



**Master Planned
Development (MSP) Application**
Planning and Zoning Division

TOWN OF DAVIE USE ONLY

Petition Number: _____

Initial Fee: _____

Receipt Number: _____

Submittal Date: _____

Received By: _____

Folio Number:

5		-	4		-		-		-				
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Property Address: _____

Future Land Use: _____

Zoning: _____

Project Name: _____

Number of Units for Residential Site Plans:

		,			
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Floor area for Non-residential Site Plans:

		,				,			
--	--	---	--	--	--	---	--	--	--

Petitioner Info:

Name: _____

Address: _____

Telephone: _____

Fax: _____

Relationship to the property: _____

Owner Info:

Name: _____

Address: _____

Telephone: _____

Fax: _____

I hereby certify that I am the owner of the described property, I have authorized the filing of the aforesaid request, and I understand that I or my authorized agent must be present at the public hearing to present the request to the Board.

OWNER'S NAME(S) (PRINT)

PETITIONER'S NAME (PRINT)

OWNER'S SIGNATURE
(ALL OWNERS MUST SIGN)

PETITIONER'S SIGNATURE

ADDRESS

ADDRESS

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

TELEPHONE

TELEPHONE

The foregoing instrument was acknowledged
before me this _____ day of _____,
20____, by _____
who is personally known to me or has produced

The foregoing instrument was acknowledged
before me this _____ day of _____,
20____, by _____
who is personally known to me or has produced

as identification and who did take an oath.

as identification and who did take an oath.

NOTARY PUBLIC:

NOTARY PUBLIC:

