



GENERATIONS AT WILTON MANORS PZB SUBMITTAL

2430 NE 13TH AVE
WILTON MANORS, FL 33305
BROWARD COUNTY

LAND DESCRIPTION:

SEE SURVEY

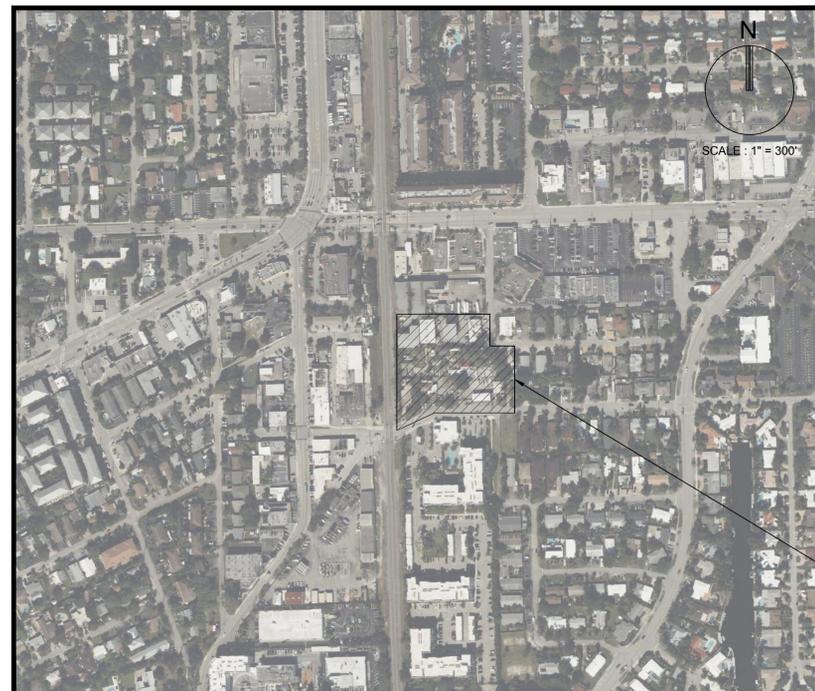
RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.577 FEET	1.58'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

FEMA FLOOD ZONE:

THE SITE IS CURRENTLY LOCATED WITHIN ZONE X
FLOOD ZONE (0.2% ANNUAL CHANCE FLOOD
HAZARD) PER FIRM PANEL #12011C0367H DATED
08/18/14. HOWEVER, PER THE PRELIMINARY FIRM
PANEL (2019/2021) #12011C0367J THE SITE IS
LOCATED WITHIN THE FEMA SPECIAL FLOOD
HAZARD AREA, ZONE AE WITH A MINIMUM BASE
FLOOD ELEVATION (BFE) OF 6-FEET (NAVD).



SITE LOCATION

LOCATION MAP

SECTION 26, TOWNSHIP 49 S, RANGE 42 E
FOLIOS # 494226000352, # 494226000356, # 494226000490, # 494226010010

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PREPARED FOR:
KAPLAN RESIDENTIAL LLC
1111 KANE CONCOURSE, STE 302
BAY HARBOR ISLANDS, FL 33154

INDEX OF SHEETS	
SHEET IDENTIFICATION	SHEET TITLE
GI-001	COVER SHEET
S-01	SURVEY
--	PLAT
SP-100	SITE PHOTOS
SP-101	SITE PLAN
ARCHITECTURAL PLANS	
A-2.1 - A-2.6	FLOOR PLAN LEVEL 1 - LEVEL 6
A-3.1 - A-3.6	BUILDING ELEVATIONS
A-4.1 - A-4.4	UNIT PLANS
A-5.1	TRASH ROOM / MAIL ROOM ENLARGEMENT
E-3.1 - E-3.6	GARAGE 1ST - 5TH & ROOF PLAN
E-3.7	GARAGE LIGHTING SPECIFICATION SHEETS
SS-101	SHADOW STUDY
-	ARCHITECTURAL PERSPECTIVES
LANDSCAPE PLANS	
L-200	LANDSCAPE PLAN
L-201	LANDSCAPE DETAILS AND NOTES
L-210 - L-211	TREE DISPOSITION PLANS
L-300 - L-301	PHOTOMETRIC PLAN / CUT SHEETS
ENGINEERING PLANS	
GI-002	LEGEND AND ABBREVIATIONS
GI-003	GENERAL CONSTRUCTION NOTES
GI-004	CONSTRUCTION SPECIFICATIONS
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501 - CG-502	EROSION CONTROL DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
CM-501 - CM-503	PAVEMENT MARKING AND SIGNAGE DETAILS
CP-101	PAVING, GRADING AND DRAINAGE PLAN
CP-501-CP-506	PAVING, GRADING AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501-CU-503	WATER AND SEWER DETAILS



PROJECT No. 12977.00 03/22/2023

STATUS: PRELIMINARY

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES
3410	OAK	10
3411	OAK	10
3482	STRANGLER FIG	14
3499	TABULIA	8
5036	PINE	18
5037	PALM	6
5038	OAK	15
5039	RAINBOW	10
5040	RAINBOW	10
5041	TABULIA	10
5055	PALM	4
5059	RAINBOW	10
5060	RAINBOW	12
5061	RAINBOW	14
5062	RAINBOW	10
5138	PALM	8
5139	UNKNOWN	5
5162	PALM	4
5164	TABULIA	18
5174	TABULIA	6
5175	TABULIA	6
5240	TABULIA	12
5245	UNKNOWN	14
5267	PALM	7
5268	PALM	7
5269	PALM	10
5313	PALM	4
5314	PALM	4
5316	PALM	CLUSTER
5317	PALM	CLUSTER
5318	GUMBO LIMBO	16
5323	PALM	6
5326	PALM	8
5327	CINNAMON	8
5359	UNKNOWN	10
5371	PALM	12
5381	PALM	CLUSTER
5402	UNKNOWN	12
5403	TABULIA	12
5404	MAHOGAN	6
5405	UNKNOWN	5
5406	MAHOGAN	24
5407	MAHOGAN	7
5408	MAHOGAN	12
5409	MAHOGAN	8
5410	PALM	6
5411	PALM	8
5412	PALM	8
5413	PALM	8
5414	PALM	9
5415	PINE	20
5416	PALM	6
5417	PALM	6
5418	PALM	6
5419	PALM	6
5420	PALM	6
5434	MAHOGAN	6
5474	PALM	12
5479	PALM	7
5480	MAHOGAN	15
5481	MAHOGAN	15
5482	PALM	5
5483	PALM	9
5484	PALM	7
5485	PALM	10
5488	PALM	9
5518	PALM	CLUSTER
5519	MAHOGAN	30
5520	PALM	CLUSTER
5521	PALM	8
5608	UNKNOWN	6
5675	PALM	5
5801	PALM	CLUSTER
5811	PALM	CLUSTER
5821	PALM	10
5822	PALM	5
5823	PALM	5
5824	PALM	5
5825	PALM	5
5826	PALM	5
5827	PALM	5
7167	PALM	3
7168	PALM	3
7169	PALM	3
7178	PALM	3
7182	PALM	3
7185	PALM	3
7186	UNKNOWN	12
7271	PINE	24
7274	PALM	6
7275	PALM	6
7276	PALM	6
7303	PALM	10
7309	UNKNOWN	5
7367	GUMBO LIMBO	16
7427	JACARANDA	24
7433	MANGO	15
7434	MANGO	15
7439	MANGO	12
7441	UNKNOWN	10
7443	PALM	4
7446	PALM	3
7501	UNKNOWN	32
7533	GUMBO LIMBO	6
7534	GUMBO LIMBO	6
7542	PALM	12

LAND DESCRIPTION:

PARCEL 1: FOLIO NUMBER 494226010010 (INSTRUMENT NO. 112729702, B.C.R.)
 WEST 302.00 FEET OF THE EAST 327.00 FEET OF THE NORTH 117.65 FEET OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO NUMBER 494226000352 (O.R.B. 37714, PG. 567, B.C.R.)
 A PARCEL OF LAND IN THE SOUTHWEST ¼ & THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 99 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:
 PARCEL A
 BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, 113 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ SAID SECTION 26; THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, A DISTANCE OF 414.9 FEET; THENCE NORTHERLY, PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 108 FEET; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ SAID SECTION 26, A DISTANCE OF 414.9 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID RIGHT OF WAY, 105.00 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:
 PARCEL B
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 670.32 FEET; THENCE 89°37'13" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 271.00 FEET; THENCE 90°22'47" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE ALONG A LINE 271.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 87.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET; THENCE 89°45'12" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, A DISTANCE OF 15.00 FEET; THENCE 12°08'41" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, A DISTANCE OF 29.21 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:
 PARCEL C
 THE SOUTH 113 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ LYING EAST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY LESS THE EAST 271 FEET, IN SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:
 PARCEL D
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID SOUTHWEST ¼, A DISTANCE OF 670.32 FEET; THENCE 89°37'13" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 226.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAIL ROAD; THENCE MAKING AN INCLUDED ANGLE OF 90°00'35" TO THE RIGHT FROM THE LAST DESCRIBED COURSE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EDGE OF PAVEMENT OF NE 24th STREET AS NOW CONSTRUCTED; THENCE MAKING AN INCLUDED ANGLE OF 59°10'31" TO THE RIGHT FROM THE LAST DESCRIBED COURSE NORTHEASTERLY ALONG THE SAID EDGE OF PAVEMENT OF SAID NE 24th STREET, A DISTANCE OF 64.42 FEET TO A POINT ON SAID EDGE OF PAVEMENT; THENCE MAKING AN INCLUDED ANGLE OF 186°32'56" TO THE RIGHT FROM THE LAST DESCRIBED COURSE NORTHEASTERLY ALONG THE SAID EDGE OF PAVEMENT OF SAID NE 24th STREET, A DISTANCE OF 28.99 FEET; THENCE MAKING AN INCLUDED ANGLE OF 188°41'49" TO THE RIGHT FROM THE LAST DESCRIBED COURSE NORTHEASTERLY ALONG THE SAID EDGE OF PAVEMENT OF SAID 24th STREET, A DISTANCE OF 18.95 FEET TO THE POINT OF BEGINNING.
 ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 52,239 SQ. FT. OR 1.1992 ACRES MORE OR LESS.

PARCEL 3: FOLIO NUMBER 494226000356 (O.R.B. 27240, PG. 109, B.C.R.)
 THAT PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 26; THENCE RUN WEST 135.5 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 135.5 FEET; THENCE RUN NORTH 113 FEET; THENCE RUN EAST 135.5 FEET; THENCE SOUTH 113 FEET TO THE POINT OF BEGINNING.

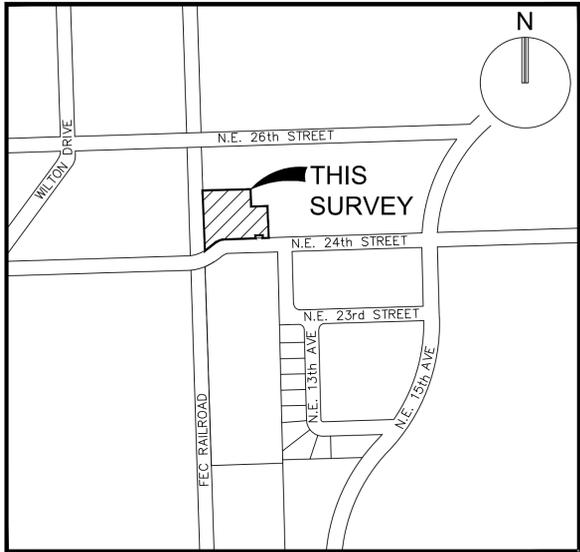
PARCEL 4: FOLIO NUMBER 494226520010 (WRITTEN BY SURVEYOR)
 ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 TOGETHER WITH:
 THAT PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26; THENCE SOUTH 88°12'03" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼), ALSO BEING THE NORTH RIGHT OF WAY LINE OF N.E. 24th STREET, 135.50 FEET TO A POINT ON LINE LYING 135.50 FEET WEST OF AND PARALLEL WITH EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, ALSO BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼), THENCE NORTH 01°24'29" WEST ALONG SAID PARALLEL LINE 20.00 FEET TO A POINT ON A LINE LYING 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 26, ALSO BEING THE SOUTH LINE OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°12'03" EAST ALONG SAID PARALLEL LINE & SAID SOUTH LINE 135.50 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, ALSO BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼); THENCE SOUTH 01°24'28" EAST ALONG SAID EAST & WEST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5: FOLIO NUMBER 494226000490 (INSTRUMENT NO. 112069337, B.C.R.)
 THE EAST FORTY (40) FEET OF THE WEST NINETY (90) FEET OF THE WEST FOUR HUNDRED TWENTY (420) FEET OF THE SOUTH ONE HUNDRED FIVE (105) FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26 TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 6: FOLIO NUMBER 494226000357 (WRITTEN BY SURVEYOR)
 A PORTION OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26; THENCE NORTH 01°24'29" WEST ALONG THE WEST LINE OF THE S.E. ¼ OF SECTION 26-49-42, ALSO BEING THE EAST LINE OF THE S.W. ¼ OF SAID SECTION 26-49-42, 105.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST & EAST LINE, NORTH 01°24'29" WEST, 8.00 FEET TO A POINT ON LINE LYING 113.00 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26-49-42; THENCE NORTH 88°14'58" EAST ALONG SAID PARALLEL LINE, 90.00 FEET TO A POINT ON A LINE LYING 90.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE S.E. ¼ OF SAID SECTION 26-49-42; THENCE SOUTH 01°24'28" EAST ALONG SAID PARALLEL LINE, 8.00 FEET TO A POINT ON LINE LYING 105.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26-49-42; THENCE SOUTH 88°14'58" WEST ALONG SAID PARALLEL LINE, 90.00 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH:
 ALL OF THAT CERTAIN RIGHT OF WAY FOR NORTHEAST 24TH STREET NOW VACATED AS DESCRIBED IN INSTRUMENT NO. _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.
 ALSO DESCRIBED AS:
 ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼), OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼), OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°24'29" EAST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼), ALSO BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, 2988.53 FEET; THENCE SOUTH 88°12'03" WEST, 25.00 FEET TO A POINT ON LINE LYING 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼), ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHEAST 13TH AVENUE; THENCE SOUTH 01°24'29" EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 117.22 FEET TO A POINT ON LINE 218 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 88°12'03" EAST ALONG SAID PARALLEL LINE, 112.42 FEET TO A POINT ON LINE LYING 414.90 FEET EAST OF AND PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 01°47'27" EAST ALONG SAID PARALLEL LINE, 105.00 FEET TO A POINT ON A LINE LYING 113 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°24'29" EAST ALONG SAID PARALLEL LINE, 113.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTHEAST 24TH STREET, ALSO BEING THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 88°15'18" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, 90.00 FEET; THENCE SOUTH 88°12'03" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, 226.02 FEET; THENCE ALONG THE NORTH EDGE OF PAVEMENT THE FOLLOWING THREE (3) COURSES:
 (1) SOUTH 72°38'20" WEST, 18.95 FEET;
 (2) SOUTH 63°56'00" WEST, 28.99 FEET;
 (3) SOUTH 57°23'04" WEST, 64.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 01°47'27" WEST ALONG SAID EASTERLY RIGHT OF WAY, 385.15 FEET TO A POINT ON LINE LYING 335.15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 88°12'03" EAST ALONG SAID PARALLEL LINE, 903.26 FEET TO THE POINT OF BEGINNING.
 SAID LANDS LYING AND SITUATED IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA AND CONTAINING 128,286 SQUARE FEET (2.945 ACRES) MORE OR LESS.

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST, HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID EAST LINE BEARS SOUTH 01°24'29" EAST.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THIS ARE NOT LISTED AS ENCROACHMENTS.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM THE BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK 1816, BEING A BRONZE DISC AT THE NORTHWEST CORNER OF NORTH FORK OF MIDDLE RIVER BRIDGE & N.E. 16th AVENUE, ELEVATION=9.081' AND BENCHMARK 1831, BEING A 80D SPIKE IN WOOD UTILITY POLE AT S.E. CORNER OF N.E. 7th AVENUE AND N.E. 20th DRIVE, ELEVATION=6.547'. THE BENCH LOOP WAS COMPLETED USING ELEVATIONS FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND WAS CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BY US ARMY CORPS OF ENGINEERING SOFTWARE CORPSCON 6.0.1 RESULTING IN A 1.577' CONVERSION FACTOR.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS (FDOT) FLORIDA PERMANENT REFERENCE NETWORK, THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03". THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1". THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1201100367H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.
- UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT LOCATED SURFACE DESIGNATIONS (PAINT MARKS OR FLAGS) AS MARKED AND MAPPED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE GRAPHIC DEPICTION OF SAID UTILITY PAINT MARKS OR FLAGS DEFINE AN APPROXIMATE LOCATION OF THE ACTUAL UNDERGROUND UTILITY WITHOUT BENEFIT OF EXCAVATION. FOR A MORE PRECISE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITY SEE THE TEST-HOLE REPORTS



LEGEND	
	AIR CONDITIONER
	BENCHMARK
	BOLLARD
	CATCH BASIN
	HAND HOLE, CABLE TELEVISION
	PEDESTAL, CABLE TELEVISION
	TREE, PALM (SEE TREE CHART FOR SIZE)
	TREE, OTHER (SEE TREE CHART FOR SIZE)
	SIGN POST, SINGLE
	HANDHOLE - ELECTRICAL
	METER, ELECTRICAL
	PANEL, ELECTRICAL
	VALVE, NATURAL GAS
	MAILBOX
	LIGHT POLE, CONCRETE
	LIGHT POLE
	POST - WOOD
	POST - METAL
	UTILITY POLE, CONCRETE
	UTILITY POLE, WOODEN
	SANITARY SEWER CLEAN-OUT
	MAINTENANCE ACCESS STRUCTURE, SANITARY SEWER
	VALVE, SANITARY SEWER
	METER, WATER
	VALVE, AIR RELEASE
	VALVE, WATER
	FIRE HYDRANT
	END OF SIGNAL (S.U.E.)
	METAL LIGHT POLE
	CURB INLET
	WATER METER
	GUY WIRE ANCHOR
	ELECTRICAL HAND HOLE
	FIBER OPTIC HAND HOLE
	FIBER OPTIC WITNESS POST

AREA:
 127,286 SQUARE FEET OR 2.922 ACRES MORE OR LESS.

CERTIFICATION:
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON JUNE 27, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 KEITH & ASSOCIATES, INC.
 DONALD A. SPICER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4677

301 East Atlantic Blvd.
 Pompano Beach, FL 33060
 PH: (954) 788-3400

Florida Engineering Business License: CA7929
 Florida Surveyor and Mapper Business License: LB6860
 Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE
1	REZONING PARCEL ADDED	09/01/22
2	BOUNDARY REVISED	09/28/22
3	ADDITIONAL TOPO. ADDED	11/29/22
4	ADDITIONAL TOPO. ADDED	12/15/22

DATE: 06/27/22
 DRAWN BY: DB
 CHECKED BY: DS
 FIELD BOOK: 995/1038/1054

GENERATION AT WILTON MANOR

KAPLAN RESIDENTIAL, LLC

CITY OF WILTON MANORS
 BROWARD COUNTY, FLORIDA

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER **1 OF 4**

PROJECT NUMBER **12977.00**

Plotted by: dthiner On 12/16/2022 3:55 PM
 Drawing name: T:\119377.00 - Generation at Wilton Manors - Kaplan Residential LLC\SURVEY\DWG\12977.00 BOUNDARY & TOPOGRAPHIC SURVEY.dwg

BOUNDARY ONLY



301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7922
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

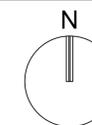
NO.	DESCRIPTION	DATE
1	REZONING PARCEL ADDED	09/01/22
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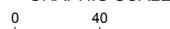
DRAWN BY: DB

CHECKED BY: DS

FIELD BOOK: 995/1038/1054



GRAPHIC SCALE



SCALE: 1" = 40'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

GENERATION AT
WILTON MANOR

KAPLAN
RESIDENTIAL, LLC

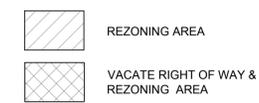
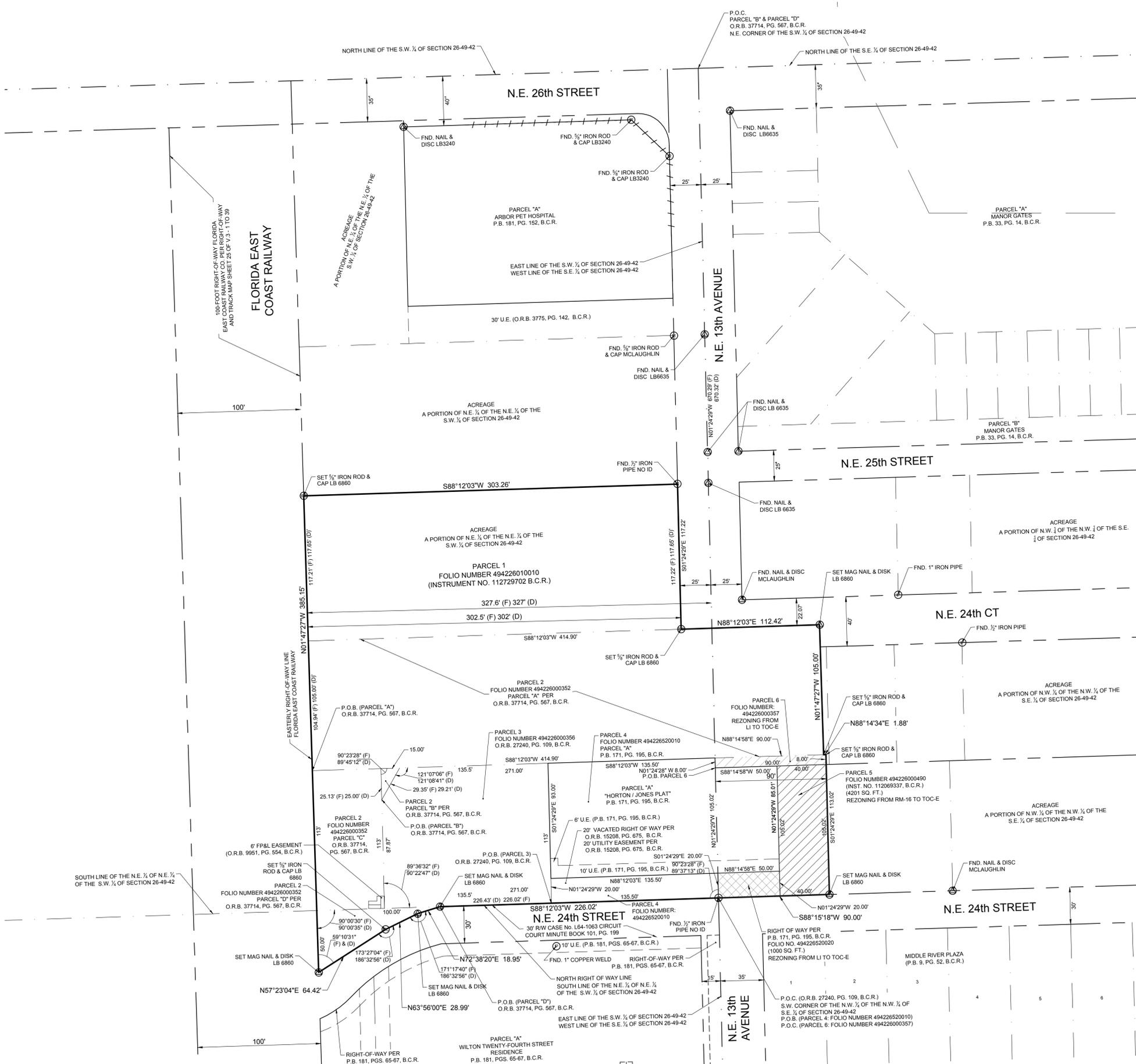
CITY OF WILTON MANORS
BROWARD COUNTY, FLORIDA

SHEET TITLE

BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET NUMBER 2 OF 4

PROJECT NUMBER 12977.00



Plotted by: dbliner On 12/16/2022 3:53 PM

Drawing name: T:\12977.00 - Generation at Wilton Manors - Kaplan Residential LLC\Survey\DWG\12977.00 BOUNDARY & TOPOGRAPHIC SURVEY.dwg

BOUNDARY & TOPOGRAPHIC

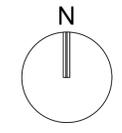


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Pompano Beach, FL 33060
PH: (954) 788-3400

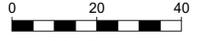
Florida Engineering Business License: CA7929
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE
1	REZONING PARCEL ADDED	09/11/22
2	BOUNDARY REVISED	09/28/22
3	ADDITIONAL TOPO. ADDED	11/29/22
4	ADDITIONAL TOPO. ADDED	12/15/22

DATE: 06/27/22
DRAWN BY: DB
CHECKED BY: DS
FIELD BOOK: 995/1038/1054



GRAPHIC SCALE



SCALE: 1" = 20'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

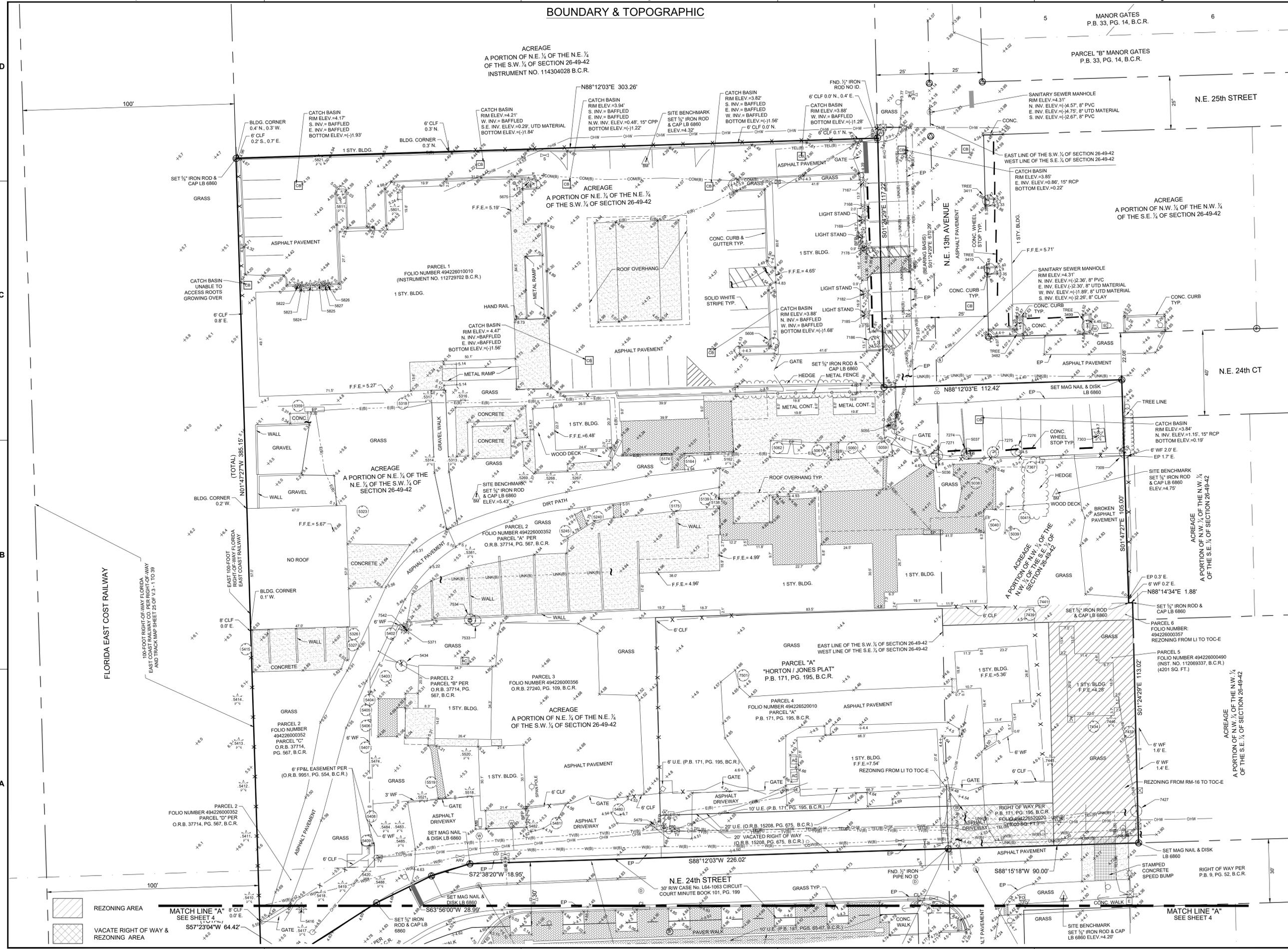
GENERATION AT WILTON MANOR

KAPLAN RESIDENTIAL, LLC

CITY OF WILTON MANORS
BROWARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER 3 OF 4
PROJECT NUMBER 12977.00



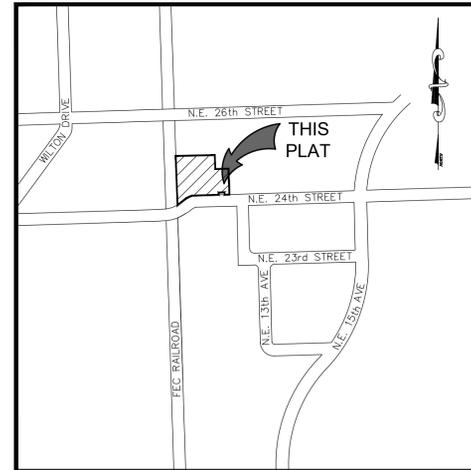
MATCH LINE "A" 8' CLF 0.0' E
SEE SHEET 4
S57°23'04"W 64.42'

MATCH LINE "A" 8' CLF 0.0' E
SEE SHEET 4

Plotted by: ddbline On 12/19/2022 10:59 AM
Drawing name: T:12977.00 - Generation at Wilton Manors - Kaplan Residential LLC\SURVEY\DWG\2977.00 BOUNDARY & TOPOGRAPHIC SURVEY.dwg

GENERATION AT WILTON MANORS

A RE-PLAT OF ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST. CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION: SHOWN ON SHEET 3 OF 4

DEDICATION:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF _____ } MORRIS KAPLAN, AS MANAGER OF KAPLAN RESIDENTIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS GENERATION AT WILTON MANORS, BEING A PORTION OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

RIGHT OF WAY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202_.

