(N)
INV. BAFFLED (S)
EX. SSMH
RIM EL.= 12.72
INV. EL.= 5.87 (E)
S89°36'26"W 150.00'
DUMPSTER
EX. 15" RCP
EXIST. 4" PVC WM
EX. SSMH
RIM EL.= 11.41
INV. EL.= 5.06 (W)
INV. EL.= 4.91 (E)
S89°36'26"W 150.00'
EX. C.B.
GRATE EL.= 11.92
INV. EL.= 7.52 (S)
EXIST. 2" PVC WM
EX. C.B.
GRATE EL.= 11.96
INV. EL. 6.46 (E)
INV. EL. 5.81 (W)
S89°36'26"W 181.00'
EX. 219 LF 24" RCP IN TRENCH
10" PVC WM
EX. 146 LF 15" RCP IN TRENCH
EX. 179.75 LF 6" PVC
EX. 183 LF 24" RCP IN TRENCH
EX. 364.76 LF 6" PVC
EX. 53 LF 15" RCP
EX. 102 LF 24" RCP IN TRENCH
CLEANOUT
SIGN
LP
HH
EX. CONCRETE WALK
CATCH BASIN
GRATE ELEV. = 12.33'
INV. ELEV. = 7.38' (W)
INV. BAFFLED (N)
WATER MAIN CAP
EX. C.B.
GRATE EL.= 11.79
INV. EL.= 6.49 (W)
INV. EL.= 5.97 (E)
INV. EL.= 7.51 (N)
INV. EL.= 5.74 (S)
SAW CUT PAVEMENT AS REQ'D (TYP.)
20 LF 15" RCP TO BE REMOVED
EXIST CATCH BASIN TO BE REMOVED
EX. C.B.
GRATE EL.= 12.51
INV. EL.= 5.56 (N)
REMOVE AND RESET WHEEL STOPS AS REQ'D (TYP.)
EXIST. TYPE 'D' CURB TO BE REMOVED (TYP.)
EXIST. SIGN TO BE REMOVED
EX. C.B.
GRATE EL.= 11.73
INV. EL.= 5.92 (W)
INV. EL.= 5.47 (E)
INV. EL.= 7.55 (N)
INV. EL.= 5.97 (S)
EX. C.B.
GRATE EL.= 11.28
INV. EL.= 5.96 (N)
EX. 20 LF 15" RCP
EXIST. CATCH BASIN & PIPE TO BE REMOVED
EXIST. LIGHT POLE TO BE REMOVED
EXIST. SIGNS TO BE REMOVED
LIMITS OF EXIST. CONC. CURB TO BE REMOVED
EX. SSMH
RIM EL.= 12.38
INV. EL.= 3.78 (W)
INV. EL.= 3.53 (SE)
INV. EL.= 3.83 (N)
6" PVC WM W/ CASTI
EXIST. 10" PVC WM
EXIST. 12" PVC WM
EXIST. TYPE 'D' CURB TO BE REMOVED (TYP.)
10" PVC WM
EXIST. 10" PVC WM
6" PVC WM
SAW CUT PAVEMENT AS REQ'D (TYP.)
LIMITS OF EXIST. CONC. CURB TO BE REMOVED
FIRE HYDRANT
WV
EX. 15" RCP IN TRENCH
EX. C.B.
GRATE EL.= 11.84
INV. EL.= 5.99 (E)
INV. EL.= 5.84 (W)
EX. 168.3 LF 15" RCP IN TRENCH
EX. C.B.
GRATE EL.= 11.82
INV. EL.= 5.97 (E)
INV. EL.= 6.02 (W)
EX. 164.5 LF 15" RCP IN TRENCH
EX. C.B.
GRATE EL.= 11.87
INV. EL.= 5.67 (E,W)
EX. 172.5 LF 15" RCP IN TRENCH
EX. C.B.
GRATE EL.= 11.98
INV. EL.= 6.88 (E,W)
EX. 52.5 LF 15" RCP IN TRENCH

Printed on Thursday, December 21, 2017, 3:13 PM by Joaquin Vargas J:\DWGS\2017-11-29 PAVEMENT MODIFICATION\1402\1-DEMOLITION PLAN.dwg——LAYOUT: C-03 DEMO – PHASE 1

THOMAS ENGINEERING GROUP
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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-DEMOLITION PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

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MICHAEL A. TROXELL
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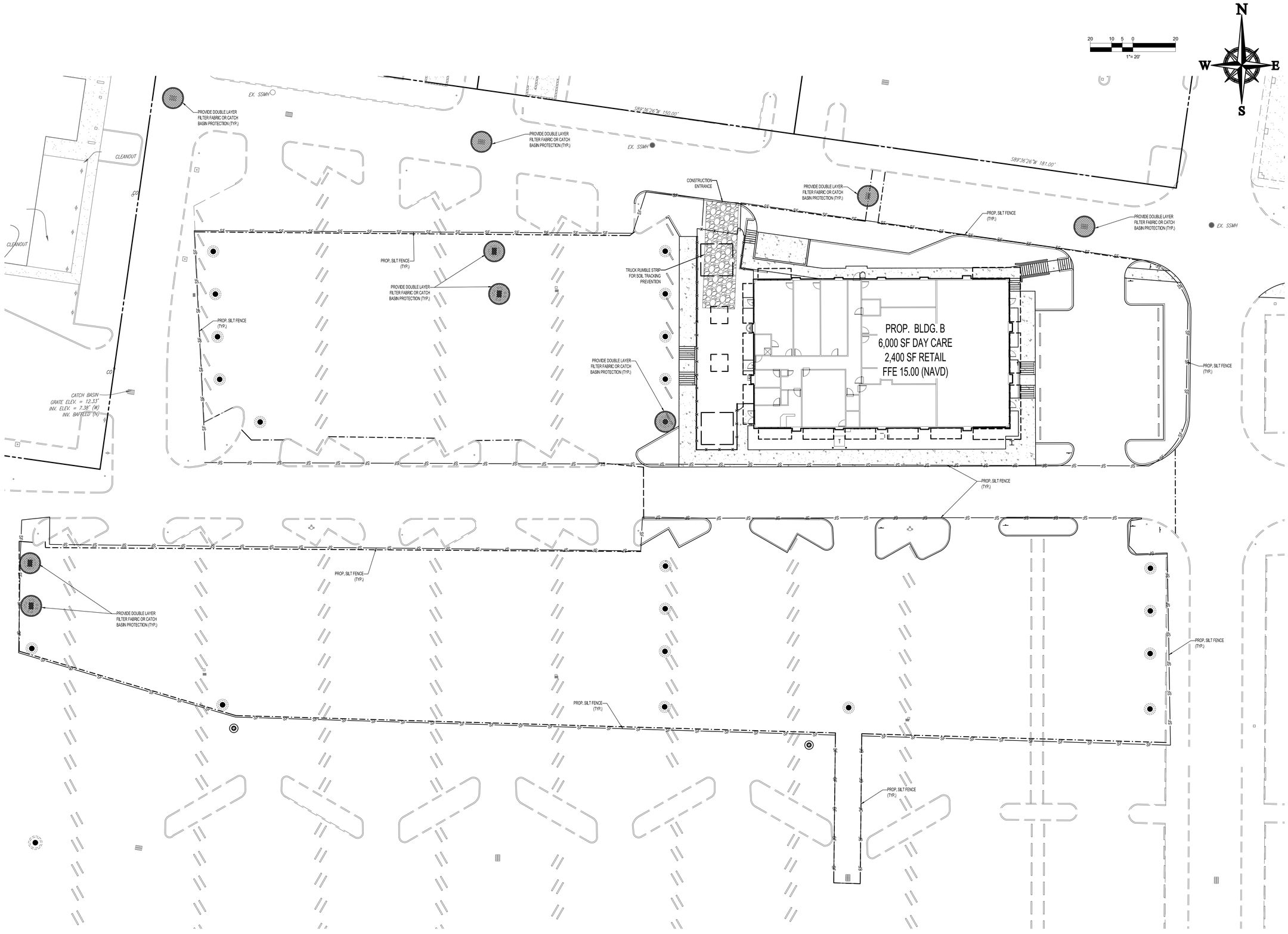
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DEMOLITION PLAN PHASE 1

SHEET NUMBER:

C-03



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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-EROSION CONTROL PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
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SHEET TITLE:

SOIL EROSION CONTROL PLAN PHASE 1

SHEET NUMBER:

C-04

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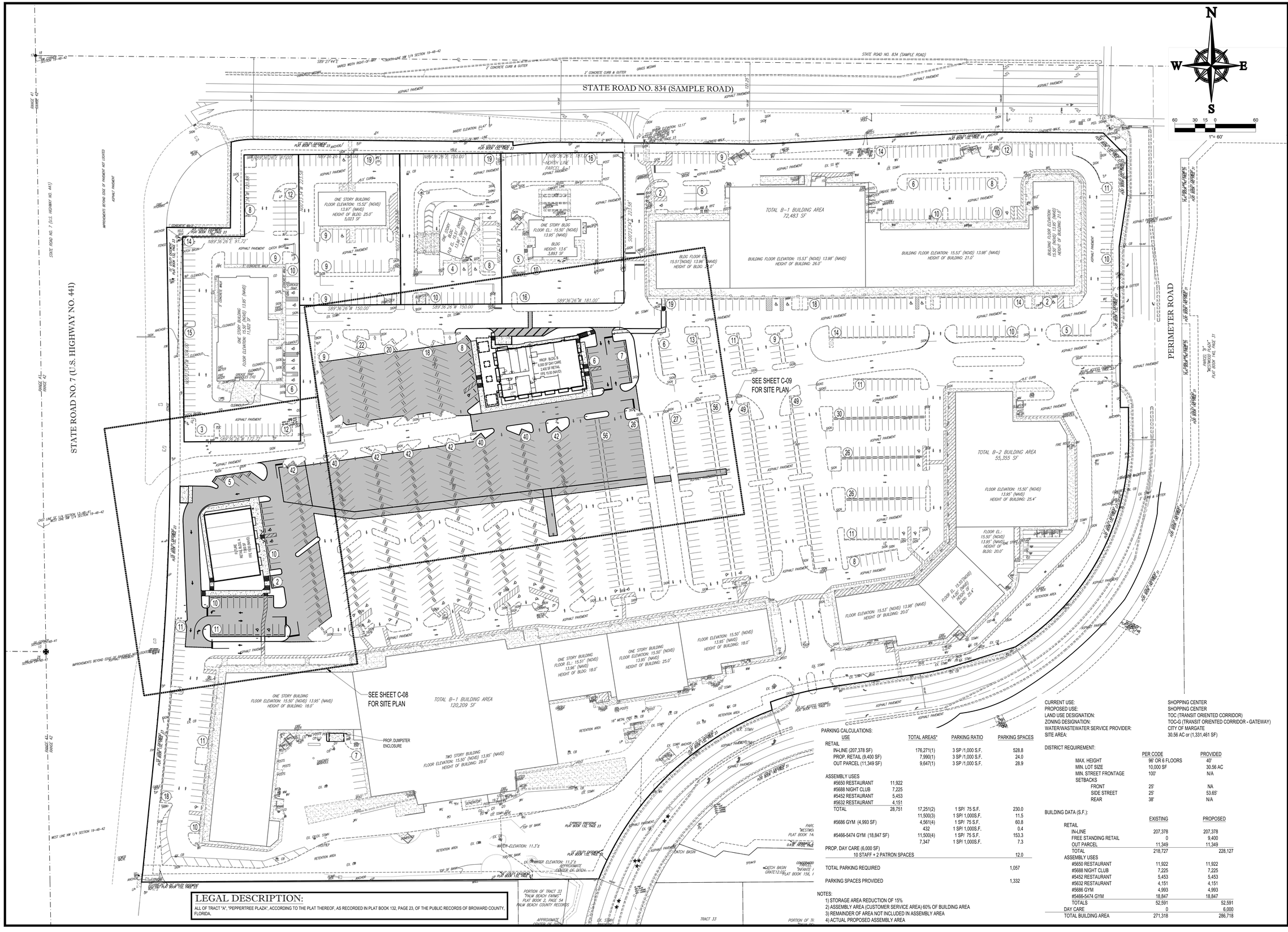

PARKING CALCULATIONS:

USE		TOTAL AREAS*	PARKING RATIO	PARKING SPACES
RETAIL				
IN-LINE (207,378 SF)		176,271(1)	3 SP /1,000 S.F.	528.8
PROP. RETAIL (9,400 SF)		7,990(1)	3 SP /1,000 S.F.	24.0
OUT PARCEL (11,349 SF)		9,647(1)	3 SP /1,000 S.F.	28.9
ASSEMBLY USES				
#5650 RESTAURANT	11,922			
#5688 NIGHT CLUB	7,225			
#5452 RESTAURANT	5,453			
#5632 RESTAURANT	4,151			
TOTAL	28,751	17,251(2)	1 SP/ 75 S.F.	230.0
		11,500(3)	1 SP/ 1,000S.F.	11.5
#5686 GYM (4,993 SF)		4,561(4)	1 SP/ 75 S.F.	60.8
		432	1 SP/ 1,000S.F.	0.4
#5466-5474 GYM (18,847 SF)		11,500(4)	1 SP/ 75 S.F.	153.3
		7,347	1 SP/ 1,000S.F.	7.3
PROP. DAY CARE (6,000 SF) 10 STAFF + 2 PATRON SPACES				12.0
TOTAL PARKING REQUIRED				1,057
PARKING SPACES PROVIDED				1,332

NOTES:
1) STORAGE AREA REDUCTION OF 15%
2) ASSEMBLY AREA (CUSTOMER SERVICE AREA) 60% OF BUILDING AREA
3) REMAINDER OF AREA NOT INCLUDED IN ASSEMBLY AREA
4) ACTUAL PROPOSED ASSEMBLY AREA