SIGN: _____

SIGN: _____

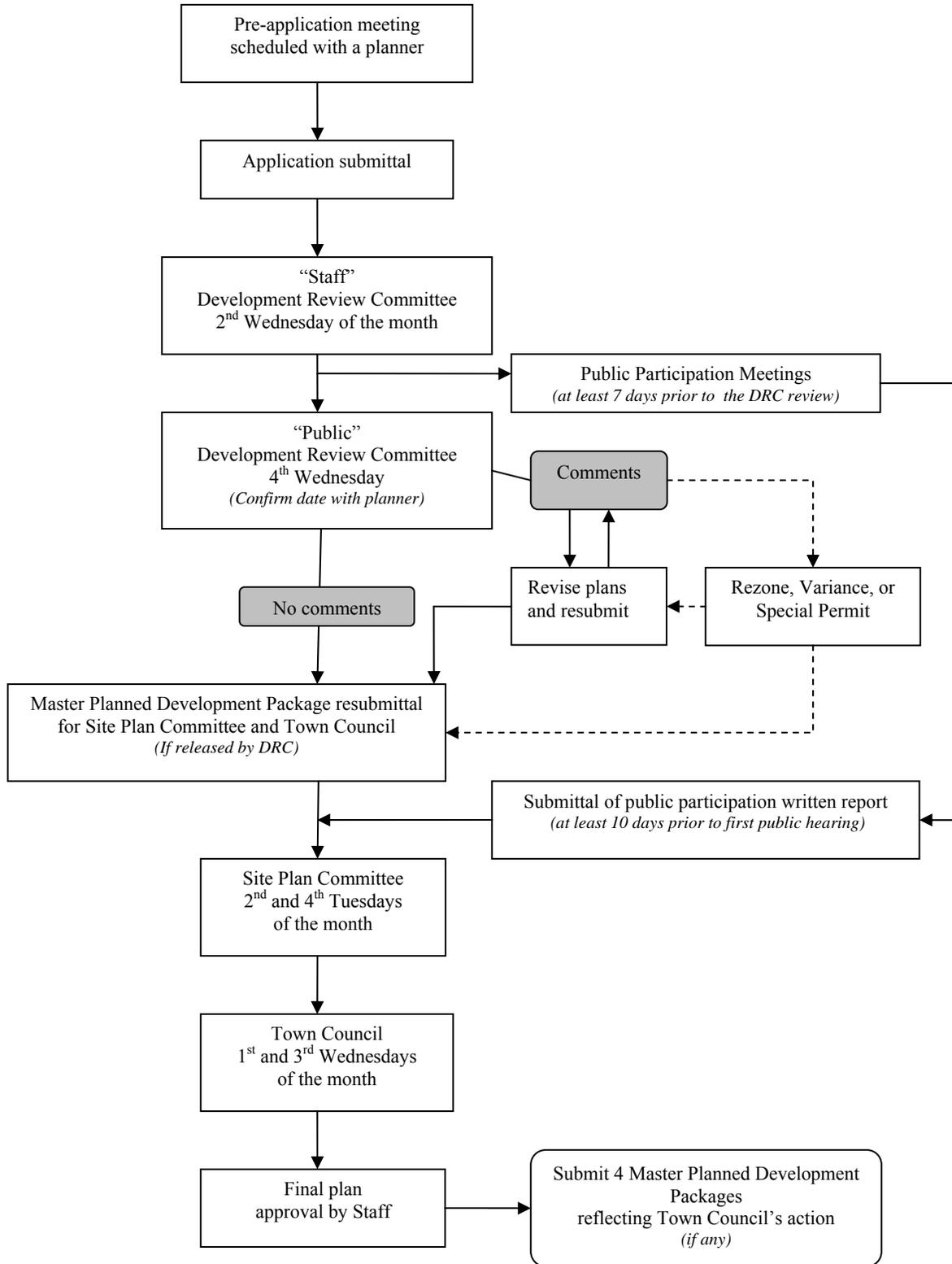
PRINT: _____

PRINT: _____

My Commission Expires:

My Commission Expires:

Master Planned Development Application Flow-Chart



Master Planned Development Application Checklist

All required information must be provided at the time of submittal unless otherwise noted.

- __1. A copy of the pre-application meeting form filled-out with a Town planner.
- __2. Original application form typed or neatly printed in ink, and notarized properly.
- __3. One check made payable to the Town of Davie in the amount specified on the fee schedule (provide calculations).
- __4. Copy of warranty deed or most recent tax bill.
- __5. A letter of intent (on petitioner's letterhead) providing point-by-point proposed detail information relating to the submitted application. This letter shall be attached to all site plan packages that are initially submitted into the Planning and Zoning Division.
- __6. A letter (on petitioner's letterhead) indicating that the proposed design had a preliminary review and was submitted into Central Broward Water Control District (CBWCD) for approval. (or letter stating the know, etc.)
- __7. If the proposed residential development consists of ten (10) or more units, provide a letter (on petitioner's letterhead) explaining how the criteria for "Affordable Housing Incentive Program" was fulfilled.
- __8. Three (3) full size copies of the plat, folded to 8.5" X 11" with the binder to the left, as recorded in the official records of Broward County.
- __9. One (1) tree survey that is to include the location of all non-invasive trees on the site identified by species name (common and botanical), diameter at breast height "dbh" (54" high), and the condition of the trees as determined by an ISA Certified Arborist or a Registered Landscape Architect. Palm trees shall also be measured by linear feet of clear trunk. The tree survey must include the plan for each tree on site (remain, relocate or remove) along with the total sum in inches (dbh) for canopy trees, and the total linear feet of palms to be removed. Existing trees within 25 feet of the property line shall also be identified by species, and size to avoid future growing space conflicts.
- __10. All site plans must be a maximum size of 24" x 36", drawn at a scale no smaller than 1" = 40'. Provide master site plans at a maximum scale of 1" = 60' and match sheets at a maximum scale of 1" = 40'.
- __11. For all new construction the following presentation materials must be submitted to staff for review at least one (1) week prior to the Site Plan Committee meeting:
 - a. Color chart that indicates the proposed colors and materials
 - b. Color elevations of all sides of the proposed structure(s)
 - c. Three-dimensional color perspective rendering. Renderings must match proposed elevations or the application will not be scheduled for the Site Plan Committee meeting.
- __12. Number of site plan packets required:
 - a. Development Review Committee (DRC), Fourteen (14) (*Only one package has to be signed and sealed*)
 - i. When resubmitting, provide a written response to all DRC comments and staple to the front of each site plan packet. Number of packages depends on how many departments have comments that need to be answered.
 - b. Site Plan Committee, twelve (12) (*signed and sealed*)
 - c. Town Council, fourteen (14) (*signed and sealed*)
 - d. Four (4) complete signed and sealed site plans reflecting Town Council action must be provided in order to receive Final Site Plan approval from staff.