ACKNOWLEDGEMENT:

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202_., BY MORRIS KAPLAN, WHO IS PERSONALLY KNOWN TO ME OR, HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER FOR KAPLAN RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202_.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____

PRINT NAME: _____

MORTGAGE INFO: SHOWN ON SHEET 2 OF 4

**CITY OF WILTON MANORS APPROVALS:
COMMUNITY DEVELOPMENT SERVICES**

THIS PLAT IS HEREBY APPROVED FOR RECORDATION THIS _____ DAY _____ OF 202_.

BY: _____
ROBERTA MOORE
DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES
DATE: _____

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF WILTON MANORS, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY OF _____, 202_.

BY: _____, THIS _____ DAY OF _____, 202_.
PLANNING AND ZONING

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF WILTON MANORS, FLORIDA, AND BY RESOLUTION NO. _____ THIS _____ DAY OF _____, 202_.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

BY: _____ BY: _____
MAYOR CITY CLERK
SCOTT NEWTON FAITH LOMBARDO

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 202_.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202_.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION**

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202_.

MAYOR-COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ BY: _____
RICHARD TORNESE ROBERTO CHAVEZ
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS7280
FLORIDA REGISTRATION NO. 40263

DATE: _____ DATE: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA

KAPLAN RESIDENTIAL LLC,	CITY OF WILTON MANORS	CITY COMMISSION	CITY COMMUNITY DEVELOPMENT SERVICES	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
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PREPARED BY:
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860
037-MP-22

GENERATION AT WILTON MANORS

A RE-PLAT OF ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST. CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

DEDICATION OF MORTGAGE HOLDER:

STATE OF _____ } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF _____ } SS _____, AUTHORIZED SIGNATORY OF
_____, OWNER AND HOLDER OF A MORTGAGE ON
THIS PROPERTY, RECORDED IN INSTRUMENT NUMBER _____ PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA AND DOES HEREBY JOIN IN THE
DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND AFFIX OUR CORPORATE
SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____

WITNESS: _____ (_____)
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS
OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY
OF _____, 202__. BY _____, WHO IS
PERSONALLY KNOWN TO ME OR, HAVE PRODUCED
_____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY
OF _____, 202__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____

PRINT NAME: _____

PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

037-MP-22

GENERATION AT WILTON MANORS

A RE-PLAT OF ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST. CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

DESCRIPTION:

WEST 302.00 FEET OF THE EAST 327.00 FEET OF THE NORTH 117.65 FEET OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND IN THE SOUTHWEST ¼ & THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 59 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, 113 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ SAID SECTION 26; THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, A DISTANCE OF 414.9 FEET; THENCE NORTHERLY, PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 105 FEET; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ SAID SECTION 26, A DISTANCE OF 414.9 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID RIGHT OF WAY, 105.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 670.32 FEET; THENCE 89°37'13" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 271.00 FEET; THENCE 90°22'47" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE ALONG A LINE 271.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 87.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET; THENCE 89°45'12" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, A DISTANCE OF 15.00 FEET; THENCE 121°08'41" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, A DISTANCE OF 29.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:

THE SOUTH 113 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ LYING EAST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY LESS THE EAST 271 FEET, IN SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID SOUTHWEST ¼, A DISTANCE OF 670.32 FEET; THENCE 89°37'13" TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 226.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAIL ROAD; THENCE MAKING AN INCLUDED ANGLE OF 90°00'35" TO THE RIGHT FROM THE LAST DESCRIBED COURSE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EDGE OF PAVEMENT OF NE 24TH STREET AS NOW CONSTRUCTED; THENCE MAKING A INCLUDED ANGLE OF 59°10'31" TO THE RIGHT FROM THE LAST DESCRIBED COURSE NORTHEASTERLY ALONG THE SAID EDGE OF PAVEMENT OF SAID NE 24TH STREET, A DISTANCE OF 64.42 FEET TO A POINT ON SAID EDGE OF PAVEMENT; THENCE MAKING A INCLUDED ANGLE OF 186°32'56" TO THE RIGHT FROM THE LAST DESCRIBED COURSE NORTHEASTERLY ALONG THE SAID EDGE OF PAVEMENT OF SAID NE 24TH STREET, A DISTANCE OF 28.99 FEET; THENCE MAKING A INCLUDED ANGLE OF 188°41'49" TO THE RIGHT FROM THE LAST DESCRIBED COURSE NORTHEASTERLY ALONG THE SAID EDGE OF PAVEMENT OF SAID 24TH STREET, A DISTANCE OF 18.95 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 52,239 SQ. FT. OR 1.1992 ACRES MORE OR LESS.

TOGETHER WITH:

THAT PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 26; THENCE RUN WEST 135.5 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 135.5 FEET; THENCE RUN NORTH 113 FEET; THENCE RUN EAST 135.5 FEET; THENCE SOUTH 113 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 26; THENCE SOUTH 88°12'03" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼), ALSO BEING THE NORTH RIGHT OF WAY LINE OF N.E. 24TH STREET, 135.50 FEET TO A POINT ON LINE LYING 135.50 FEET WEST OF AND PARALLEL WITH EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, ALSO BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼), THENCE NORTH 01°24'29" WEST ALONG SAID PARALLEL LINE 20.00 FEET TO A POINT ON A LINE LYING 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 26, ALSO BEING THE SOUTH LINE OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°12'03" EAST ALONG SAID PARALLEL LINE & SAID SOUTH LINE 135.50 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26, ALSO BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼); THENCE SOUTH 01°24'28" EAST ALONG SAID EAST & WEST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE EAST FORTY (40) FEET OF THE WEST NINETY (90) FEET OF THE WEST FOUR HUNDRED TWENTY (420) FEET OF THE SOUTH ONE HUNDRED FIVE (105) FEET OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 26 TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE SOUTHEAST ONE-QUARTER (SE. ¼); THENCE NORTH 01°24'29" WEST, ALONG THE WEST LINE OF THE S.E. ¼ OF SECTION 26-49-42, ALSO BEING THE EAST LINE OF THE S.W. ¼ OF SAID SECTION 26-49-42, 105.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST & EAST LINE, NORTH 01°24'29" WEST, 8.00 FEET TO A POINT ON LINE LYING 113.00 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF SAID SECTION 26-49-42; THENCE NORTH 88°14'58" EAST ALONG SAID PARALLEL LINE, 90.00 FEET TO A POINT ON A LINE LYING 90.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE S.E. ¼ OF SAID SECTION 26-49-42, THENCE SOUTH 01°24'28" EAST ALONG SAID PARALLEL LINE, 8.00 FEET TO A POINT ON LINE LYING 105.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF SAID SECTION 26-49-42; THENCE SOUTH 88°14'58" WEST ALONG SAID PARALLEL LINE, 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF THAT CERTAIN RIGHT OF WAY FOR NORTHEAST 24th STREET NOW VACATED AS DESCRIBED IN INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

ALSO DESCRIBED AS:

ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW. 1/4), OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°24'29" EAST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW. 1/4), ALSO BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, 2988.53 FEET; THENCE SOUTH 88°12'03" WEST, 25.00 FEET TO A POINT ON LINE LYING 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4), ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHEAST 13th AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 01°24'29" EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 117.22 FEET TO A POINT ON LINE 218 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 88°12'03" EAST ALONG SAID PARALLEL LINE, 112.42 FEET TO A POINT ON LINE LYING 414.90 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 01°47'27" EAST ALONG SAID PARALLEL LINE, 105.00 FEET TO A POINT ON A LINE LYING 113 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW. 1/4) OF THE NORTHWEST ONE-QUARTER (NW. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 88°15'18" EAST ALONG SAID PARALLEL LINE, 1.88 FEET TO A POINT ON A LINE LYING 90.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°24'29" EAST ALONG SAID PARALLEL LINE, 113.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTHEAST 24th STREET, ALSO BEING THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW. 1/4) OF THE NORTHWEST ONE-QUARTER (NW. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 88°15'18" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, 90.00 FEET; THENCE SOUTH 88°12'03" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SW. 1/4) OF SAID SECTION 26-49-42, 226.02 FEET; THENCE ALONG THE NORTH EDGE OF PAVEMENT THE FOLLOWING THREE (3) COURSES:
(1) SOUTH 72°38'20" WEST, 18.95 FEET;
(2) SOUTH 63°56'00" WEST, 28.99 FEET;
(3) SOUTH 57°23'04" WEST, 64.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 01°47'27" WEST ALONG SAID EASTERLY RIGHT OF WAY, 385.15 FEET TO A POINT ON LINE LYING 335.15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SW. 1/4) OF SAID SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 88°12'03" EAST ALONG SAID PARALLEL LINE, 303.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA AND CONTAINING 128,286 SQUARE FEET (2.945 ACRES) MORE OR LESS.

PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

037-MP-22

GENERATION AT WILTON MANORS

A RE-PLAT OF ALL OF PARCEL "A", "HORTON/JONES PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 195 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST. CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST. SAID EAST LINE BEARS SOUTH 01°24'29" EAST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

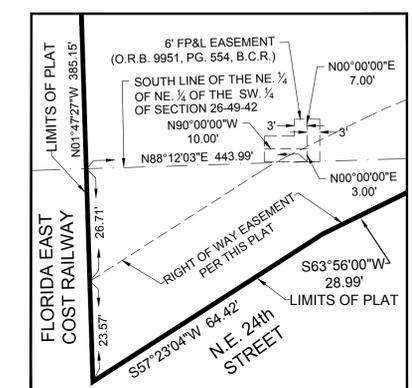
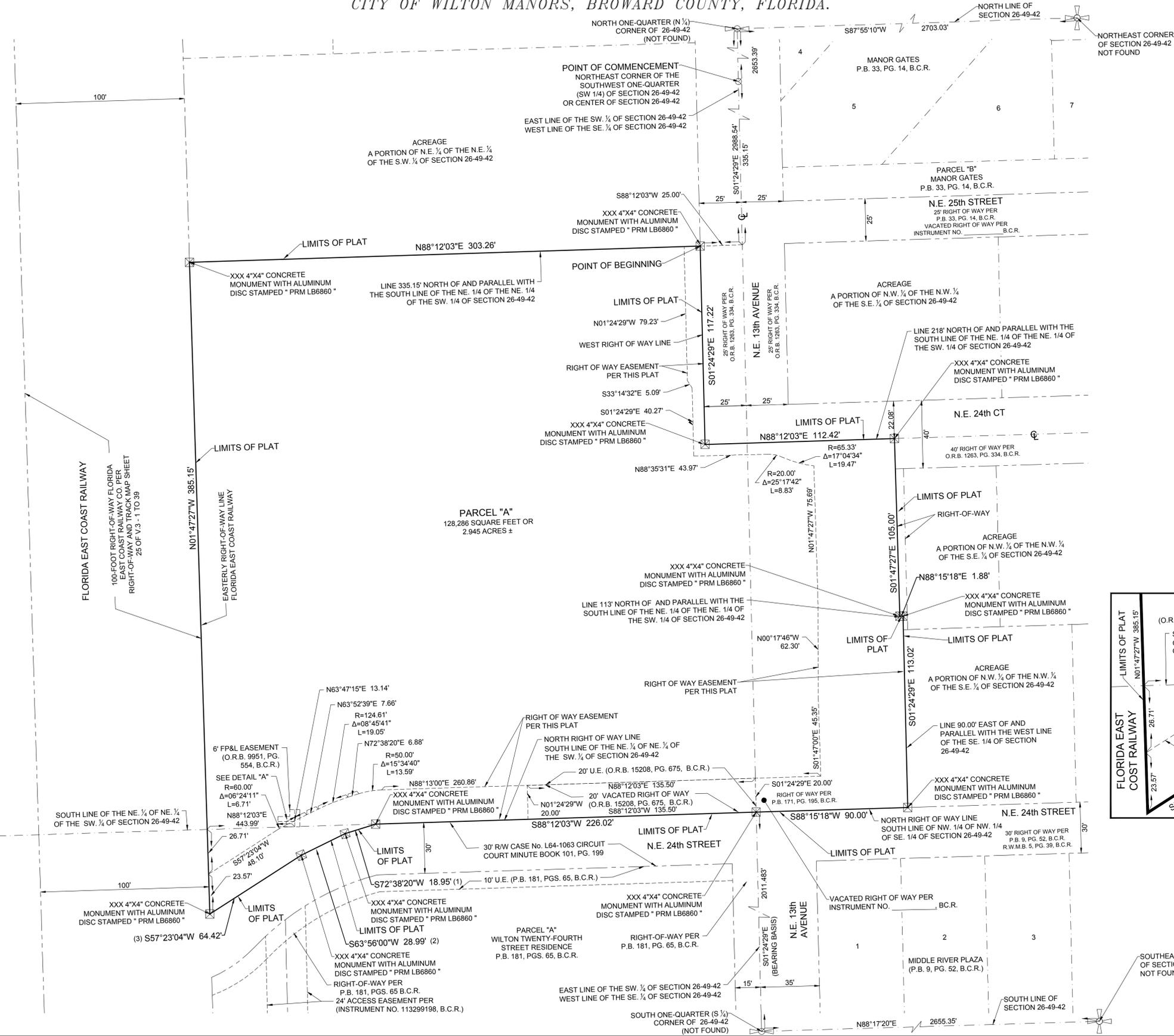
THIS PLAT IS RESTRICTED TO 190 MID-RISE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

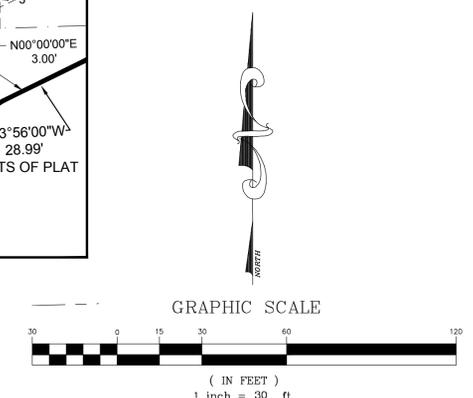
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- D.B. DEED BOOK
- D.C.R. MIAMI-DADE COUNTY RECORDS
- FND. FOUND
- FP&L FLORIDA POWER & LIGHT COMPANY
- L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
- O.R.B. CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- P.B. OFFICIAL RECORDS BOOK
- PG. PLAT BOOK
- PRM PERMANENT REFERENCE MONUMENT
- ☒ CENTERLINE
- ☒ SECTION CORNER
- ☒ QUARTER CORNER



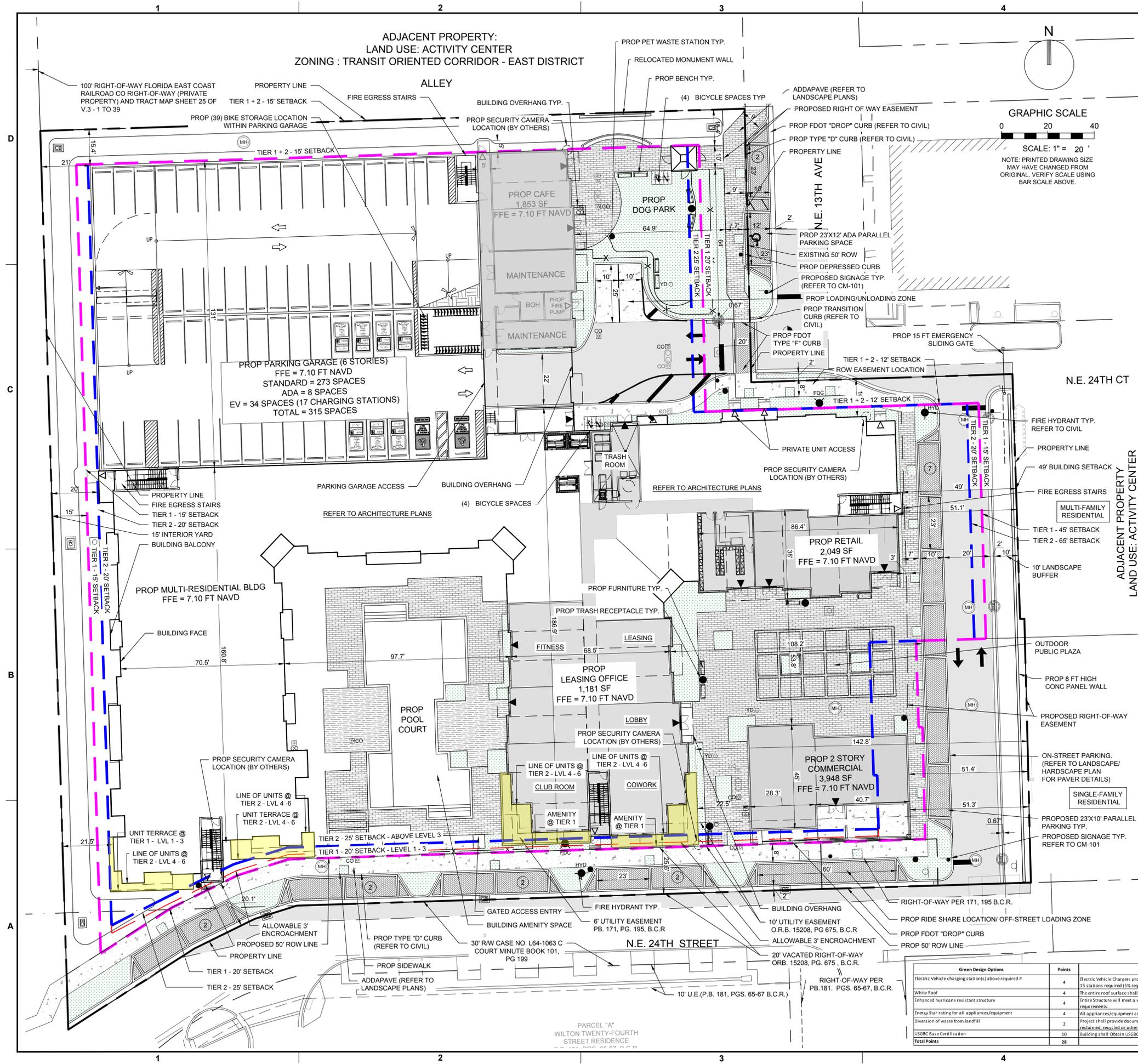
DETAIL "A"
SCALE: 1"=20'



PREPARED BY:

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

037-MP-22



SITE DATA TABLE:

PROJECT ADDRESS:	1225 NE 24 Street
PROJECT INFORMATION:	PARCEL CONTROL NUMBER 49422600356, 494226520010
CURRENT ZONING:	Transit Oriented Corridor East (TOC-E) and Multi-family (RM-16)
PROPOSED ZONING:	Industrial Limited (I-L)
LAND USE DESIGNATION:	Transit Oriented Corridor East (TOC-E)
CURRENT USE:	Commercial and residential uses
PROPOSED USE:	Mixed-Use
NET SITE AREA:	127,286 SF / 2.922 ACRES
GROSS SITE AREA:	156,670 SF / 3.597 ACRES

GROSS BUILDING AREA:		
MIXED-USE BUILDING	256,149 SF	
GARAGE BUILDING	119,065 SF	
STANDALONE COMMERCIAL BUILDING	3,948 SF	
TOTAL GROSS BUILDING AREA	379,162 SF	
SITE AREA CALCULATIONS:		
PERVIOUS AREA	38,056 SF	
IMPERVIOUS AREA	89,230 SF	
BUILDING COVERAGE	57,703 SF	
SIDEWALKS / PAVERS	18,284 SF	
VUA (VEHICULAR USE AREA)	13,243 SF	

PROPOSED USES:	NUMBER OF UNITS	SQUARE FEET
MULTI-FAMILY RESIDENTIAL	190	191,003 SF
STUDIO	15	
ONE-BEDROOM	80	
TWO-BEDROOM	77	
THREE-BEDROOM	18	
COMMERCIAL		9,031 SF
LEASING OFFICE		1,181 SF
OFFICE (2ND STORY)		1,448 SF
RETAIL		2,049 SF
RESTAURANT / CAFE		4,353 SF
GROUND FLOOR MIXED-USE (Article 030-032)	REQUIRED	PROPOSED
RESIDENTIAL		21,083 SF / 73.5%
COMMERCIAL	min 25%	7,583 SF / 26.5%
TOTAL MIXED-USE	100%	28,666 SF / 100%

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
HEIGHT:		
Tier 1	2-3 stories	2 stories
Tier 2	3 stories	4 stories
Total	6 stories	6 stories

SETBACKS:		
Tier 1		
SECONDARY ST - NE 24th St, NE 13th Ave	20' Min	20'
ALL OTHER ST - NE 24th Ct	12' Min	12'
INTERIOR SIDE (W)	15' Min	20'
INTERIOR SIDE (Multi-Family Residential)	15' Min	49'
INTERIOR SIDE (Single-Family Residential)	45' Min	51.3'
REAR (N)	15' Min	15'
Tier 2		
SECONDARY ST - NE 24th St, NE 13th Ave	25' Min	25'
ALL OTHER ST - NE 24th Ct	12' Min	12'
INTERIOR SIDE (W)	20' Min	20'
INTERIOR SIDE (Multi-Family Residential)	20' Min	51.1'
INTERIOR SIDE (Single-Family Residential)	65' Min	142.8'
REAR (N)	15' Min	15'

STREETSCAPE FRONTAGE SETBACK:		
SECONDARY ST - NE 24th St, NE 13th Ave	5'	5'
ALL OTHER ST - NE 24th Ct	5'	5'

PEDESTRIAN REALM FRONTAGE SETBACK:		
SECONDARY ST - NE 24th St, NE 13th Ave	20'	20'
ALL OTHER ST - NE 24th Ct	12'	12'

OPEN SPACE DEDICATION:		
Min 400 - 10% Lot up to 5,000 SF	5,000 SF	5,700 SF

LANDSCAPED PERVIOUS AREA:		
10% of Lot	12,729 SF	27,619 SF

PARKING CALCULATIONS:	REQUIRED	PROPOSED
MULTI-FAMILY:		
STUDIO (1.5 SPACES X 15 UNITS)	23	
ONE-BEDROOM (1.5 SPACES X 80 UNITS)	120	
TWO-BEDROOM (1.5 SPACES X 77 UNITS)	116	
THREE-BEDROOM (1.5 SPACES X 18 UNITS)	27	

COMMERCIAL USE:		
LEASING OFFICE (1,181 SF / 300)	4	
RETAIL (2,049 SF / 500)	5	
OFFICE (1,448 SF / 300)	5	
RESTAURANT/CAFE (4,353 SF x 3) / 1000	15	

ON-STREET PARKING:		
GARAGE PARKING	315	315
TOTAL PARKING	315	332
ADA PARKING SPACES	8	9
LOADING ZONE	4	3 (see note 3)

EV CHARGING STATIONS (5% of 315):		
	16	17

PROPOSED SITE FEATURES:		
SITE BENCHES		11
PET WASTE RECEPTACLES		6
TRASH RECEPTACLES		4

Green Design Options	Points	Description
Electric Vehicle charging station(s) above required #	4	Electric Vehicle Chargers provided: 15 stations required (5% required parking) + 2 add'l stations = 17 stations Total
White roof	4	The entire roof surface shall be covered in white/reflective covering
Enhanced hurricane resistant structure	4	Entire structure will meet a wind load 20 mph greater than Florida Building Code requirements
Energy Star rating for all appliances/equipment	4	All appliances/equipment associated with the building shall be Energy Star rated
Diversion of waste from landfill	2	Project shall provide documentation that at least 30% of all demolition materials will be reclaimed, recycled or otherwise diverted from the landfill.
USGBC Base Certification	10	Building shall obtain USGBC Base Certification
Total Points	28	

KEITH
 301 East Atlantic Blvd.
 Pompano Beach, FL 33060
 PH: (954) 788-3400

Florida Engineering Business License: CA7923
 Florida Surveyor and Mapper Business License: LB6660
 Florida Landscape Architecture Business License: LC2600457

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 03/01/23

DESIGNED BY: MB
DRAWN BY: VC
CHECKED BY: MC
BID-CONTRACT:

THOMAS F. DONAHUE, P.E.
 FLORIDA REG. NO. 60529
 (FOR THE FIRM)

CLIENT

**KAPLAN
 RESIDENTIAL LLC**

PROJECT

**GENERATION AT
 WILTON MANORS
 NE 13 AVE & NE 24 ST
 WILTON MANORS, FL**

SHEET TITLE

SITE PLAN

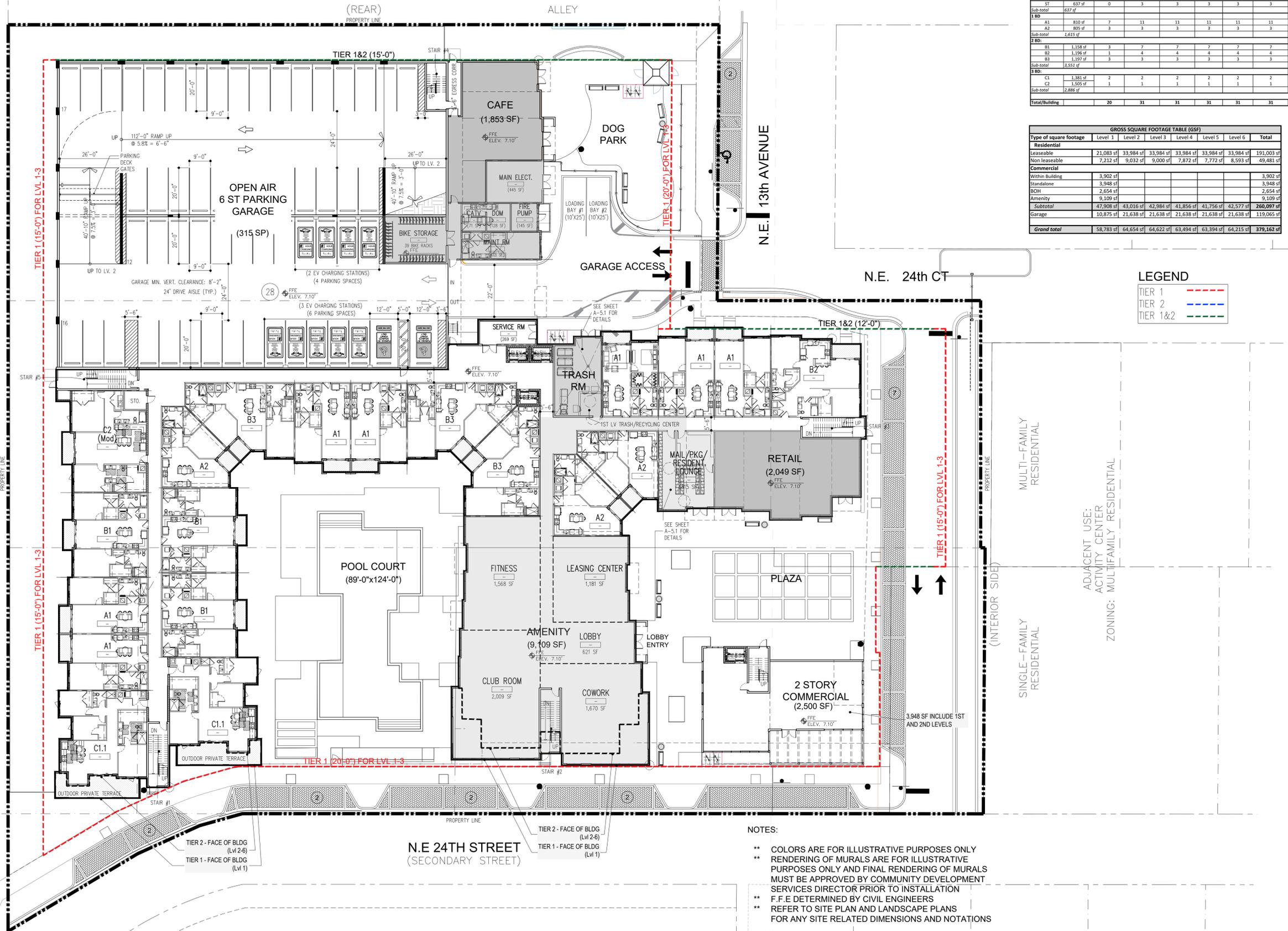
SHEET NUMBER SP-101
PROJECT NUMBER 12977.00

- NOTES:**
- Colors are for Illustrative Purposes Only. Rendering of Murals are for Illustrative Purposes Only and Final Rendering of Murals must be Approved by Community Development Services Director Prior to Installation.
 - Loading space waiver requested from Director of Community Development Services.