CURRENT USE:	SHOPPING CENTER
PROPOSED USE:	SHOPPING CENTER
LAND USE DESIGNATION:	TOC (TRANSIT ORIENTED CORRIDOR)
ZONING DESIGNATION:	TOC-G (TRANSIT ORIENTED CORRIDOR - GATEWAY)
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF MARGATE
SITE AREA:	30.56 AC or (1,331,461 SF)

DISTRICT REQUIREMENT:

	PER CODE	PROVIDED
MAX. HEIGHT	96' OR 6 FLOORS	40'
MIN. LOT SIZE	10,000 SF	30.56 AC
MIN. STREET FRONTAGE	100'	N/A
SETBACKS		
FRONT	25'	N/A
SIDE STREET	25'	53.65'
REAR	38'	N/A

BUILDING DATA (S.F.):

	EXISTING	PROPOSED
RETAIL		
IN-LINE	207,378	207,378
FREE STANDING RETAIL	0	9,400
OUT PARCEL	11,349	11,349
TOTAL	218,727	228,127
ASSEMBLY USES		
#5650 RESTAURANT	11,922	11,922
#5688 NIGHT CLUB	7,225	7,225
#5452 RESTAURANT	5,453	5,453
#5632 RESTAURANT	4,151	4,151
#5686 GYM	4,993	4,993
#5466-5474 GYM	18,847	18,847
TOTALS	52,591	52,591
DAY CARE	0	6,000
TOTAL BUILDING AREA	271,318	286,718

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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-OVERALL SITE PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE. SUITE 1700 DALLAS, TEXAS

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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-05

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HATCH LEGEND

PROPOSED ASPHALT PAVEMENT

EXISTING CONCRETE

PROPOSED CONCRETE

LEGEND

R1-1	STOP SIGN (30" x 30")
R3-5L	LEFT TURN ONLY
R3-5R	RIGHT TURN ONLY
R5-1	DO NOT ENTER
R6-1L	ONE-WAY SIGN (LEFT)
W	WHITE
Y	YELLOW
DY	DOUBLE YELLOW
FTP 21-06	ACCESSIBLE PARKING THERMOPLASTIC
	PAINTED DIRECTION ARROW

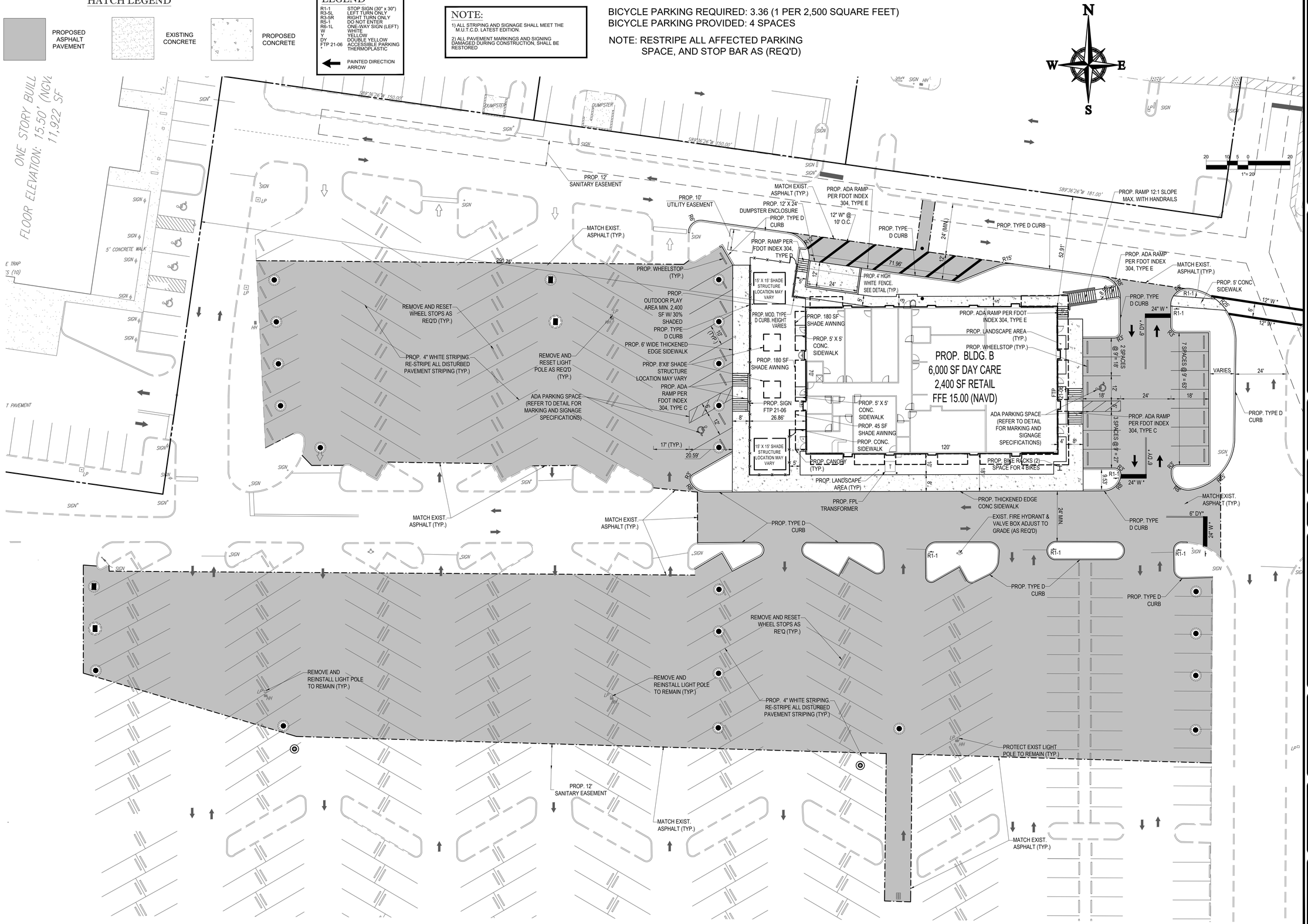
NOTE:

1) ALL STRIPING AND SIGNAGE SHALL MEET THE M.U.T.C.D. LATEST EDITION.

2) ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED

BICYCLE PARKING REQUIRED: 3.36 (1 PER 2,500 SQUARE FEET)
BICYCLE PARKING PROVIDED: 4 SPACES

NOTE: RESTRIPE ALL AFFECTED PARKING SPACE, AND STOP BAR AS (REQ'D)



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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-SITE PLAN

PROJECT:

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MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
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SHEET TITLE:

SITE PLAN PHASE 1

SHEET NUMBER:

C-06

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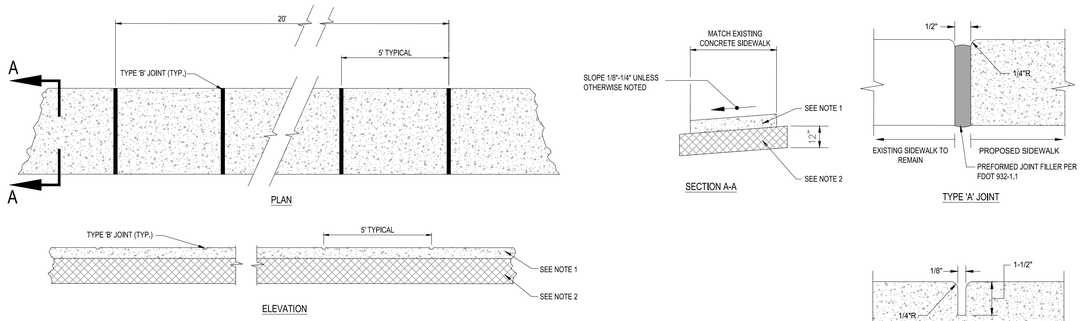


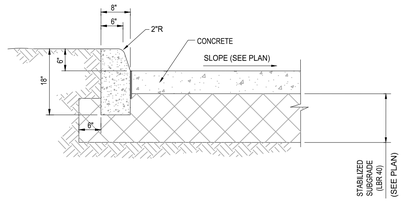
NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.
'C'	20' O.C. FIBEROUS JOINT

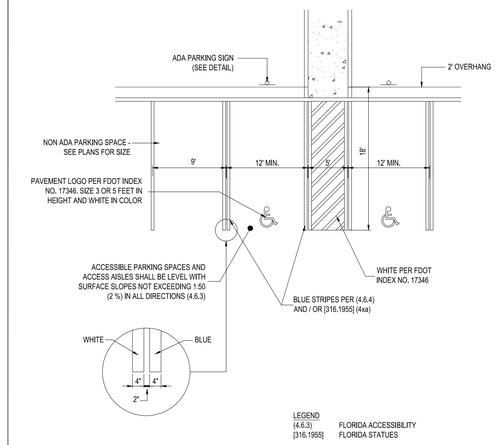
1 SIDEWALK DETAILS

SCALE: NONE



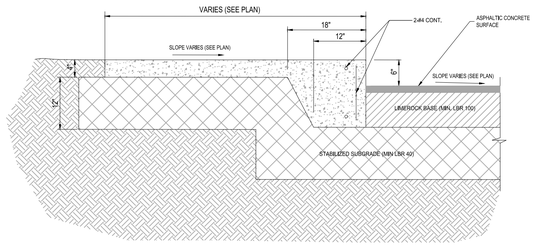
2 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE



3 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE

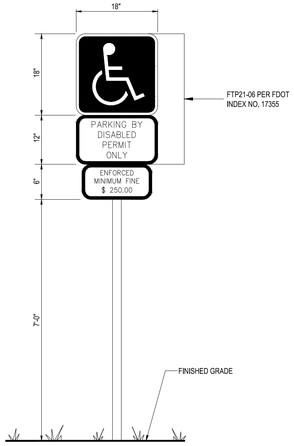


NOTES:

1. 6" SIDEWALK SHALL BE INSTALLED ON ENLARGED WALKWAYS SUBJECT TO VEHICLE TRAFFIC.
2. LIMEROCK BASE TO BE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180 (TYP)

4 THICKENED EDGE SIDEWALK DETAIL

SCALE: NONE

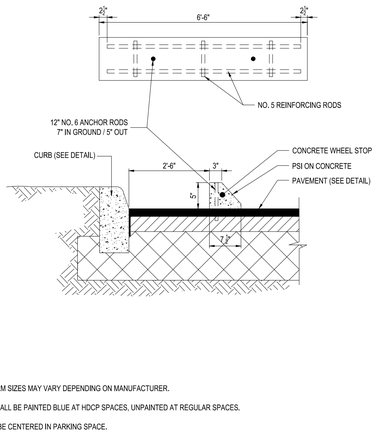


NOTES

1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE)

5 ACCESSIBLE PARKING SIGN

SCALE: NONE

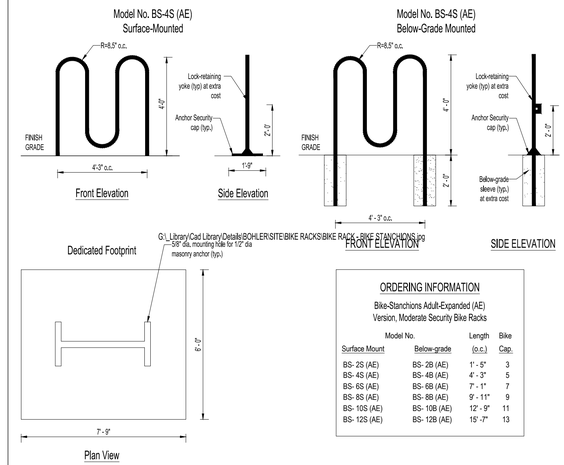


NOTES:

1. WHEEL STOP FORM SIZES MAY VARY DEPENDING ON MANUFACTURER.
2. WHEEL STOPS SHALL BE PAINTED BLUE AT HDCP SPACES, UNPAINTED AT REGULAR SPACES.
3. WHEEL STOP TO BE CENTERED IN PARKING SPACE.

