

PINE TREE ESTATES - 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
2. Positive drainage shall be maintained at all times.
3. Proposed work shall not interfere nor conflict with any existing above ground or underground utilities.
4. 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, including any Reflective Pavement Markers (RPMs), striping, etc., (if applicable). The Applicant/Contractor shall bear the costs of necessary repairs. Repairs shall be completed in accordance with all applicable codes.
5. 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.
6. 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.

FENCES

1. An Easement Agreement is required if 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 should match existing ground elevations. The Applicant should refrain from bringing additional fill to the 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 should 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).

OTHER UTILITIES (FPL, BELLSOUTH, CABLE, ETC.)

1. Requires an Engineering Permit. Contact the Engineering Division for details.
2. The Applicant/Contractor shall request a final inspection (no exceptions).
3. Pipe(s) shall be installed not less than 24" deep.
4. The Applicant/Contractor shall adhere to conditions stated in the Franchise Agreement(s).

SINGLE FAMILY HOUSES

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 grading plan to demonstrate direction of flow. The plan shall show, at a minimum, enough grades to prove that slopes through the side swales are not less than 0.3% from the front of the lot to the drainage conveyance swale in the rear.

The grades in front of the proposed lot shall be 4" below the crown of the road elevation and an 8" deep front swale shall be provided.

In addition, Applicant must provide cross sections across each swale (front, side and rear). These cross sections must clearly demonstrate that such sections shall be built at slopes not to exceed 4:1.

Provide adequate grading from the house to the top of the swales to demonstrate that grading shall not exceed 4:1 slopes throughout. 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, whichever is greater. Provide supporting documentation and/or calculations.

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.

Paving, Grading and Drainage plans for lots within the Pine Tree Estates subdivision must comply with Article 125 of the City of Parkland Code of Ordinances and original Pine Tree Estates Drainage and Swales Plan available on the City of Parkland Engineering Department website

Plans must be submitted to Pine Tree Water Control District for review and a non-objection letter from the Pine Tree Water Control District must be provided to the City as a condition for the building permit approval.

Pine Tree Water Control District Engineer:

Warren Craven (954) 914-4828 wcraven@cravenconsulting.net

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