Plotted by: jfmaidl On 3/14/2023 11:07 AM

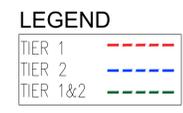
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ADJACENT USE:
ACTIVITY CENTER
ZONING: TOC-EAST DISTRICT



Type	UNIT MIX						Totals	% Totals
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6		
ST	0	3	3	3	3	3	15	7.89%
Sub-total	637 sf						637	7.9%
1 BD	7	11	11	11	11	11	62	32.6%
A2	3	3	3	3	3	3	18	9.5%
Sub-total	1,615 sf						1,615	42.1%
2 BD:								
B1	3	7	7	7	7	7	38	20.0%
B2	1	4	4	4	4	4	21	11.1%
B3	3	3	3	3	3	3	18	9.5%
Sub-total	3,552 sf						3,552	40.9%
3 BD:								
C1	2	2	2	2	2	2	12	6.3%
C2	1	1	1	1	1	1	6	3.2%
Sub-total	2,880 sf						2,880	18.9%
Total/Building	20	31	31	31	31	31	190	100.0%

Type of square footage	GROSS SQUARE FOOTAGE TABLE (GSF)						Total
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	
Residential							
Leaseable	21,083 sf	33,984 sf	33,984 sf	33,984 sf	33,984 sf	33,984 sf	191,003 sf
Non leaseable	7,212 sf	9,032 sf	9,000 sf	7,872 sf	7,772 sf	8,593 sf	49,481 sf
Commercial							
Within Building	3,902 sf						3,902 sf
Stand-alone	3,948 sf						3,948 sf
BOH	2,654 sf						2,654 sf
Amenity	9,109 sf						9,109 sf
Subtotal	47,908 sf	43,016 sf	42,984 sf	41,856 sf	41,756 sf	42,577 sf	260,097 sf
Garage	10,875 sf	21,638 sf	21,638 sf	21,638 sf	21,638 sf	21,638 sf	119,065 sf
Grand total	58,783 sf	64,654 sf	64,622 sf	63,494 sf	63,394 sf	64,215 sf	379,162 sf



NOTES:

- ** COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY
- ** RENDERING OF MURALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL RENDERING OF MURALS MUST BE APPROVED BY COMMUNITY DEVELOPMENT SERVICES DIRECTOR PRIOR TO INSTALLATION
- ** F.F.E DETERMINED BY CIVIL ENGINEERS
- ** REFER TO SITE PLAN AND LANDSCAPE PLANS FOR ANY SITE RELATED DIMENSIONS AND NOTATIONS

LEVEL 1
20 DU'S
28 SP
SCALE: 1"=20'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS
FOR:
KAPLAN RESIDENTIAL
LOCATED AT:
WILTON MANORS, FLORIDA



MSA ARCHITECTS, INC.
A40000895
8805 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

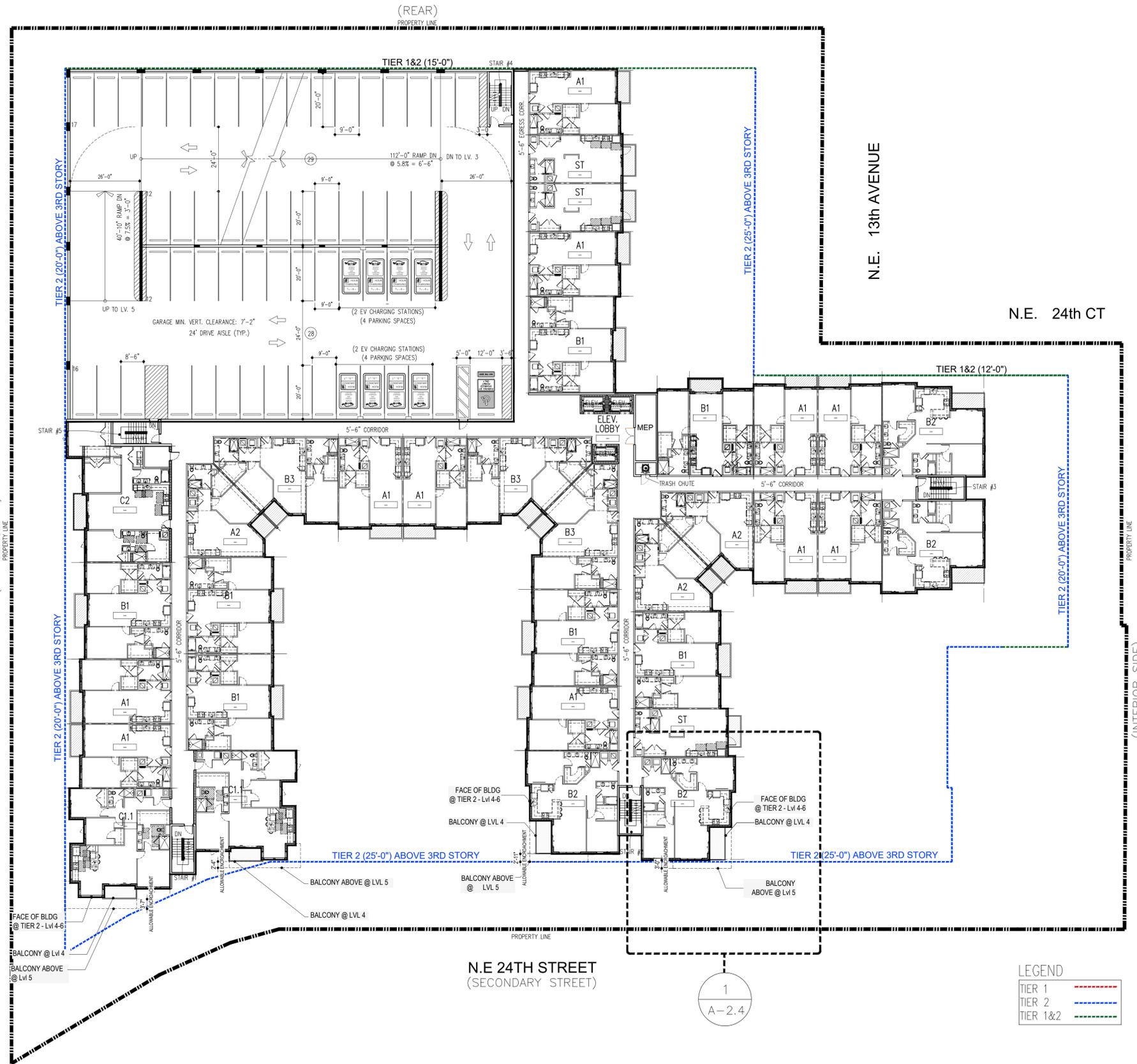


DRAWN: [Blank]
SCALE DATE: 04/28/22
CONTRACT: AS SHOWN
JOB NO.: 2119.PRJ
SHEET TITLE:

LEVEL 1
SHEET NUMBER:
A-2.1

BY

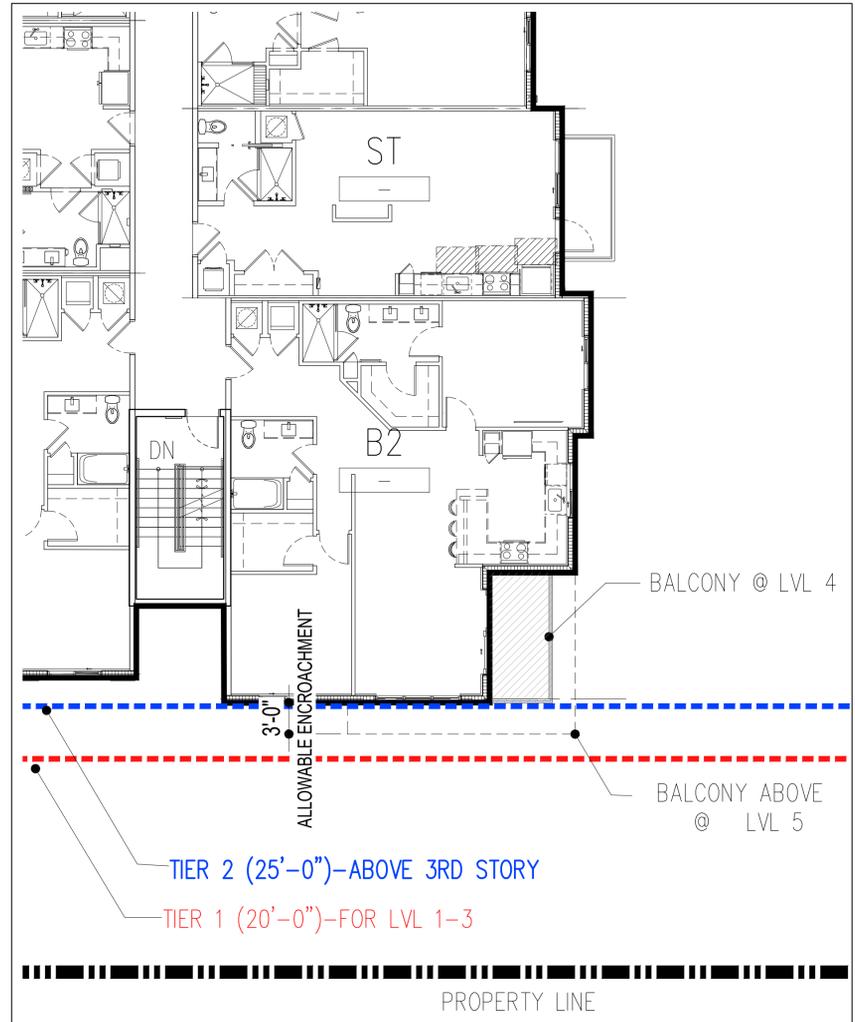
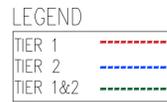
FLORIDA EAST COAST RAILROAD
(INTERIOR SIDE)



N.E. 13th AVENUE

N.E. 24th CT

N.E 24TH STREET
(SECONDARY STREET)



1 ENLARGEMENT OF UNIT SETBACKS @ LVL 4
SCALE: 1/8" = 1'-0"

- NOTES:
- ** COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY
 - ** RENDERING OF MURALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL RENDERING OF MURALS MUST BE APPROVED BY COMMUNITY DEVELOPMENT SERVICES DIRECTOR PRIOR TO INSTALLATION
 - ** F.F.E DETERMINED BY CIVIL ENGINEERS
 - ** REFER TO SITE PLAN AND LANDSCAPE PLANS FOR ANY SITE RELATED DIMENSIONS AND NOTATIONS

LEVEL 4
31 DU'S
57 SP

SCALE: 1" = 20'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS
FOR:
KAPLAN RESIDENTIAL
LOCATED AT:
WILTON MANORS, FLORIDA



MSA ARCHITECTS, INC.
AACC00895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

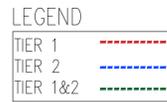
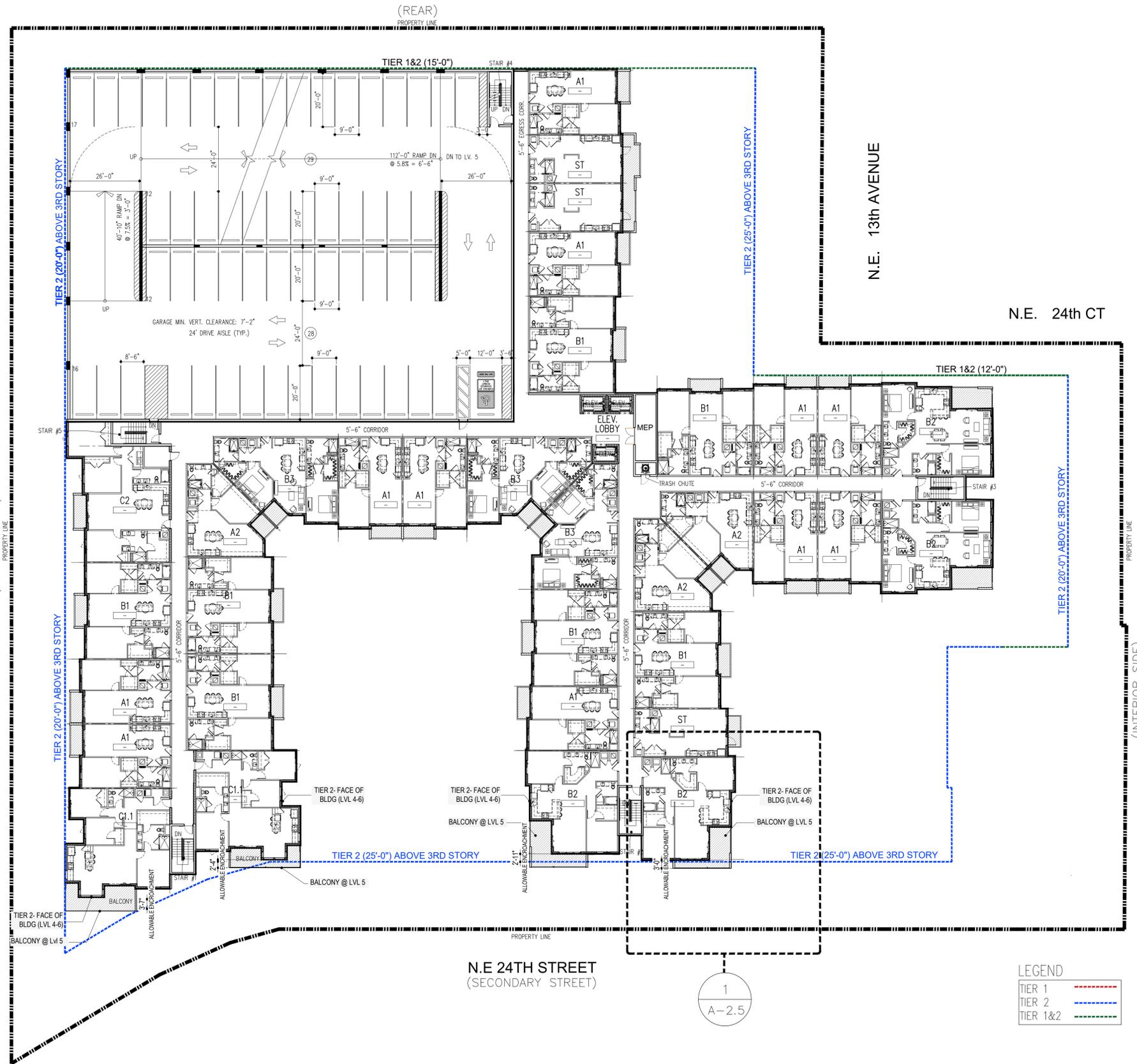
DRAWN
CONTRACT DATE 04/28/22
SCALE AS SHOWN
JOB NO. 2119.PRJ

SHEET TITLE:
LEVEL 4
SHEET NUMBER:
A-2.4

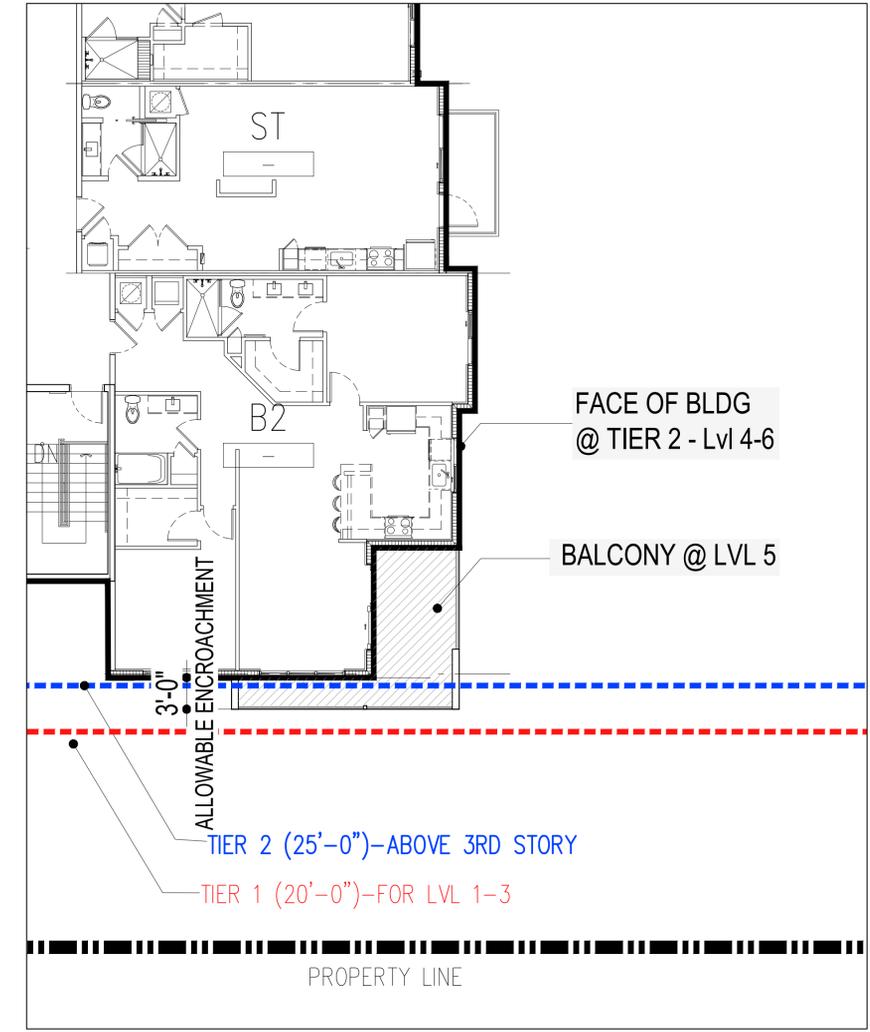
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

BY

FLORIDA EAST COAST RAILROAD
(INTERIOR SIDE)



- NOTES:
- ** COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY
 - ** RENDERING OF MURALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL RENDERING OF MURALS MUST BE APPROVED BY COMMUNITY DEVELOPMENT SERVICES DIRECTOR PRIOR TO INSTALLATION
 - ** F.F.E DETERMINED BY CIVIL ENGINEERS
 - ** REFER TO SITE PLAN AND LANDSCAPE PLANS FOR ANY SITE RELATED DIMENSIONS AND NOTATIONS



1 ENLARGEMENT OF UNIT SETBACKS @ LVL 5
SCALE: 1/8" = 1'-0"

LEVEL 5
31 DU'S
57 SP

SCALE: 1" = 20'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS
FOR:
KAPLAN RESIDENTIAL
LOCATED AT:
WILTON MANORS, FLORIDA



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

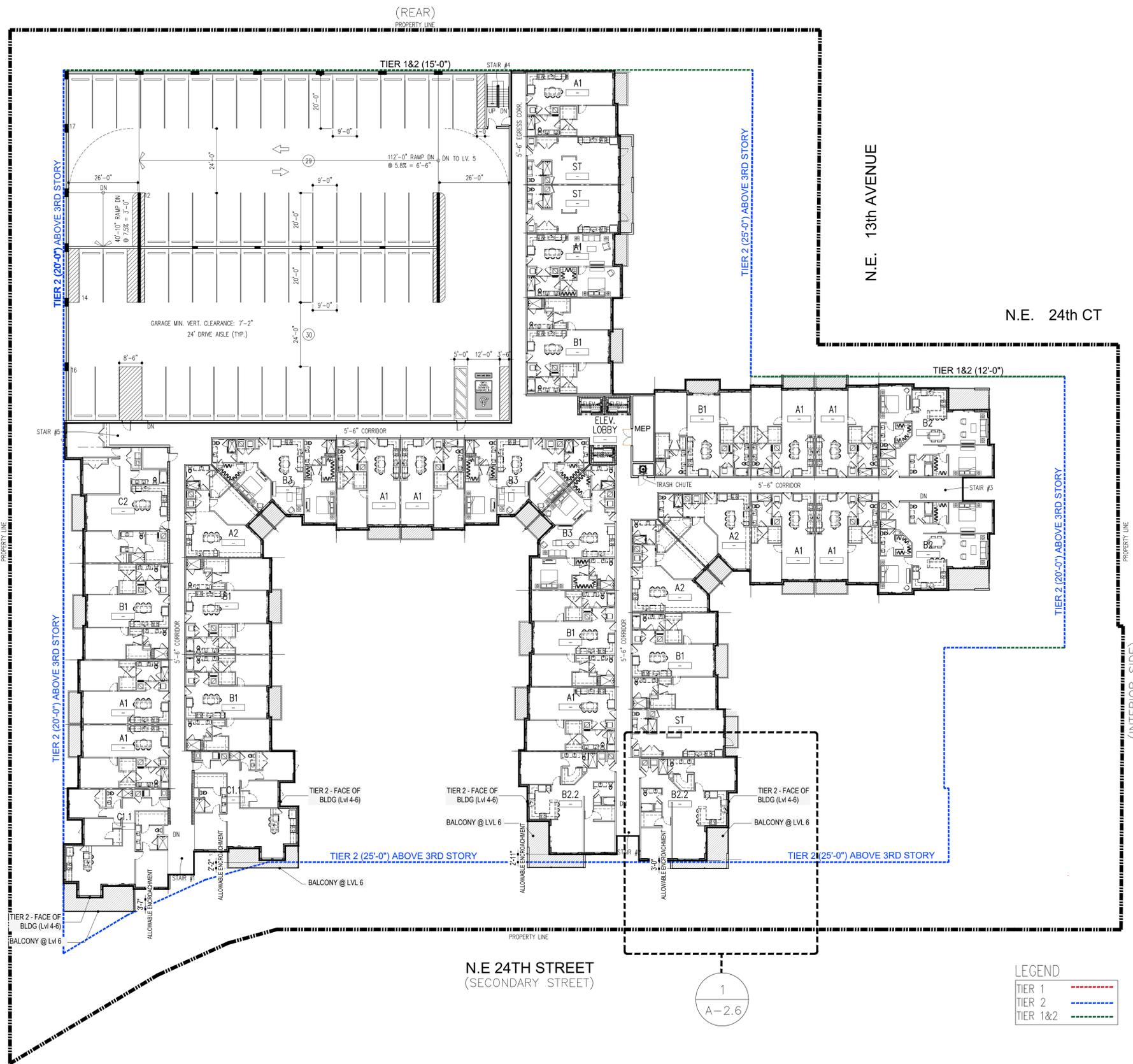
DRAWN
CONTRACT DATE 04/28/22
SCALE AS SHOWN
JOB NO. 2119.PRJ

SHEET TITLE:
LEVEL 5
SHEET NUMBER:
A-2.5

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

BY

FLORIDA EAST COAST RAILROAD
(INTERIOR SIDE)

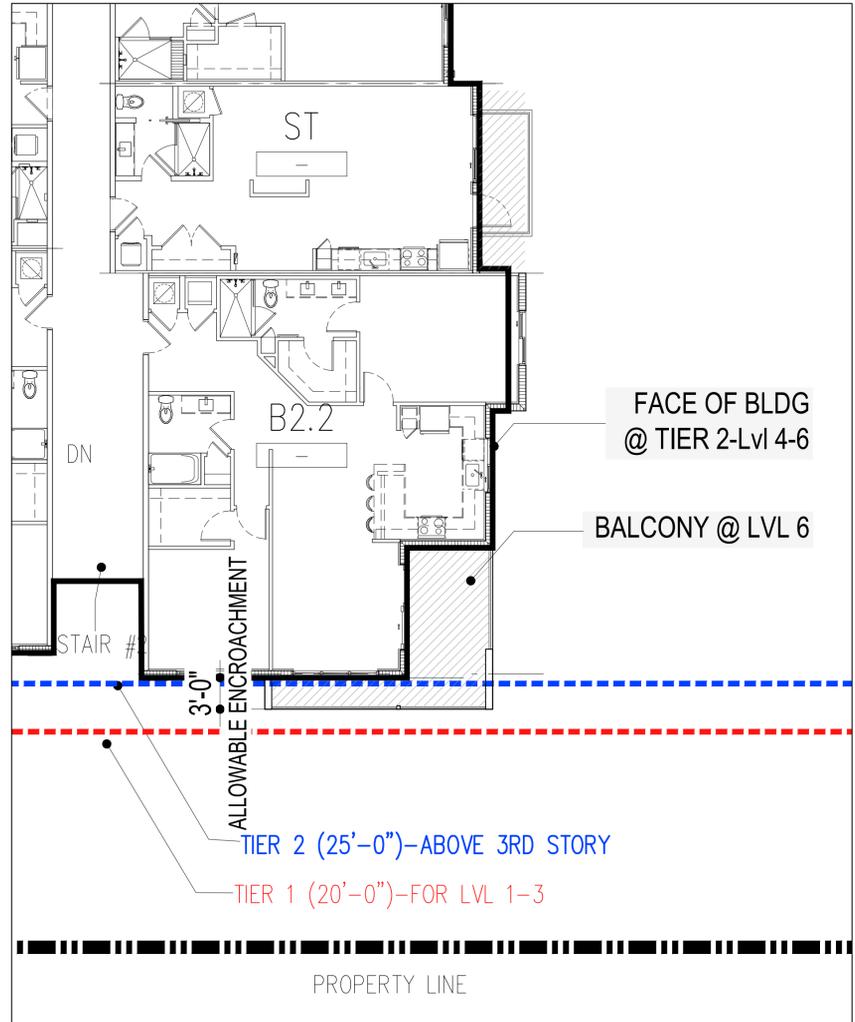


N.E. 13th AVENUE

N.E. 24th CT

N.E 24TH STREET
(SECONDARY STREET)

1
A-2.6



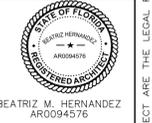
1 ENLARGEMENT OF UNIT SETBACKS @ LVL 6
SCALE: 1/8" = 1'-0"

- NOTES:
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 - ** RENDERING OF MURALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL RENDERING OF MURALS MUST BE APPROVED BY COMMUNITY DEVELOPMENT SERVICES DIRECTOR PRIOR TO INSTALLATION
 - ** F.F.E DETERMINED BY CIVIL ENGINEERS
 - ** REFER TO SITE PLAN AND LANDSCAPE PLANS FOR ANY SITE RELATED DIMENSIONS AND NOTATIONS

LEVEL 6
31 DU'S
59 SP
SCALE: 1"=20'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS
FOR:
KAPLAN RESIDENTIAL
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WILTON MANORS, FLORIDA



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DRAWN	CONTRACT DATE	04/28/22
SCALE	AS SHOWN	
JOB NO.	2119.PRJ	
SHEET TITLE:	LEVEL 6	
SHEET NUMBER:	A-2.6	

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

BY



COLOR SCHEME

A ACCENT 1 SW681 PAPAK	D ACCENT 4 SW655 EUPHORBIC LAC	BUSH CERAMIC GLAZED TILE CLADDING
B	E	CLASH WIDE WOOD PANEL
ACCENT 2 SW643 AQUASTONE	ACCENT 5 SW7075 WEB GRAY	
C ACCENT 3 SW627 KVM	F ACCENT 6 SW6122 CAMELBACK	CORRUGATED METAL PANEL SIDING

NOTE:
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ELEVATION LEGEND

- NOTE: CONDITIONS SHOWN ON THIS DRAWING ARE TYPICAL AT ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- NOTE: ALL WALL FINISHES SHALL COMPLY WITH THE MURALS MANOR'S CODE OF PRACTICES, ARTICLE 20.002, 20.004-100. SOURCE REFER TO SHEET 2.4 FOR DETAILS.
- 1 PAINTED STUCCO FINISH
 - 2 STUCCO BAND
 - 3 PRECAST CAP
 - 4 IMPACT FRAME STOREFRONT DOOR AND OR WINDOW SYSTEM (BLACK E.S.P FINISH)
 - 5 IMPACT ALUMINUM FRAME WINDOW (BLACK E.S.P FINISH)
 - 6 IMPACT ALUMINUM SLIDER (BLACK E.S.P FINISH)
 - 7 METAL DOOR AT STAIRS
 - 8 PAINTED CONCRETE EYEBROW
 - 9 42" H. ALUMINUM RAILING (BLACK E.S.P FINISH)
 - 10 GLASS RAILING AT COMMERCIAL BUILDING IN PLAZA
 - 11 CORRUGATED METAL AWNING
 - 12 CERAMIC GLAZED TILE CLADDING
 - 13 SYNTHETIC WOOD PANEL CLADDING (PROMENA PANEL OR EQUAL PRODUCT APPROVED BY OWNER)
 - 14 CORRUGATED METAL PANEL SIDING (BLUSH E.S.P FINISH)
 - 15 CORRUGATED METAL PANEL SIDING (BLACK-LIT ALUMINUM SIGNAGE 48" H.)
 - 16 BLACK-LIT ALUMINUM SIGNAGE 48" H.
 - 17 METAL OVERHEAD GARAGE DOOR
 - 18 UNIT BALCONY PRIVACY SEPARATION
 - 19 PAINTED CONCRETE EYEBROW

TRIM NOTES

1. ADHERE AND/OR MECHANICALLY FASTEN DECORATIVE FOAM TRIM PROFILES TO MASONRY SUBSTRATE PER MANUFACTURER'S REQUIREMENT AND IN ACCORDANCE WITH FBC REQUIREMENTS.
2. ALL DECORATIVE FOAM TRIM TO RECEIVE A SMOOTH TEXTURED SYNTHETIC STUCCO FINISH, EMBED FIBERGLASS REINFORCING MESH IN SYNTHETIC STUCCO OVER ENTIRE FOAM PROFILE & EXTEND A MINIMUM OF 6" ABOVE AND BELOW FOAM TRIM AND EMBED INTO FIELD STUCCO.
3. ALL DECORATIVE FOAM TRIM PROFILES SHALL HAVE A SLOPED TOP EDGE FOR POSITIVE DRAINAGE.
4. ANY AND ALL DECORATIVE FOAM TRIM PROFILES ABOVE 40" SHALL BE MADE OF NON-COMBUSTIBLE MATERIALS TO COMPLY WITH SECTION 1406.2.2 OF THE 2020 FBC.