6 CONCRETE WHEEL STOP

SCALE: NONE



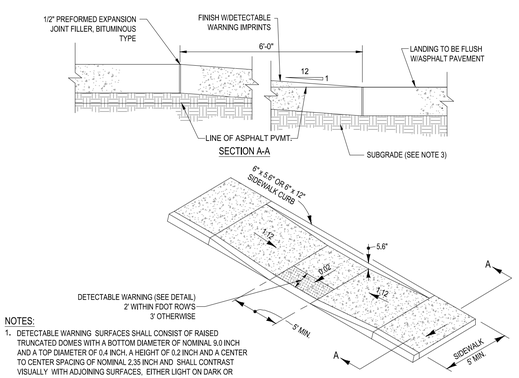
ORDERING INFORMATION

Bike-Stanchions Adult-Expanded (AE)
Version, Moderate Security Bike Racks

Model No.		Length	Bike
Surface Mount	Below-grade	(o.c.)	Cap.
BS- 2S (AE)	BS- 2B (AE)	1' - 5"	3
BS- 4S (AE)	BS- 4B (AE)	4' - 3"	5
BS- 6S (AE)	BS- 6B (AE)	7' - 1"	7
BS- 8S (AE)	BS- 8B (AE)	9' - 11"	9
BS- 10S (AE)	BS- 10B (AE)	12' - 9"	11
BS- 12S (AE)	BS- 12B (AE)	15' -7"	13

7 BIKE RACK DETAIL

SCALE: NONE

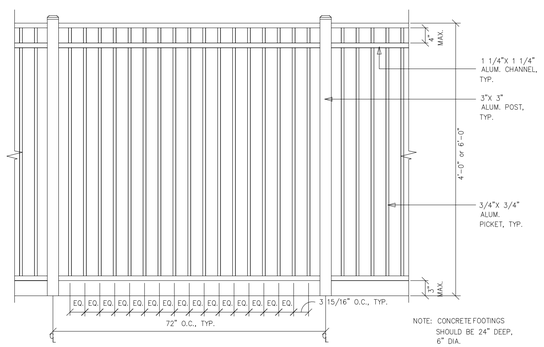


NOTES:

1. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 9.0 INCH AND A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
2. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
3. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-99C.
4. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
5. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
6. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
7. PROVIDE FIBEROUS JOINTS 20' O.C.
8. FOR ADDITIONAL RAMP INFO REFER TO FDOT INDEX No. 304

8 ADA SIDEWALK RAMP DETAIL - FDOT CR-C

SCALE: NONE



9 FENCE DETAIL

SCALE: NONE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-SITE DETAILS

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE. SUITE 1700 DALLAS, TEXAS

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-07

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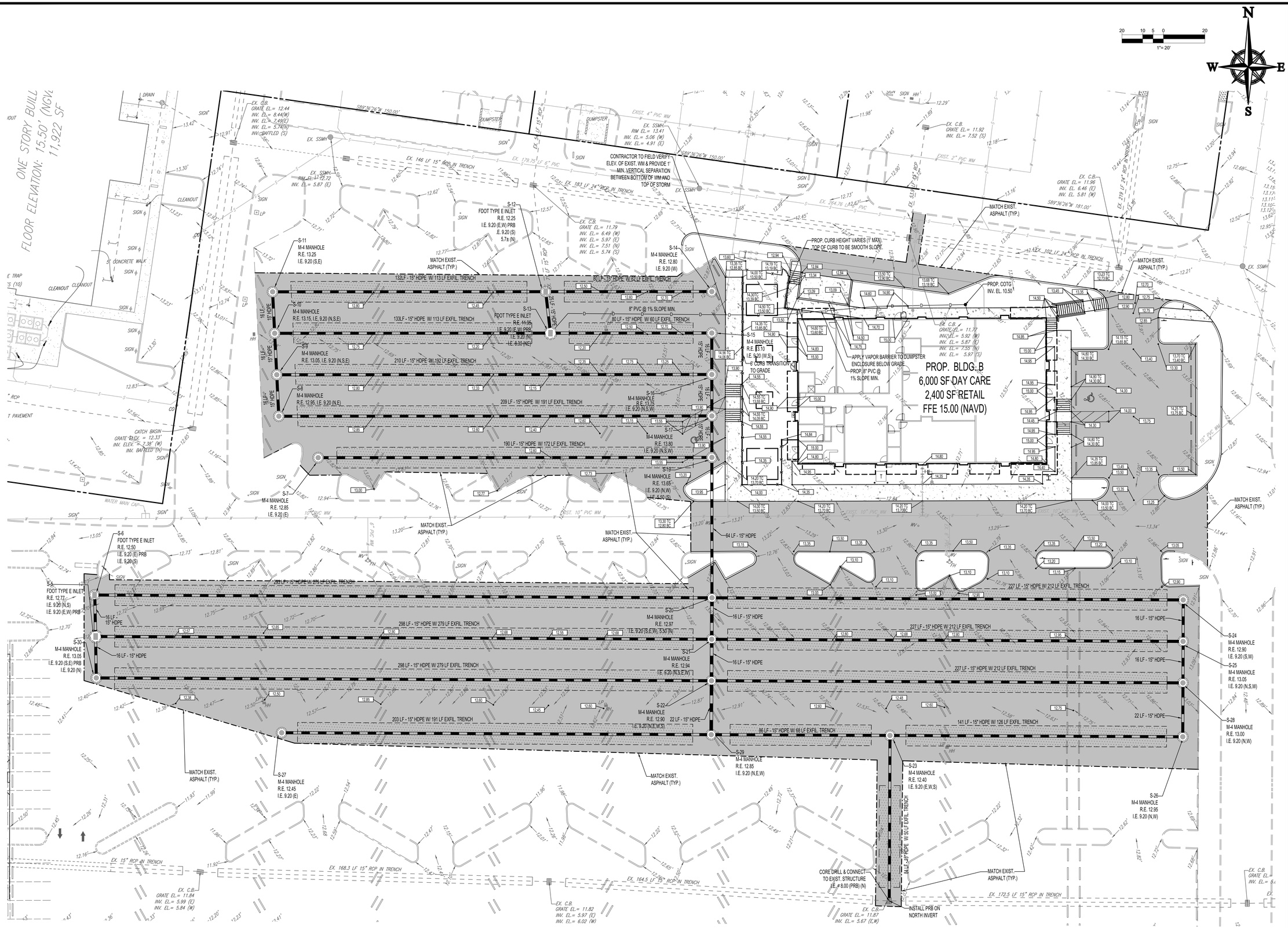

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. SUITE 250 FORT LAUDERDALE, FL 33334 P: 954-202-7000

4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100

125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F140221
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	12-08-17
CAD I.D.:	F140221-PGD PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

THOMAS ENGINEERING GROUP

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1000 CORPORATE DRIVE, SUITE 250
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN PHASE 1

SHEET NUMBER:

C-08

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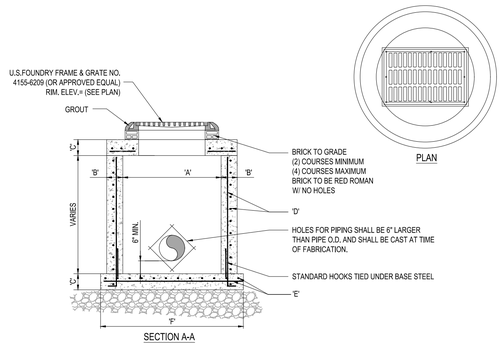
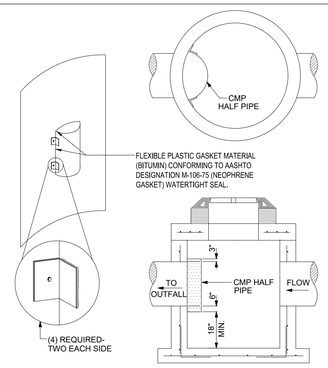


TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN

SCALE: NONE

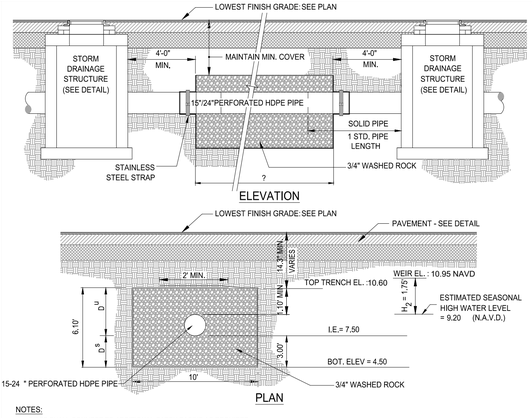


NOTES:

1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. SEE PRECAST CIRULAR CATCH BASIN DETAIL FOR CONSTRUCTION SPECIFICATIONS.
3. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
4. BOLT ASSEMBLY TO WALLS OF STRUCTURE AT 15" ON CENTER WITH 3/4" GALVANIZED BOLTS.

5 POLLUTION RETARDENT BAFFLE DETAIL

SCALE: NONE

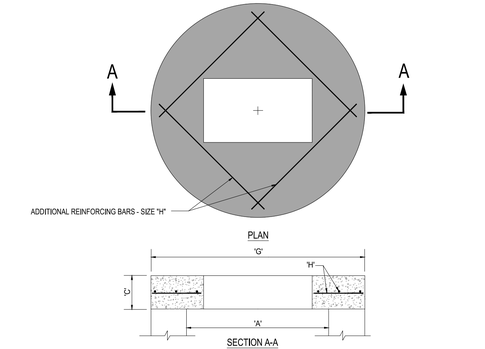


NOTES:

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

9 EXISTING EXFILTRATION TRENCH

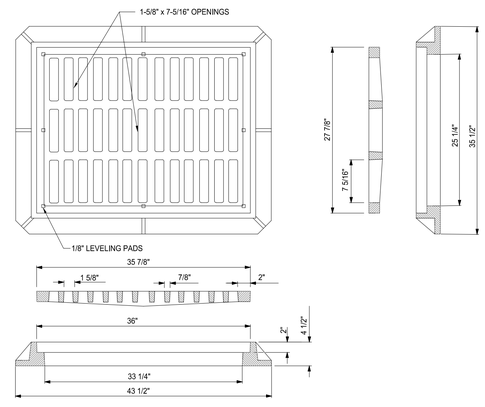
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB

SCALE: NONE

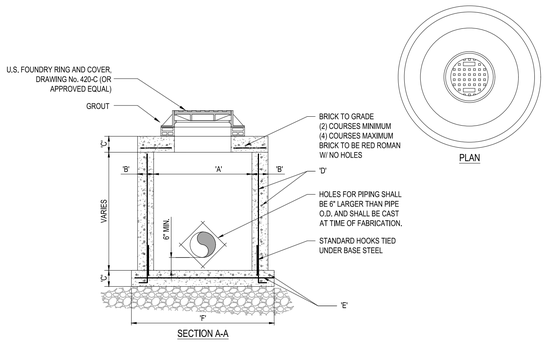


NOTE:

1. GRATE TO BE TYPE U.S.F, No, 4155-6210

6 FRAME AND GRATE DETAIL

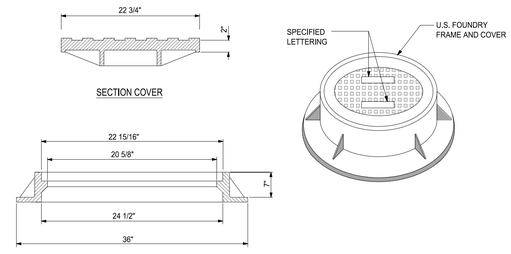
SCALE: NONE



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

3 PRECAST CIRCULAR DRAINAGE MANHOLE

SCALE: NONE

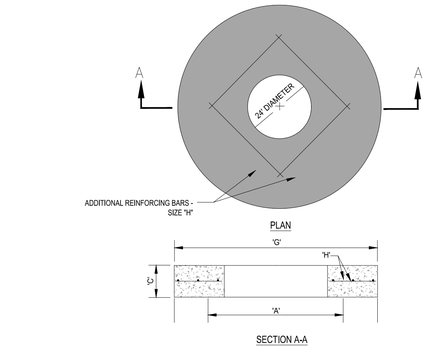


NOTE:

1. RING AND COVER TO BE TYPE U.S.F, No. 420-C

7 MANHOLE FRAME DETAIL

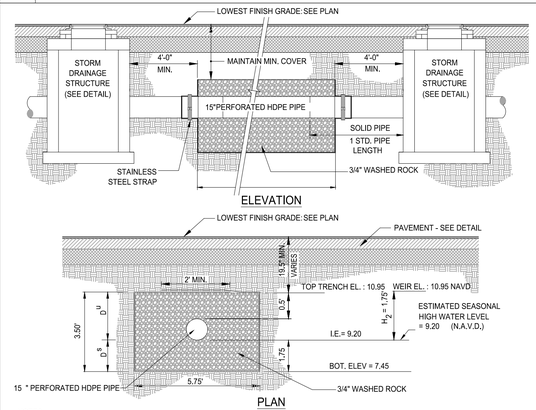
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE



NOTES:

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

8 PROPOSED EXFILTRATION TRENCH

SCALE: NONE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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4960 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F140221
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	12-08-17
CAD I.D.:	F140221-PGD DETAILS

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE. SUITE 1700 DALLAS, TEXAS

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

C-09

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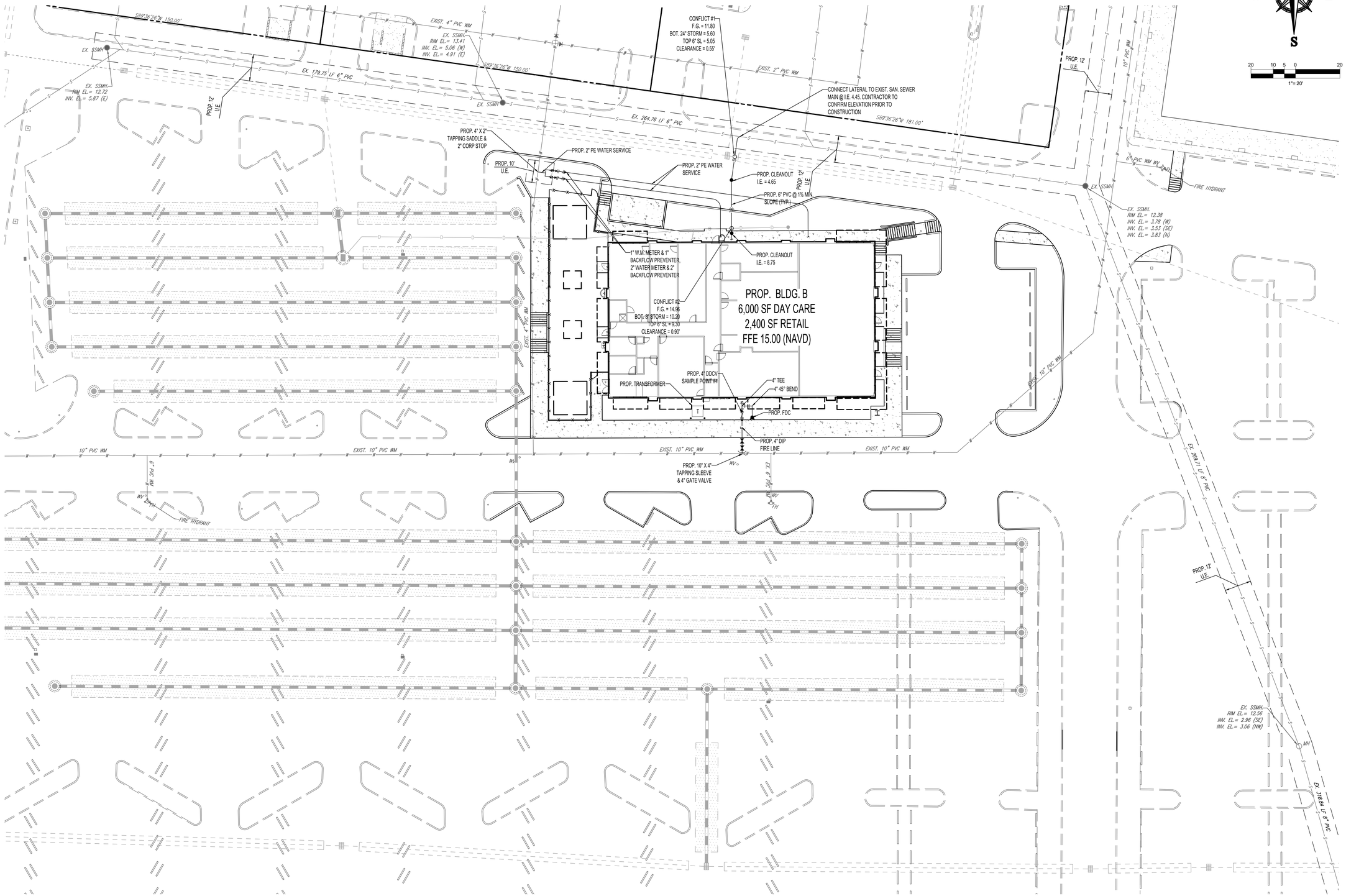
DATUM NOTE:
ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