** Note: A completed citizen participation plan and a completed citizen participation plan report are required as part of all Master Planned Development applications. (Ord.No.2004-31)*

Master Planned Development Application Requirements

The following information must be included within the site plan packages. Construction drawings are not required for site plan review; however, please submit the site plans sheets in the following order with the information noted below:

Please submit site plan packages with the sheets in the following order:

General Information

- __1. Cover Sheet**
Demolition Plans (*if applicable*)
- __2. Site Plans**
- __3. Survey**
- __4. Site Details**
- __5. Conceptual Paving, Grading, and Drainage Plans** (*a.k.a. Civil Plans*)
- __6. Floor Plans**
- __7. Elevations** (*a.k.a. Frontage Plans*)
- __8. Landscaping Plans and Tree Survey** (*if applicable*)
- __9. Lighting Plans** (*a.k.a. Photometric Plans*)
- __10. Fire and Rescue Plans**
Temporary Uses Plans (*if applicable*)

General Information

- Evidence of unity of title or unified control agreement. A plan of common development and common ownership may also be provided either through common ownership association, condominium declarations, or other forms of ownership where unity of title does not exist for all lands covered by the master planned development approval.
- Present evidence in an agreement, that any development successors in title are bound to the approval of said master planned development; said title or agreement shall include all assessment and membership provisions and require the town to be party for any amendments to the title or agreement.
- The approval of a master planned development shall include as an enforceable condition: "All plans, specifications, agreements, and requirements as herein set out, together with an enforceable agreement on the part of the developer that the land so planned shall not be developed in any other way except in substantial accord with the said plans, specifications, agreements and requirements approved as part of the master planned development."
- A restrictive covenant shall be provided along with said Unity of Title or Unified Control Agreement. The restrictive covenant shall provide for the maintenance of all common master plan elements, such as access drives, easements, landscaping, irrigation, lighting, shared drainage facilities, utilities, and any other elements deemed necessary by the town council to ensure the proper upkeep and maintenance of said master planned development.
- Boundary Survey
- Proposed parcel division within the master planned development.
- General schematic presentation of the land uses included within the development.
- Entrance feature, if any and perimeter landscaping schematic design.

- Proposed building location, maximum heights, floor area and setbacks.
- Delineation of internal circulation, including streets and pedestrian access.
- Points of connection of the local streets to the trafficways, including general indication of the necessary improvements to the trafficways to accommodate the local trips generated by development.
- General location and size of any community facility included within the development such as parks, schools, fire stations, community centers, etc.
- Site data table showing proposed uses, acreage, and number of units and density in the case of residential uses, and any other information deemed necessary by the development services department.
- Schematic depiction of surface water management elements, including retention facilities, drainage easements and swales.
- Schematic depiction of the water and wastewater treatment facilities and/or source of public water and wastewater disposal facilities; general distribution and collection plans within the development, including easements for utility pipelines.
- Survey detailing surrounding features, both natural and manmade, within a five hundred (500) foot radius on all sides of the site.
- Elevations of one or more of the buildings, renderings, building materials, and building colors shall be provided on a material presentation board no greater than twenty-four (24) inches by thirty-six (36) inches. In addition, architectural parameters shall be established at this time, through a master architectural package, providing at a minimum, colors, building materials, roof materials, and facade details, to ensure architectural cohesion for all buildings.
- Traffic study indicating the impact the proposed development may have upon the existing roadway network. At a minimum the following shall be provided; trip generation, trip assignment, and trip distribution. Additional information shall be determined based upon the size and scale of the development at the discretion of the development services director.
- Master signage plan indicating all monument, wall, directional prototype signs including color, height, material, letter style, and method of illumination.
- Irrigation plan indicating that all irrigation shall be commonly controlled as set forth in the restrictive covenant.
- Demonstrate architectural consistency and harmony with the existing and approved developments in the surrounding area.