FLORIDA EAST COAST RAILROAD (INTERIOR SIDE)

INTERIOR SIDE

LEGEND

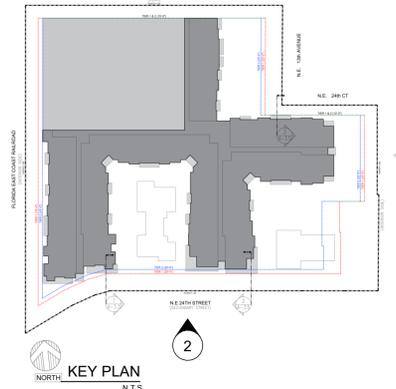
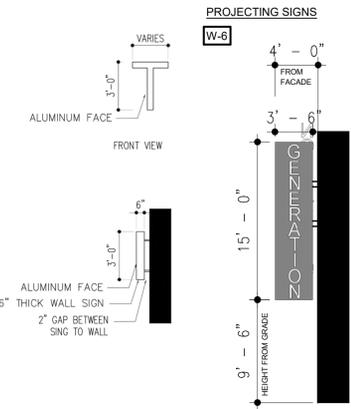
TIER 1	---
TIER 2	---
TIER 1&2	---

SIGNAGE LEGEND

SIGN BAND

W-1	VARIES	LEASING
W-2	VARIES	CAFE
W-3	VARIES	RETAIL
W-4	VARIES	GENERATION
W-5	VARIES	RESTAURANT

NOTE:
SIGNAGE STYLE, FONT AND NAME SUBJECT TO CHANGE



GENERATION WILTON MANORS



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MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN 04/28/2022
DATE 04/28/2022
SCALE AS SHOWN
JOBNO. 2119.PRJ
SHEET TITLE:

STREET ELEVATIONS
SHEET NUMBER:
A-3.2

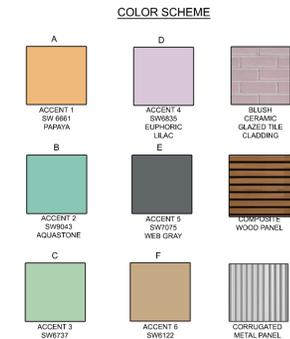
2 BUILDING ELEVATIONS

SCALE 1/16" = 1'-0"

RESUBMITTAL #4 03/22/2023

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

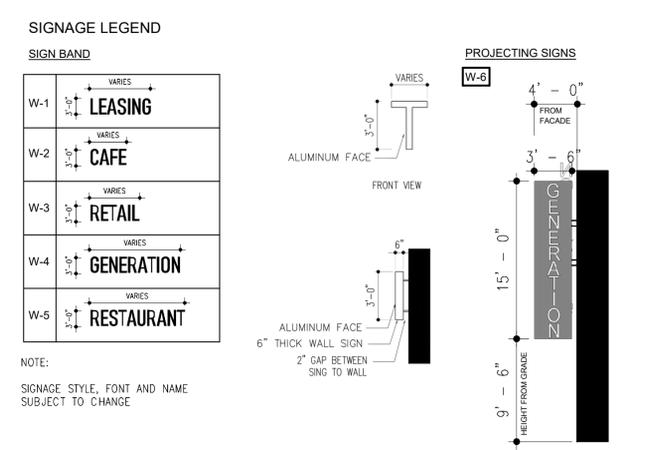
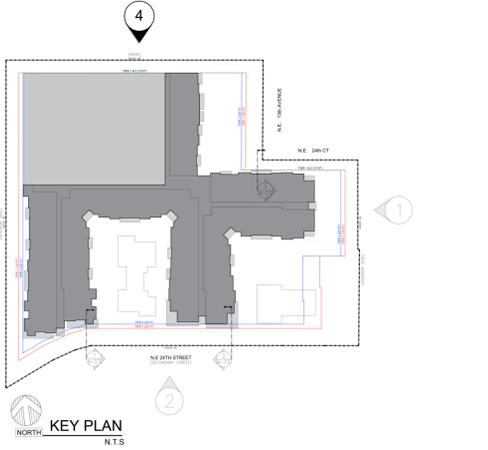
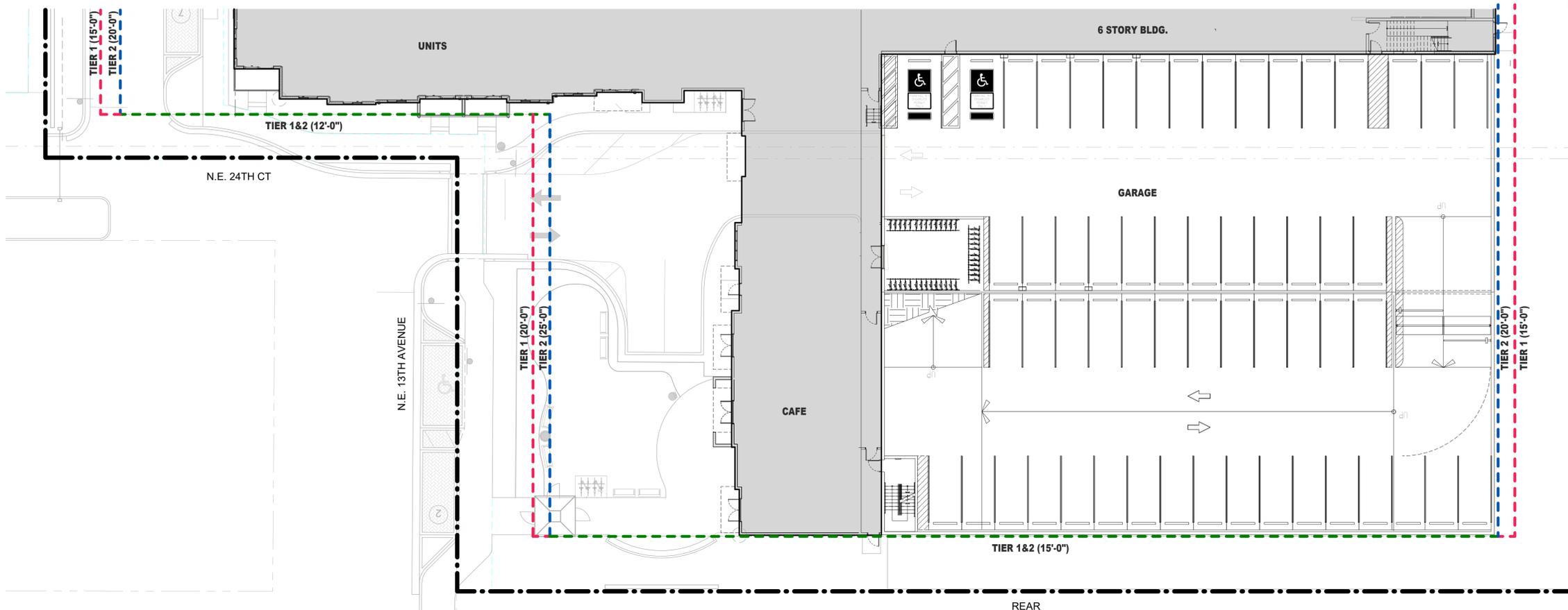
FOR: KAPLAN RESIDENTIAL LOCATED AT: WILTON MANORS, FLORIDA



NOTE:
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- ELEVATION LEGEND**
- THIS LEGEND IS AN AIA ARCHITECTS STANDARD KEY USED FOR ELEVATION, NOT ALL KEY NOTE APPLY
- NOTE:
 CONDITIONS SHOWN ON THIS DRAWING ARE TYPICAL AT ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT
- NOTE:
 ALL WALL SOURCE SHALL COMPLY WITH THE WILTON MANORS CODE OF ORDINANCES, ARTICLE 20, SEC. 2004-100. SOURCE REFER TO SHEET 04 FOR DETAILS
- 1 PAINTED STUCCO FINISH
 - 2 STUCCO BAND
 - 3 PRECAST CAP
 - 4 IMPACT FRAME STOREFRONT DOOR AND OR WINDOW SYSTEM (BLACK E.S.P FINISH)
 - 5 IMPACT ALUMINUM FRAME WINDOW (BLACK E.S.P FINISH)
 - 6 IMPACT ALUMINUM SLIDER (BLACK E.S.P FINISH)
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- TRIM NOTES**
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4 BUILDING ELEVATIONS
 SCALE 1/16" = 1'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS
 FOR:
 KAPLAN RESIDENTIAL
 LOCATED AT:
 WILTON MANORS, FLORIDA



MSA ARCHITECTS, INC.
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 8950 SW 74th COURT
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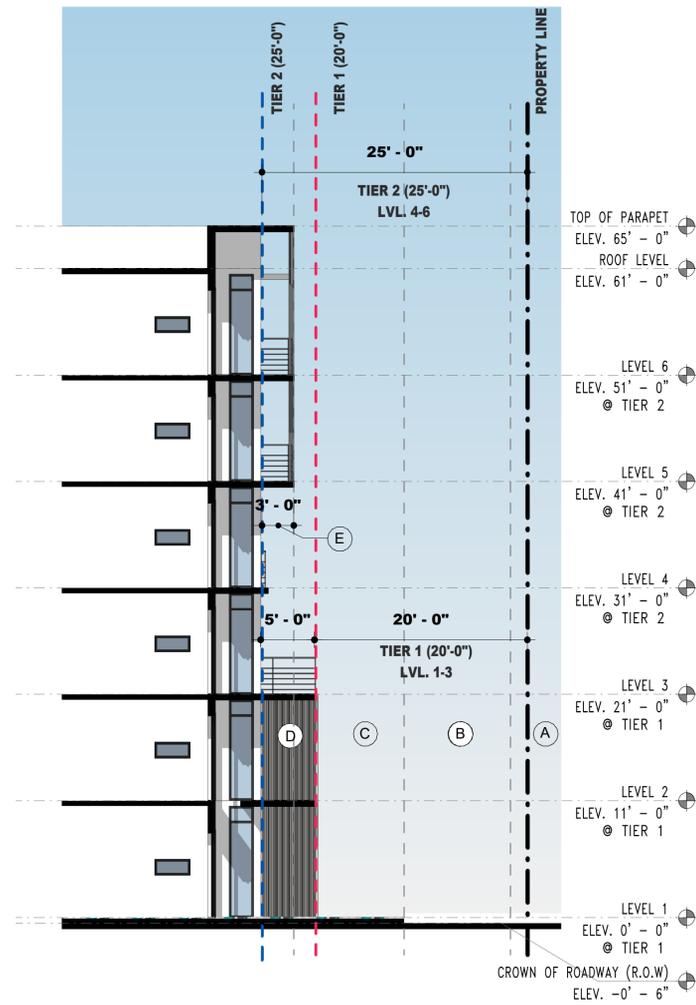


DRAWN
 DATE 04/28/2022
 SCALE AS SHOWN
 JOBNO. 2119.PRJ
 SHEET TITLE:

STREET ELEVATIONS
 SHEET NUMBER:
A-3.4

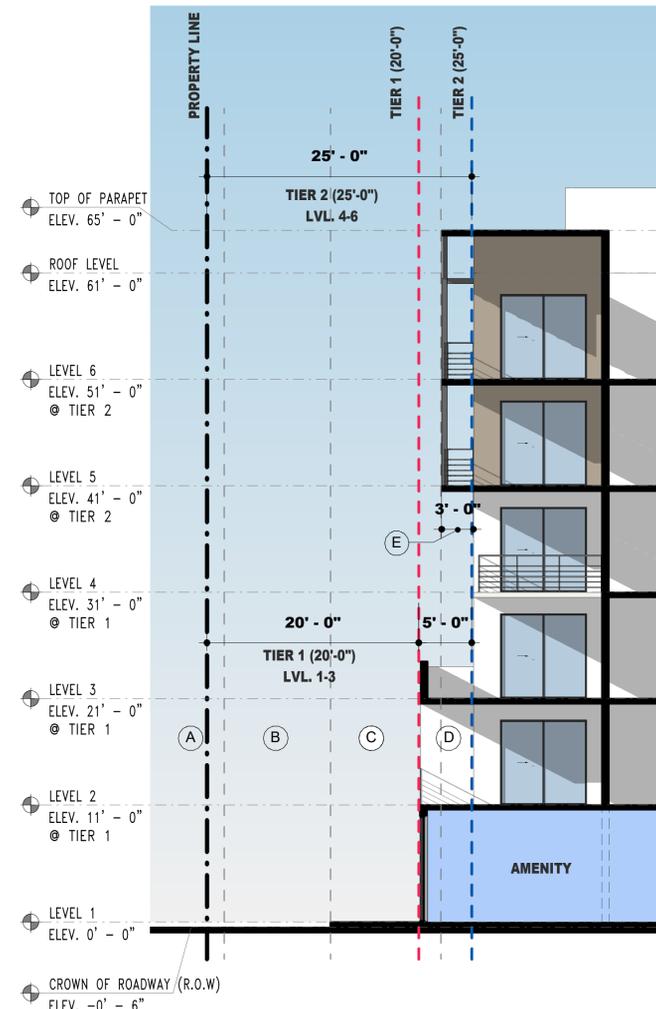
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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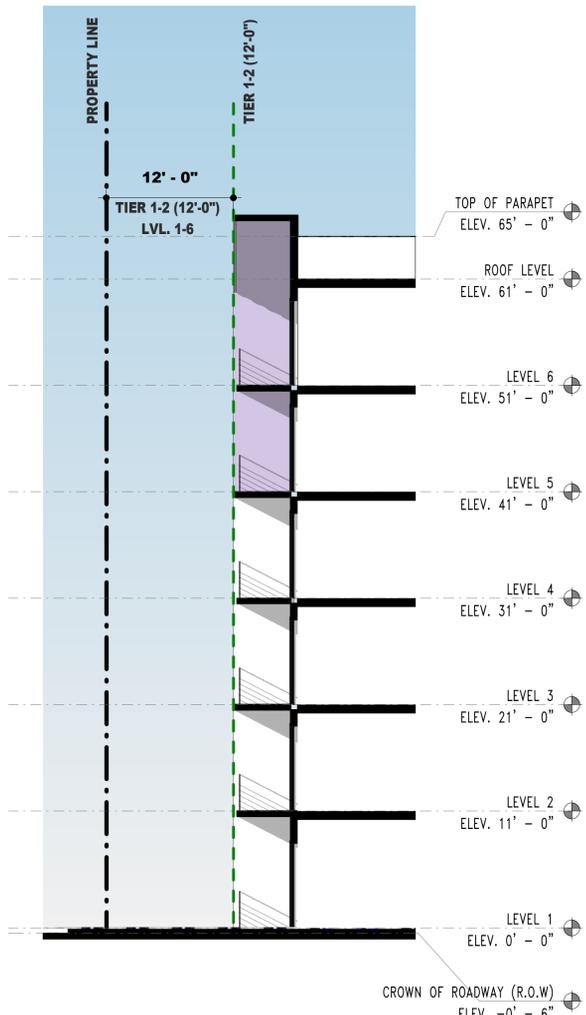


1 SECTION AT N.E. 24TH STREET
1/8" = 1'-0"

- (A) N.E. 24TH ST
- (B) 10' ON-STREET PARKING
- (C) 8' PEDESTRIAN REALM
- (D) BALCONY ENCROACHMENT AT TIER 1
- (E) BALCONY ENCROACHMENT AT TIER 2



2 SECTION AT N.E. 24TH STREET
1/8" = 1'-0"



3 SECTION AT N.E. 24TH CT
1/8" = 1'-0"

SECTION 30-20

TIER SHALL MEAN A LEVEL OR GROUP OF LEVELS WITHIN A BUILDING WITHIN THE MIXED-USE ZONING DISTRICT WHERE A SETBACK OR OTHER REQUIRED ELEMENTS MAY BE REQUIRED TO CREATE VARIATIONS AND MODULATIONS IN THE BUILDING FACADE AND MASSING.

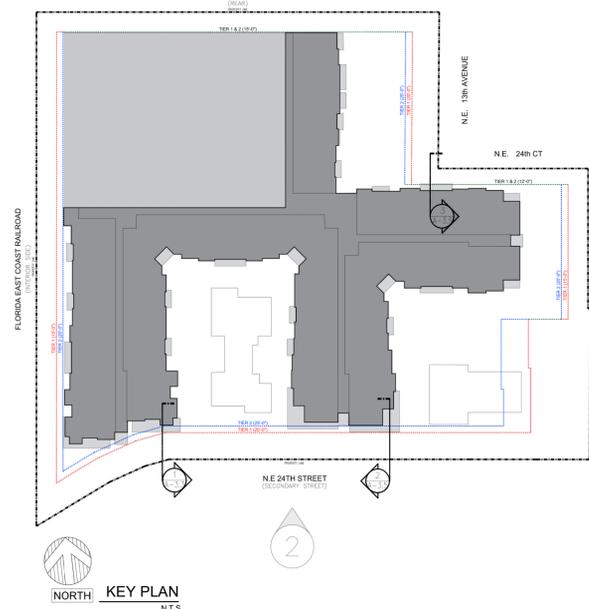
SECTION 30-50

TRANSITION LINES SHALL BE PROVIDED AT THE TOP OF THE FIRST TIER OF A MULTIPLE-STORY BUILDING. TRANSITION LINES CAN BE EXPRESSED BY A MATERIAL CHANGE, TRIM LINE, BALCONY, ETC., AND MAY BE DETAILED TO ACCOMMODATE AN AWNING OR OTHER ARCHITECTURAL FACADE ELEMENT.

SECTION 30-50 (M)

ALL FACADES NOT ON FRONTAGE LINES SHALL INCORPORATE THE SAME SURFACE MATERIALS AND SIMILAR DESIGN ELEMENTS AND PROPORTIONS, WITH ATTRACTIVE ENTRANCES AND CONSIDERATION FOR PEDESTRIAN PASS-THROUGHS SUCH AS ARCADES.

ONLY WHEN FRONTING PRIMARY AND SECONDARY STREETS:
 A. SIGNATURE ARCHITECTURAL ELEMENTS STRUCTURALLY INTEGRAL TO THE DESIGN OF THE FACADE AND INTENDED TO PROVIDE SHADE AND PROTECTION FROM INCLEMENT WEATHER MAY EXTEND FORWARD OF THE FRONTAGE LINE WITHIN THE PEDESTRIAN REALM FRONTAGE LINE BUT NOT CLOSER THAN TEN (10) FEET TO THE REAR EDGE OF THE STREETSCAPE FRONTAGE.
 B. AWNINGS, CANOPIES, BALCONIES AND ARCHITECTURAL ELEMENTS MAY EXTEND FORWARD OF THE FRONTAGE LINE WITHIN THE PEDESTRIAN REALM FRONTAGE FORWARD OF THE FRONTAGE LINE UP TO EIGHT (8) FEET.
 FOR ALL OTHER STREETS, AWNINGS, CANOPIES, BALCONIES AND ARCHITECTURAL ELEMENTS MAY EXTEND FORWARD OF THE FRONTAGE LINE UP TO TWO (2) FEET.



GENERATION WILTON MANORS



BEATRIZ M. HERNANDEZ
AR0094576

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SUITE 1513
MIAMI, FLORIDA 33156
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ARCHITECTURE & PLANNING

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SCALE: AS SHOWN
JOBNO.: 2119.PRJ
SHEET TITLE:

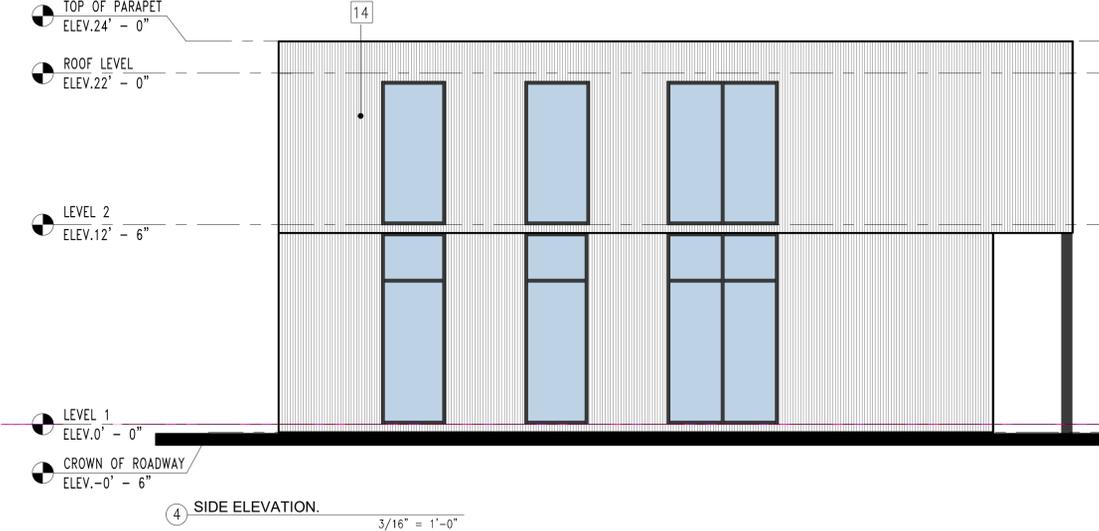
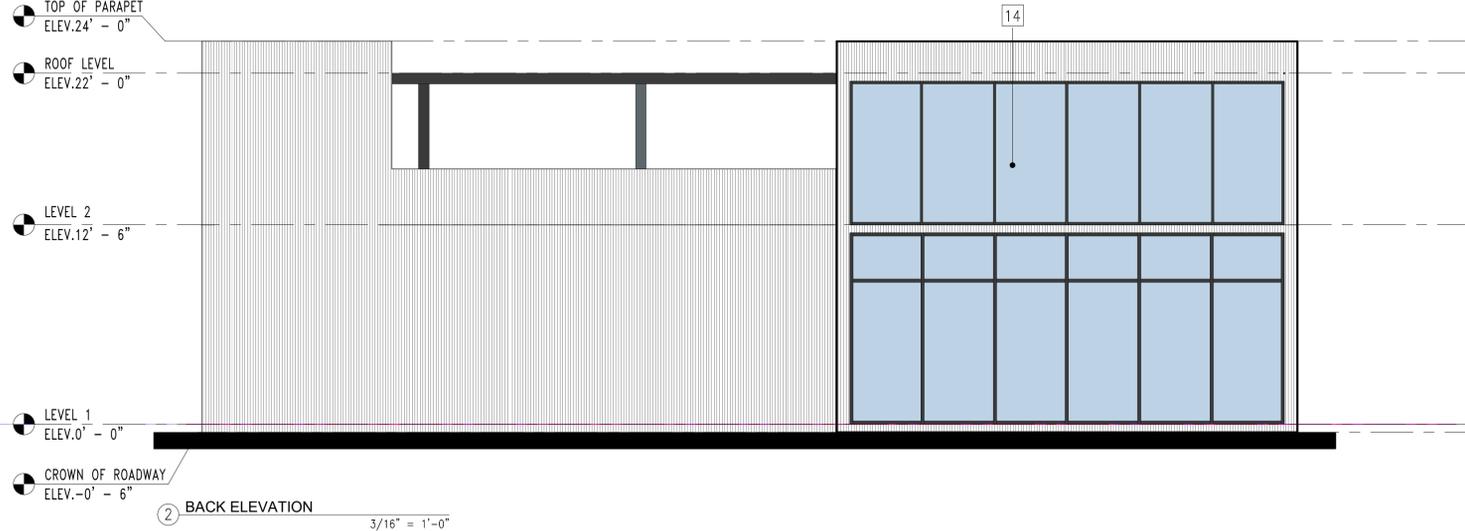
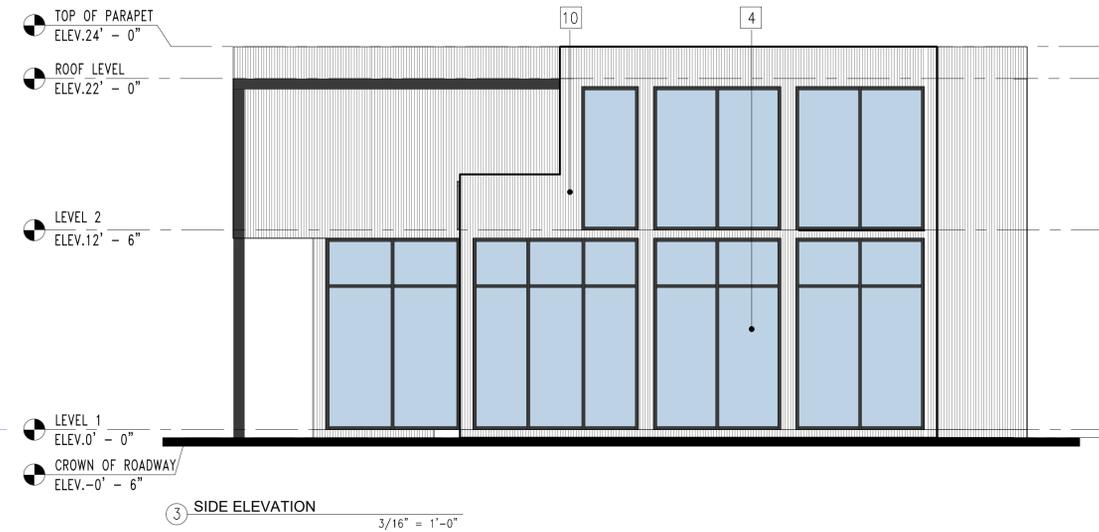
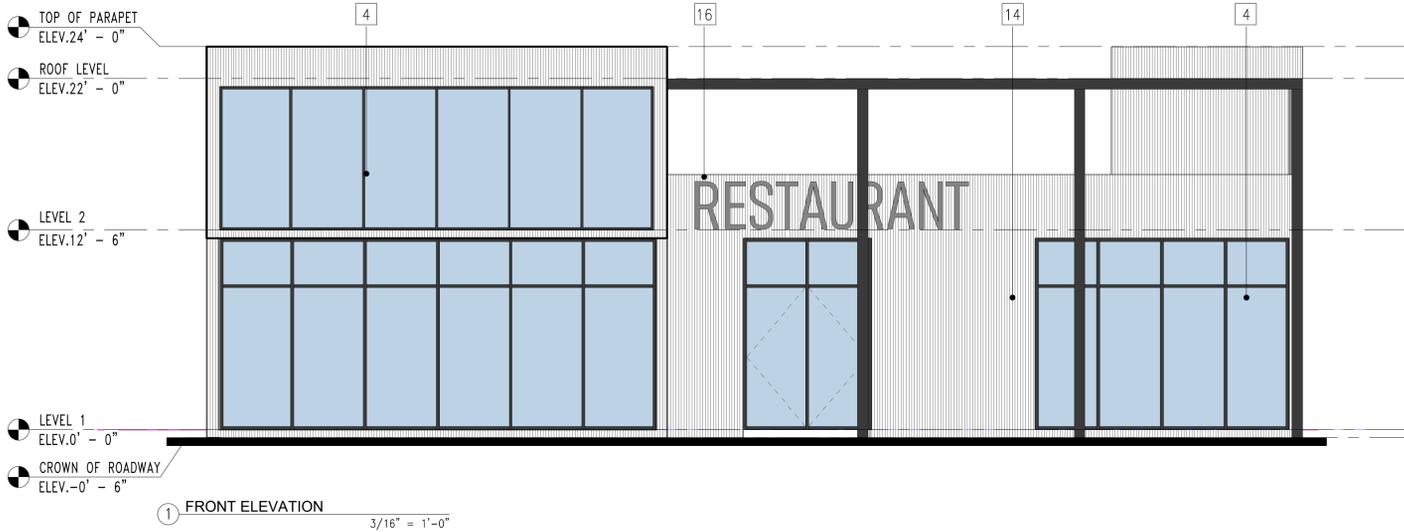
SECTION DETAILS

SHEET NUMBER:

A-3.5

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

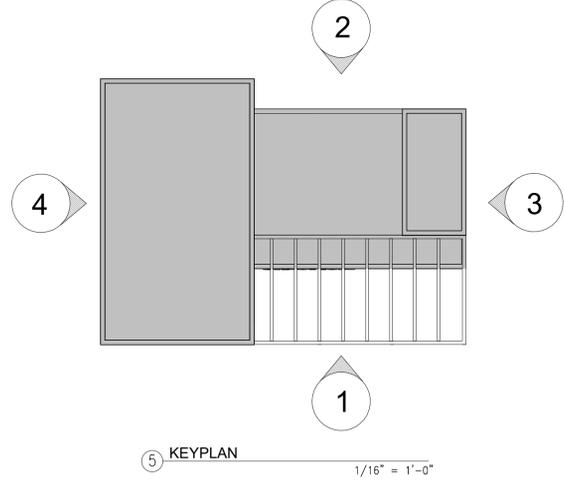
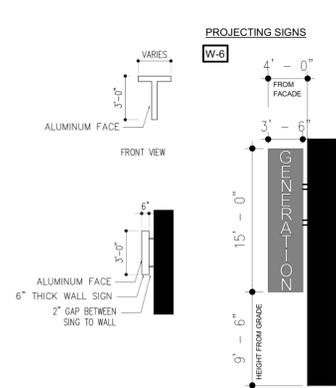
FOR: KAPLAN RESIDENTIAL LOCATED AT: WILTON MANORS, FLORIDA
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ELEVATION LEGEND		TRIM NOTES	
1 PAINTED STUCCO FINISH	11 CORRUGATED METAL AWNING	1. ADHERE AND/OR MECHANICALLY FASTEN DECORATIVE FOAM TRIM PROFILES TO MASONRY SUBSTRATE PER MANUFACTURER'S REQUIREMENT AND IN ACCORDANCE WITH FBC REQUIREMENTS.	
2 STUCCO BAND	12 CERAMIC GLAZED TILE CLADDING	2. ALL DECORATIVE FOAM TRIM TO RECEIVE A SMOOTH TEXTURED SYNTHETIC STUCCO FINISH, EMBED FIBERGLASS REINFORCING MESH IN SYNTHETIC STUCCO OVER ENTIRE FOAM PROFILE & EXTEND A MINIMUM OF 6" ABOVE AND BELOW FOAM TRIM AND EMBED INTO FIELD STUCCO.	
3 PRECAST CAP	13 SYNTHETIC WOOD PANEL CLADDING (PROMENA PANEL OR EQUAL PRODUCT APPROVED BY OWNER)	3. ALL DECORATIVE FOAM TRIM PROFILES SHALL HAVE A SLOPED TOP EDGE FOR POSITIVE DRAINAGE.	
4 IMPACT FRAME STOREFRONT DOOR AND OR WINDOW SYSTEM (BLACK E.S.P FINISH)	14 CORRUGATED METAL PANEL SIDING	4. ANY AND ALL DECORATIVE FOAM TRIM PROFILES ABOVE 40' SHALL BE MADE OF NON-COMBUSTIBLE MATERIALS TO COMPLY WITH SECTION 1406.2.2 OF THE 2020 FBC.	
5 IMPACT ALUMINUM FRAME WINDOW (BLACK E.S.P FINISH)	15 CORRUGATED METAL PANEL SIDING (BLUSH E.S.P FINISH)		
6 IMPACT ALUMINUM SLIDER (BLACK E.S.P FINISH)	16 BLACK-LIT ALUMINUM SIGNAGE 24" H.		
7 METAL DOOR AT STAIRS	17 METAL OVERHEAD GARAGE DOOR		
8 PAINTED CONCRETE EYEBROW	18 UNIT BALCONY PRIVACY SEPARATION		
9 42" H. ALUMINUM RAILING (BLACK E.S.P FINISH)	19 PAINTED CONCRETE EYEBROW		
10 GLASS RAILING AT COMMERCIAL BUILDING IN PLAZA			