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1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-UTILITY PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

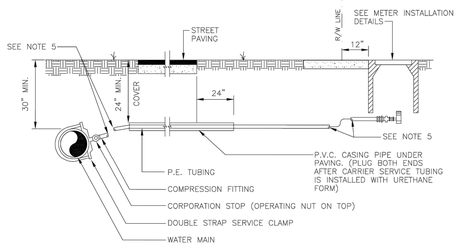
SHEET TITLE:

UTILITY PLAN
PHASE 1

SHEET NUMBER:

C-10

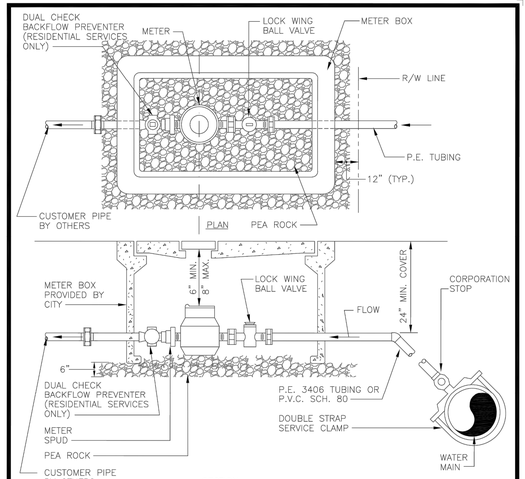
Printed on Thursday, December 21, 2017, 3:14 PM by Joaquin Vargas J:\PROJECTS\2014\F140221\PLANS\ENGINEERING\F140221-UTILITY PLAN.dwg——>LAYOUT: C-10 UTILITY PLAN - PHASE 1



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. ALL TAPS INTO WATER MAINS REQUIRE A SERVICE CLAMP.
3. SERVICE PIPE SHALL BE SAME SIZE AS THE WATER METER USED EXEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1".
4. APPROVED TYPE COPPER TUBING MAY BE USED IN PLACE OF PLASTIC.
5. FOR 1" SERVICE LINES, THE MINIMUM RADIUS SHALL BE 14" FOR 1 1/2" OR 2" SERVICE LINES, THE MINIMUM RADIUS SHALL BE 21"
6. THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 60' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS.

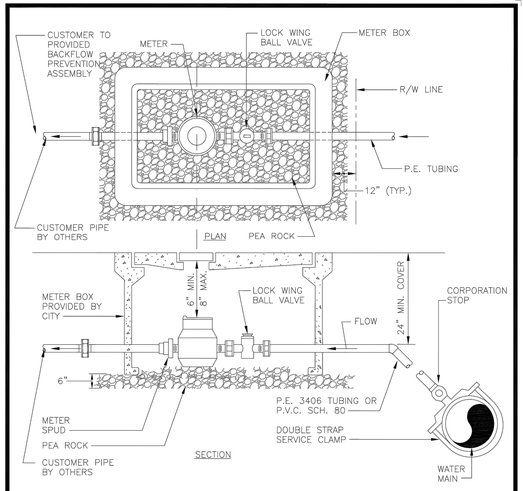
DATE: 7-1-15	DRAWN: JWEAVER		
	CITY OF MARGATE, FLORIDA DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES	**WATER SERVICE CONNECTION FOR 1" TO 2" SERVICES**	**W-1**



NOTES:

1. LOCATE BOX 12" OUTSIDE OF STREET R/W LINE.
2. CITY RESPONSIBILITY ENDS AT CUSTOMER SIDE OF METER.
3. METERS UP TO 2" SHALL BE FURNISHED AND INSTALLED BY CITY. (ALL OTHER WORK BY CUSTOMER)
4. MINIMUM RADIUS OF TUBING CURVE SHALL BE 14".

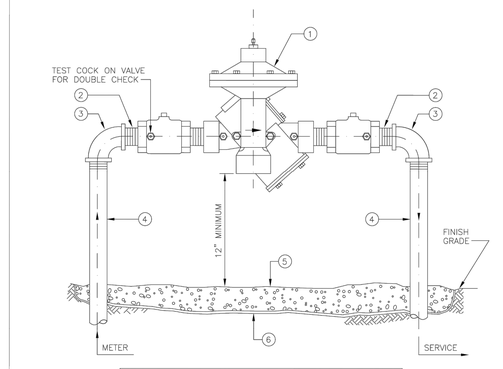
DATE: 7-1-15	DRAWN: JWEAVER		
	CITY OF MARGATE, FLORIDA DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES	**METER INSTALLATION FOR 5/8" AND 1" METERS**	**W-2**



NOTES:

1. LOCATE BOX 12" OUTSIDE OF STREET R/W LINE.
2. CITY RESPONSIBILITY ENDS AT CUSTOMER SIDE OF METER.
3. METERS UP TO 2" SHALL BE FURNISHED AND INSTALLED BY CITY. (ALL OTHER WORK BY CUSTOMER)
4. MINIMUM RADIUS OF TUBING CURVE SHALL BE 21".

DATE: 7-1-15	DRAWN: JWEAVER		
	CITY OF MARGATE, FLORIDA DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES	**METER INSTALLATION FOR 1 1/2"**	**W-3**

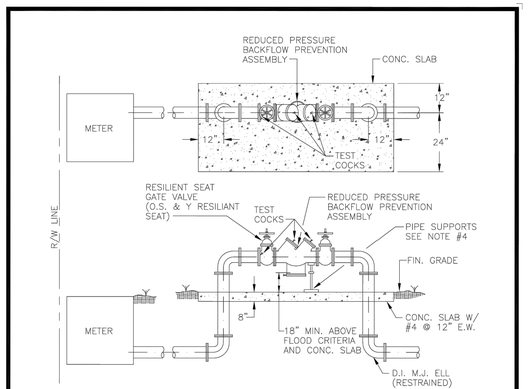


MATERIALS

ITEM	QUANTITY	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY
2	2	1" x NOM. – NIPPLES (BRASS OR COPPER)
3	2	1" x 90° – ELBOWS (BRASS OR COPPER)
4	*	1" x VARIES – RISER (BRASS OR COPPER)
5	*	PEA GRAVEL
6	*	PLASTIC LINER

NOTE: * INSTALL UNION(S) TO FACILITATE REMOVAL/INSTALLATION. (INSTALLATION SHOWN ABOVE IS FOR A 1" SERVICE.)

REVISION DATE: AUGUST 1, 2014	STANDARD WATER DETAILS	W-X
SCALE: NONE		
CITY OF MARGATE, FL	**BACKFLOW PREVENTOR FOR SERVICE SIZE 1"**	

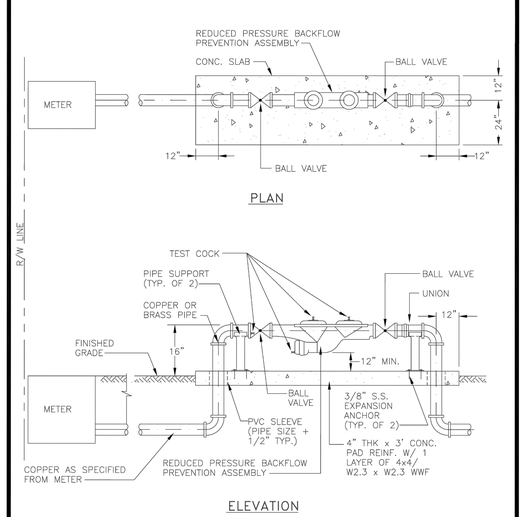


NOTES:

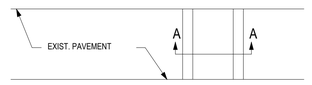
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC AND APPROVE BY THE DEPARTMENT & THE INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE CITY INSPECTOR.
4. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG.264 OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR. THE PIPE SUPPORT SHALL HAVE A STEEL PIPE & FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.

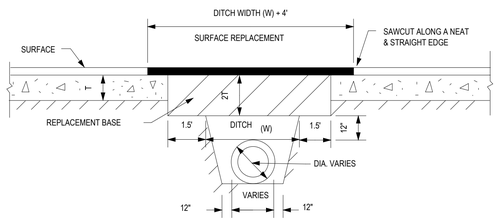
NOTE: BYPASS LINE TO HAVE THE SAME TYPE OF BACKFLOW PREVENTION DEVICE AS THE FIRE MAIN DEVICE.

DATE: 7-1-15	DRAWN: JWEAVER		
	CITY OF MARGATE, FLORIDA DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES	**REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY FOR SERVICE SIZE 2 1/2" TO 10"**	**W-8**

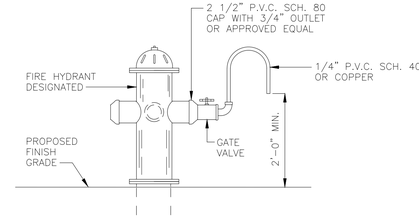


DATE: 7-1-15	DRAWN: JWEAVER		
	CITY OF MARGATE, FLORIDA DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES	**REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY FOR SERVICE SIZE 1" TO 2"**	**W-7**

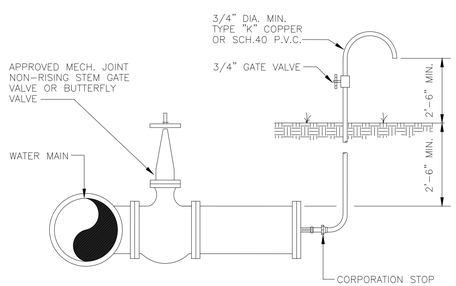




DRAWN BY: JJW	SCALE: NONE	STANDARD WATER AND SEWER DETAILS	
APPROVED BY:	REV.: FEB. 2002		
CITY OF MARGATE DEPT. OF ENVIRONMENTAL & ENGINEERING SERVICES		REPLACEMENT OF FLEXIBLE PAVEMENT	SD-20



@ FIRE HYDRANTS



@ TERMINAL POINTS

DATE: 7-1-15	DRAWN: JWEAVER		
	CITY OF MARGATE, FLORIDA DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES	**SAMPLE POINT**	**W-16**

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4960 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F140221
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	12-08-17
CAD I.D.:	F140221-UTILITY DETAILS

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE. SUITE 1700 DALLAS, TEXAS

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

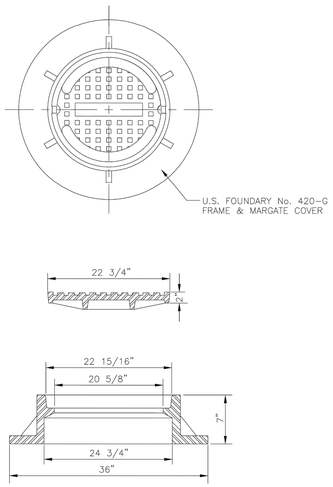
SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-11

Printed on Thursday, December 21, 2017, 3:14 PM by Joaquin Vargas J:\PROJECTS\F140221-PEPPERTREE PLAZA\CAD\F140221-UTILITY DETAILS.dwg——XLAYOUT: C-11 UTILITY DETAILS

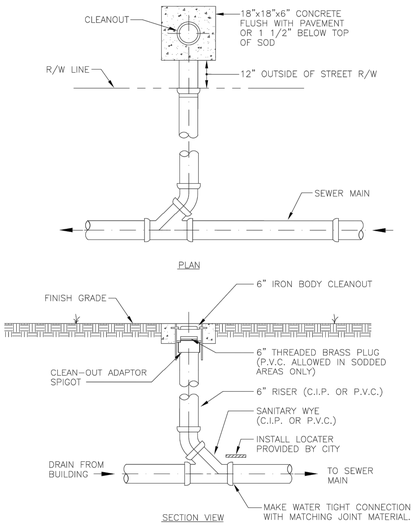


DATE: 7-1-15 | DRAWN: JWEAVER

CITY OF MARGATE, FLORIDA
DEPARTMENT OF ENVIRONMENTAL
AND ENGINEERING SERVICES

GRAVITY SEWER MANHOLE FRAME AND COVER

WW-7



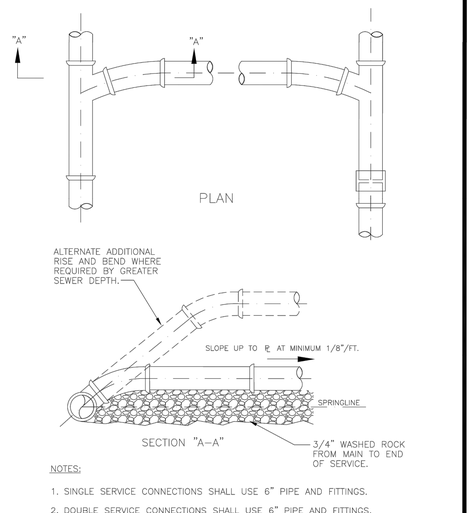
NOTE:
PIPING, CAP AND FITTINGS SHALL BE P.V.C. SDR-35

DATE: 7-1-15 | DRAWN: JWEAVER

CITY OF MARGATE, FLORIDA
DEPARTMENT OF ENVIRONMENTAL
AND ENGINEERING SERVICES

CLEANOUT

WW-3



NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. DOUBLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
3. USE RISER CONNECTION WHEN INV. OF SEWER IS MORE THAN 7'-0" DEEP.