1. Cover Sheet

- 1.1. Index
- 1.2. Title block with project name
- 1.3. Project address or folio number
- 1.4. Project name
- 1.5. Names of developer and team with addresses, telephone fax numbers and e-mail
- 1.6. Legal description
- 1.7. General location map showing the project site in relation to the major road systems and/or natural features within the Town
- 1.8. Current level of development approved by Broward County based upon the plat
- 1.9. Statement describing the character of the proposed development that includes the following information:

- ___ 1.9.1. Name of the development
- ___ 1.9.2. Adult or family orientation/purpose/use
- ___ 1.9.3. Estimated overall and/or per unit cost as applicable
- ___ 1.9.4. Proposed ownership and control
- ___ 1.9.5. Anticipated traffic generation (*provide Traffic Impact Study*)
- ___ 1.9.6. Type of utilities to serve the project

2. Site Plans

- ___ 2.1. Scale
- ___ 2.2. North arrow
- ___ 2.3. Signed and sealed
- ___ 2.4. Site boundaries clearly shown and tied to section corners
- ___ 2.5. Building envelope (*footprint*)
- ___ 2.6. Provider of utilities (*i.e. water, wastewater, cable, solid waste, and electric*)
- ___ 2.7. Street signage (*i.e. Stop, Do Not Enter, etc.*)
- ___ 2.8. Street striping (*i.e. Stop Bar, Lane Striping, etc.*)
- ___ 2.9. Crosswalks
- ___ 2.10. Walls (fences, retaining walls)
- ___ 2.11. Curb types
- ___ 2.12. Right-of-way locations/information
- ___ 2.13. Drainage, utilities, and other easements
- ___ 2.14. Vehicular access openings (*including non-vehicular access lines (NVAL)*)
- ___ 2.15. Future land use of the property and all contiguous parcels
- ___ 2.16. Existing Zoning of the property and all contiguous parcels
- ___ 2.17. Existing structures or elements to remain
- ___ 2.18. Indicate adjacent areas under same ownership (*if applicable*)
- ___ 2.19. Water bodies, measured to the top of bank
- ___ 2.20. Water body maintenance easements
- ___ 2.21. Bicycle lanes/paths
- ___ 2.22. Sidewalks or pedestrian access ways connecting with rights-of-way
- ___ 2.23. Equestrian trails
- ___ 2.24. Recreation trails
- ___ 2.25. Location of ground mounted equipment (*i.e. air conditioners, mailboxes, back flow preventors, F.P.L. boxes, powerlines, etc.*)
- ___ 2.26. Location of existing intersections, bridges, sidewalks, driveways, curbs and streets
- ___ 2.27. Internal streets, public or private, and their size
- ___ 2.28. Services truck turning radii
- ___ 2.29. Sight triangles
- ___ 2.30. Stacking spaces (*if applicable*)
- ___ 2.31. Indicate elevations of parking
- ___ 2.32. Indicate elevations of building pads
- ___ 2.33. Vehicular circulation
- ___ 2.34. Pedestrian circulation
- ___ 2.35. Parking landscaping isle dimensions
- ___ 2.36. Parking feasibility
- ___ 2.37. Number parking spaces (*i.e. circled numbers, linear dimensions, etc.*)
- ___ 2.38. Compact parking spaces (*i.e. provided with the letter "C"*)
- ___ 2.39. Parking with wheel stops
- ___ 2.40. Parking with two-foot overhangs
- ___ 2.41. Handicap ramps
- ___ 2.42. Handicap spaces
- ___ 2.43. Illustrate handicapped feasibility
- ___ 2.44. Locate handicapped signs
- ___ 2.45. Loading areas
- ___ 2.46. Fire lanes
- ___ 2.47. Dumpster enclosures