SIGNAGE LEGEND	
SIGN BAND	
W-1	VARIES LEASING
W-2	VARIES CAFE
W-3	VARIES RETAIL
W-4	VARIES GENERATION
W-5	VARIES RESTAURANT



COMMERCIAL BUILDING ELEVATIONS
SCALE 1/16" = 1'-0"

RESUBMITTAL #4 03/22/2023

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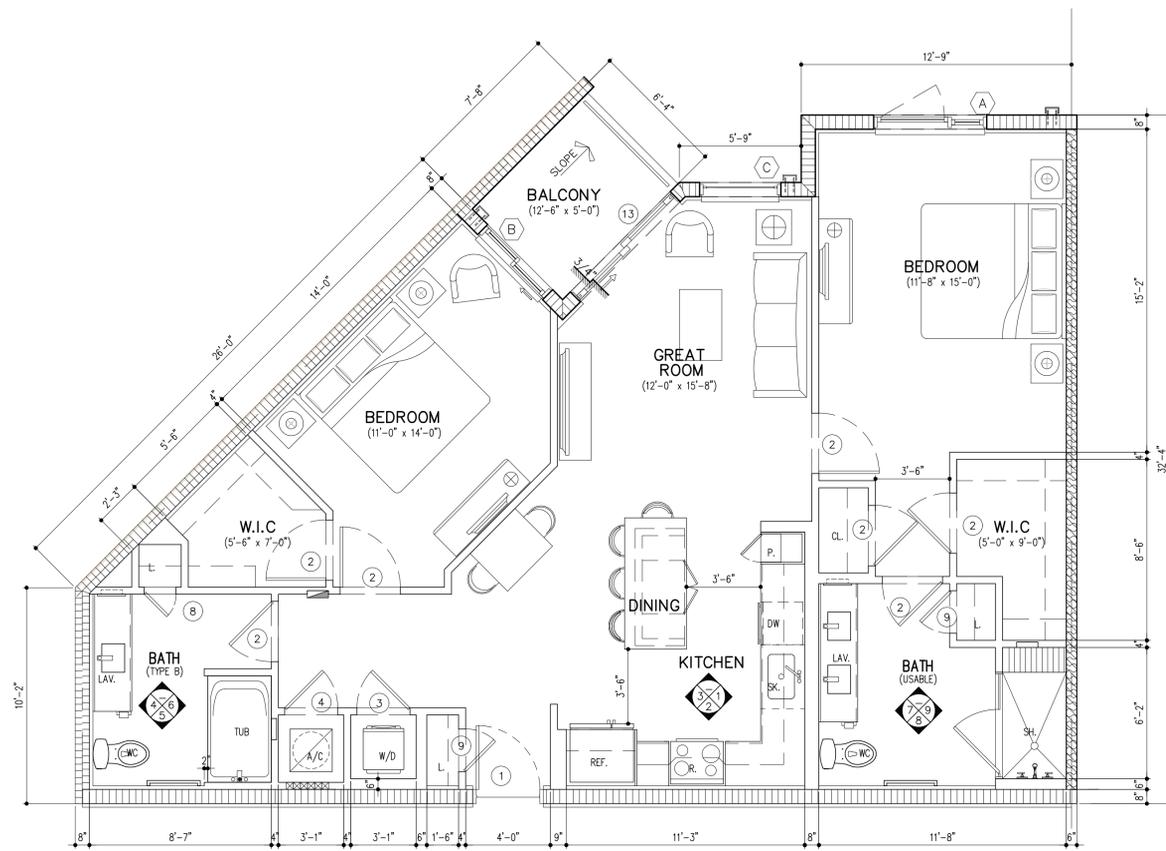
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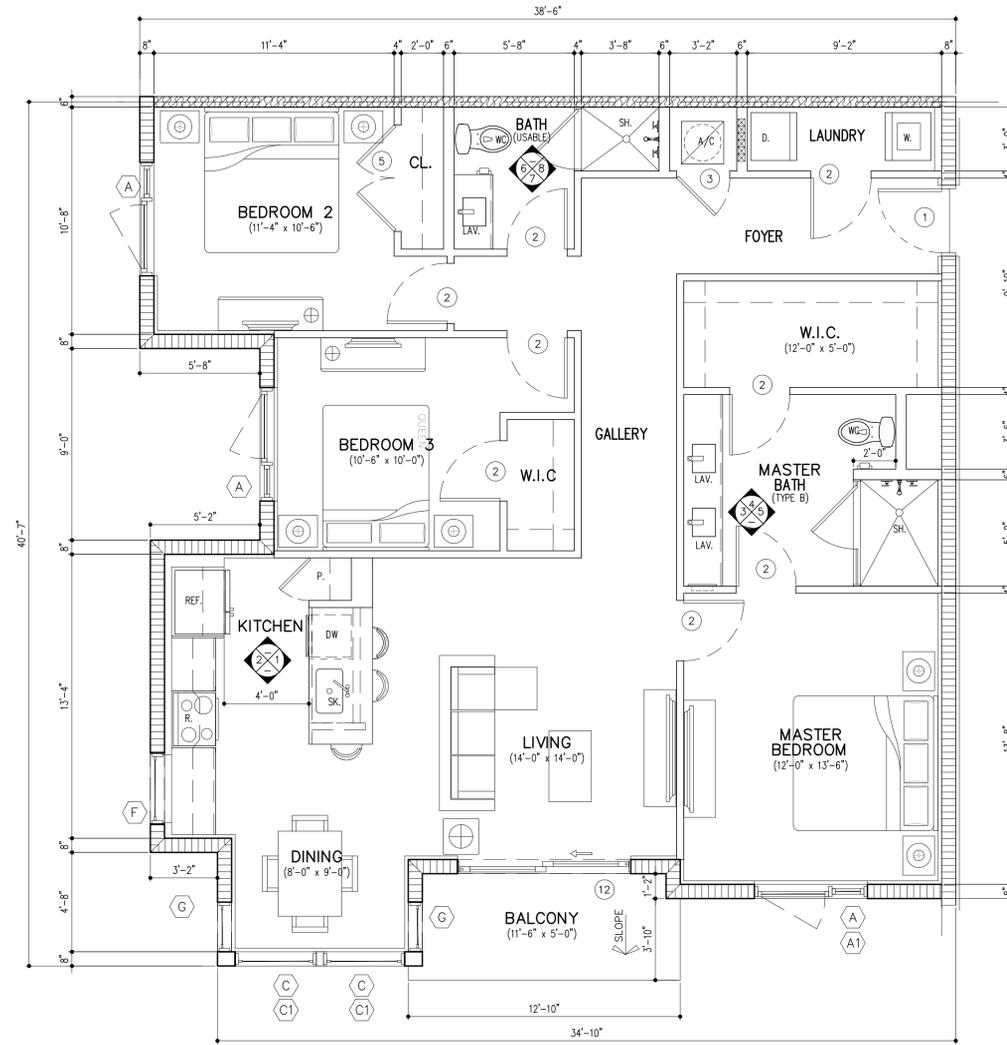
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RESUBMITTAL #4 03/22/2023

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SCALE	2119.PRJ
JOBNO.	
SHEET TITLE:	
COMMERCIAL BUILDING ELEVATIONS	
SHEET NUMBER:	A-3.6



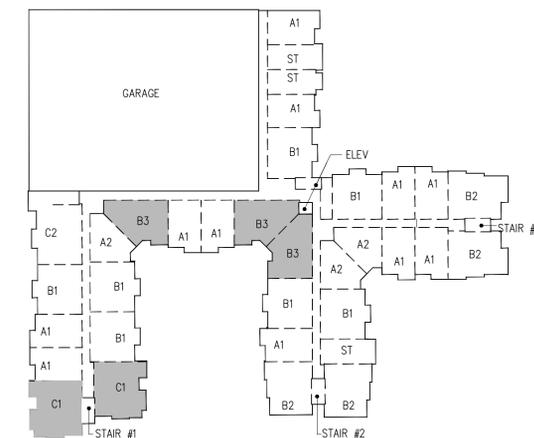
UNIT B3 (2 BD/2 BTH)
 A/C AREA = 1191 SQ. FT. (18 DU'S)
 BALCONY = 49 SQ. FT.



UNIT C1 (3BD/ 2 BTH)
 A/C AREA = 1381 SQ. FT. SQ. FT. (12 DU'S)
 BALCONY = 57 SQ. FT.

WALL & SYMBOL LEGEND

A	NON-RATED METAL STUD PARTITION (REFER TO DETAIL -/A--)
B	NON-RATED METAL STUD PARTITION WITH BATT INSULATION (REFER TO DETAIL -/A--)
C	NON-RATED 6" METAL STUD PARTITION (REFER TO DETAIL -/A--)
D	1-HR RATED 6" METAL STUD RES. UNIT
E	DESIGNATED VERT. CHASE. REFER TO MECH DWGS FOR CONDENSATE & REF. LOCATION-MIN SLEEVE IS 14" O.C. FROM STL. COL. (REFER TO DTL. -/A--)
F	1-HR RATED METAL STUD PARTITION STORAGE, ELECT. CABLE (SEE DETAIL -/A--)
F2	2-HR 6" PARTITION (REFER TO DETAIL -/A--)
G	2-HR SHAFT WALL/ CHASE BETWEEN FLOORS (REFER TO DETAIL 18/A-9.1)
H	8"-12" STANDARD C.M.U. WALL (REFER DETAIL 12/A-9.1)
J	2 HR RATING REFER TO 4/A-9.2 REFER TO SERIE 2 FOR COLUMN LOCATIONS (COATING IN EXPOSED TOP STL. PLATE)
K	INTERIOR G.W.B. SOFFIT. REFER TO UNIT PLANS FOR ADDITIONAL SOFFITS. (REFER TO DETAIL 7/A-9.1)
L	EXTERIOR CORRIDOR G.W.B. SOFFIT. (REFER TO DETAIL 5/A-9.1)
M	CONCRETE SHEAR WALL/COLUMN



KEY PLAN
 NTS

UNIT PLANS

SCALE: 1/4"=1'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS

FOR:
 KAPLAN RESIDENTIAL
 LOCATED AT:
 WILTON MANORS, FLORIDA



BEATRIZ M. HERNANDEZ
 ARO094576

MSA ARCHITECTS, INC.
 AAC000895

8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

DRAWN: IVA
 DATE: 04/28/22
 SCALE: AS SHOWN
 JOB NO.: 2119.PRJ

SHEET TITLE:

UNIT PLANS

SHEET NUMBER:

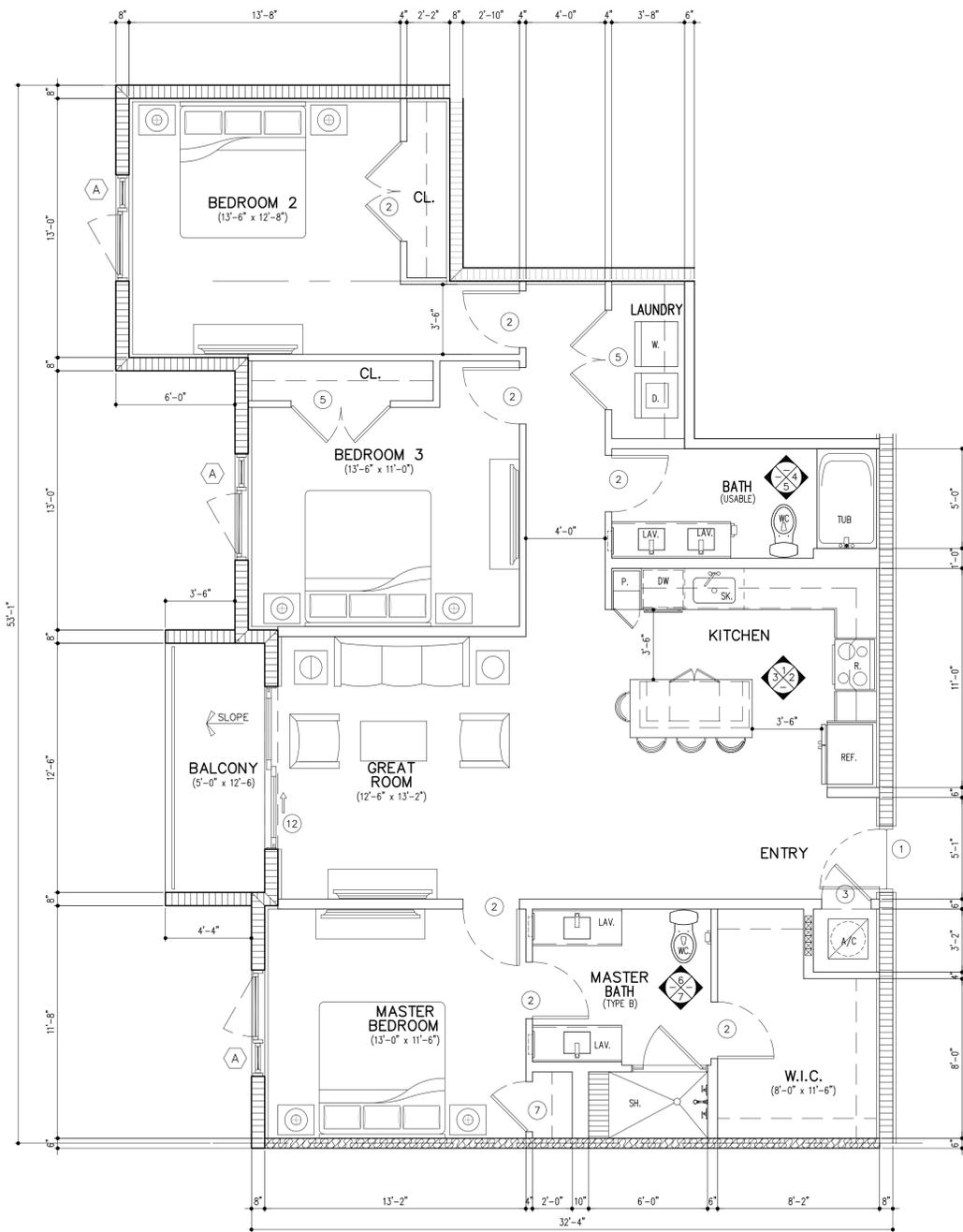
A-4.3

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

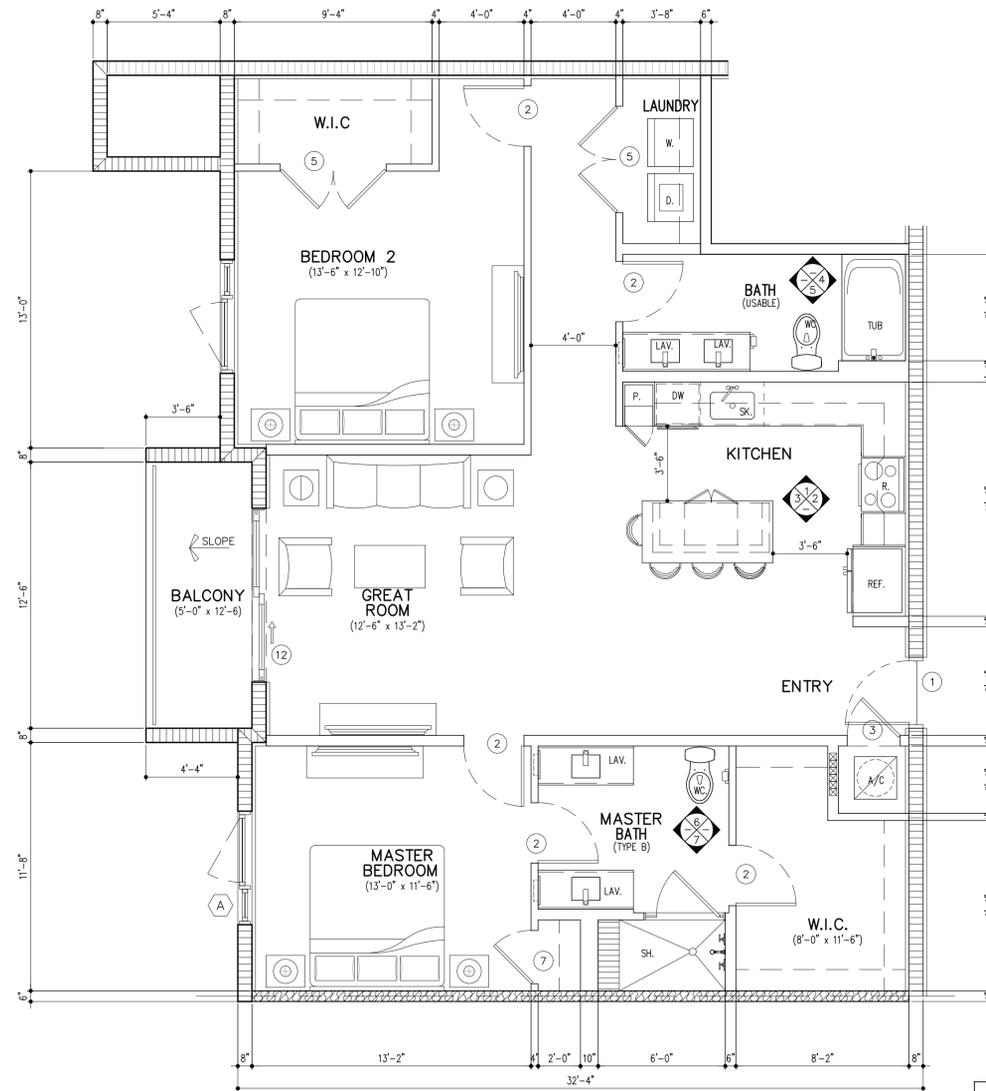
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BY



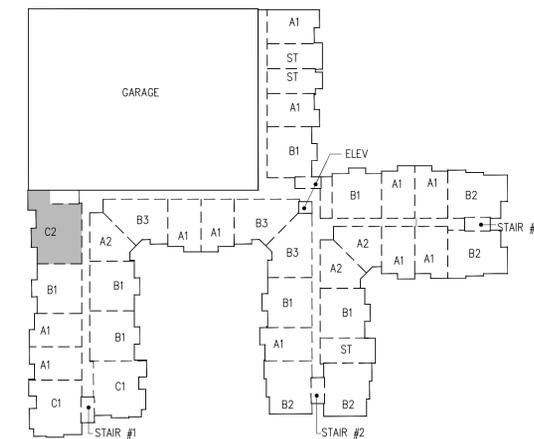
UNIT C2 (3 BD / 2 BTH)
 A/C AREA = 1514 SQ. FT. (5 DU'S)
 BALCONY = 62 SQ. FT..



UNIT C2 - MOD (2 BD / 2 BTH)
 A/C AREA = 1348 SQ. FT. (1 DU'S)
 BALCONY = 62 SQ. FT..

WALL & SYMBOL LEGEND

A	NON-RATED METAL STUD PARTITION (REFER TO DETAIL -/A-)
B	NON-RATED METAL STUD PARTITION WITH BATT INSULATION. (REFER TO DETAIL -/A-)
C	NON-RATED 6" METAL STUD PARTITION (REFER TO DETAIL -/A-)
D	1-HR RATED 6" METAL STUD RES. UNIT DEMISING WALL. (REFER TO DETAIL -/A-)
E	DESIGNATED VERT. CHASE. REFER TO MECH DWGS FOR CONDENSATE & REF. LOCATION-MIN SLEEVE IS 14" O.C. FROM STL. COL. (REFER TO DTL. -/A-)
F	1-HR RATED METAL STUD PARTITION STORAGE, ELECT. CABLE (SEE DETAIL -/A-)
G	2-HR 6" PARTITION (REFER TO DETAIL -/A-)
H	2-HR SHAFT WALL/ CHASE BETWEEN FLOORS (REFER TO DETAIL 18/A-9.1)
I	8"-12" STANDARD C.M.U. WALL (REFER DETAIL 12/A-9.1)
J	2 HR RATING REFER TO 4/A-9.2 REFER TO SERIE 2 FOR COLUMN LOCATIONS (COATING IN EXPOSED TOP STL. PLATE)
K	INTERIOR G.W.B. SOFFIT. REFER TO UNIT PLANS FOR ADDITIONAL SOFFITS. (REFER TO DETAIL 7/A-9.1)
L	EXTERIOR CORRIDOR G.W.B. SOFFIT. (REFER TO DETAIL 5/A-9.1)
M	CONCRETE SHEAR WALL/COLUMN



KEY PLAN
 NORTH
UNIT PLANS

SCALE: 1/4"=1'-0"

RESUBMITTAL #4 03/22/2023

GENERATION WILTON MANORS
 FOR: KAPLAN RESIDENTIAL
 LOCATED AT: WILTON MANORS, FLORIDA

STATE OF FLORIDA
 BEATRIZ M. HERNANDEZ
 AR0094576

MSA ARCHITECTS, INC.
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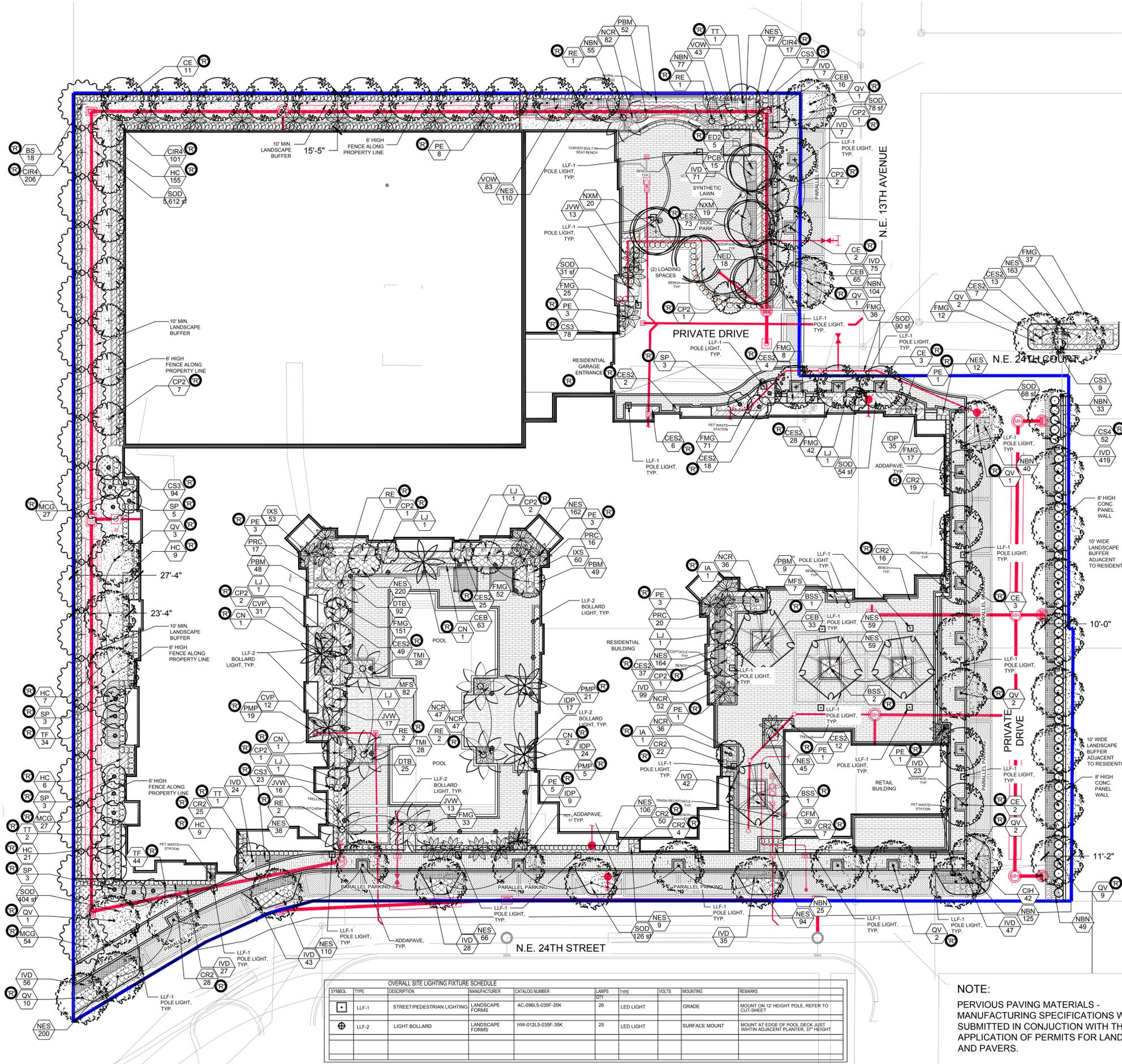
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DRAWN	IVA
DATE	04/28/22
SCALE	AS SHOWN
JOB NO.	2119.PRJ
SHEET TITLE:	UNIT PLANS
SHEET NUMBER:	A-4.4

FLORIDA EAST COAST RAILROAD

FLORIDA EAST COAST RAILROAD



OVERALL SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	TYPE	VOLTS	MOUNTING	REMARKS
•	LLF-1	STREET/PEDESTRIAN LIGHTING	LANDSCAPE FORMS	AC-09RL5-035F-35K	26	LED LIGHT	GRADE		MOUNT ON 12' HEIGHT POLE, REFER TO CUT-SHEET
⊕	LLF-2	LIGHT BOLLARD	LANDSCAPE FORMS	HW-012L5-035F-35K	25	LED LIGHT	SURFACE MOUNT		MOUNT AT EDGE OF POOL DECK JUST WITHIN ADJACENT PLANTER, 37" HEIGHT

NOTE:
PERVIOUS PAVING MATERIALS - MANUFACTURING SPECIFICATIONS WILL BE SUBMITTED IN CONJUNCTION WITH THE APPLICATION OF PERMITS FOR LANDSCAPING AND PAVERS.

LANDSCAPE CALCULATIONS - KAPLAN - GENERATIONS
ZONING: TOC-EAST

GROSS SITE AREA	2,942 AC.	
NET SITE AREA	127,286 SF	
TOTAL PERVIOUS AREA	37,727 SF	29.60%
TOTAL IMPERVIOUS AREA	89,230 SF	70.00%
Total VUA (includes on-street parking spaces)		
Buildings (Mixed-Use, Parking, Community buildings)	13,243 SF	
Concrete/Pavers	57,703 SF	
	18,284 SF	

SECTION 030-091 Streetscape Frontage	REQUIRED	PROVIDED
(1) One Shade Tree every twenty-five (25) linear feet of frontage. Palms may be substituted at a rate of 5:1. Plus 10 shrubs or groundcovers are required per tree.		
EAST - NE 13TH AVE. - 89' LF / 25' = 3.5 TREES	4 TREES	4 TREES
EAST - PRIVATE DRIVE - 218' LF / 25' = 8.7 TREES	40 SHRUBS	84 SHRUBS
(West side of drive)	9 TREES	9 TREES
SOUTH - NE 24TH STREET - 393' LF / 25' = 15.7	90 SHRUBS	94 SHRUBS
	16 TREES	16 TREES
NORTH - NE 24TH COURT - 75' LF / 25' = 3	160 SHRUBS	173 SHRUBS
	3 TREES	3 TREES
	30 SHRUBS	43 SHRUBS

SECTION 030-091 - Rear and Side Landscape Buffers	REQUIRED	PROVIDED
(I) - Adjacent to Residential zoned property		
10' Wide Landscape Buffer, 1 Tree - 25' apart, 8' high conc./masonry wall, 6' continuous hedge		
EAST - 210' LF / 25' = 8.4 TREES	9 TREES	9 TREES
Continuous Hedge - 6' Ht. plus (25% height increase) 8' Ht.	52 SHRUBS	52 SHRUBS
(II) - Adjacent to non-single family zoned property		
10' Wide Landscape Buffer, 1 Tree - 25' apart, 6' tall fence or wall, 4' continuous hedge		
NORTH - 293' LF / 25' = 11.7 TREES	12 TREES	12 TREES
Continuous Hedge - 4' Ht. plus (25% height increase) 5' Ht.	85 SHRUBS	85 SHRUBS
WEST - 361' LF / 25' = 14.4 TREES	15 TREES	15 TREES
Continuous Hedge - 4' Ht. plus (25% height increase) 5' Ht.	122 SHRUBS	122 SHRUBS

SECTION 150-040 VUA	REQUIRED	PROVIDED
(1) Tree and (6) shrubs req. for every (1,000) S.F. or fraction of VUA		
13,243 SF of VUA - 13,572 SF / 1,000 SF = 13.5 TREES	14 TREES	14 TREES & 5 PALMS @ 5:1 (1)
(6) Shrubs per 1,000 SF - 84 Shrubs	84 SHRUBS	97 SHRUBS

SECTION 150-080	REQUIRED	PROVIDED
(1) Tree for each fifteen hundred (1,500) S.F. of permeable area outside of VUA. 27,619 SF / 1,500 SF = 18.4 Trees	19 TREES	22 TREES & 35 PALMS @ 5:1 (7)
(20) Shrubs and Groundcovers for each Tree Required	360 SHRUBS	720 SHRUBS

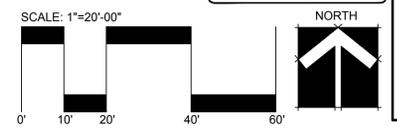
TOTAL TREES	101 TREES	104 TREES & 40 PALMS @ 5:1 (8)
TOTAL SHRUBS	1,023 SHRUBS	1,470 SHRUBS

NOTE: ALL PALMS SHALL BE COUNTED AS 5:1
60% NATIVE REQ. ALL PLANTINGS (TOTAL PROVIDED 6,880) 60% - 4,128 62.9% - 4,327

NOTES:
TREE HEIGHT REQUIREMENTS BASED ON BUILDING HEIGHT WITH AN ADDITIONAL 25% IN HEIGHT PER REQUIRED INCENTIVES.

