

**OAKLAND PARK CUBESMART
RESPONSES TO DRC COMMENTS
MAY 1, 2020**

Engineering:

1. Provide FDOT Pre-Application Letter.

A request will be made to FDOT to update the pre application letter as soon as the FDOT offices reopen and accept applications.

2. Provide updated survey of full site.

An updated combined survey is being ordered as requested.

3. Provide topo on updated survey for full site and adjacent r/w including existing crown of roads adjacent to the site.

The required information will be included on the updated survey.

4. Update survey to reflect the new 2019 FEMA Flood Map Info.

The new FEMA Flood Map information will be included in the updated survey.

5. Suggest Pavement Markings and Signage be provided on a separate plan instead of being shown on both C-1 and C-2.

A separate Pavement marking and Signage plan will be provided with the resubmittal.

6. C-1 should show existing topo and preliminary grading.

Existing and preliminary topo will be added to C-1

7. C-1 should also show the locations and configuration of proposed curb ramps.

Proposed curb ramps will be added to C-1

8. C-2 should label sizes of proposed water & fire services and proposed sewer services and force main.

Proposed water and fire service and force main sizes will be added to C-2

9. Proposed sidewalk connection to the Prospect Road r/w is directly into existing fh. Either show existing fh to be relocated or adjust new sidewalk connection.

The sidewalk will be reconfigured to avoid the existing fire hydrant

10. Please clarify what happens to the remainder of the existing 4" sewer force main on-site past the proposed new connection.

The 4" force main will capped past the new connection, this will be shown on C-2

Fire:

1. For your permit plans, Building may require a fire sprinkler system. FFPC 6th Edition
See Notes on sheet A-1.

2. For your permit plans, Building may require a fire alarm system. FFPC 6th Edition
See Notes on sheet A-1.

3. Provide flow test results on adjacent water line to determine fire flow. OPLDC 24-168 (c). A fire hydrant flow test request is attached for your use. Please submit the form along with \$75.00 directly to Utility Billing - City Hall 3650 NE 12th Avenue, Oakland Park, FL 33334 Phone: 954-630-4280

Fire hydrant flow test application will be made to the City to perform the test

4. Full access is to be provided on all sides of a building where possible, but on three (3) sides at a minimum. OPLDC 24-168 (B) -- 3 side access is provided...CMF 04/21/20

Access will be provided as required.

5. See water protection standard attached for water supply info.
Noted.

6. Knox box, Key switch, or Padlock will be required if gate is locked.
Noted on Site plan, sheet A-1.

7. For your permit plans, When installing a fire sprinkler system a backflow shall be provided for each building.

Noted, backflow preventor will be provided (shown on C-2)

8. Provide 10 inch address numerals on each unit. If the units do not face the street, install at the end of the building, or on a sign at the entrance to the building.

10 inch address numerals will be provided as required.

9. Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.
Please see sheet C-2 for FDC, fire line and backflow preventor

10. Show on civil plan if the ownership of the fire hydrants and underground fire mains are private, or if they will be dedicated to the city with easements, etc. If private HOA documents shall include: The HOA is responsible for annual testing and maintenance of all private fire hydrants and mains within the property.

Please see sheet C-2

11. Clearly indicate on the Civil plans the point of service as defined by State Statute 633.021(18)

Please see sheet C-2

12. Clearly indicate on the Civil plans that all automatic fire sprinkler piping, including the underground fire service shall be installed by a certified contractor as per Florida Administrative Code Rule 69A-46 and State Statute 489.105(n).

Please see sheet C-2

13. In addition: Building to require BDA communications enhancement system.

Noted.

14. In addition: Add Hydrant at station entrance to fill truck.

Please see sheet C-2

15. In addition: Dumpster location and will it be shared?

The Dumpster as designed is for the storage use but can be shared. This detail will have to be worked out between the Fire department and the developer.

Planning:

1. A row of palm trees is proposed along the western edge of the property near N. Powerline Road, but no street trees are proposed along that street. Street trees should be included in accordance with the City's Landscape and Streetscape Design Standards. It is also strongly recommended that considerably fewer palm trees be included along the western edge.

The landscape plan has been modified to remove and replace the palm trees. The landscape plan will be modified to show all required street tree plantings.

2. Signalization, markings, and other infrastructure to support the fire truck exit movements should be shown on the final site plan.

The required information will be provided on the resubmittal drawings.

3. Provide details on sustainable/green building features to be integrated in the project including solar panels, water saving mechanisms, stormwater management, etc.