- __2.48. Light poles
- __2.49. Mark areas needed for enlarged plans (i.e. dumpster, HC stalls, and signs)
- __2.50. Show dimensioned distances, clearly differentiating between existing and proposed:
 - __2.50.1. Between all structures and property lines
 - __2.50.2. Structures from easements and rights-of-way, including corner chord
 - __2.50.3. Structures from water bodies, measured to the top of bank
 - __2.50.4. Paved areas
 - __2.50.5. Roadways
 - __2.50.6. Bicycle lanes/paths
 - __2.50.7. Sidewalks/pedestrian access ways
 - __2.50.8. Equestrian/recreation trails
- __2.51. Residential site plan tabular information:
 - __2.51.1. Future land use plan map classification
 - __2.51.2. Town of Davie official zoning map designation
 - __2.51.3. Size of site (*square footage, gross and net acreage*)
 - __2.51.4. Total open space/landscape area (*square footage, acreage and percent*)
 - __2.51.5. Total impervious (*square footage, acreage and percent*)
 - __2.51.6. Total square footage of each building or structure on site
 - __2.51.7. Percentage of total site occupied by buildings or structures
 - __2.51.8. Number of dwelling units
 - __2.51.9. Gross and net density per acre
 - __2.51.10. Number of dwelling units in each building
 - __2.51.11. Number of 1,2,3, etc. bedroom units
 - __2.51.12. Total gross floor area of each type of residential unit
 - __2.51.13. Number of required and provided parking spaces, including handicapped, and the method used to calculate
- __2.52. Non-residential site plan tabular information:
 - __2.52.1. Future land use plan map classification
 - __2.52.2. Town of Davie official zoning map designation
 - __2.52.3. Size of site (*square footage, gross, and net acreage*)
 - __2.52.4. Total open space/landscape area (*square footage, acreage, and percent*)
 - __2.52.4.1. Total open space in vehicular use area (*square footage, acreage, percent*)
 - __2.52.4.2. Total landscape buffers (*square footage, acreage, percent*)
 - __2.52.5. Total impervious area (*square footage, acreage, percent*)
 - __2.52.6. Total square footage of each building or structure
 - __2.52.6.1. Percentage of total site occupied by buildings or structures
 - __2.52.7. Number of required and provided parking spaces, including handicapped, and the method used to calculate
 - __2.52.8. Number of required and provided loading spaces, and the method used to calculate

3. Survey

- __3.1. Scale
- __3.2. North arrow
- __3.3. Signed and sealed
- __3.4. Legal description
- __3.5. Site boundaries clearly shown and tied to section corners
- __3.6. Survey shall have been conducted within the last two (2) years and have the seal of the appropriate professional
- __3.7. Date of drawing (*including revision dates*)
- __3.8. Angles and bearings
- __3.9. Utility poles
- __3.10. Catch basin
- __3.11. Manholes

- __ 3.12. Fire hydrants
- __ 3.13. Water, sewer, and storm lines
- __ 3.14. Topographic showing the existing ground elevations, pavement, structures, watercourses, all easements, road right-of-way within and adjacent to the property
- __ 3.15. Water bodies measured from the top of bank
- __ 3.16. Trees over 3" caliper (*located on the site, identified by species name, caliper, size, and condition be provided, the survey shall fulfill the site plan application submittal requirement of a separate tree survey*)
- __ 3.17. Buildings
- __ 3.18. Berms and walls
- __ 3.19. Light poles
- __ 3.20. Fire hydrants
- __ 3.21. Underground facilities
- __ 3.22. Intersections
- __ 3.23. Bridges
- __ 3.24. Sidewalks
- __ 3.25. Driveways
- __ 3.26. Curbs
- __ 3.27. Streets
- __ 3.28. Adjoining and internal streets and their widths
- __ 3.29. Rights-of-way, dedications, and/or easements with O.R. books and pages

4. Site Details

- __ 4.1. Scale
- __ 4.2. North arrow (*if applicable*)
- __ 4.3. Signed and sealed

