

THE RANCHES - ENGINEERING STANDARDS

The Applicant understands and acknowledges the following statement:

"The proposed improvements have been designed in compliance with all applicable Federal, State, County and City of Parkland Codes and statutes. Should there be any discrepancies between the plans and/or specifications prepared by the Engineer of Record or Registered Architect and any published standards, including but not limited to the City of Parkland Code and/or any City of Parkland adopted engineering standards, specifications and construction details, said discrepancies shall be resolved utilizing the latest and most updated standards adopted by the agency having jurisdiction, or the most stringent."

"Although there exist the possibility of unintended errors or omissions, the City of Parkland Public Works Department reserves the right to correct said errors or omissions during subsequent engineering reviews and/or during construction. Although infrequent, changes, alterations, or site-specific decisions may be necessary to ensure compliance with applicable codes and regulations."

GENERAL

1. Proposed work shall not result in additional stormwater runoff to abutting properties and any excess stormwater runoff shall be treated and kept onsite.
2. Proposed work shall not interfere nor conflict with any existing above ground or underground utilities.
3. Any damaged landscaping and/or any damage to other above or below ground facility(ies) resulting from the work performed, shall be restored to its original conditions, or better, (if applicable). The Applicant/Contractor shall bear the costs of necessary repairs. Repairs shall be completed in accordance with all applicable codes.
4. Proposed work shall not encroach into an easement. No permanent structures shall be allowed within a Drainage or Utility Easement and no structures whatsoever shall be allowed within a Lake or Canal Maintenance Easement, except as allowed by Code or the easement owner.
5. Easement Agreements, Hold Harmless Letters, approval by other agencies having jurisdiction, and/or other similar documents may be required and permits may not be issued until such documents have been submitted for review and approval.
6. Surveys provided must show all easements, including Drainage Easements.

FENCES

1. An Easement Agreement is required if a fence is proposed along an easement line, work abuts a Public Preserve, Canal, or any other Public facility.
2. Fences may not be allowed in areas where existing public utilities may be damaged or susceptible to damage during installation.

PATIOS

1. Finish pavers or concrete slab elevation must match existing ground elevations. No additional fill may be brought on site, except as approved by code.

DRIVEWAYS

1. Water meter boxes, sanitary sewer cleanouts, fire hydrants, etc., shall not be in conflict with a proposed driveway.

CONCRETE WALKS (PUBLIC RIGHT OF WAY)

1. Requires an Engineering Permit. Contact the Engineering Division for details.
2. The Applicant/Contractor shall adhere to the City's approved Typical Sidewalk Detail.
3. The Applicant/Contractor shall provide copies of concrete strength report(s) to confirm 3,000 psi concrete. One (1) concrete cylinder test shall be conducted for this project and results provided to the City prior to final approval.
4. The Applicant/Contractor shall be responsible for contacting the City for all applicable inspections.
5. A Performance Bond may be required.

CONCRETE WALKS (PRIVATELY-OWNED AND MAINTAINED)

1. Requires an Engineering Permit. Contact the Engineering Division for details.
2. The Applicant/Contractor shall adhere to the City's approved Typical Sidewalk Detail.
3. The Applicant/Contractor shall provide copies of concrete strength report(s) to confirm 3,000 psi concrete. One (1) concrete cylinder test shall be conducted for this project and results provided to the City prior to final approval.
4. The Applicant/Contractor shall be responsible for contacting the City for all applicable inspections.

POOLS

1. Finish deck elevations must match existing ground elevations. No additional fill may be brought on site nor deck be elevated unless necessary. If necessary, the Applicant/Contractor may use a retaining wall or another mean/ method to compensate for the grade differential and maintain required side slopes (4:1 or flatter).

SINGLE FAMILY HOUSES

For sites 1-acre or more

NPDES Requirements

Applicant may be required to provide necessary erosion and sedimentation controls, temporary and/or permanent, until the project has received a final Certificate of Occupancy, if in the City's engineering representative opinion it is warranted to adopt said controls.

At a minimum, plans must include the following: full perimeter control (silt fence, etc.); a dedicated construction entrance (not less than 24' wide x 50' long of 6" deep 57 rock on Mirafi filter) including a truck/vehicle wash area (i.e., hose bib, etc.); adequate protection to any existing waterways and drainage inlets using approved filter fabric, hay bales, turbidity barriers, etc.; identification of any dewatering areas (dewatering activities must be confined to the site); any other necessary erosion and sedimentation controls, including a Log Book, which must be updated every week and after any rainstorm event exceeding 0.5", a rain gauge, oil spill kit, etc.

Plans must also include all applicable standard construction details. These may be obtained from Broward County, Florida Department of Environmental Protection, etc.

Applicant must make provisions to sweep the roadway during the workday and at the end of the workday (everyday) to avoid any mud or dirt from being carried off-site.

The Applicant may be asked to file a Notice of Intent (NOI) and provide the City with a copy of the Letter of Acknowledgement, copy that shall be on site at all times and available upon request by engineering representatives. Note that the City, in compliance with Ordinance 2006-40, performs NPDES unannounced inspections. Violations are subject to fines up to \$ 1,000 per day

Paving and Drainage Requirements

Provide a complete set of civil plans including, but not limited to, a complete grading plan with necessary drainage calculations (stage storage, pipe sizing, dry retention, etc.).

Make sure that drainage calculations provide a clear design to contain up to and including a 100-year storm event. Identify proposed finish floor (F.F.) elevation. The F.F. shall meet or exceed the following: FEMA, 1.5' above the highest road crown elevation, or 100-year storm event stage storage calculation. Provide supporting documentation and/or calculations. If proposed home is part of a larger Subdivision, then civil plans must adhere to previously approved site and/or civil plans for the entire Subdivision.

Provide a copy of a Surface Water Management license as issued by the South Florida Water Management District or Broward County Environmental Protection and Growth Management Department.

Provide roadway plans for any offsite improvements (if required) per Manual of Uniform Minimum Standards for Design and Construction, Florida Greenbook,

Make provisions for any additional repairs resulting from removal of any trees (roots that may have extended under the roadway), and any potential damage caused by trucks during construction.

The Applicant shall be responsible for any repairs to the roadway, and these repairs may result in rebuilding as much as the entire width of existing roadway if in the Public Services Department's opinion it is necessary to restore the roadway to original, or better conditions.

A survey must be provided. The survey must be recent (no more than 12 months old). An owner signed affidavit is allowed. Contact Building Division for instructions.

Note: Other comments may be necessary to ensure full compliance with applicable codes and standards.