See Notes on sheet A-1. Building will comply with current Florida Energy Conservation Code. Fire station shall have solar hot water heating panels on roof. No other sustainable green features are proposed

Police:

1. Natural Surveillance: Natural surveillance is the organization of physical features, activities and people in a manner as to maximize visibility. Keep all public areas well lit; a well coordinated lighting system is a very effective way of establishing a sense of security. A clear line of sight should be clear from both inside and outside in public and private spaces. This would also include the landscaping. Criminals do not like to be seen or possibly recognized. This principle is based on the basis that criminal activity is generally reduced when an area is being monitored casually by others who are present or nearby.

See Notes on sheet A-1.

- Outside seating provides an excellent source of natural surveillance and a deterrent from criminal behavior. Parking lots become frequent targets of robberies and burglaries. It is recommended a bench seat be installed near the front office facing the south parking lot.

See Site plan, Sheet A-1.

- Perimeter Fencing – The sidewalk that runs along Powerline Rd and Prospect Rd in front of this property is frequently traveled by pedestrians and bicyclist. It is recommended a CPTED type fence installed along the property line to deter cut through traffic from the sidewalk across the driveway. The CPTED fence should start at the southernmost border and run to the eastern most border between the sidewalk and the property line in accordance with city code.

See Site plan, Sheet A-1.

- Stairwell doors - all stairwell doors on each floor should have small safety windows allowing clear visibility into the stairwell for added safety.

Noted on site plan, sheet A-1.

- Dumpster enclosure - should have security mirror(s) allowing visibility into the enclosure. There should be ample room underneath the access gates providing clear visibility if someone was hiding on the other side.

Noted on site plan, sheet A-1.

- “No parking / do not block doors” signage posted on exterior of each garage door housing the fire trucks

Noted on site plan, sheet A-1.

- “No public access / Employees Only” signage posted on the 1st floor automatic garage gates leading into the employee parking area.

Noted on site plan, sheet A-1.

- Wayfinding is very important when visitors are not familiar with the layout of the property. The complete numerical address of the property should be listed on the marque or building. Marque should be positioned in a way that is visible to Prospect Rd and Powerline Rd. Marque should be lighted 24/7.

Noted on site plan, sheet A-1.

- Signage informing visitors property is under 24 hour CCTV surveillance.

Noted on site plan, sheet A-1.

- Generator protection - bollard's should be installed on the west side of the generator, closest to the driveway. This will protect it from possible vehicle damage. A perimeter fence should be installed around the generator to prevent vandalism or sabotage.

See Site plan, sheet A-1.

- Right turn only reinforcement / Powerline Rd - signage should be posted below the stop sign "right turn only" for the exit onto Powerline Rd.

Please see Pavement Marking and Signage plan, sheet C-3

The southwest driveway connected to Powerline Rd should be curved in a way that will deter vehicles from entering this driveway. There should be a sign "Do not enter" facing Powerline Rd. so vehicles will not turn right into the parking lot

Please see Pavement Marking and Signage plan, sheet C-3

- "Do not enter" signage posted closest to the 1st floor parking garage. This will inform motorist traveling the wrong way on the one-way access driveway in front of the building

Please see Pavement Marking and Signage plan, sheet C-3

- All landscaping must be maintained. The landscaping should provide a clear line of sight. Keep all hedges below 30" if placed in front of windows, all trees should provide canopies of 8' minimum height

See Notes on Site Plan sheet A-1

- Have a trespass affidavit on file with BSO and post No Trespassing signs at Prospect Rd entrance and Powerline Rd. exit to the property.

The affidavit will be submitted and the sign posted. Noted on site plan, sheet A-1.

- Underground 1st floor parking garage spaces should be secured with an automatic gate to prevent intruders and vandalism. Since underground spaces will only be used by fire department staff, handicap space (#1) should be relocated to space #14.

Roll down grille added to opening at covered parking area. See Site plan sheet A-1. Due to the fact that the parking is not shared, Handicap space is required for fire station parking.

- Fire Department entrance will not be manned by staff, so there should be signage posted as such. There should be an access phone for public use if they have an emergency or need to summon fire / rescue personnel.

Noted on site plan, sheet A-1.

- CubeSmart should submit their CCTV camera diagram, as the fire department will have their own CCTV cameras installed by the City at a later date.

See Notes on sheet A-1.

- After-hours security monitoring - a frequent complaint from other storage facilities is homeless persons sleeping in the building and thefts after-hours. Entrance and exit doors should be alarmed and monitored by a security company. Each floor should have motion sensors to detect movement after-hours.

See Notes on sheet A-1.

- Blind spot mirror installed at the exit of the parking garage giving drivers a clear view of vehicles approaching from the north.

See Site plan, sheet A-1.