5. Civil Plans

- __ 5.1. Scale
- __ 5.2. North arrow
- __ 5.3. Signed and sealed
- __ 5.4. Legal description
- __ 5.5. Provide clear boundaries with dimensions and bearings
- __ 5.6. Broward County's conditions for plat approval
- __ 5.7. Internal sidewalks
- __ 5.8. Sidewalks along public roads (*if applicable*)
- __ 5.9. Retention areas
- __ 5.10. Drainage easements
- __ 5.11. Canals, including lake cross sections
- __ 5.12. Curb types
- __ 5.13. Sidewalk ramps
- __ 5.14. Sidewalk connection from public right-of-way to internal walkway or building
- __ 5.15. Equestrian/recreational trails (*if applicable*)
- __ 5.16. Dimensions between access points (*minimum 250 feet between them*)
- __ 5.17. Traffic control including stop signs, stop bar, stripping and markings
- __ 5.18. Clear sight triangles at the driveway entrance (*Section 12-205(6)(b)*)
- __ 5.19. Cross-sections and profile sections
- __ 5.20. Dimensions, setback lines, bearings, centerline, and curve data
- __ 5.21. Dimensions and character of construction, including bearings, centerline dimensions and curve data of proposed street, alleys, driveways, and grading plan.
- __ 5.22. Provide storm water management calculations (*Drainage District approval is required*)
- __ 5.23. Traffic study or traffic analysis on how project will affect local road network
- __ 5.24. Location and proper access to trash enclosure (*if applicable*)
- __ 5.25. Location for lift station or proposed wells (*if applicable*)
- __ 5.26. Location for all backup generators (*if applicable*)

- __ 5.27. Radii for driveway entrances (*minimum 25'*)
- __ 5.28. American Disability Act (ADA) requirements
- __ 5.29. Parking space to drive aisle throat (*minimum 25'avoiding conflict with clear aisle flow of traffic*)
- __ 5.30. Computation for total acres and show lot sizes on plan
- __ 5.31. Fire hydrants location (*existing and proposed*)
- __ 5.32. Schematic Engineering Plans Showing:
 - __ 5.32.1.1. Stormwater management plan
 - __ 5.32.1.2. Preliminary design of grading and grading plan
 - __ 5.32.1.3. Preliminary design of water distribution and sewer collection systems indicating location and size of water main and sanitary sewer
 - __ 5.32.1.4. Existing and proposed elevations of the adjoining sites, abutting the property in review on all sides along its perimeter
 - __ 5.32.1.5. Existing and proposed lakes, canals, and waterways with elevations and depths
 - __ 5.32.1.6. Existing and proposed off-site improvements
 - __ 5.32.1.7. Locations of buildings, lots driveways sidewalks and roads
 - __ 5.32.1.8. Finished floor elevation of buildings
- __ 5.33. Streetscape features
- __ 5.34. Traffic engineering plans showing all pavement markings, traffic signs, street number signs and other signs (*a separate plan must be submitted*)
- __ 5.35. Service truck access route plan (*indicated minimum inside, centerline and outside radii required and shade route area on plan*)
- __ 5.36. Fire lanes

6. Floor Plans

- __ 6.1 Scale
- __ 6.2 North arrow
- __ 6.3 Signed and sealed
- __ 6.4 Dimension room labels
- __ 6.5 Hidden lines (*i.e. roof, equipment, proposed walls, etc*)

7. Elevations

- __ 7.1 Scale
- __ 7.2 Signed and sealed
- __ 7.3 Label elevation sides (*north, east, south, and west*)
- __ 7.4 Dimensions
- __ 7.5 Label materials
- __ 7.6 Label colors
- __ 7.7 Label conceals equipment on roof
- __ 7.8 Label height of structure

8. Landscape Plans

- __ 8.1 Scale
- __ 8.2 North arrow
- __ 8.3 Signed and sealed
- __ 8.4 Preserved trees
- __ 8.5 Dimensions of landscape elements, pedestrian zones, and buffers
- __ 8.6 Species – height, spread, scientific name, common name, trunk diameter
- __ 8.7 Surface materials list
- __ 8.8 Number of trees required/provided and sq. ft. of landscape areas
- __ 8.9 Length of landscape islands