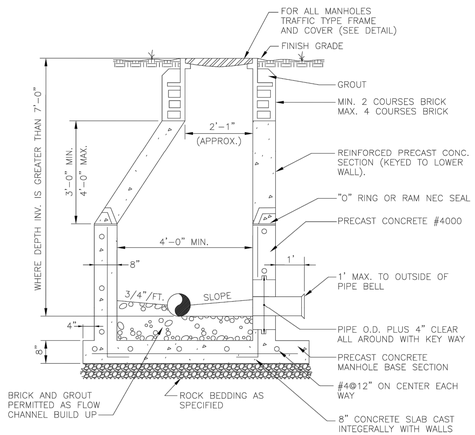
DATE: 7-1-15 | DRAWN: JWEAVER

CITY OF MARGATE, FLORIDA
DEPARTMENT OF ENVIRONMENTAL
AND ENGINEERING SERVICES

WYE SERVICE CONNECTION

WW-1

NOTE:
MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.



NOTES:

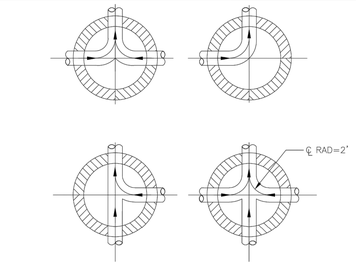
1. COAT INSIDE & OUTSIDE OF MANHOLE PER SPECIFICATIONS.
2. PRECAST CONCRETE MANHOLES AND ACCESSORIES SHALL BE AS SPECIFIED.

DATE: 7-1-15 | DRAWN: JWEAVER

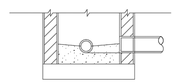
CITY OF MARGATE, FLORIDA
DEPARTMENT OF ENVIRONMENTAL
AND ENGINEERING SERVICES

STANDARD MANHOLE

WW-4



PLAN OF BOTTOM & FLOW CHANNELS



TYPICAL SECTION

NOTES:

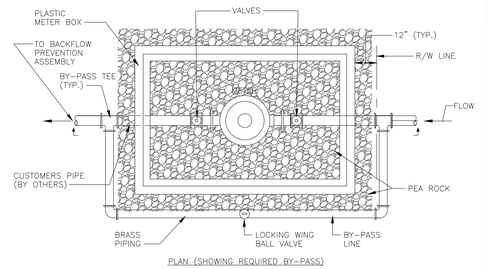
1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF WITH 1" DROP/FT. FROM MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL FOR FUTURE CONNECTIONS SHALL BE FILLED WITH SAND AND WITH 1" OF MORTAR.
5. ALL CONCRETE SHALL USE TYPE II CEMENT ONLY.
6. BRICK IS PERMITTED AS FLOW CHANNEL BUILD UP.

DATE: 7-1-15 | DRAWN: JWEAVER

CITY OF MARGATE, FLORIDA
DEPARTMENT OF ENVIRONMENTAL
AND ENGINEERING SERVICES

INVERT FLOW CHANNEL

WW-6



NOTES:

1. CITY RESPONSIBILITY ENDS AT CUSTOMER SIDE OF METER.
2. SUBMIT METER BOX CONSTRUCTION AND PIPING DETAILS FOR APPROVAL.
3. VALVES SHALL BE BALL VALVES W/ LOCK WINGS.
4. METER AND BOX FURNISHED BY THE CITY – INSTALLED BY CONTRACTOR.

DATE: 7-1-15 | DRAWN: JWEAVER

CITY OF MARGATE, FLORIDA
DEPARTMENT OF ENVIRONMENTAL
AND ENGINEERING SERVICES

METER INSTALLATION FOR 2" METERS (BELOW GROUND)

W-5

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-UTILITY DETAILS

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

THOMAS ENGINEERING GROUP
RADICE III
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-12

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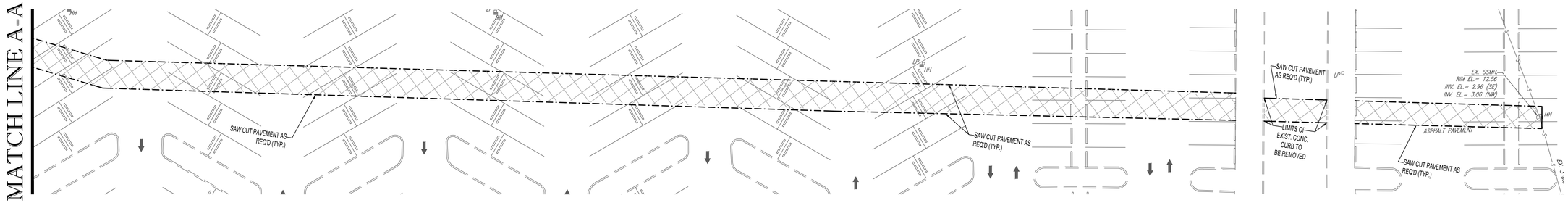

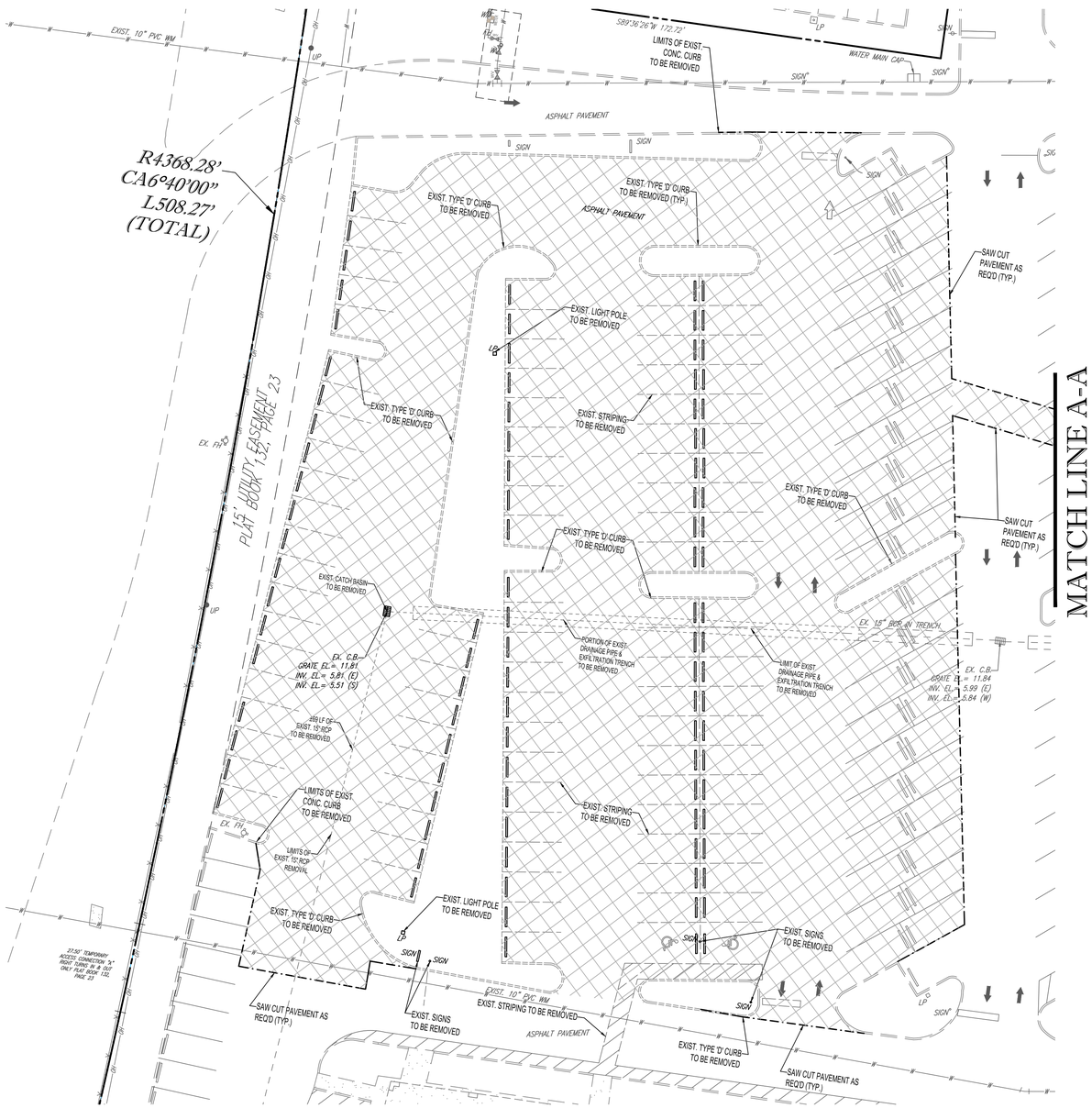

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   PULICE LAND SURVEYORS, INC
   5381 NOB HILL ROAD
   SUNRISE, FL. 33351
   DATED: 02-10-15

2. THOMAS ENGINEERING, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.

3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.

4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.

   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.

   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.

   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.

5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.

6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.

10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

16. REFER TO LANDSCAPE PLAN FOR EXISTING TREE REMOVAL/RELOCATION.

NOTES
1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH BROWARD COUNTY AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

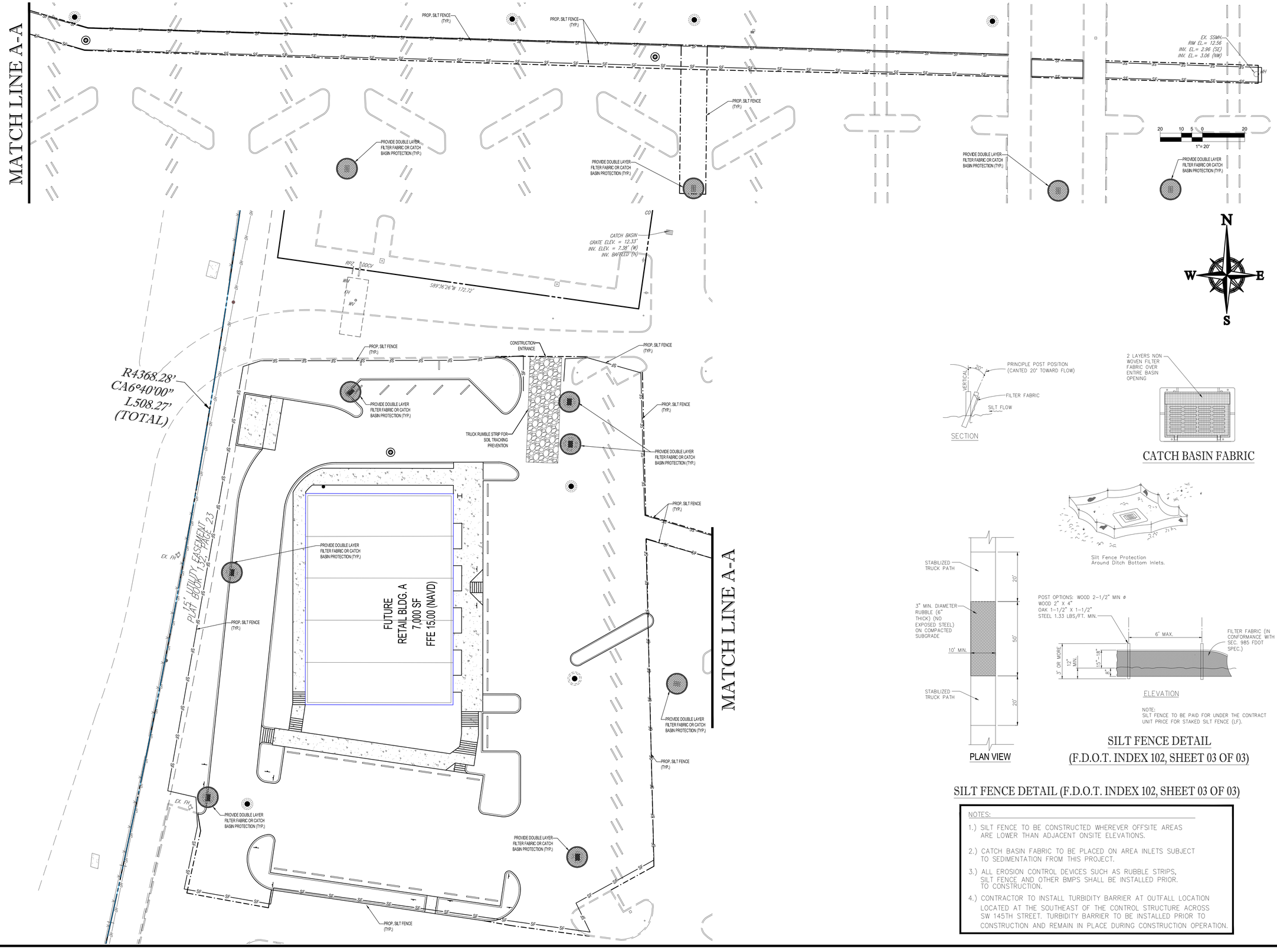
SHEET TITLE:

DEMOLITION PLAN PHASE 2

SHEET NUMBER:

C-13

Printed on Thursday, December 21, 2017, 3:15 PM by Joaquin Vargas
J:\JOBS\F140221\01-23 PAVING AND MPPR\PAVING\F140221-DEMOLITION PLAN-----XAVIER C-13 DEMO - PHASE 2



SECTION

CATCH BASIN FABRIC

Silt Fence Protection
Around Ditch Bottom Inlets.