- PER BUILDING HEIGHT, SHADE TREES WOULD BE REQUIRED AT 18' OVERALL HEIGHT, 25% ADDITIONAL HEIGHT WOULD BE 22' OVERALL. REFER TO THE UPDATED TREE PLANT LIST SHOWING THE LIVE OAKS AND GUMBO LIMBOS AT 22' OVERALL HEIGHT MINIMUM
- PER BUILDING HEIGHT, PALM TREES ARE REQUIRED AT 22' OVERALL HEIGHT, 25% ADDITIONAL HEIGHT WOULD BE 28' OVERALL HEIGHTS. REFER TO UPDATED PALM PLANT LIST SHOWING THE NEW HEIGHTS OF THE PROPOSED PALMS.
- FLOWERING TREE HEIGHTS PER CODE IS REQUIRED TO BE AT 10' OA, PER INCENTIVE REQUIREMENTS - WE HAVE INCREASED THE FLOWERING TREE HEIGHTS TO 15' OA., WELL ABOVE THE 25%

- NOTES:
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 - IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 - SEE SHEET L-210 TREE DISPOSITION PLAN.
 - SEE SHEET L-200 PLANTING PLAN
 - SEE SHEET L-201 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
 - SEE SHEET L-201 FOR LANDSCAPE DETAILS AND NOTES
 - A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



AAL
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612 SW 4th Ave, Fort Lauderdale, FL 33315 LCC000337
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HUGO J. JOHNSON
REGISTERED ARCHITECT
STATE OF FLORIDA
LA0008878

1 DRC SUBMITTALS 10-28-2022
2 SET - COMMENTS
3 DRC SUBMITTALS 12-12-2022
3 DRC SUBMITTALS 01-19-2023
Revision Dates

Generation at Wilton Manors
Kaplan Residential LLC
WILTON MANORS, FLORIDA

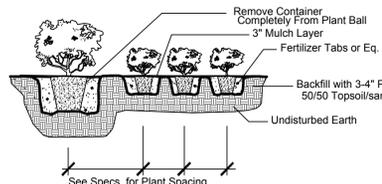
DRC SUBMITTAL SET

Sheet Description
LANDSCAPE PLAN

Release Date
08-04-2022

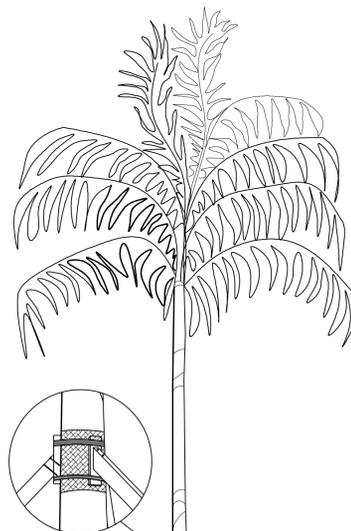
Project Number
2216

Drawing Number
L-200
Sheet 1 OF 2



Shrub & Ground Cover Planting Detail

NTS



Palm Planting Detail

NTS

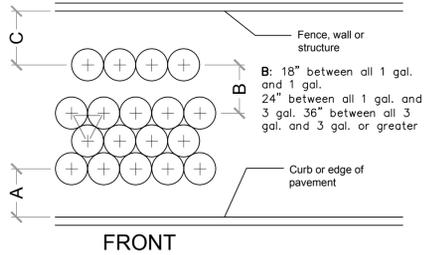
SPECIAL INSTRUCTIONS:

- GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

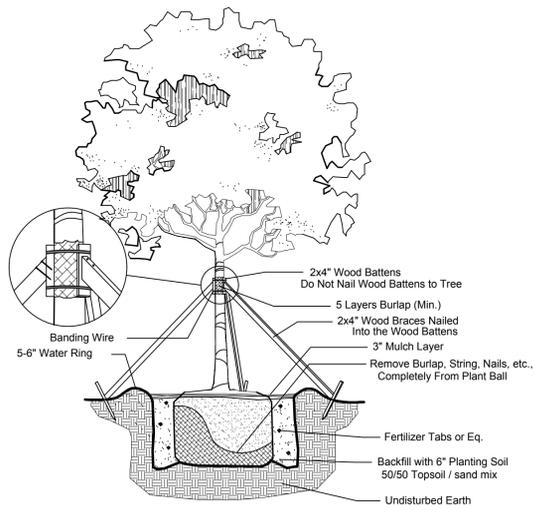
NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal.
24" for all 3 gal. or greater



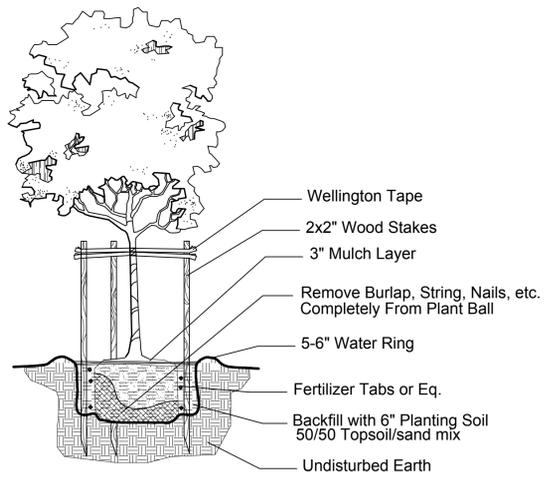
Typical Plant Spacing

NTS



Large Tree Planting Detail

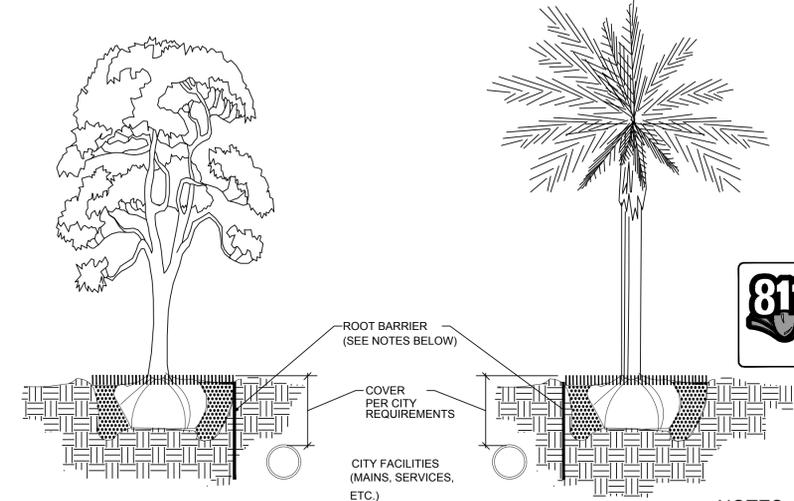
NTS



Small Tree Planting Detail

NTS

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS. SEE TYPICAL DETAIL BELOW.



NOTES:

- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS

PLANT SCHEDULE GENERATION AT WILTON MANORS									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
BS	18	BURSERIA SIMARUBA	GUMBO LIMBO	FG&BB	5" CAL.	22' HT. X 8' SPR. 8' CT	YES	HIGH	
BSS	4	BURSERIA SIMARUBA	GUMBO LIMBO	FG&BB	8" CAL.	25' O.A., 12' SPR.	YES	HIGH	
CP2	18	COCCOLoba DIVERSIFOLIA	PIGSON PLUM	FG&BB	3" CAL.	15' HT. X 6' SPD. X 4.5' CT MIN. STD	YES	HIGH	
CE	21	CONOCARPUS ERECTUS	BUTTONWOOD	FG&BB	3" CAL.	15' HT. X 6' SPR.	YES	HIGH	
ED2	5	EUCALYPTUS DEGLUPTA	RAINBOW EUCALYPTUS	FG&BB	4" CAL.	18' HT X 8' SPR. 8' CT. FULL CANOPY	NO	MED.	
IA	2	ILEX CASSINE	DAHOON HOLLY	FG&BB	3" CAL.	14' HT X 6' SPR. 5' CT. STD	YES	HIGH	
LI	7	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	FG&BB	3" CAL.	19' HT. X 5' SPR. MULTI-TRUNK	NO	MEDIUM	
OV	34	QUERCUS VIRGINIANA	LIVE OAK 'HIGH RISE'	FG&BB	6" CAL.	22' HT. X 8' SPR. 8' CT	YES	HIGH	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
TT	4	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG&BB	3" CAL.	15' HT. X 5' SPD. X 4.5' CT MIN. STD	NO	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
CN	5	COCOS NUCIFERA	COCONUT PALM	FG&BB	-	14' CT. MIN. & 28' O.A. MIN. MATCHED	NO	HIGH	
PE	29	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG&BB	-	22' O.A. SINGLE TRUNK	NO	HIGH	
RE	9	ROYSTONIA ELATA	FLORIDA ROYAL PALM	FG&BB	-	28' CT. MATCHED HEIGHTS	YES	HIGH	
SP	17	SABAL PALMETTO	CABBAGE PALMETTO	FG&BB	-	28' CT. MIN. VARY HEIGHTS	YES	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
CR2	171	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	-	-	36" HT. X 30" SPR	YES	HIGH	
CR4	324	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	-	-	60" HT. X 36" SPR.	YES	HIGH	
CS3	211	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-	-	42" HT. X 30" SPD.	NO	MEDIUM	
CS4	52	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	-	-	8' O.A. FULL TO GROUND	NO	MEDIUM	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
CFM	30	CARMONA MICROPHYLLA	FUKIEN TEA	-	-	14' HT X 16' SPR	NO	MEDIUM	18" o.c.
CH	42	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	-	-	14' HT X 16' SPR	YES	HIGH	18" o.c.
CVP	43	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	-	-	24' HT X 24' SPR	NO	HIGH	24" o.c.
CES2	274	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTON WOOD	-	-	30" HT. X 24" SPR	YES	HIGH	24" o.c.
FMG	484	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	-	-	14' HT X 14' SPR	NO	HIGH	16" o.c.
HC	207	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	-	-	30" HT. X 24" SPR	YES	HIGH	24" o.c.
IVD	1,003	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	-	-	18" HT X 14" SPR	YES	HIGH	16" o.c.
IXS	113	IXORA X 'SUNSET'	SUNSET IXORA	-	-	18" HT X 16" SPR	NO	MEDIUM	18" o.c.
IDP	85	IXORA X 'DWARF PINK'	DWARF PINK IXORA	-	-	18" HT X 18" SPR	NO	HIGH	18" o.c.
JVV	59	JASMINUM VOLUBILE	WAX JASMINE	-	-	24" HT X 24" SPR	NO	MEDIUM	24" o.c.
PBM	158	PHILODENDRON X 'BURL MARX'	PHILODENDRON	-	-	16" HT X 16" SPR	NO	MEDIUM	20" o.c.
PRC	53	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	-	-	30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
PCB	15	PLUMBAGO IMPERIALIS 'IMPERIAL BLUE'	PLUMBAGO	-	-	16" HT X 16" SPR	NO	HIGH	20" o.c.
PMP	45	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-	-	30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
VOW	126	VIBURNUM OBOVATUM 'DWARF WALTER S'	DWARF WALTER S VIBURNUM	-	-	24" HT X 24" SPR	YES	HIGH	20" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
OTB	177	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET DWARF NATAL PLUM	-	-	12" HT X 12" SPR @	NO	HIGH	16" o.c.
DTB	117	DANIELA TASMANICA	BLUEBERRY FLAX LILY	-	-	16" HT X 16" SPR @	NO	MEDIUM	16" o.c.
MFS	89	MICROSORUM SCOLOPENDRUM	WART FERN	-	-	4" HT X 12" SPR @	NO	MEDIUM	16" o.c.
NCR	300	NEOMARICA CAERULEA 'REGINA'	GIANT WALKING IRIS	-	-	18" HT X 18" SPR	NO	MEDIUM	12" o.c.
NBN	536	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	-	-	12" HT. X 12" SPR	NO	HIGH	12" o.c.
NED	18	NEOREGELIA X 'DONGER'	RED DWARF BROMELIAD	-	-	6"X6"	NO	HIGH	12" o.c.
NXM	39	NEOREGELIA X 'MONET'	MONET BROMELIAD	-	-	12" HT. X 12" SPR.	NO	HIGH	16" o.c.
NES	1,694	NEPHROLEPIS EXALTATA	BOSTON FERN	-	-	12" HT. X 12" SPR.	YES	HIGH	12" o.c.
TMI	56	TRIMEZIA MARTINICENSIS	YELLOW WALKING IRIS	-	-	16" HT. X 16" SPR.	NO	MEDIUM	18" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
SOD	6,463 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	-	-	-	-	-	-
TALL GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
MCG	108	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-	-	30" HT. X 24" SPR.	YES	HIGH	24" o.c.
TF	78	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	-	-	30" HT. X 24" SPR.	YES	HIGH	24" o.c.

REQUIRED PER CODE - TREES, PALMS, HEDGES

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

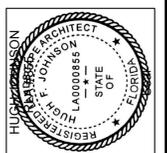
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.



NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-210 TREE DISPOSITION PLAN.
- SEE SHEET L-200 PLANTING PLAN
- SEE SHEET L-201 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
- SEE SHEET L-201 FOR LANDSCAPE DETAILS AND NOTES
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



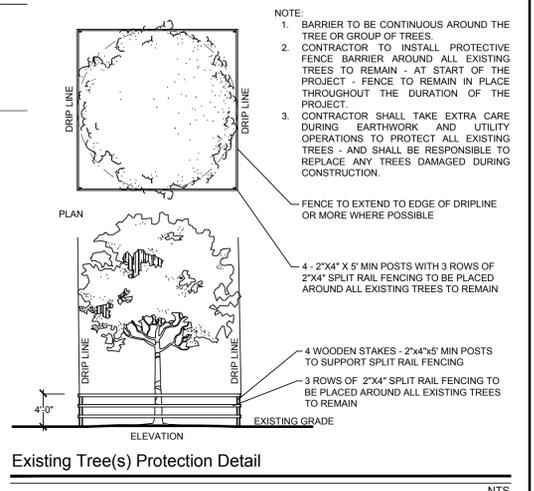
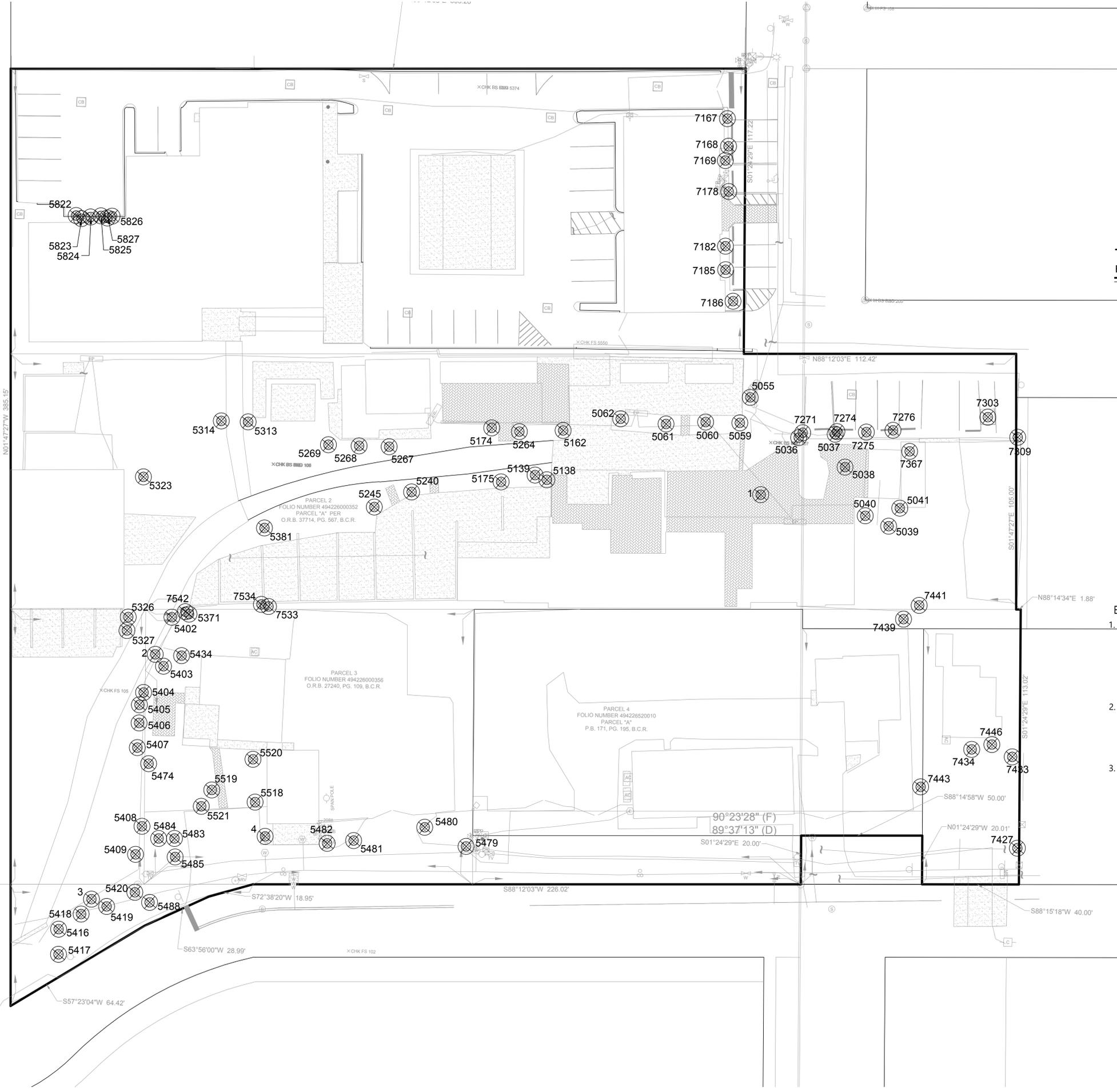
1	DRC RESUBMITTAL SET - COMMENTS	10-28-2022
2	DRC RESUBMITTAL SET - COMMENTS	12-12-2022
3	DRC RESUBMITTAL SET - COMMENTS	01-19-2023

Revision Dates

Generation at Wilton Manors
KAPLAN RESIDENTIAL LLC
WILTON MANORS, FLORIDA

Sheet Description	LANDSCAPE NOTES AND DETAILS
Release Date	08-04-2022
Project Number	2216
Drawing Number	L-201

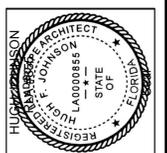
Sheet 2 OF 2



Existing Tree(s) Protection Detail
NTS

- EXISTING TREE NOTES:**
1. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (CITY OF MIAMI). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
 2. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
 3. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

TREE DISPOSITION LEGEND	
	TREES/PALMS TO REMAIN
	TREES/PALMS TO BE RELOCATED
	TREES/PALMS TO BE REMOVED



Revision	Revision Dates
1 DRC RESUBMITTAL SET - COMMENTS 10-28-2022	
2 DRC RESUBMITTAL SET - COMMENTS 12-12-2022	
3 DRC RESUBMITTAL SET - COMMENTS 01-19-2023	

DRC SUBMITTAL SET
Generation at Wilton Manors
 KAPLAN RESIDENTIAL LLC
 WILTON MANORS, FLORIDA

Sheet Description	TREE DISPOSITION PLAN
Release Date	08-04-2022
Project Number	2216
Drawing Number	L-210
	Sheet 1 OF 2

TREE DISPOSITION LIST Rahim Vedae FL9609A

SURVEY #	COMMON NAME	BOTANTICAL NAME	DIAMETER(INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT
7309	Carrotwood	Cupaniopsis anacardioides				0			Remove	Invasive
7303	Sabal Palm	Sabal palmetto	9	20	13	132.665	12	Fair	Remove	
7367	Gumbo Limbo	Bursera simaruba	14	25	18	254.34		62%	Remove	
5041	Yellow Tabebuia	TABEBUIA CHRYSOTRICHA	10	23	15	176.625		55%	Remove	
7441	Carrotwood	Cupaniopsis anacardioides				0			Remove	Invasive
7439	Carrotwood	Cupaniopsis anacardioides				0			Remove	Invasive
5039	Rainbow eucalyptus	Eucalyptus deglupta	16	30	20	60		60%	Remove	
5040	Rainbow eucalyptus	Eucalyptus deglupta	9	30	20	314		64%	Remove	
5038	Live Oak	Quercus virginiana	14	30	22	379.94		68%	Remove	
7276	Queen Palm	Syagrus romanzoffiana	6	18	16	200.96	10	Fair	Remove	
7275	Queen Palm	Syagrus romanzoffiana	6	18	16	200.96	10	Fair	Remove	
7274	Queen Palm	Syagrus romanzoffiana	6	22	18	254.34	13	Fair	Remove	
7271	Australian Pine	Casuarina equisetifolia				0			Remove	Invasive
5055	Pygmy date palm	Phoenix roebelenii	3	8	6	28.26	4	Fair	Remove	
5059	Rainbow eucalyptus	Eucalyptus deglupta	9	35	15	176.625		56%	Remove	
5060	Rainbow eucalyptus	Eucalyptus deglupta	9	40	25	490.625		72%	Remove	
5061	Rainbow eucalyptus	Eucalyptus deglupta	14	40	25	490.625		72%	Remove	
5062	Rainbow eucalyptus	Eucalyptus deglupta	9	25	22	379.94		54%	Remove	
1	Rainbow eucalyptus	Eucalyptus deglupta	16	45	30	706.5		78%	Remove	
5162	Montgomery Palm	Veitchia Montgomeriana	5	27	15	176.625	20	Good	Remove	
5164	Yellow Tabebuia	TABEBUIA CHRYSOTRICHA	7	20	13	132.665		48%	Remove	
5174	Yellow Tabebuia	TABEBUIA CHRYSOTRICHA	7	20	13	132.665		48%	Remove	
5138	Coconut Palm	Cocos nucifera	9	28	18	254.34	20	Good	Remove	
5139	Moringa	Moringa oleifera	5	15	10	78.5		40%	Remove	
5175	Yellow Tabebuia	TABEBUIA CHRYSOTRICHA	6	22	12	113.04		52%	Remove	
5240	Yellow Tabebuia	TABEBUIA CHRYSOTRICHA	14	20	18	254.34		58%	Remove	
5264	Coconut Palm	Cocos nucifera	7	20	18	254.34	12	Fair	Remove	
5268	Coconut Palm	Cocos nucifera	7	20	18	254.34	12	Fair	Remove	
5269	Coconut Palm	Cocos nucifera	9	25	18	254.34	16	Fair	Remove	
5245	Guiana Chestnut	Pachira aquatica	12	20	22	379.94		52%	Remove	
5317	Macarthur palm	Ptychosperma macarthurii	2	14	6	28.26	10	Poor	Remove	
5316	Macarthur palm	Ptychosperma macarthurii	2	14	6	28.26	11	Poor	Remove	
5314	Montgomery Palm	Veitchia Montgomeriana	3	14	6	28.26	10	Poor	Remove	
5313	Montgomery Palm	Veitchia Montgomeriana	3	14	6	28.26	11	Poor	Remove	
5318	Gumbo Limbo	Bursera simaruba	15	30	20	314		64%	Remove	
5359	Carrotwood	Cupaniopsis anacardioides				0			Remove	Invasive
5323	Coconut Palm	Cocos nucifera	6	18	18	254.34	10	Fair	Remove	
5331	Areca Palm	Dypsis lutescens	2	22	8	50.24	15	Poor	Remove	
7534	Gumbo Limbo	Bursera simaruba	6	20	15	176.625		48%	Remove	
5371	Sabal Palm	Sabal palmetto	9	23	13	132.665	15	Fair	Remove	
5402	Dead					0			Remove	
5326	Coconut Palm	Cocos nucifera	6	19	18	254.34	11	Fair	Remove	
5327	Neem Tree	Azadirachta indica	8	25	12	113.04		54%	Remove	
5434	Mango Tree	Mangifera indica	6	24	16	200.96		50%	Remove	
5403	Avocado	Persea americana	13	27	18	254.34		48%	Remove	
5404	Mango Tree	Mangifera indica	7	25	18	254.34		50%	Remove	
5405	strangler Fig	Ficus aurea	5	18	8	50.24		40%	Remove	
5406	Mango Tree	Mangifera indica	26	30	20	314		52%	Remove	See Arborist report
5407	Mango Tree	Mangifera indica	5	18	12	113.04		48%	Remove	
5474	Yucca					0			Remove	
5408	Mango Tree	Mangifera indica	11	20	12	113.04		44%	Remove	
5409	Mango Tree	Mangifera indica	5	20	12	113.04		44%	Remove	
5411	Fan palms	Washingtonia	7	37	14	153.86	30	Fair	Remove	
5412	Fan palms	Washingtonia	7	32	14	153.86	25	Fair	Remove	
5413	Fan palms	Washingtonia	7	34	14	153.86	27	Fair	Remove	
5414	Fan palms	Washingtonia	7	35	14	153.86	28	Fair	Remove	
5410	Fan palms	Washingtonia	8	33	14	153.86	27	Fair	Remove	
5416	Fan palms	Washingtonia	8	33	14	153.86	27	Fair	Remove	
5417	Fan palms	Washingtonia	8	33	14	153.86	27	Fair	Remove	
5418	Fan palms	Washingtonia	8	33	14	153.86	27	Fair	Remove	
5419	Fan palms	Washingtonia	8	33	14	153.86	27	Fair	Remove	
5420	Fan palms	Washingtonia	8	33	14	153.86	27	Fair	Remove	
3	Mango Tree	Mangifera indica	12	18	15	176.625		48%	Remove	
5488	Coconut Palm	Cocos nucifera	8	38	18	254.34	30	Good	Remove	
5483	Coconut Palm	Cocos nucifera	10	40	18	254.34	30	Good	Remove	
5485	Coconut Palm	Cocos nucifera	10	40	18	254.34	30	Good	Remove	
5484	Foxtail Palm	Wodyetia bifurcata	6	28	14	153.86	20	Good	Remove	
5521	Triangle Palm	Dypsis decaryi	9	20	18	254.34	4	Good	Remove	
5519	Mango Tree	Mangifera indica	30	45	32	803.84		54%	Remove	See Arborist report
5520	Pygmy date palm	Phoenix roebelenii	3	11	10	78.5	7	Fair	Remove	
5518	Areca Palm	Dypsis decaryi	4	25	15	176.625	20	Fair	Remove	
4	Mango Tree	Mangifera indica	3	15	8	50.24		50%	Remove	
5482	Foxtail Palm	Wodyetia bifurcata	5	16	15	176.625	10	Fair	Remove	
5481	Mango Tree	Mangifera indica	18	28	18	254.34		48%	Remove	See Arborist report
5480	Mango Tree	Mangifera indica	16	27	30	706.5		52%	Remove	
5479	Foxtail Palm	Wodyetia bifurcata	6	18	15	176.625	10	Fair	Remove	
7501	Sapodilla	Manilkara zapota	28	40	32	803.84		56%	Remove	invasive
7427	Royal poinciana	Delonix regia	24	27	40	1256		56%	Remove	See Arborist report
7434	Mango Tree	Mangifera indica	16	25	18	254.34		52%	Remove	
7446	Mango Tree	Mangifera indica	17	30	20	314		52%	Remove	
7433	Fiddle Leaf	Ficus lyrata	2	15	8	50.24		50%	Remove	
7186	woman's tongue tree	Albizia lebeck				0			Remove	Invasive
7185	Alexander Palm	Archontophoenix alexandrae	2	20	8	50.24	15	Fair	Remove	
7182	Alexander Palm	Archontophoenix alexandrae	2	20	8	50.24	15	Fair	Remove	
7171	Bird of Paradise	Strelitzia nicolai				0			Remove	Exotic
7169	Alexander Palm	Archontophoenix alexandrae	2	20	8	50.24	15	Fair	Remove	
7168	Bird of Paradise	Strelitzia nicolai				0			Remove	Exotic
7167	Bird of Paradise	Strelitzia nicolai				0			Remove	Exotic
5603	strangler Fig	Ficus aurea	5	20	12	113.04		44%	Remove	
5675	Fishtail Palm	Caryota mitis	5	18	8	50.24	7	Poor	Remove	

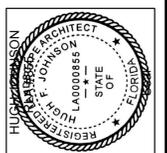
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Total number of palms to be removed = 41 (2 Native)
 Total number of trees to be removed = 38 (3 Native)
 Total Canopy Loss (17,655 sf x 1.5) = 26,483 SF Canopy Needed for Mitigation
 NOTE: All height and canopy numbers are in feet. Palm height is overall height unless otherwise noted.