- __ 8.10 Landscape calculations in tabular form:
 - __ 8.10.1 Data indicating the overall square feet
 - __ 8.10.2 Square feet of parking areas and buildings
 - __ 8.10.3 Square feet of open space, gross, and net acreage
 - __ 8.10.4 Number of street trees, and buffer trees
 - __ 8.10.5 Parking island trees
 - __ 8.10.6 Lot trees required and provided
 - __ 8.10.7 Percent native at least 25%
 - __ 8.10.8 Percent palms-no more than 25%
 - __ 8.10.9 Percentage of 10', 12', 14'-16' trees
- __ 8.11 Easements
- __ 8.12 Rights-of-way
- __ 8.13 Drainage structures
- __ 8.14 Existing trees, shrubs, site improvements, and utilities (including power lines) on abutting properties within 25 feet of the property line
- __ 8.15 Site lighting (*min. 15' separation on large trees and 7.5/on small trees/palms w/ dashed symbols*)
- __ 8.16 Landscape islands trees
- __ 8.17 Sight triangles
- __ 8.18 Add a note that a Tree Removal/Relocation Permit are required prior to removing or relocating any tree(s)
- __ 8.19 Trees which are to remain or be relocated
- __ 8.20 Survey should be conducted by a registered Landscape Architect or an ISA Certified Arborist that has completed a course in tree hazard assessment
- __ 8.21 Tree protection barriers
- __ 8.22 A note on the landscape plans that all trees must be installed at least 5 feet from hardscape
- __ 8.23 A note on the landscape plans that all palm trees must be installed at least 3 feet from hardscape
- __ 8.24 Large and medium maturing trees must be a minimum of 10 feet from a building
- __ 8.25 Minimum distance away from a building or light pole should be the length of a given species' typical frond length plus two feet
- __ 8.26 A note on the landscape plans that no substitution can be made without the Town of Davie approval.
- __ 8.27 A note to remove all invasive, and exotic pest plants from the site
- __ 8.28 Ground appliances (*shall be screened on 3 sides with landscaping shrubs (not Ficus benjamina) installed every 2 feet, at a minimum height of 3 feet, and with mulch applied to the plant bed*)
- __ 8.29 A note on the landscape plans that states all owners of the land or their agents shall be responsible for the maintenance
- __ 8.30 A note on the landscape plan that all fire hydrants and fire check valves must be clear of landscaping at a minimum of 7.5 feet from the front and sides, with 4 feet at the rear
- __ 8.31 A note on Xeriscape principles and drought tolerant plants consistent with § 12-103.
- __ 8.32 Soil requirements:
 - __ 8.32.1 2 inches under sod
 - __ 8.32.2 4-6 inches in plant beds
 - __ 8.32.3 30 inches where existing asphalt is being eliminated (*backfilled with 70% sand and 30% organic soil mix*)
- __ 8.33 Fertilizing notes consistent with Best Management Practices (*fertilizer formulas contain 2% or less of Phosphorus, and incorporate 90 to 100% slow release Nitrogen*)
- __ 8.34 Note that required landscape buffers must be completely installed prior to or by the first 25% of the C.O.s are issued
- __ 8.35 Note that the landscape contractor must schedule an on-site pre-installation meeting with Town Landscape Unit.

9. Lighting Plans

- ___ 9.1 Scale
- ___ 9.2 North arrow
- ___ 9.3 Signed and sealed
- ___ 9.4 Light pole location
- ___ 9.5 Fixture colors
- ___ 9.6 Photometric counts must be extended to all property lines
- ___ 9.7 Foot candle measured at grade level
- ___ 9.8 Light pole detail

10. Fire and Rescue Plans

Place all notes and details on separate labeled and numbered Fire Department Standard (FDSS) sheet(s)