PLAN VIEW

ELEVATION

NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

SILT FENCE DETAIL
(F.D.O.T. INDEX 102, SHEET 03 OF 03)

SILT FENCE DETAIL (F.D.O.T. INDEX 102, SHEET 03 OF 03)

NOTES:

1.) SILT FENCE TO BE CONSTRUCTED WHEREVER OFFSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.

2.) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.

3.) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, SILT FENCE AND OTHER BMPS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

4.) CONTRACTOR TO INSTALL TURBIDITY BARRIER AT OUTFALL LOCATION LOCATED AT THE SOUTHEAST OF THE CONTROL STRUCTURE ACROSS SW 145TH STREET. TURBIDITY BARRIER TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN IN PLACE DURING CONSTRUCTION OPERATION.

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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-EROSION CONTROL PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE. SUITE 1700 DALLAS, TEXAS

THOMAS ENGINEERING GROUP
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December 21, 2017
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SHEET TITLE:

SOIL EROSION CONTROL PLAN PHASE 2

SHEET NUMBER:

C-14

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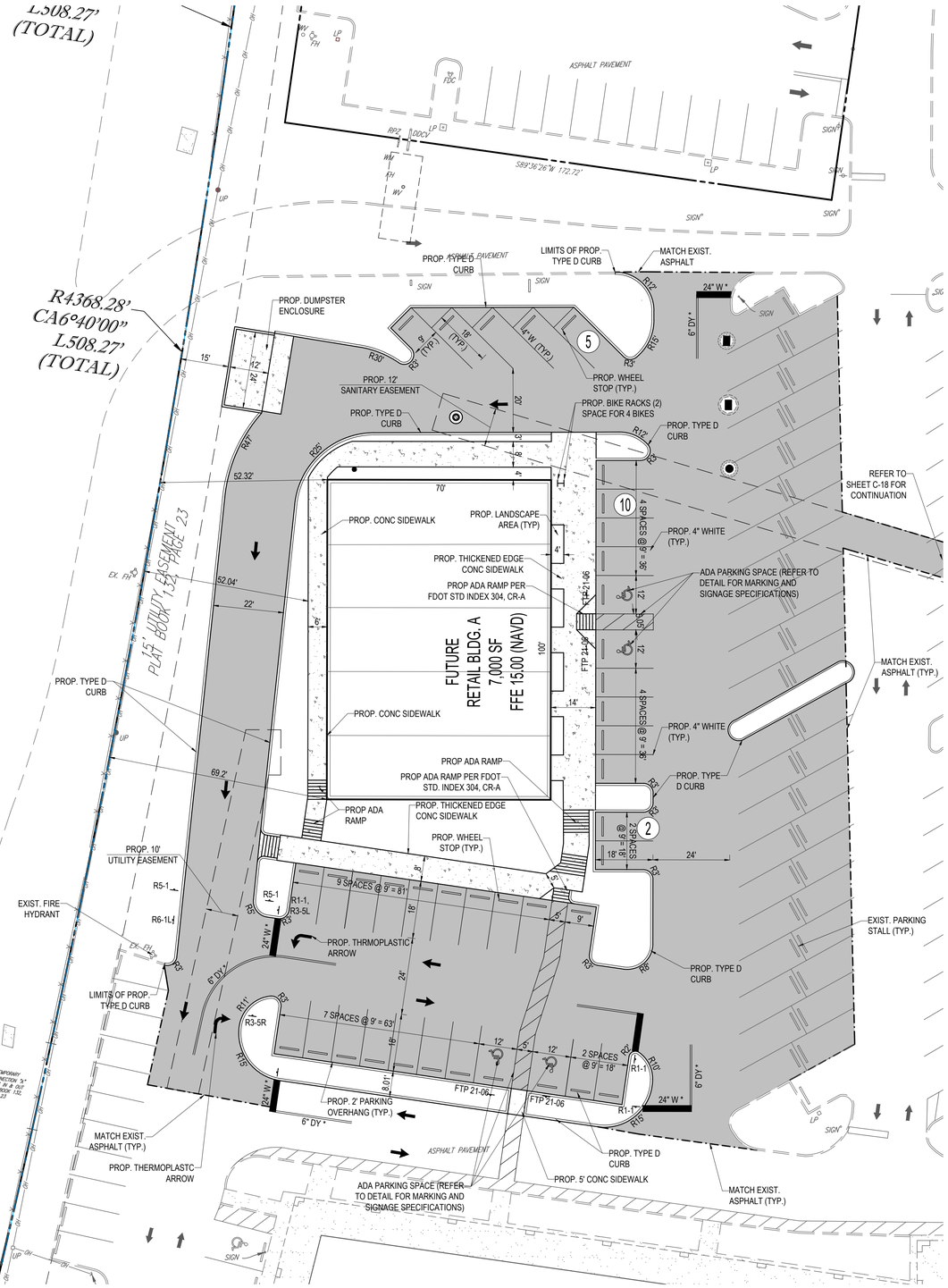

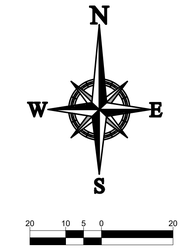

BICYCLE PARKING REQUIRED: 2.8 SPACES(1 PER 2,500 SQUARE FEET)
BICYCLE PARKING PROVIDED: 4 SPACES

LEGEND

R1-1	STOP SIGN (30" x 30")
R3-5L	LEFT TURN ONLY
R3-5R	RIGHT TURN ONLY
R5-1	DO NOT ENTER
R6-1L	ONE-WAY SIGN (LEFT)
W	WHITE
Y	YELLOW
DY	DOUBLE YELLOW
FTP 21-06	ACCESSIBLE PARKING THERMOPLASTIC
	PAINTED DIRECTION ARROW

NOTE:

1) ALL STRIPING AND SIGNAGE SHALL MEET THE M.U.T.C.D. LATEST EDITION.

2) ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT

EXISTING CONCRETE

PROPOSED CONCRETE

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PROJECT No.:	F140221
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	12-08-17
CAD I.D.:	F140221-SITE PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
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SHEET TITLE:

SITE PLAN PHASE 2

SHEET NUMBER:

C-15

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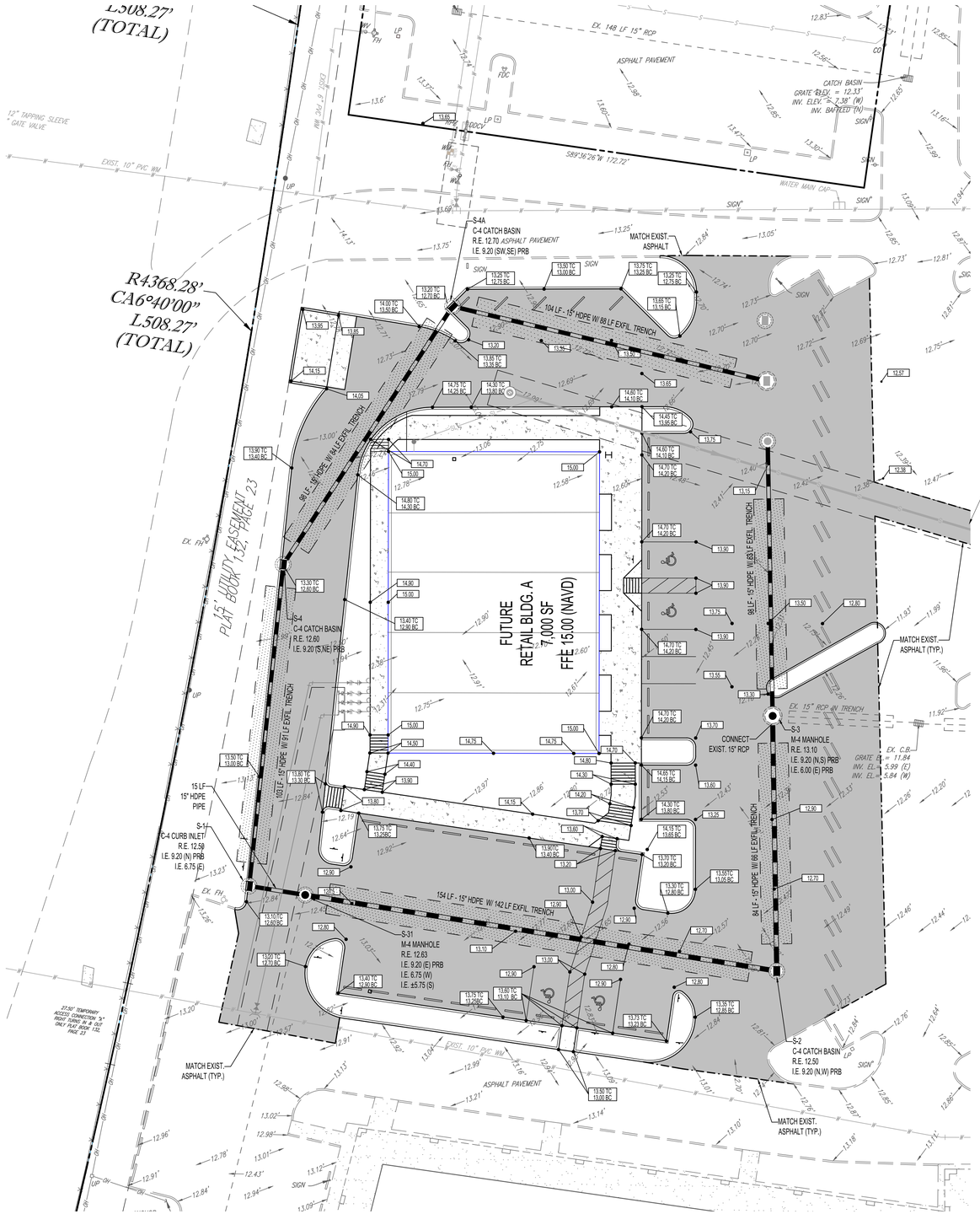

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
16. ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.
17. CONTRACTOR TO CLEAN THE EXISTING STORM SYSTEM AND COORDINATE THE INSPECTION WITH BROWARD COUNTY SURFACE WATER MANAGEMENT AND THOMAS ENGINEERING GROUP.
18. BROWARD COUNTY SURFACE WATER MANAGEMENT SHALL BE NOTIFIED SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
19. ALL DRY DETENTION AREAS TO BE SOD.

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE

PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
	UNDERGROUND TELEPHONE LINE	T
	STORM SEWER	
S	SANITARY SEWER MAIN	
OH	OVERHEAD WIRE	
E or	OVERHEAD TRAFFIC WIRE	
	SANITARY SEWER LATERAL	SL SL

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
FM FM	FORCE MAIN	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	CLEAN OUT	
	GRADE SPOT SHOT (BOTTOM ELEVATION IF AT CURB)	X.XX
X.XX	TOP OF CURB BOTTOM OF CURB	TC X.XX BC X.XX

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PROJECT No.:	F140221
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	12-08-17
CAD I.D.:	F140221-PGD PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

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December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN PHASE 2

SHEET NUMBER:

C-16

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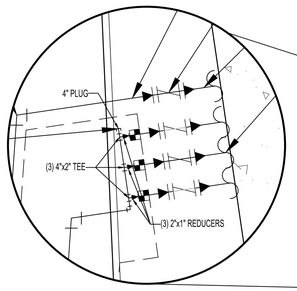

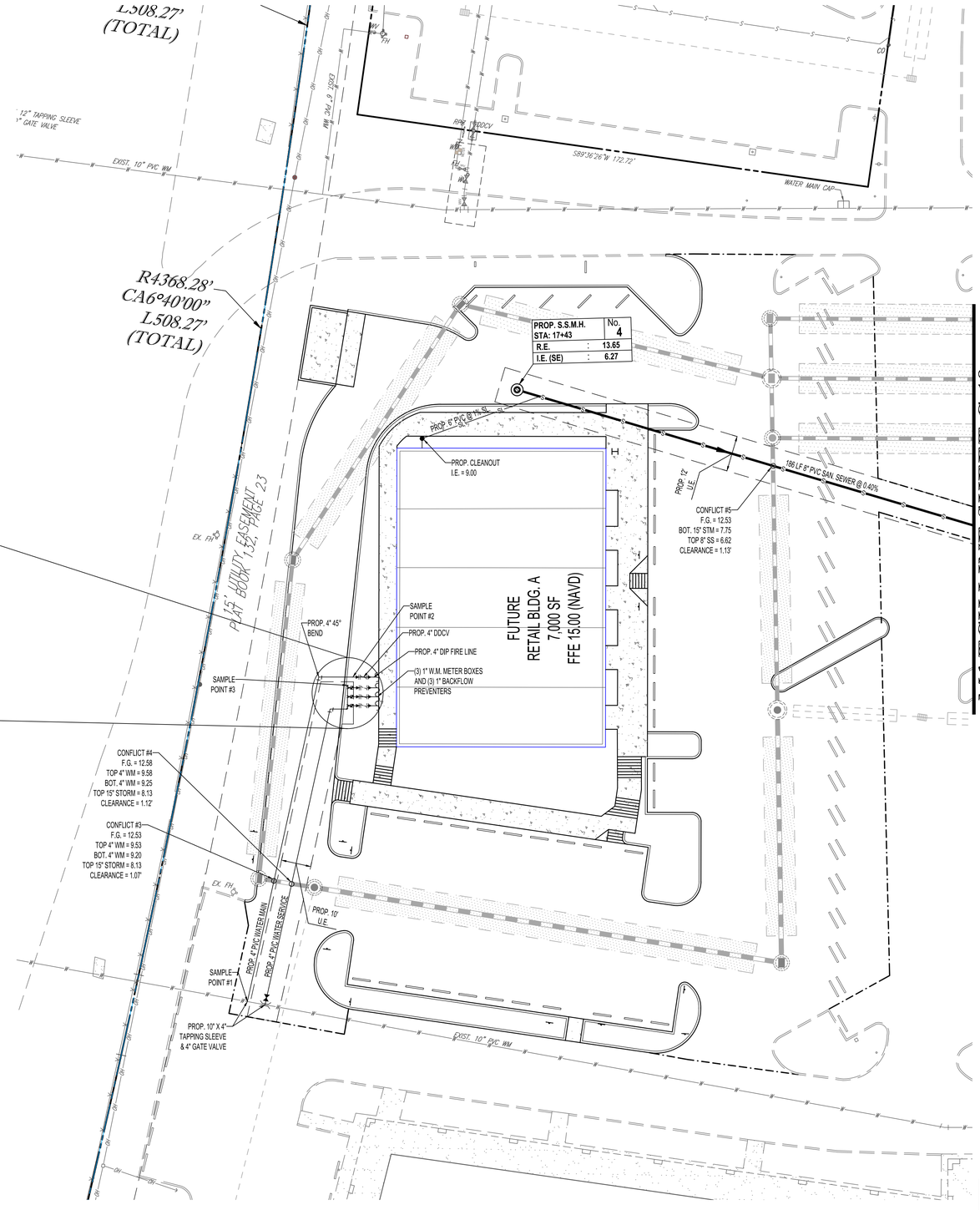

DATUM NOTE:
ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-UTILITY PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
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SUITE 1700
DALLAS, TEXAS