Tree/Palm	Quantity	Tree Category	Canopy Credit	Canopy Total	Native Can. Total
Gumbo Limbo	19	1	500	9500	9500
Live Oak	27	1	500	13500	13500
Pigeon Plum	16	2	200	3200	3200
Green Buttonwood	8	2	200	1600	1600
Japanese Blueberry Tree	4	3	100	400	0
Verawood	5	2	200	1000	0
Medjool Date Palm	5	3	100	500	0
Sylvester Date Palm	9	3	100	900	0
Solitaire Palm	17	4	50	850	0
Montgomery Palm	13	4	50	650	0
Sabal Palm	24	3	100	2400	2400
				34500	30200

Native Canopy x
1.5
26,483

(Canopy Loss x 1.5) - Canopy Replacement
-8,017
No Mitigation Needed due to amount of Canopy Provided



Revision	Revision Dates
1 DRC RESUBMITTAL SET - COMMENTS	10-28-2022
2 DRC RESUBMITTAL SET - COMMENTS	12-12-2022
3 DRC RESUBMITTAL SET - COMMENTS	01-19-2023

DRC SUBMITTAL SET

Generation at Wilton Manors

KAPLAN RESIDENTIAL LLC
WILTON MANORS, FLORIDA

Sheet Description
TREE DISPOSITION TABLE

Release Date
08-04-2022

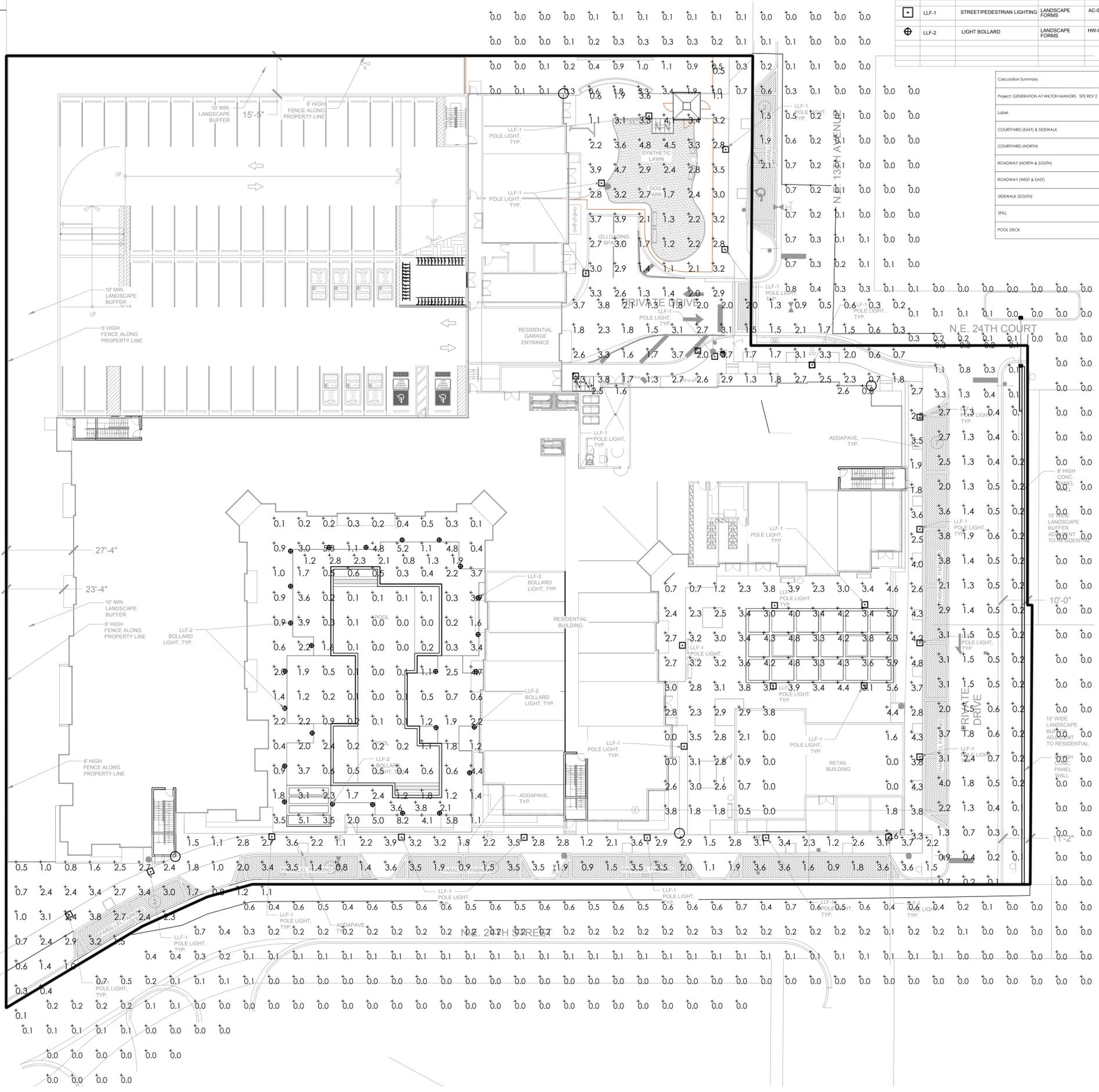
Project Number
2216

Drawing Number
L-211

Sheet 2 OF 2

FLORIDA EAST COAST RAILROAD

FLORIDA EAST COAST RAILROAD



OVERALL SITE LIGHTING FIXTURE SCHEDULE

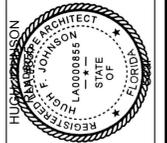
SYMBOL	TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	TYPE	VOLTS	MOUNTING	REMARKS
☐	LLF-1	STREET/PEDESTRIAN LIGHTING	LANDSCAPE FORMS	AC-096L5-035F-35K	25	LED LIGHT		GRADE	MOUNT ON 12' HEIGHT POLE, REFER TO CUT-SHEET
⊕	LLF-2	LIGHT BOLLARD	LANDSCAPE FORMS	HW-012L5-035F-35K	25	LED LIGHT		SURFACE MOUNT	MOUNT AT EDGE OF POOL DECK JUST WITHIN ADJACENT PLANTER, 37" HEIGHT

Calculation Summary

Project: GENERATION AT WILTON MANORS SITE REV 2 1-20-2022

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	POINT SPACING	CALC PLANE HEIGHT
COURTYARD (EAST) & SIDEWALK	Illuminance	Fc	2.92	4.3	0.0	N.A.	N.A.	10'	GRADE
COURTYARD (NORTH)	Illuminance	Fc	2.65	4.8	0.5	5.30	9.60	10'	GRADE
ROADWAY (NORTH & SOUTH)	Illuminance	Fc	1.18	4.0	0.1	11.80	40.00	10'	GRADE
ROADWAY (WEST & EAST)	Illuminance	Fc	1.97	3.8	0.2	9.85	19.00	10'	GRADE
SIDEWALK (SOUTH)	Illuminance	Fc	2.20	3.9	0.1	22.00	39.00	10'	GRADE
SPILL	Illuminance	Fc	0.13	3.4	0.0	N.A.	N.A.	10'	GRADE
POOL DECK	Illuminance	Fc	1.55	8.2	0.0	N.A.	N.A.	10'	GRADE

REFER TO SHEET L-301 FOR LIGHT FIXTURE CUT-SHEETS AND INSTALLATION DETAIL



Revision Dates

1	DRC RESUBMITTAL SET - COMMENTS	10-28-2022
2	DRC RESUBMITTAL SET - COMMENTS	12-12-2022
3	DRC RESUBMITTAL SET - COMMENTS	01-19-2023

DRC SUBMITTAL SET

Generation at Wilton Manors

KAPLAN RESIDENTIAL LLC
WILTON MANORS, FLORIDA

Sheet Description
LIGHTING PHOTOMETRICS PLAN

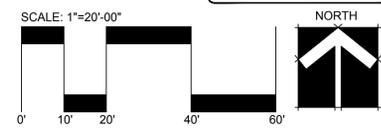
Release Date
08-04-2022

Project Number
2216

Drawing Number

L-300

Sheet 1 OF 1



LLF-1 FIXTURE

Alcott Area Light

Product Data Sheet



The Alcott area light is a contemporary interpretation of a traditional lamp post. Its gently curved poles are topped by a domed energy-efficient LED luminaire sealed with thermofused lens. Proprietary AVEN optics combined with multiple aiming angles provide directional lighting, reducing light pollution and wasted energy.

General Description

- Offered in 3 standard mounting heights (12', 14', and 16')
- Asymmetrical and symmetrical distribution types available
- Mounting templates and anchor hardware included
- Alcott ships completely assembled and ready for installation
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

Single protected 100V-277V 50/60 Hz, Class 2 dimmable driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Alcott ships pre-wired and fully assembled.

Alcott Type 3

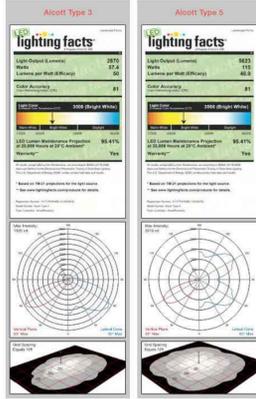
Type 3 Distribution

Structure: Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion. Lamp: 48 Cree XP-E2 LEDs. CCT: 3000K, 3500K, 4000K. Drive Current: 350mA. Optic: AVEN Optic. Lens: Diffused Acrylic®. Power Supply: 100V-277V. Dimmable: 0-10V. BUG Rating: 80 LU G1. IP Rating: IP66 for LED Cartridge.

Alcott Type 5

Type 5 Distribution

Structure: Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion. Lamp: 48 Cree XP-E2 LEDs. CCT: 3000K, 3500K, 4000K. Drive Current: 350mA. Optic: AVEN Optic. Lens: Diffused Acrylic®. Power Supply: 100V-277V. Dimmable: 0-10V. BUG Rating: 80 LU G1. IP Rating: IP66 for LED Cartridge.



1 Revised September 24, 2019 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Alcott Area Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Height, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AC Alcott	048L3 (48 LED, Type 3)	035F (350 mA)	40K (4000K)	LV1 (100-277VAC)	12' (144in)
	048L5 (48 LED, Type 5)	035K (350 mA)	30K (3000K)	SVK (3000K)	14' (168in)
	048L5 (48 LED, Type 5)	035K (350 mA)	30K (3000K)	SVK (3000K)	16' (192in)

EXAMPLE: AC-048L3-035F-30K-LV1-12 - Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the spaces you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

LED lighting products are warranted for six years.

Other

UL Listed, CE, RoHS Compliant, Dark-Sky Approved

Alcott is designed by Robert A.M. Stern Architects

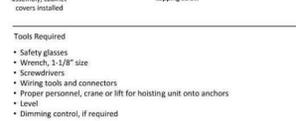
Click here for patent information related to this product.

2 Revised September 24, 2019 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Alcott Area Light

Installation Guide

Date: March 19, 2021
Ph: 800.521.2546



landscapeforms.com

ASSEMBLE WITH CARE!

Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place un-wrapped powdercoated parts on packaging foam or other non-rusting surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface - this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

CAUTION!

This unit is heavy. To avoid injury or damage to the finish, we recommend using a crane or lift for hoisting the unit onto the anchors.

WARNING!

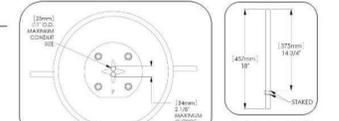
LED cartridge and driver are not rated for connection or disconnection while energized. Doing so may damage LEDs and void the warranty. Disconnect incoming power before making or breaking any electrical connections.

LIGHTING LAYOUT RECOMMENDATIONS:

Refer to the product data sheet available at www.landscapeforms.com for recommendations for light pole spacing. Calculations per AASHTO 1994 with a wind gust factor of 1.14, assuming base of the pole is at grade level.

Landscape Forms is not responsible for site preparation and footings. The following chart gives necessary information for calculating proper footing size, depending on the specified light pole.

Pole Size	Wind Speed	Base Overturning Moment (ft-lbf)	Base Shear (lbf)
12 ft	90 mph	1650	275
12 ft	140 mph	3985	670
14 ft	90 mph	2195	315
14 ft	140 mph	5315	770
16 ft	90 mph	2850	360
16 ft	133 mph	6225	795



Page 1 of 3

Alcott Area Light

Installation Guide

Date: March 19, 2021
Ph: 800.521.2546

PROCEDURE FOR WIRING ALCOTT:

The Alcott area light is assembled at the factory. The light cartridge is mounted into the head of the pole and will not need to be removed during installation. The LED cartridge is wired to the driver (located in the cabinet at the bottom of the pole) at the factory. Use of LED drivers other than the supplied unit is not recommended. The following schematics are to be used to connect the unit to line voltage. It is the responsibility of the installer to make sure that all connections are made in accordance with the NEC and local building codes. Connection hardware not included.

Line-in wires should be connected to the terminal block as shown. Dimming control wires are connected to terminal block. Optional dimming control and terminal block connection wires are not included.

WARNING! LED cartridge and driver are not rated for connection or disconnection while energized. Doing so may damage LEDs and void the warranty. Disconnect incoming power before making or breaking any electrical connections.

*Use only "CLASS 2" power supply!

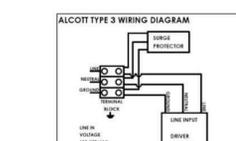


Fig. 10 - Alcott wiring schematic - Type 3

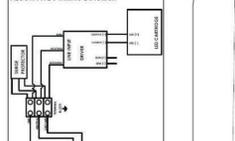


Fig. 11 - Alcott wiring schematic - Type 5

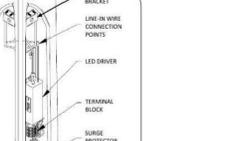


Fig. 9 - Access panel removed

Page 3 of 3

LLF-2 FIXTURE

Hawthorne Path Light

Product Data Sheet



The three-foot-tall Hawthorne path light echoes the design of its taller companion. Its multiple pools spread as they rise from their base to house a LED luminaire with sealed thermofused lens. Hawthorne is made of cast aluminum and comes with a durable stainless steel base plate. Mounting template and anchor hardware included for ease of installation.

General Description

- Aluminum structure with a steel base
- Cast aluminum LED cartridge and structure, stainless steel base plate
- Surface mounted, base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

100V-277V 50/60 Hz, Class 2 LED driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Hawthorne ships pre-wired and fully assembled.

Hawthorne Type 4

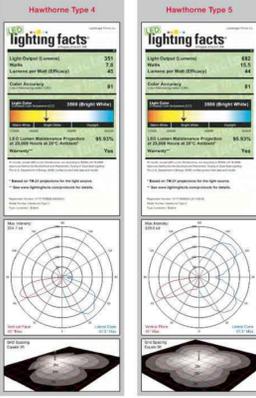
Type 4 Distribution

Lamp: 12 Cree XP-E2 LEDs. CCT: 3000K, 3500K, 4000K. Drive Current: 350mA. Optic: Khatol Collimators. Lens: Diffused Acrylic®. Power Supply: 100V-277V. LED Driver: 12W. BUG Rating: 80 LU G1. IP Rating: IP66 for LED Cartridge. Weight: 50 lbs.

Hawthorne Type 5

Type 5 Distribution

Lamp: 12 Cree XP-E2 LEDs. CCT: 3000K, 3500K, 4000K. Drive Current: 350mA. Optic: Khatol Collimators. Lens: Diffused Acrylic®. Power Supply: 100V-277V. LED Driver: 12W. BUG Rating: 80 LU G1. IP Rating: IP66 for LED Cartridge. Weight: 50 lbs.



1 Revised April 28, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Hawthorne Path Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
HW Hawthorne	008L4 (8 LED, Type 4)	035F (350 mA)	40K (4000K)	LV1 (100-277VAC)	SM (Surface Mount)
	012L6 (12 LED, Type 5)	035K (350 mA)	30K (3000K)	SVK (3000K)	

EXAMPLE: HW-008L4-035F-30K-LV1-SM - Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the spaces you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

LED lighting products are warranted for six years.

Certifications

UL Listed, CE, RoHS Compliant, Dark-Sky Approved

Hawthorne is designed by Robert A.M. Stern Architects

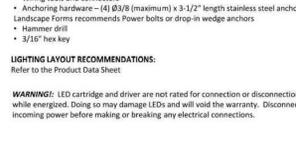
Click here for patent information related to this product.

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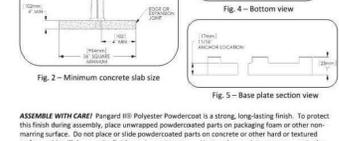
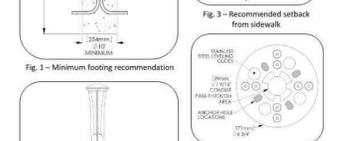
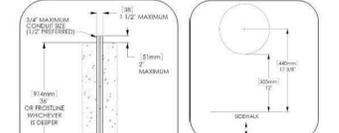
Hawthorne Path Light

Installation Guide

Date: March 19, 2021
Ph: 800.521.2546



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Page 1 of 2

Hawthorne Path Light

Installation Guide

Date: March 19, 2021
Ph: 800.521.2546

Landscape Forms is not responsible for site preparation and footings. Footing recommendations are included in these instructions.

INSTALLATION PROCEDURE FOR LIGHT POLE:

1. Prepare footing as required by local codes, see Fig. 1, Fig. 2 and Fig. 3 for recommendations.
2. Set wooden anchor template in position over conduit. 'F' on the template indicates the front of the unit.
3. Mark four anchor hole locations and remove the template.
4. Drill holes according to anchor size and depth. Clear holes of debris.
5. Set unit in place, ensuring that base sits flat on concrete, and install anchors according to anchor manufacturer's recommendations.
6. Using 3/16" hex key, adjust leveling glides until unit is plumb.

PROCEDURE FOR INSTALLING CABINET COVERS:

1. Set retainer bar in the casting socket.
2. Install cabinet covers as shown, ensuring bottom tab of cover rests in the groove in base casting. Repeat for remaining three covers.
3. Install cabinet dome cover by threading into the retainer bar until tight.



Fig. 6 - Remove access panel

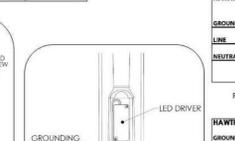


Fig. 7 - Access panel removed

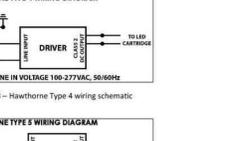


Fig. 8 - Hawthorne Type 4 wiring schematic

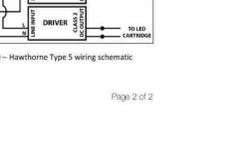


Fig. 9 - Hawthorne Type 5 wiring schematic

Page 2 of 2

Generation at Wilton Manors

KAPLAN RESIDENTIAL LLC
WILTON MANORS, FLORIDA

Sheet Description
LIGHTING
PHOTOMETRICS
PLAN

Release Date
08-04-2022

Project Number
2216

Drawing Number
L-301

Sheet 2 OF 2



1 DRC RESUBMITTAL SET - COMMENTS 10-28-2022
2 DRC RESUBMITTAL SET - COMMENTS 12-12-2022
3 DRC RESUBMITTAL SET - COMMENTS 01-19-2023

Revision Dates

D

GENERAL NOTES
THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE, NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECT'S SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

- COUNTY AND "CITY" IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.
- STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.
- EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.
- APPLICABLE CODES
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.
- IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.
- ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

C

- ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.
- ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 9046 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).
- ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR SECTION 1926.560 SUBPART P.
- THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.
- A TRENCH SAFETY SYSTEM IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES

- CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.
- UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED IN THE PLANS OR NOT, SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.
- THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.
- THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.
- THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW CUTTER LIP PER FOOT INDEX (S&D).
- THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING SIDEWALKS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.
- RADI SHALL BE TO THE EDGE OF PAVEMENT.
- ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME MANNER AS PUBLIC CORNERS.
- ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.
- IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPACTION STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS, AND NOTARIZED RESULTS FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.
- THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

B

- THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/REDOGRADE AND FILL ACTIVITIES REQUIRING PERMITS. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/REDOGRADE AND FILLING REQUIRED, ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED BY THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE CONSTRUCTION AND PERMIT TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS WHERE APPLICABLE:
 - CLEARING AND EARTHWORK
 - STORM DRAINAGE SYSTEMS
 - SANITARY SEWER SYSTEMS
 - WATER DISTRIBUTION SYSTEMS
 - SUBGRADE
 - LIMEROCK BASE
 - ASPHALT OR CONCRETE PAVEMENT
 - SIDEWALKS, CONCRETE FLATWORK/CURBING
 - LANDSCAPING
 - PAVEMENT MARKING AND SIGNAGE
 - SIGNALIZATION
 - SITE LIGHTING
 - ELECTRICAL AND COMMUNICATION LINES
 - UTILITY CONDUITS
 - IRRIGATION
 - FINAL
- THE OWNER, ENGINEER, AND JURISDICTIONAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.
- ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FOOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- TEMPORARY FACILITIES
 - SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE SUPPLY, TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.
 - CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES. COST INCLUDED IN MOBILIZATION.
 - CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.
 - CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES. TO LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
- PROJECT PROGRESS AND CLOSURE
 - DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM SWEEP CLEAN.
 - THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, OR SIDEWALK), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
 - MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.
 - ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 - ALL UNPAVED SURFACES (DISTURBED AS A RESULT OF CONSTRUCTION) SHALL BE GRADED, SODDED, & RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.
 - PROJECT RECORD DOCUMENTS
 - DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE "AS-BUILT" SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.
 - UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING

A

- PRIOR TO CONSTRUCTION OR INSTALLATION, 5 SETS OF SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:
 - DRAINAGE CATCH BASINS, MANHOLES, HEADWALLS, GRATES/STOPS, YARD DRAINS,
 - WATER/FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDOV, METER BOX,
 - BENCH MARKS, BRANCHES, LIFT STATIONS (METWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)
- CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.
- PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.
- INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
- CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH FOOT AND COUNTY REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- INSPECTIONS / TESTING
 - THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS WHERE APPLICABLE:
 - CLEARING AND EARTHWORK
 - STORM DRAINAGE SYSTEMS
 - SANITARY SEWER SYSTEMS
 - WATER DISTRIBUTION SYSTEMS
 - SUBGRADE
 - LIMEROCK BASE
 - ASPHALT OR CONCRETE PAVEMENT
 - SIDEWALKS, CONCRETE FLATWORK/CURBING
 - LANDSCAPING
 - PAVEMENT MARKING AND SIGNAGE
 - SIGNALIZATION
 - SITE LIGHTING
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 - UTILITY CONDUITS
 - IRRIGATION
 - FINAL
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 - PROJECT RECORD DOCUMENTS
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CONSTRUCTION SPECIFICATIONS

SECTION 20 - GENERAL SPECIFICATIONS PAVING GRAVING DRAINAGE AND

20.1. GENERAL

20.1.1. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT, SUCH IMPROVEMENTS MAY GENERALLY INCLUDE, BUT NOT TO BE LIMITED TO, CLEARING, GRADING, PAVING, REMOVAL OF EXISTING PAVEMENT STORM DRAINAGE, WATER LINES AND SANITARY SEWERS.

20.2. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) TOGETHER WITH SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (CURRENT EDITION) BE USED WHERE APPLICABLE FOR THE VARIOUS WORK AND THAT WHERE SUCH WORKING THEREIN REFERS TO THE COME OF FLORIDA AND BY THE DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORKING IS INTENDED TO BE REPLACED WITH THE WORKING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TOGETHER WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AS THE STANDARD SPECIFICATIONS FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION ANOTHER SECTION ARTICLE OR PARAGRAPH IS REFERRED TO IT SHALL BE PART OF THE STANDARD SPECIFICATIONS AS THE STANDARD SPECIFICATIONS FOR THIS PROJECT.

20.3. THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF A PAVING AND DRAINAGE SYSTEM AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE TAKEN TO EXCLUDE ANY OTHER MATERIALS NECESSARY TO COMPLETE THE WORK.

20.4. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION, WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL GOVERNMENT ENGINEERING STANDARDS SHALL GOVERN. ANY SUBSTITUTIONS, DEVIATIONS OR DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN APPROVED, HAS BEEN ISSUED BY THE ENGINEER.

20.5. GUARANTEE - ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND REPAIRS OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR MATERIALS SHALL BE REPLACED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE CONTRACTOR AT HIS OWN EXPENSE. IN THE EVENT THE CONTRACTOR FAILS TO MAKE NECESSARY REPLACEMENT OR REPAIRS WITHIN (7) SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

20.6. CLEARANCE

20.6.1. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSITION OF ALL EXISTING VEGETATION, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1'.

20.6.2. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 1101 OF THE STANDARD SPECIFICATIONS.

20.7. NONE OF THE EXISTING LIMBEROCK MATERIAL FROM DEMOLISHED PAVEMENT IS TO BE INCORPORATED IN THE NEW LIMBEROCK BASE UNLESS NOTED IN PLANS. THE EXISTING LIMBEROCK MATERIAL FROM DEMOLISHED PAVEMENT MAY BE INCORPORATED INTO THE STABILIZED SUBGRADE / SUBBASE OR STABILIZED SHOULDER.

20.8. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-2 OR A-2-1 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

20.9. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO M-195.

21.0. ALL MATERIAL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND TESTING TO ESTABLISH CONFORMANCE WITH THE SPECIFICATIONS AND SUITABLE FOR THE USES INTENDED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE TIME HE WILL BE READY FOR AN INSPECTION OR TEST. THE CONTRACTOR SHALL FOLLOW CITY AND COUNTY INSPECTION PROCEDURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PHASE OF WORK UNLESS INSPECTION OR TEST RESULTS ARE AN EARLIER PHASE OF WORK PRIOR TO THAT TEST OR INSPECTION PASSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND SUBBASE, OR UTILITIES, EXCAVATION ASPHALT GRADING REPORTS, CONCRETE CURB DENSITY.

21.1. WHEN ENCOUNTERED, MUCK SHALL BE COMPLETELY REMOVED FROM THE CENTER LINE (10) TEN FEET BEYOND THE EDGE OF PAVEMENT EACH SIDE. ALL SUCH MATERIAL SHALL BE REPLACED BY APPROVED GRANULAR FILL.

21.2. WHEN ENCOUNTERED WITHIN DRAINAGE SWALES, HARDPAN SHALL BE REMOVED TO FULL DEPTH FOR A WIDTH OF (5) FIVE FEET AT THE INVERT AND REPLACED WITH GRANULAR MATERIALS.

21.3. ALL UNDERPAVEMENT OR UNDER DRAINAGE INSTALLATIONS SHALL BE IN PLACE PRIOR TO SUBGRADE AND PAVEMENT CONSTRUCTION.

21.4. GROUND ADJUSTMENT TO ROADWAY/PAVEMENT HAVING RUNOFF SHALL BE GRADED TO 12 INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE GRADING OF SOO.

21.5. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1' OF THE REQUIRED ELEVATION FOR NON PAVED AREAS AND ALL AREAS SHALL BE GRADED TO DRAIN WITHOUT POCKETS.

21.6. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, FILL, EMBANKMENT AND GRADING TO ACHIEVE THE PROPOSED PLAIN GRADES

INCLUDING TYPICAL ROAD SECTIONS, SIDE SLOPES AND CANAL SECTIONS. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. IF FILL MATERIAL IS REQUIRED IN EXCESS OF THAT GENERATED BY THE EXCAVATION, THE CONTRACTOR SHALL SUPPLY THE MATERIAL AS REQUIRED FROM OFF-SITE.

21.7. 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SOOED OR SEEDED AND MULCHED WITHIN THE PROJECT LIMITS UNLESS OTHERWISE INDICATED ON THE PLANS.

21.8. SOO SHALL BE ST. AUGUSTINE UNLESS OTHERWISE INDICATED ON THE PLANS AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONCRETION UPON FINAL ACCEPTANCE OF THE PROJECT.

21.9. DRAINAGE

21.9.1. INLETS - ALL INLETS SHALL BE THE TYPE DESIGNATED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEARED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.

21.9.2. PIPE SPECIFICATIONS: THE MATERIAL, TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

• RCP = REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, SECTION 84 OF THE STANDARD SPECIFICATIONS.

• CMP = CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-106.

• CMP (SMOOTH LINER) = CORRUGATED METAL ALUMINUM PIPE, (SMOOTH LINER) ASTM DESIGNATION M-106.

• SCP = SLOTTED CONCRETE PIPE, SECTIONS 841 AND 842 OF THE STANDARD SPECIFICATIONS.

• PVC = POLYVINYL CHLORIDE PIPE.

• POMP = REINFORCED CAST IRON PIPE, SECTION 945, OF THE STANDARD SPECIFICATIONS.

• CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE) (12 INCHES TO 60 INCHES), SHALL MEET THE REQUIREMENTS OF FOOT SPECIFICATION SECTION 203.2.3.

21.9.3. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSROADS OR PARKING AREAS SHALL BE AS DEFINED IN THE SECTION 125.4 OF THE STANDARD SPECIFICATIONS. PIPELINE BACKFILL SHALL BE PLACED IN 6 INCH LIFT AND COMPACTED TO 100% OF THE STANDARD PROCTOR (ASHSTO 7.9.9 SPECIFICATIONS).

21.9.4. LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN AND PIPE LENGTH MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.

21.9.5. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE INNER WALLS OF STRUCTURES OR EQUALS.

21.9.6. FILTER FABRIC SHALL BE MBRARI TYRAC OR EQUIVALENT CONFORMING TO SECTION 100 OF THE STANDARD SPECIFICATIONS.

21.9.7. ASPHALT PAVING

21.9.7.1. WHERE AN ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REPAIRING CURBS OR GUTTERS, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

21.9.7.2. INTERNAL ASPHALT PAVING CONSTRUCTION ON EXISTING SANDY SOILS SHALL BE CONSTRUCTED WITH A 12" SUBGRADE, COMPACTED TO A MINIMUM DENSITY OF 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO 7.9.9. THE COMPACTED SUBGRADE SHALL BE CONSTRUCTED IN THE LIMITS SHOWN ON THE PLANS. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED.

21.9.7.3. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE SURFACE COURSE SHALL CONSIST OF THE THICKNESS AND TYPE ASPHALTIC CONCRETE AS SPECIFIED IN THE PLANS. ALL ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH SECTIONS 327, 330, 334, 336, 337, 338, 339 AND 341 OF THE STANDARD SPECIFICATIONS.