- ___ 10.1 Scale
- ___ 10.2 North arrow
- ___ 10.3 Signed and sealed
- ___ 10.4 Details for all signs (*i.e. FD Connections, fire hydrant installation, and lock box location(s) and all other signs that may apply*)
- ___ 10.5 Fire Department connection sign stating "No Parking, Fire Department Connection"
- ___ 10.6 Addresses on commercial buildings and properties including suite number for multiple tenants buildings (*required on front and rear doors of all properties in minimum 6" numerals contrasting with their background*)
- ___ 10.7 Addresses on residential buildings and properties (*required on front doors of all in minimum 6" numerals contrasting with their background*)
- ___ 10.8 Public fire protection water supply system
- ___ 10.9 Water supply facilities either existing or proposed shall be adequate to meet the fire protection needs and shall be installed prior to construction.
- ___ 10.10 Fire flow calculations as provided by a professional engineer (*calculations must be shown on separate, sealed sheets*) all calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office
- ___ 10.11 Denote existing and proposed fire hydrant locations
- ___ 10.12 Residential projects fire hydrants placed on lines 6" or larger in diameter and shall be spaced so that the furthest portion of all principal buildings or dwelling units therein, and all buildings areas of site plan and parcels are within 300' of a hydrant as a fire hose is normally layed
- ___ 10.13 Other than residential main size is a minimum of 8" in diameter and on a looped water main
- ___ 10.14 Other than residential, fire hydrants shall be spaced so that the furthest exterior portion of a building is within 200' of a hydrant as a fire hose are normally layed
- ___ 10.15 Fire hydrants deliver fire flow gallon-age with a residual pressure of 20 psi
- ___ 10.16 Fire hydrant shall be installed within 50' of any fire department connection
- ___ 10.17 Fire hydrant clearance from landscaping or other obstructions (*7 1/2' in front and to the sides, 4' to the rear*)
- ___ 10.18 Include a detail of fire hydrant installation on the plan
- ___ 10.19 No Parking within 15' from either side of a fire hydrant
- ___ 10.20 Road pavement markers (*blue for hydrants and red for fire department connections*)
- ___ 10.21 Fire access road extending within 50' of a single exterior door providing access to the interior of the building
- ___ 10.22 Fire access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire department access roads as measured by an approved route around the exterior of the building or facility

- __10.23 Fire access area is constructed of a paved surface, or sod on crushed rock with concrete grids capable of supporting vehicles weighing up to 32 tons
- __10.24 Fire access area is connecting to public streets, roadways, or private streets with curb cuts extending at least 2' beyond each edge of the fire access area
- __10.25 Fire access areas are no closer than 10' or further than 30' from the building
- __10.26 Fire access areas shall be free of all obstructions
- __10.27 Fire access signs shall be properly posted at entrances and shall not be blocked by any structure or landscaping
- __10.28 A recordable instrument granting perpetual access to the subject property for public safety purposes
- __10.29 All traffic limiting devices (*i.e. speed bumps*) not creating delays for emergency response vehicle
- __10.30 A route shall be provided for all fire apparatus to have a forward means of exiting the drive with a minimum centerline turning radius of 50'
- __10.31 Dead-end roads exceeding 150' shall have a turning area
- __10.32 Dead-end roads exceeding 300' shall have a turning area, no less than 100' in diameter
- __10.33 Paved roads and turning areas have 14' of vertical clearance
- __10.34 Fire access roads shall be a minimum 20' wide
- __10.35 The AHJ authority to require an access box(s) to be installed in an accessible location where access to or within a structure or area is difficult because of security
- __10.36 Automatic security gates have a Davie Fire Rescue (DFR) approved key override, and an audio (yelp) override system, a numerical keypad with D.F.R approved access codes. In the event of power failure the access gate shall open.
- __10.37 Fire access roads posted with fire lane signs at every 60'
- __10.38 Striping along continuous curbing for the length of the structure and extending 50' beyond the structure or to the edge of the pavement, whichever is less (*striping parallel four-inch-wide yellow striped lines every 5' on center extending at least 3' from the edge of the pavement*)
- __10.39 Approved no parking fire lane signs (*no parking fire lane by order of the fire department*) and designation (*striping*) provided at normal emergency access points to structures and within 10' of each fire hydrant, sprinkler or standpipe riser
- __10.40 Fire lane sign size shall be 12" by 18", white background with red letters and shall be a maximum of 7' in height from the roadway to the bottom part of the sign.