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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

UTILITY PLAN
PHASE 2

SHEET NUMBER:

C-17

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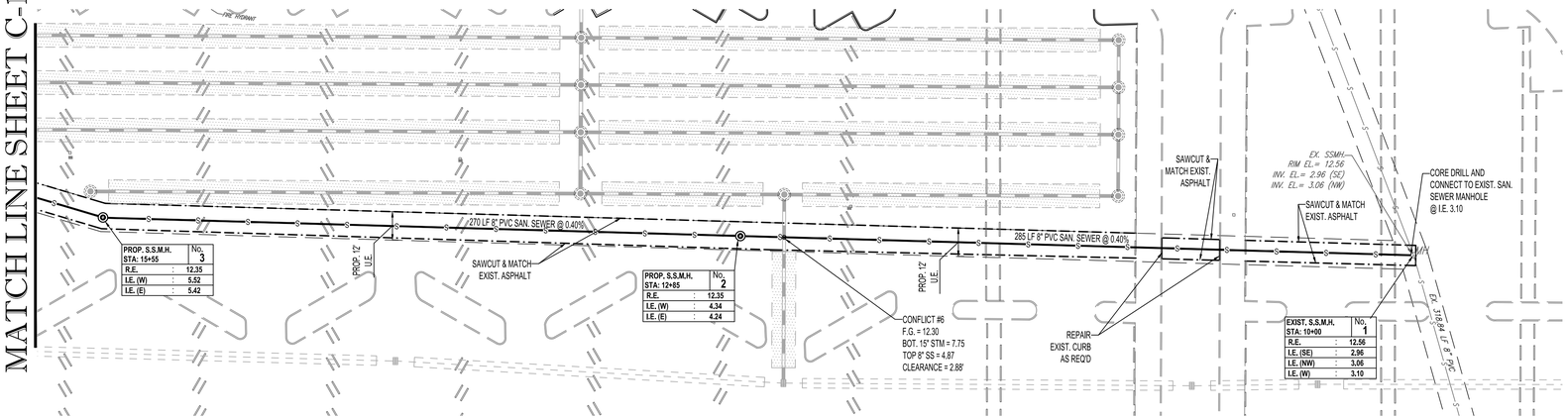
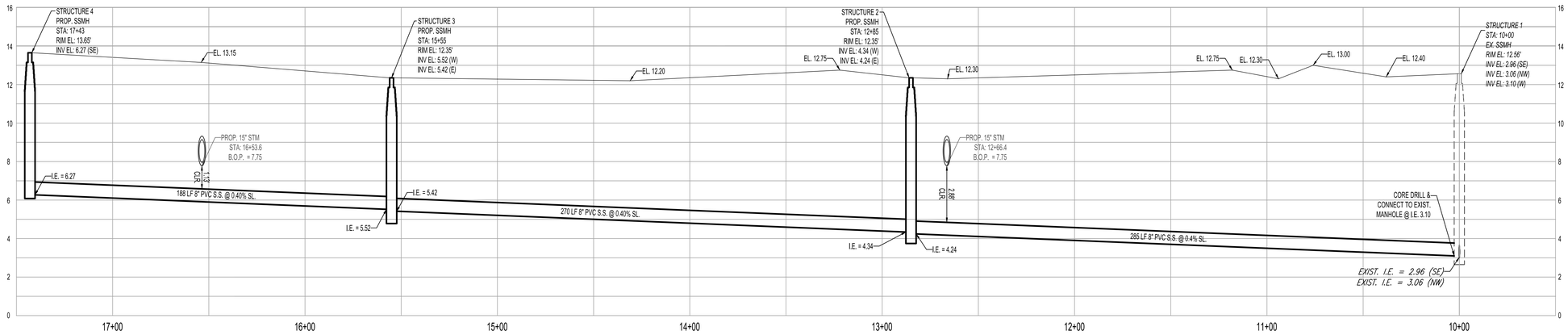
MATCH LINE SHEET C-17





SEWER PROFILE - 8" PVC GRAVITY SEWER MAIN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

DATUM NOTE:
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PROJECT No.:	F140221
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DATE:	12-08-17
CAD I.D.:	F140221-UTILITY PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

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December 21, 2017
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SHEET TITLE:

UTILITY PLAN
PHASE 2

SHEET NUMBER:

C-18

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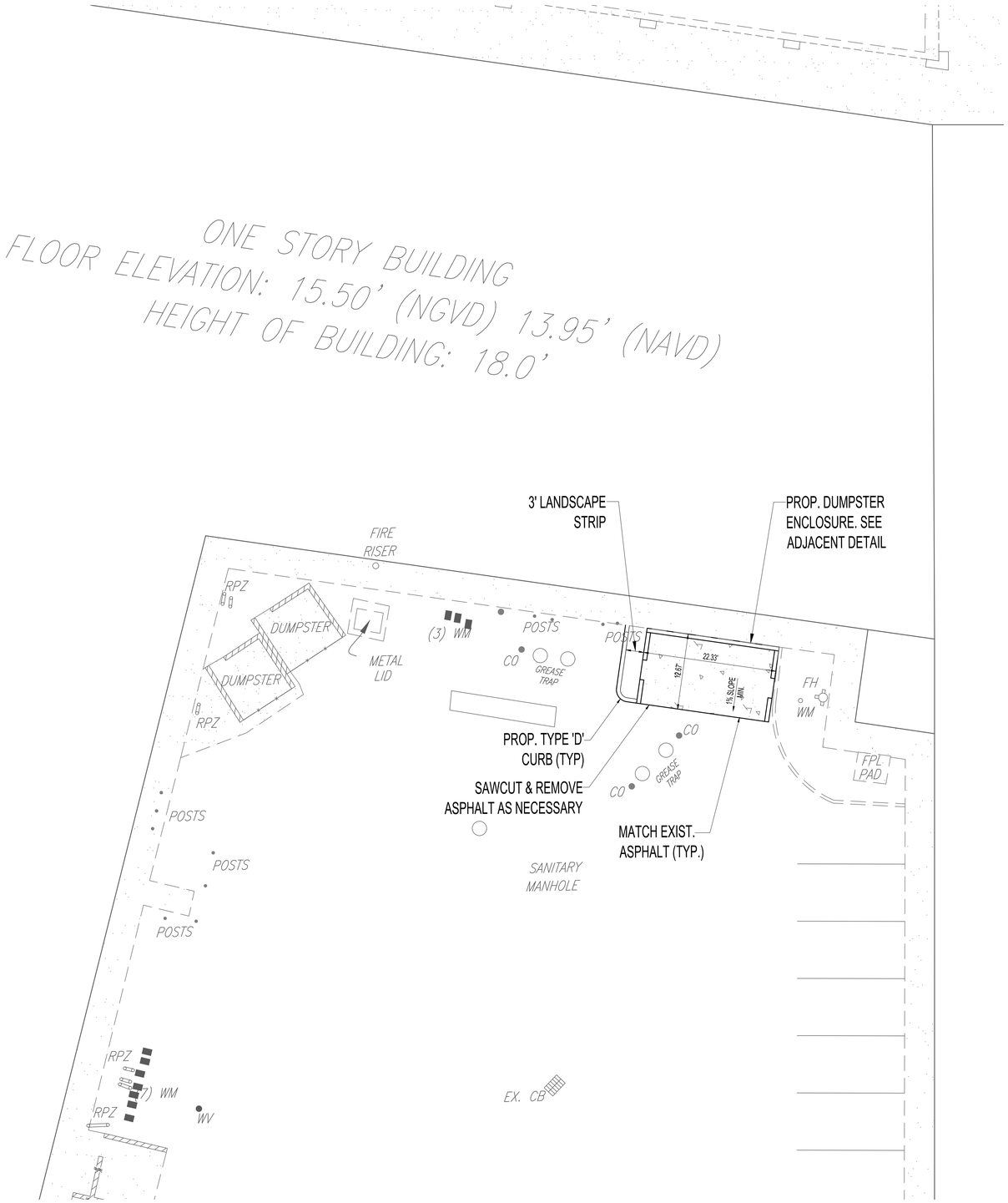
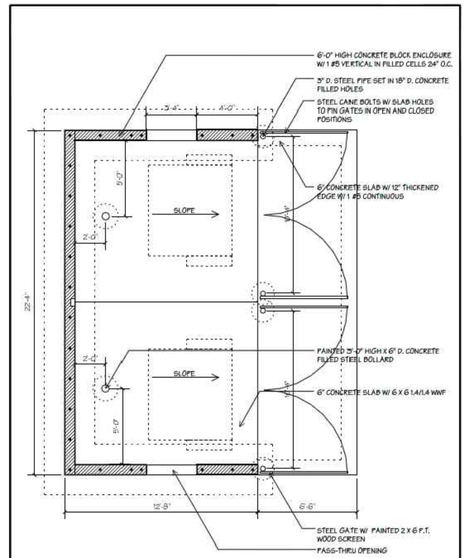
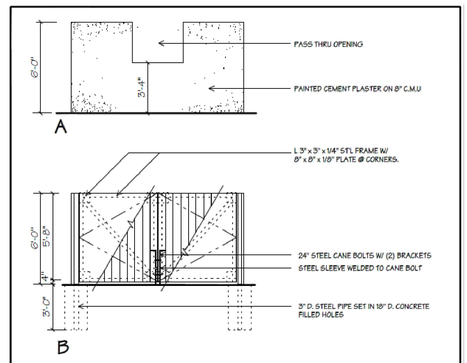




14 DUMPSTER ENCLOSURE #1
1/4" = 1'-0"



2 DUMPSTER ELEVATIONS
1/4" = 1'-0"

HATCH LEGEND

PROPOSED CONCRETE

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CAD I.D.: F140221-DUMPSTER PLAN

PROJECT:

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5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

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December 21, 2017
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SHEET TITLE:

DUMPSTER ENCLOSURE PLAN

SHEET NUMBER:

C-19

Printed on Thursday, December 21, 2017, 3:15 PM by Joaquin Vargas
J:\JOBS\2017\17-23 PEPPERTREE PLAZA\CAD\ARCH\17-23 PEPPERTREE PLAZA ARCH MODIFICATION\17-23 PEPPERTREE PLAZA ARCH MODIFICATION.DWG——LAYOUT: DUMPSTER PLAN

STATE ROAD NO. 834 (SAMPLE ROAD)

STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)

PERIMETER ROAD

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

SEE SHEET C-09 FOR SITE PLAN

ONE STORY BUILDING FLOOR ELEVATION: 15.52' (NGVD) 13.97' (NAVD) HEIGHT OF BLDG: 25.0' 5,023 SF

ONE STORY BLDG FLOOR EL.: 15.50' (NGVD) 13.95' (NAVD) BLDG. HEIGHT: 13.6' 3,893 SF

ONE STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) 11,302 SF

TOTAL B-1 BUILDING AREA 72,483 SF

BLDG FLOOR EL.: 15.51'(NGVD) 13.96' (NAVD) HEIGHT OF BLDG: 21.0'

BUILDING FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BUILDING: 26.0'

BUILDING FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BUILDING: 21.0'

TOTAL B-2 BUILDING AREA 55,355 SF

FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 25.4'

FLOOR EL.: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BLDG: 20.0'

FLOOR EL.: 15.55'(NGVD) 14.00' (NAVD) HEIGHT OF BLDG: 25.4'

FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BUILDING: 20.0'

ONE STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 18.0'

TOTAL B-1 BUILDING AREA 120,209 SF

ONE STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 25.0'

FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 18.0'

ONE STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 18.0'

TWO STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 28.0'

PROP. DUMPSTER ENCLOSURE

PARCEL "A" "WESTWOOD PLAZA" PLAT BOOK 140, PAGE 31, BCR

PORTION OF TRACT 33 "PALM BEACH FARMS" PLAT BOOK 2, PAGE 54 PALM BEACH COUNTY RECORDS

TRACT 33

PORTION OF TRACTS 32 AND 33

CONSERVATION AREA "INFANTE PLAT" PLAT BOOK 156, PAGE 10, BCR

N 1"= 60'

60 30 15 0 60

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. SUITE 250 FORT LAUDERDALE, FL 33334 P: 954-202-7000

4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100

125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F140221
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 12-08-17
CAD I.D.: F140221-PHASING PLAN

PROJECT:

PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR

LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

THOMAS ENGINEERING GROUP

RADICE III
1000 CORPORATE DRIVE, SUITE 250
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
December 21, 2017
FLORIDA LICENSE No. 50972
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PHASING PLAN PHASE 1

SHEET NUMBER:

C-20

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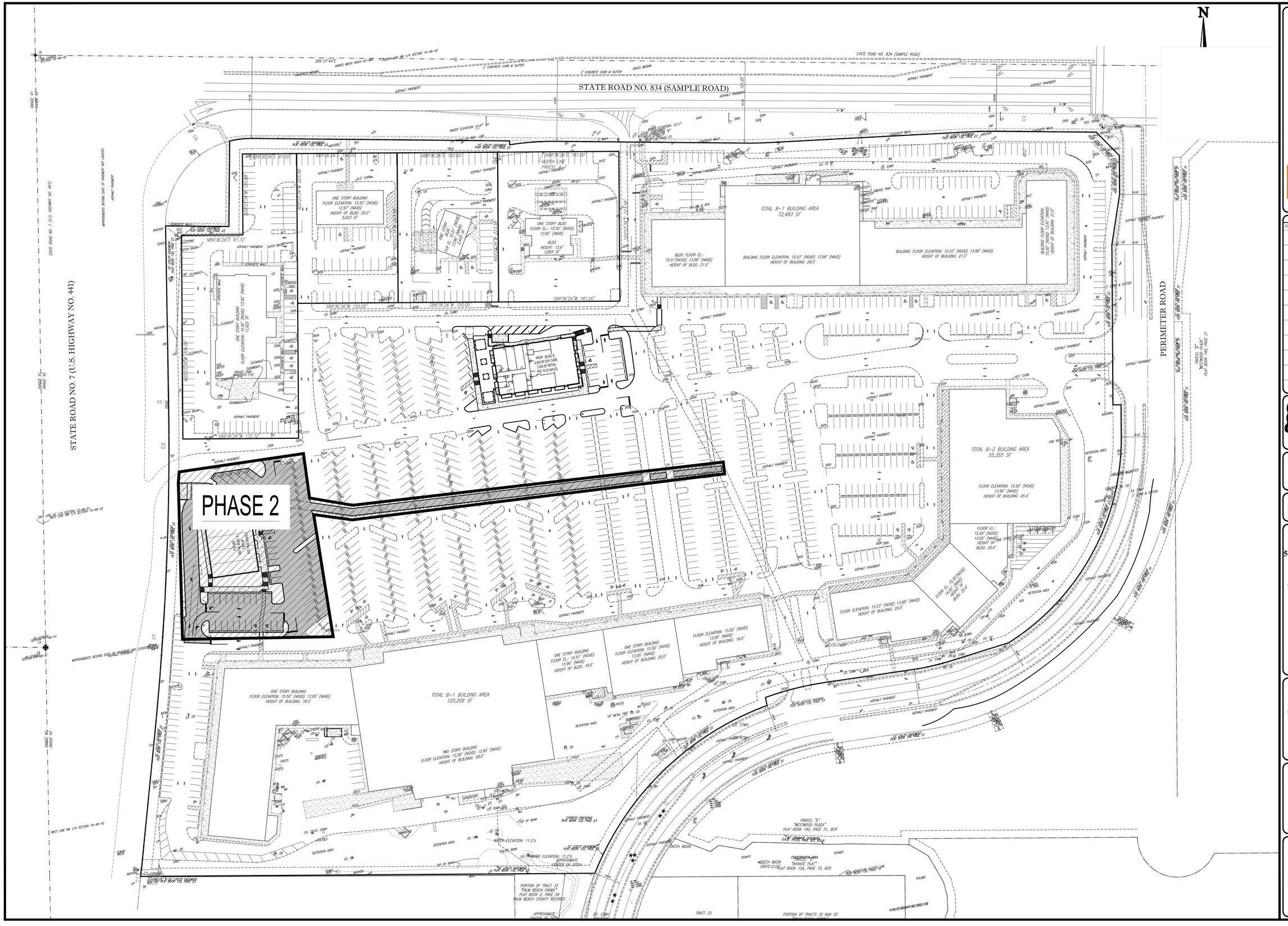
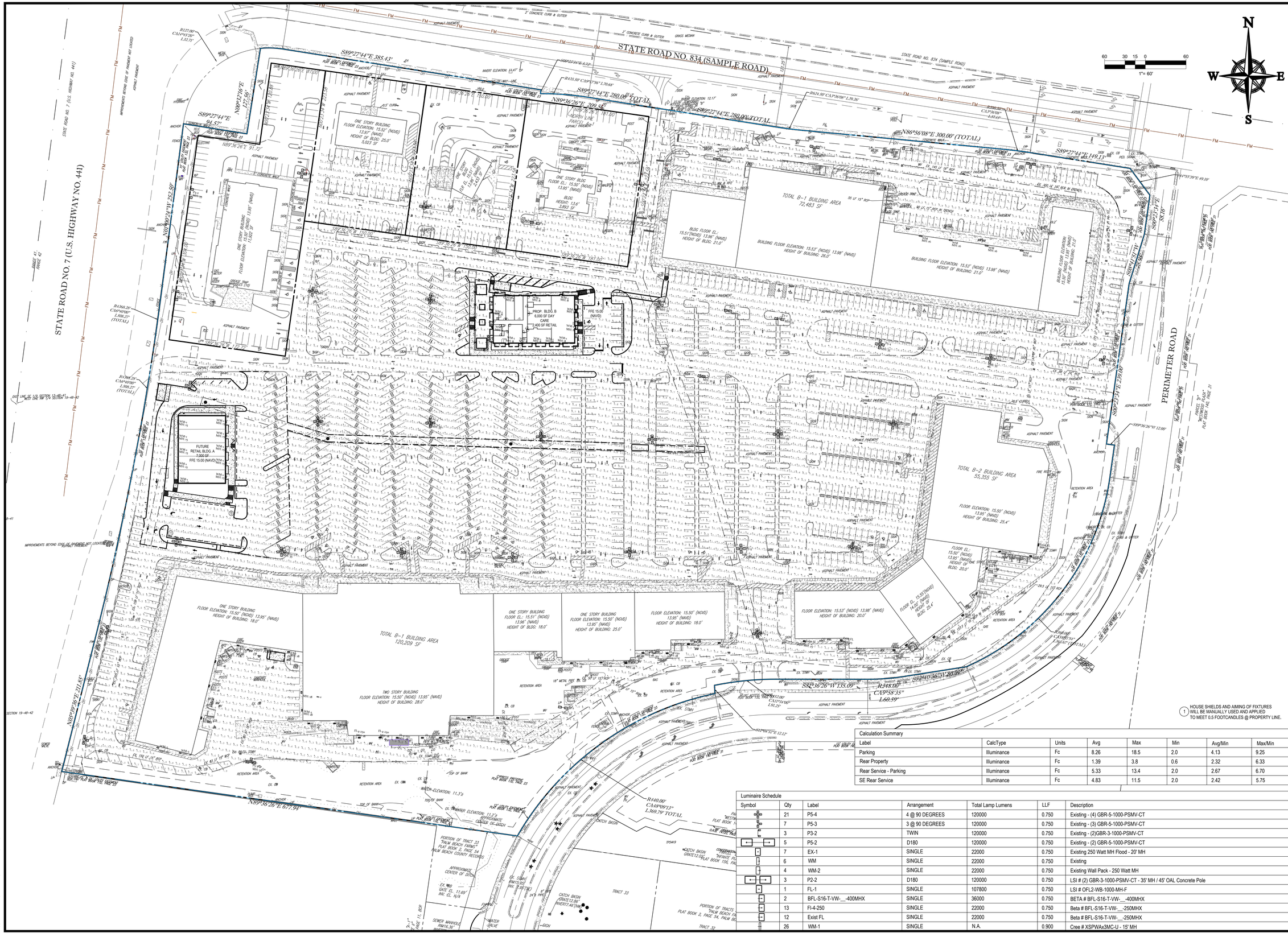

STATE ROAD NO. 834 (SAMPLE ROAD)
STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)
PERIMETER ROAD
PHASE 2
TOTAL B-1 BUILDING AREA
72,483 SF
TOTAL B-2 BUILDING AREA
55,355 SF
TOTAL B-1 BUILDING AREA
120,209 SF
ONE STORY BUILDING
FLOOR ELEVATION: 15.52' (NGVD)
13.97' (NAVD)
HEIGHT OF BLDG: 25.0'
5,023 SF
ONE STORY BLDG
FLOOR EL.: 15.50' (NGVD)
13.95' (NAVD)
BLDG. HEIGHT: 13.6'
3,893 SF
ONE STORY BUILDING
FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD)
11,922 SF
MOP. BLDG. B
1,000 SF DAY CARE
2,400 SF RETAIL
(FFE 15.00 (NAVD)
BLDG FLOOR EL.: 15.51'(NGVD) 13.96' (NAVD)
HEIGHT OF BLDG: 21.0'
BUILDING FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD)
HEIGHT OF BUILDING: 26.0'
BUILDING FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD)
HEIGHT OF BUILDING: 21.0'
FLOOR ELEVATION: 15.50' (NGVD)
13.95' (NAVD)
HEIGHT OF BUILDING: 25.4'
FLOOR EL.: 15.50' (NGVD)
13.95' (NAVD)
HEIGHT OF BLDG: 20.0'
FLOOR EL.: 15.50'(NGVD)
14.05' (NAVD)
HEIGHT OF BLDG: 25.4'
FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD)
HEIGHT OF BUILDING: 20.0'
ONE STORY BUILDING
FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD)
HEIGHT OF BUILDING: 18.0'
ONE STORY BUILDING
FLOOR EL.: 15.51' (NGVD)
13.96' (NAVD)
HEIGHT OF BLDG: 18.0'
ONE STORY BUILDING
FLOOR ELEVATION: 15.50' (NGVD)
13.95' (NAVD)
HEIGHT OF BUILDING: 25.0'
FLOOR ELEVATION: 15.50' (NGVD)
13.95' (NAVD)
HEIGHT OF BUILDING: 18.0'
TWO STORY BUILDING
FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD)
HEIGHT OF BUILDING: 28.0'
PARCEL "A"
"WESTWOOD PLAZA"
PLAT BOOK 140, PAGE 31, BCR
PORTION OF TRACT 33
"PALM BEACH FARMS"
PLAT BOOK 2, PAGE 54
PALM BEACH COUNTY RECORDS
TRACT 33
PORTION OF TRACTS 32 AND 33
"PALM BEACH FARMS"
PLAT BOOK 2, PAGE 54
PALM BEACH COUNTY RECORDS
CONSERVATION AREA
"INFANTE PLAT"
PLAT BOOK 156, PAGE 10, BCR
RETENTION AREA
WATER ELEVATION: 11.3'±
TOP OF BANK
TOE OF SLOPE
APPROXIMATE CENTER OF DITCH
EX. WATER ELEVATION: 11.2'±
APPROXIMATE CENTER OF DITCH
EX. CATCH BASIN GRATE 12.06'
EX. CATCH BASIN GRATE 12.07'
EX. CATCH BASIN GRATE 12.08'
EX. CATCH BASIN GRATE 12.09'
EX. CATCH BASIN GRATE 12.10'
EX. CATCH BASIN GRATE 12.11'
EX. CATCH BASIN GRATE 12.12'
EX. CATCH BASIN GRATE 12.13'
EX. CATCH BASIN GRATE


STATE ROAD NO. 834 (SAMPLE ROAD)
STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)
PERIMETER ROAD
S89°27'44"E 385.43'
S89°27'44"E 280.00' TOTAL
N89°56'26"E 209.56'
S89°27'44"E 91.57'
N89°27'44"W 252.50'
N89°56'08"E 300.00' (TOTAL)
S89°27'44"E 149.13'
S00°27'13"E 390.00'
N89°56'26"E 677.94'
N89°36'26"W 231.85'
S89°36'26"W 135.00'
S22°40'38"W 200.00'
N00°27'13"W 252.50'
TOTAL B-1 BUILDING AREA 72,483 SF
TOTAL B-2 BUILDING AREA 55,355 SF
TOTAL B-1 BUILDING AREA 120,209 SF
ONE STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.97' (NAVD) HEIGHT OF BLDG: 25.0' 5,003 SF
ONE STORY BUILDING FLOOR ELEV.: 15.50' (NGVD) 13.95' (NAVD) BLDG HEIGHT: 13.6' 2,812 SF
ONE STORY BUILDING 15.50' (NGVD) 13.96' (NAVD) 17,500 SF
PROP. BLDG. B 6,000 SF DAY CARE 2,400 SF RETAIL
FFE 15.00 (NAVD)
FUTURE RETAIL BLDG. A 7,000 SF FFE 15.00 (NAVD)
TWO STORY BUILDING FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 28.0'
BUILDING FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BUILDING: 28.0'
BUILDING FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BUILDING: 21.0'
BLDG FLOOR EL.: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BLDG: 21.0'
FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 18.0'
FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD) HEIGHT OF BUILDING: 20.0'
FLOOR EL.: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 20.0'
FLOOR EL.: 15.50'(NGVD) 14.00' (NAVD) HEIGHT OF BLDG: 25.4'
FLOOR ELEVATION: 15.50' (NGVD) 13.95' (NAVD) HEIGHT OF BUILDING: 18.0'
R127.00' CA=14°26' L32.21'
R1335.50' CA=0°56' L21.68'
R624.50' CA=16°08' L176.26'
R1936.28' CA=6°09' L208.22'
R1936.28' CA=6°09' L208.27' (TOTAL)
R1936.28' CA=6°09' L208.37' (TOTAL)
R440.00' CA=89°13" L342.08'
R440.00' CA=89°13" L369.79' TOTAL
R348.00' CA=9°58'35" L60.59'
R348.00' CA=9°58'35" L60.59'
R348.00' CA=9°58'35" L60.59'