21.9.7.4. LIMBEROCK BASE SHALL BE PREPARED, COMPACTED AND GRADED AND SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL LIMBEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 70% OF CARBONATES OF CALCIUM AND MAGNESIUM UNLESS OTHERWISE SPECIFIED. THE ENGINEER SHALL INSPECT THE COMPLETED BASE COURSE AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES AND CLEAN THE BASE COURSE PRIOR TO THE PLACEMENT OF THE PRIME COAT. A TACK COAT WILL ALSO BE REQUIRED IF THE ENGINEER FINDS THAT THE PRIME BASE HAS BECOME EXCESSIVELY DIRTY OR THE PRIME COAT HAS CURED TO THE EXTENT OF LOSING BOUNDING EFFECT PRIOR TO PLACEMENT OF THE ASPHALTIC CONCRETE SURFACE COURSE. THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

21.9.7.5. LIMBEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS, BASES GREATER THAN 6" SHALL BE PLACED IN TWO EQUAL LIFTS. IF THROUGH FIELD TESTS, THE CONTRACTOR CAN DEMONSTRATE THAT THE CONSTRUCTION EQUIPMENT CAN ACHIEVE DENSITY FOR THE FULL DEPTH OF A THICKER LIFT, AND IF APPROVED BY THE ENGINEER, THE BASE MAY BE CONSTRUCTED IN SUCCESSIVE COURSES OF NOT MORE THAN 8 INCHES OVER COMPACTED THICKNESS.

21.9.7.6. ASPHALT EDGES THAT ARE NOT CURBED SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE TO THE DIMENSIONS SHOWN ON PLANS.

21.9.7.7. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH SECTION 522 OF THE STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 310. CONCRETE SIDEWALK SHALL BE 4" THICK UNLESS OTHERWISE NOTED ON PLANS.

21.9.7.8. SIDEWALK CURB RAMPERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 304.

21.9.7.9. CONCRETE CURB SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE CONCRETE CURB SHALL BE A MINIMUM OF 4" THICK WITH A STRENGTH OF 2500 PSI AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH SECTION 523 OF THE STANDARD SPECIFICATIONS. CONCRETE CURBING SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 300.

SECTION 30 - WATER DISTRIBUTION AND SANITARY SEWER FORCE MAINS.

30.0. MATERIALS

NOTE: IF MATERIALS LIST HERE ON IN CONFLICT WITH UTILITY OWNER MATERIAL OWNER REQUIREMENTS SHALL GOVERN.

30.1. ALL WATER MAIN PIPE, INCLUDING FITTINGS, 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 SLOPEWALL BLUE PIPE. SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL, OR WRAPPED TO THE PIPE WALL WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, AND UNDERGROUND CONCRETE OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL, PIPE STRIPES DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 100-DIGREE INTERVALS ALONG THE PIPE, AND THAT WILL REMAIN INTACT THROUGH AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT 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.

30.2. DUCTILE IRON PIPE FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSII/AWWA STANDARD C151/A21.51 LATEST REVISION. "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSII/AWWA STANDARD C104/A21.4 LATEST REVISION. THE PIPE SHALL BE ADAPTED FOR USE WITH CLASS 250 FITTINGS FOR ALL SIZES. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.3. DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSII/AWWA STANDARD C151/A21.51 LATEST REVISION. "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE INTERIOR CERAMIC EPOXY LINED AND EXTERIOR COATED WITH THE MANUFACTURERS COATING SYSTEM (PROTECTO 401 CERAMIC EPOXY WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS AND AN OUTSIDE COATING OF EITHER COAL TAR EPOXY OR ASPHALT). CEMENT MORTARED LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION.

30.4. ALL PIPE FITTINGS ON THE LIFT STATION SITES SHALL BE DUCTILE IRON UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE FITTINGS SHALL BE MANNS EXCEPT THAT FLANGED DUCTILE IRON PIPE FITTINGS SHALL BE USED INSIDE VALVE PITS AND VET WELLS. FLANGED PIPE AND FITTINGS SHALL CONFORM TO ANSII/AWWA C151/A21.51 LATEST REVISION AND ANSII/AWWA C110/A21.10 LATEST REVISION. THE FOLLOWING THICKNESS CLASSES SHALL BE ACHIEVED TO: 4", 12" - CLASS 52, 14" LARGER - CLASS 51.

30.5. PVC PRESSURE PIPE FOR SIZES 4" THROUGH 12" SHALL CONFORM TO ANSII/AWWA STANDARD C900 LATEST REVISION. PVC PRESSURE PIPE SHALL BE MADE FROM CLASS 1245A-4 OR CLASS 1245A-4B VIRGIN MATERIAL AND CONFORM WITH THE OUTSIDE DIAMETER OF CAST IRON PIPE WITH A MINIMUM WALL THICKNESS OF 0.375 INCH. ULTRA VIOLET DEGRADATION OR SUN BLEACHED PIPE WILL BE CAUSE FOR REJECTION. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES, FORCE MAIN SHALL BE IMPREGNATED WITH GREEN PIGMENT. REUSE MAIN SHALL BE IMPREGNATED WITH PURPLE PIGMENT.

30.6. DUCTILE IRON FITTINGS FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSII/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS SHALL BE ACHIEVED TO THE FOLLOWING THICKNESS CLASSES IN ACCORDANCE WITH ANSII/AWWA STANDARD C104/A21.4 LATEST REVISION. WATER MAIN FITTINGS SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.7. CAST IRON AND DUCTILE IRON FITTINGS FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSII/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE COATED IN ACCORDANCE WITH THE REQUIREMENTS OF DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS.

30.8. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSII/AWWA STANDARD C110/A21.10 LATEST REVISION. MECHANICAL JOINT OR PUSHON JOINT TO BE RUBBER GASKET COMPRESSION-TYPE. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION SUBJECT TO THE APPROVAL OF THE ENGINEER.

30.9. JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH-ON RUBBER GASKET TYPE ONLY. NO SOLVENT WELD OR THREADED JOINTS WILL BE PERMITTED.

30.10. WATER DISTRIBUTION SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW:

• JOINT RESTRAINT

• PUSH-ON P.V.C. EBAA IRON SERIES 1600

• PUSH-ON DP EBAA IRON SERIES 1700

• TR-LEX BY U.S. PIPE

• FLEX RING BY AMERICAN

• FITTINGS IN DIP EBAA IRON SERIES 1100 MEGALUX

• FITTINGS IN P.V.C. EBAA IRON SERIES 2000 MEGALUX

• LENGTHS OF P.V.C. EBAA IRON PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.11. SEWAGE FORCE MAIN SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW:

• PUSH-ON P.V.C. EBAA IRON SERIES 1600

• PUSH-ON DP EBAA IRON SERIES 1700

• TR-LEX BY U.S. PIPE

• FLEX RING BY AMERICAN

• FITTINGS IN P.V.C. EBAA IRON SERIES 1100 MEGALUX

• FITTINGS IN P.V.C. EBAA IRON SERIES 2000 MEGALUX

• LENGTHS OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.12. WATER DISTRIBUTION VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZE MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSII/AWWA C500 LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

30.13. TAPPING VALVES SHALL BE MUELLER A-236/1262.

30.14. AMERICAN 250 LBS OR CLOW-F4100, CONFORMING TO ANSII/AWWA C500 LATEST REVISION OR APPROVED EQUAL.

30.15. TAPPING VALVES SHALL BE MUELLER A-236/1262 OR APPROVED EQUAL.

30.16. GATE VALVES 3" OR LESS SHALL BE N800 T-130 OR T-136 WITH MALLEABLE HAND WHEELS OR APPROVED EQUAL.

30.17. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F- 2605 OR APPROVED EQUAL.

30.18. VALVE BOXES SHALL BE U.S. FOUNDRY 7500 OR APPROVED EQUAL PAINTED BLUE WITH THE DESIGNATION "WATER".

30.19. RETAINER GLANDS FOR DIP SHALL CONFORM TO ANSII/AWWA C111/A21.11 LATEST REVISION. GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI STANDARD WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FOR PROTECTIVE EQUIPMENT COMPANY, TYPE APPROVED EQUAL.

30.20. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE PL-90 NO SUBSTITUTIONS ALLOWED.

30.21. FIRE HYDRANTS SHALL BE MUELLER CANTONER TRAFFIC TYPE 4423 WITH 5" I.D. INTERVAL. VALVE OPENING OR APPROVED EQUAL. PUMPER NOZZLE TO BE 1 1/2" FPM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSII/AWWA C502 LATEST REVISION. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NFPA #201 PER AGENCY STANDARDS HAVING JURISDICTION. BLUE RABED REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATION. THE PLACEMENT OF THE RPM TO BE AT THE CENTERLINE OF THE OUTSIDE ROADWAY LANE.

30.22. SEWAGE FORCE MAIN VALVES SHALL BE PLUG VALVES WHICH SHALL BE OF THE NON-ALIGNABLE, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS. PORT AREAS FOR VALVES 20 INCHES AND SMALLER SHALL BE AT LEAST 80% OF FULL PIPE AREA. PORT AREA OF VALVES 24 INCHES AND LARGER SHALL BE AT LEAST 70% OF FULL PIPE AREA. THE BODY SHALL BE OF SEMI-STEEL (ASTM A126 C118) AND SHALL HAVE BOLTED BOLTS WHICH GIVES ACCESS TO THE INTERNALS OF THE VALVE. SEATS SHALL BE WELDED OVERLAY OF H04 NICKEL CONTENT OR A STAINLESS STEEL PLATE LOCKED IN THE BODY AND THE PLATE IS USED AS A BACKSTOP. WHERE THE SHAFT PROTRUDES FROM THE VALVE AND THE PACKING SHALL BE SELF-ADJUSTING CHEVRON TYPE WHICH CAN BE REPLACED WITHOUT REMOVING THE BONNET. BONNETS SHALL NOT BE OF STAINLESS STEEL.

30.23. PLUG VALVES SHALL BE DESIGNED FOR A WORKING PRESSURE OF 150 PSI THE VALVE AND ACTUATOR SHALL BE CAPABLE OF SATISFACTORY OPERATION IN EITHER DIRECTION OF FLOW AGAINST PRESSURE DROPS UP TO 25 PSI AND INCLUDING 100 PSI FOR 3000 PSI VALVES OVER 12" IN DIAMETER. VALVES SHALL BE BUBBLE TIGHT IN BOTH DIRECTIONS AT 100 PSI DIFFERENTIAL. PLUG VALVES OVER 12" IN DIAMETER SHALL HAVE WORM DRIVES OPERATING MECHANISM SHALL BE FOR BURIED SERVICE TO PROVIDE ACCESS TO THE DISC.

30.24. HIGH DENSITY POLYETHYLENE PIPE (HDPE) FOR WATER DISTRIBUTION SHALL CONFORM TO ANSII/AWWA C900 LATEST REVISION. PIPE SHALL BE COLOR-CODED BLUE. MINIMUM 40 FEET STANDARD LENGTHS.

30.25. SERVICE SADDLES SHALL BE FUSION BONDED PLASTIC COATED DUCTILE IRON UNLESS OTHERWISE NOTED. STAINLESS STEEL SERVICE SADDLES SHALL BE DOUBLE STRAP TYPE.

30.26. SERVICE LINES SHALL BE POLYETHYLENE (PE 3408), 200 P.S.I. RATED DRB. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT.

30.27. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B462 WITH THREADED ENDS, AS MANUFACTURED BY FORD BULLDOG, FALGOG 1100 OR APPROVED EQUAL.

30.28. CURB STOPS SHALL BE FORD V8-4444X LATEST REVISION OR APPROVED EQUAL.

30.29. METER STOPS SHALL BE 90 DEGREE LOCKING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE V-835/777V LATEST REVISION. SEAT OPERATING MECHANISM 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 FORD OR APPROVED EQUAL.

30.30. INSTALLATION

30.30.1. WHERE RESTRAINED PIPE JOINTS ARE REQUIRED DUE TO FITTINGS, APPURTENANCES, ETC. PIPE MATERIAL SHALL BE DIP

30.30.2. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UL-984 PLASTIC PIPE ASSOCIATION "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM" AND ANSII/AWWA C605-X LATEST REVISION STANDARD.

30.30.3. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSII C605-X LATEST REVISION.

30.30.4. ALL WATER MAINS SHALL TYPICALLY BE LAID WITH A MINIMUM 3% COVER FOR PVC AND 30" COVER FOR DIP.

30.30.5. DETECTED TAPS SHALL BE 15" AND 18" INCHES ABOVE ALL WATER AND SEWER LINES. A 1/4 GAUGE MULTISTRAND WIRE SHALL BE ATTACHED TO ALL NONCONDUCTIVE WATER MAINS TO FACILITATE LOCATION AN EXTRA 4 FEET OF WIRE SHALL BE PROVIDED AT ALL VALVES, BLOW-OFFS, HYDRANTS, ETC. THE WIRE SHALL BE TESTED FOR CONTINuity AT THE PRESSURE TEST.

30.30.6. PIPE DEFLECTION SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

30.30.7. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

30.30.8. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" AS APPLICABLE, CAST IN THE BODY OF THE FOUNDRY OR APPROVED EQUAL.

30.30.9. TESTING

30.30.9.1. BEFORE ANY PHYSICAL CONNECTIONS AND ACCEPTANCE FOR OPERATION TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE FUSED AND PRESSURE TESTED AND DEFLECTED. TWO COPIES OF PASSING BACTERIOLOGICAL TESTS AND PRESSURE TEST RESULTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER. UTILITY OWNER AND HEALTH DEPARTMENT. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSII/AWWA C600-25 (HYDROSTATIC TEST). THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE

TEST. THE ALLOWABLE LEAKAGE DURING THE PRESSURE TEST SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

L = (SDP)2/148.000.

IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR, S EQUALS LENGTH OF PIPE (LINEAR FEET), D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND P EQUALS THE AVERAGE TEST PRESSURE (POUNDS PER SQUARE INCH GAUGE). MAXIMUM LENGTH OF TEST PIPE SECTION SHOULD BE 2000 FEET. THE WATER SYSTEM SHALL BE INSPECTED IN ACCORDANCE WITH THE ANSII/AWWA C601-45 (WATER MAIN BACTERIOLOGICAL TESTS).

30.31. THE PRESSURE TEST SHALL BE PERFORMED BY A REPRESENTATIVE OF THE UTILITY OWNER AND THE ENGINEER OF RECORD.

30.32. FOR WATER DISTRIBUTION PIPES, SAMPLING POINTS SHALL BE PROVIDED BY THE CONTRACTOR AT THE LOCATIONS SHOWN ON THE PLANS.

30.33. FOR WATER DISTRIBUTION PIPES, DEFLECTION AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH ANSII/AWWA C601-45 WATER MAIN BACTERIOLOGICAL TESTS). MAXIMUM DISTANCE BETWEEN SAMPLING POINTS SHALL BE AS FOLLOWS:

• TRANSMISSION MAINS EVERY 1200 FEET

• BRANCH MAINS EVERY 1000 FEET

• ISOLATED MAINS > 1000 FEET: 2 SAMPLE POINTS

• ISOLATED MAINS > 1000 FEET: 3 SAMPLE POINTS

SECTION 40 - GRAVITY SANITARY SEWER COLLECTION SYSTEM

40.0. GENERAL

40.1. MANHOLE, VALVE BOX, METER BOX AND OTHER STRUCTURE RM ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE ADJUSTED TO MATCH ANY PLANS IN USE. IF GRASSES PROPOSED IN THESE PLANS, IF NO OTHER INDIVIDUAL COST TIME IS INCLUDED IN THE CONTRACT SCHEDULE FOR PARTICULAR STRUCTURE ADJUSTMENT.

40.2. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

40.3. MATERIALS

NOTE: IF MATERIALS LIST HERE ON IN CONFLICT WITH UTILITY OWNER MATERIAL OWNER REQUIREMENTS SHALL GOVERN.

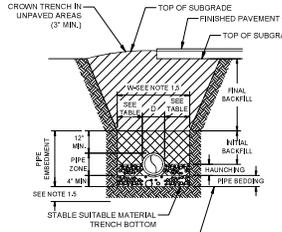
40.1.1. ALL PVC RUMBER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SIZE 26" WITH PUSH-ON RUBBER GASKET JOINTS.

40.1.2. DUCTILE IRON PIPE SHALL CONFORM TO ANSII/AWWA C151/A21.51-XX LATEST REVISION. "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH WALL THICKNESS OF CLASS 51 FOR 8" AND ABOVE, CLASS 52 FOR 4" AND 6". UNLESS OTHERWISE DIRECTED BY THE ENGINEER, DUCTILE IRON PIPE SHALL BE EPOXY LINED OR COATED WITH THE MANUFACTURERS COATING SYSTEM AS APPROVED BY THE ENGINEER OF RECORD AND THE LOCAL MUNICIPALITY OR UTILITY OWNER, IN EITHER CASE, THE ENGINEERS REVIEW AND APPROVAL IS REQUIRED FOR EITHER ALTERNATIVE PRIOR TO CONSTRUCTION. CEMENT MORTARED LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION.

40.1.3. ALL DUCTILE IRON FITTINGS SHALL CONFORM TO ANSII/AWWA STANDARD C110/A21.10 LATEST REVISION. ALL FITTINGS AND ACCESSORIES SHALL BE EPOXY LINED AND AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

40.1.4. MANHOLES SHALL BE PRECAST PER ASTM C 478 AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

40.1.5. MANHOLES SHALL BE SEALED WITH TYPE I SULPHATE RESISTANT CEMENT OR APPROVED EQUAL - NO MOLDING PLASTER.



NARROW TRENCH MINIMUM WIDTH	
PIPE "D"	WIDTH "D"
4" & 6"	18"
8"	24"
10"	26"
12" & 15"	30"
18"	32"
24"	36"
30"	42"
36"	46"
42"	54"
48"	60"
60" & 1.3 TIMES PIPE O.D.	

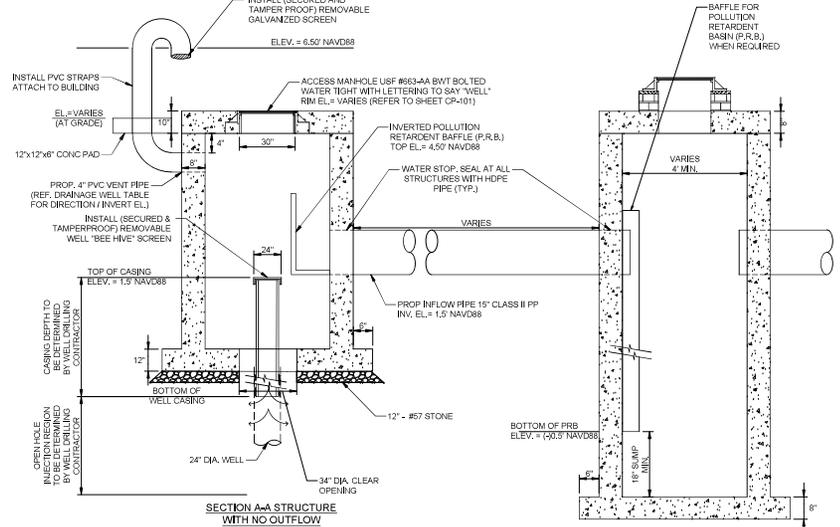
"W" - TRENCH WIDTH AT TOP OF PIPE
"D" - OUTSIDE DIAMETER OF PIPE

- 1. NOTES - PRESSURE FLOW AND STORM SEWER PIPE.**
- 1.1. GENERAL. TRENCH CONSTRUCTION SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 126. PVC PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE UN-BELL PVC PIPE ASSOCIATION, HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, CONCRETE PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/AASHTO 15-63.
 - 1.2. PIPE BEDDING. PROVIDE BELL HOLES AT EACH JOINT. FOR PIPES LARGER THAN 4" IN DIAMETER, TO PERMIT PROPER ASSEMBLY AND PIPE SUPPORT.
 - 1.3. HAUNCHING. USE MATERIAL MEETING THE CLASSIFICATION OF A-3 IN ACCORDANCE WITH ASTM D2822 (AASHTO M-45). MAXIMUM PARTICULATE SIZE SHALL BE LESS THAN 1.5 INCHES.
 - 1.4. INITIAL BACKFILL. USE SAME MATERIAL AS SPECIFIED FOR FINAL BACKFILL (SEE NOTE 2.9).
 - 1.5. UNSUITABLE SOIL EXCAVATION. SEE SHEET PD-2 FOR ADDITIONAL REQUIREMENTS. MINIMUM DIMENSIONS SHALL BE THE LARGER OF THE REQUIREMENTS SHOWN ON THIS SHEET AND SHEET PD-2.

TRENCH SECTION FOR BURIED PIPES AND CULVERTS
NOT TO SCALE

18

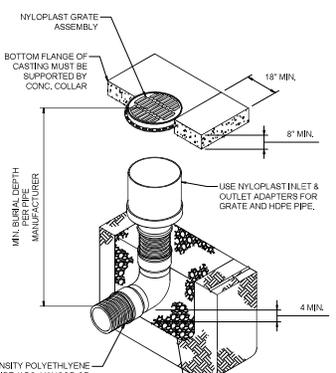
- 2. GENERAL NOTES:**
- 2.1. TRENCH WALLS - EXCAVATE TRENCH TO ENSURE SIDES WILL BE STABLE UNDER WORKING CONDITIONS. TRENCH WALLS TO BE SLOPED OR SUPPORTED IN ACCORDANCE WITH THE CHAPTER 90-66 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND FEDERAL OSHA STANDARD CFR SECTION 1926.650 SUBPART - P.
 - 2.2. DEWATERING. WHEN RUNNING OR STANDING WATER OCCURS IN THE TRENCH BOTTOM, OR THE TRENCH BOTTOM DISPLAYS A "QUICK" CONDITION, WATER SHALL BE REMOVED TO BELOW THE PIPE INVERT BY A SUITABLE MEANS, UNTIL THE PIPE IS BACKFILLED TO A SUFFICIENT HEIGHT TO PREVENT PIPE FLOATAION.
 - 2.3. MINIMUM TRENCH WIDTH. PROVIDE A TRENCH WIDTH SUFFICIENT, BUT NO WIDER THAN NECESSARY, TO ENSURE WORKING ROOM TO PROPERLY AND SAFELY PLACE AND COMPACT HAUNCHING BACKFILL MATERIAL. SEE TABLE FOR MINIMUM TRENCH WIDTHS. WHERE SOIL CONDITIONS REQUIRE TRENCH WALLS TO BE SUPPORTED, MINIMUM WIDTH SHALL BE BETWEEN INNER FACE OF TRENCH SUPPORTS.
 - 2.4. MOVABLE SHEETING. TRENCH BOXES OR SHIELDS, WHEN MOVABLE TRENCH SUPPORT IS USED, THE MINIMUM DISTANCE BETWEEN INNER FACE OF TRENCH SUPPORT, AND THE OUTER PIPE WALL, SHALL BE AT LEAST ONE PIPE DIAMETER OR 2 FEET WHICH EVER IS GREATER.
 - 2.5. PREPARATION OF TRENCH BOTTOM. TRENCH BOTTOM SHALL BE PREPARED TO PROVIDE A FIRM STABLE UNIFORM FOUNDATION THE FULL LENGTH OF THE PIPE. IF UNSUITABLE MATERIAL IS ENCOUNTERED AT BOTTOM OF TRENCH, CONTINUE TO EXCAVATE TILL SUITABLE MATERIAL IS ENCOUNTERED, IF DEPTH TO SUITABLE MATERIAL IS GREATER THAN 2 FEET BELOW BOTTOM OF TRENCH, NOTIFY ENGINEER OF SUCH CONDITION BEFORE CONTINUING FURTHER TRENCH EXCAVATION.
 - 2.6. PIPE BEDDING. BEDDING MATERIAL SHALL CONFORM TO ASTM D-2321, AND MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 126-6 BACKFILLING, FOR PVC AND OTHER "FLEXIBLE" PIPES, EXCAVATE 4" BELOW PROPOSED OUTSIDE BOTTOM OF PIPE, BACKFILL AND COMPACT WITH SPECIFIED BEDDING MATERIAL TO PROPER GRADE.
 - 2.7. HAUNCHING. MATERIAL SHALL MEET AND BE INSTALLED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 126-6 BACKFILLING, PLACE AND CONSOLIDATE MATERIAL UNDER THE PIPE HAUNCH, UP TO THE PIPE SPRINGLINE. FOR THE FULL WIDTH OF THE TRENCH, BEFORE PLACING AND COMPACTING THE REMAINDER OF THE EMBANKMENT IN THE PIPE ZONE. HAUNCHING MATERIAL SHALL BE PLACED AND CONSOLIDATED BY HAND SHOVEL, SLICING ALONG HAUNCH OF PIPE AND BY WATERING (LETTING OR PUDDLING) OR HAND TAMPING. MECHANICAL COMPACTION IS NOT TO BE USED WITH 1" PIPE DIAMETER OR 2 FEET, WHICH EVER IS GREATER, EITHER SIDE OF THE OUTSIDE WALL OF THE PIPE.
 - 2.8. INITIAL BACKFILL. SHALL EXTEND FROM THE SPRINGLINE OF THE PIPE TO 1 FOOT ABOVE THE TOP OF PIPE. MATERIAL SHALL BE PLACED AND CONSOLIDATED AS SPECIFIED FOR THE HAUNCHING MATERIAL.
 - 2.9. FINAL BACKFILL. MATERIAL SHALL MEET AND BE INSTALLED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 126-6 BACKFILLING. SELECT BACKFILL MEETING THE CLASSIFICATION OF A-1, A-2, OR A-3 IN ACCORDANCE WITH ASTM D2822 (AASHTO M-45). THE MATERIAL MUST NOT CONTAIN MUCK, STUMPS, ROOTS, BRUSH, VEGETABLE MATTER, RUBBISH, CONSTRUCTION DEBRIS OR OTHER MATERIAL, THAT WILL NOT COMPACT INTO A SUITABLE EMBANKMENT. MATERIAL MUST HAVE MAXIMUM PARTICULATE SIZE AS FOLLOWS: WITHIN 12" OF TOP OF SUBGRADE - 3/16"; 12" TO 24" BELOW TOP OF SUBGRADE - 1/4"; GREATER THAN 24" BELOW TOP OF SUBGRADE - 1/2" OR COMPACTED THICKNESS OF LAYER BEING PLACED, WHICH EVER IS LESS. FINAL BACKFILL MAY BE NATIVE MATERIAL MEETING THE SPECIFIED REQUIREMENTS, UNLESS OTHERWISE NOTED.
 - 2.10. COMPACTION TEST. COMPACTION PERCENTAGES SHOWN FOR TRENCH SECTION BACKFILL MATERIAL REFER TO ASTM - D698 (AASHTO - T-99, STANDARD PROCTOR), COMPACTION PERCENTAGES FOR LIMESTOCK BASE COURSE MATERIAL REFER TO ASTM - D1557 (AASHTO - T-99, MODIFIED PROCTOR).



DRAINAGE WELL TABLE

STR. DESCRIPTION	RIM EL.	INSIDE DIMENSIONS	INVERTS EL.	COORDINATES (LATITUDE/LONGITUDE) DMS	COMMENTS
DRAINAGE WELL #1	6.50	48" Ø	1.50 (E/W)	N 079° 25' 36.4664" / W 054° 47' 30.3628"	WATER TIGHT (REFER DETAIL)
DRAINAGE WELL #2	5.49	48" Ø	1.50 (E)	N 079° 25' 28.4646" / W 054° 47' 52.3682"	WATER TIGHT (REFER DETAIL)
DRAINAGE WELL #3	6.98	48" Ø	1.50 (N/E)	N 079° 25' 28.5381" / W 054° 48' 16.3082"	WATER TIGHT (REFER DETAIL)

- NOTES:**
- REFER TO SHEET CP-101 DRAINAGE STRUCTURE TABLE FOR DRAINAGE WELLS 1-3, INVERT ELEVATIONS, DIRECTION, AND PIPE SIZES.
 - WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRECASTER TO MEET FDOT STANDARDS AND SPECIFICATIONS.
 - 24" DIAMETER WELL. CONTRACTOR TO DEVELOP WELL CAPABLE OF DISCHARGING 300 GPM PER FOOT OF HEAD. FINAL WELL DIMENSIONS TO BE DETERMINED BY A LICENSED WELL CONTRACTOR. FINAL DEPTH OF CASING TO BE FIELD DETERMINED BY WELL CONTRACTOR. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 mg/L TOTAL DISSOLVED SOLIDS (TDS).
 - DRAINAGE WELL TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY STANDARDS AND PERMITS.
 - UIDS TO BE BOLTED DOWN (PENTA HEAD BOLTS, 4 ON INNER COVER AND 4 ON OUTER COVER).
 - THE CONTRACTOR IS SOLELY RESPONSIBLE TO PREVENT ANY FLUID FROM DISCHARGING INTO THE DRAINAGE WELL WITHOUT WRITTEN AUTHORIZATION FROM FDEP TO USE THE WELL.
 - THE WELL CASING SHALL BE 24" DIAMETER AND IN ACCORDANCE WITH RULE 62-532.500(1)(A), FAC WHICH SPECIFIES ALL WELL CASING SHALL BE NEW AND CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) A535M/A536, A135-01, A252-04, A588-06, OR AMERICAN PETROLEUM INSTITUTE (API) 5L-2000. REFER TO RULE FOR MORE DETAILS.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE CITY, ENGINEER AND/OR REGULATORY AGENCIES PRIOR TO THE START OF THE TEST.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY WELL DRILLING PERMITS AND COMPLY WITH ALL PROVISIONS THEREOF. THIS SHALL INCLUDE (BUT NOT LIMITED TO) SECURING THE FINAL CONSTRUCTION CLEARANCE PERMIT FOR A CLASS V WELL BY COMPLETING AND PROCESSING THE REQUIRED APPLICATION FORM (62-538.900.0) THROUGH FDEP. IN ADDITION, THE CONTRACTOR IS REQUIRED TO PREPARE/PROVIDE THE REASONABLE ASSURANCE REPORT IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL HIRE A QUALIFIED FLORIDA LICENSED PROFESSIONAL GEOLOGIST/ENGINEER WITH THE REQUIRED HYDROGEOLOGICAL EXPERTISE TO DEVELOP THIS REPORT AND PROVIDE THE NECESSARY SIGNED AND SEALED COPIES.



WELL SCREEN DETAIL
NOT TO SCALE

20



INLINE DRAIN DETAIL
NOT TO SCALE

19

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Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: EB880
Florida Landscape Architectural Business License: LC30000407

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 12/12/22
DESIGNED BY: MB
DRAWN BY: VC
CHECKED BY: MC
BID-CONTRACT:

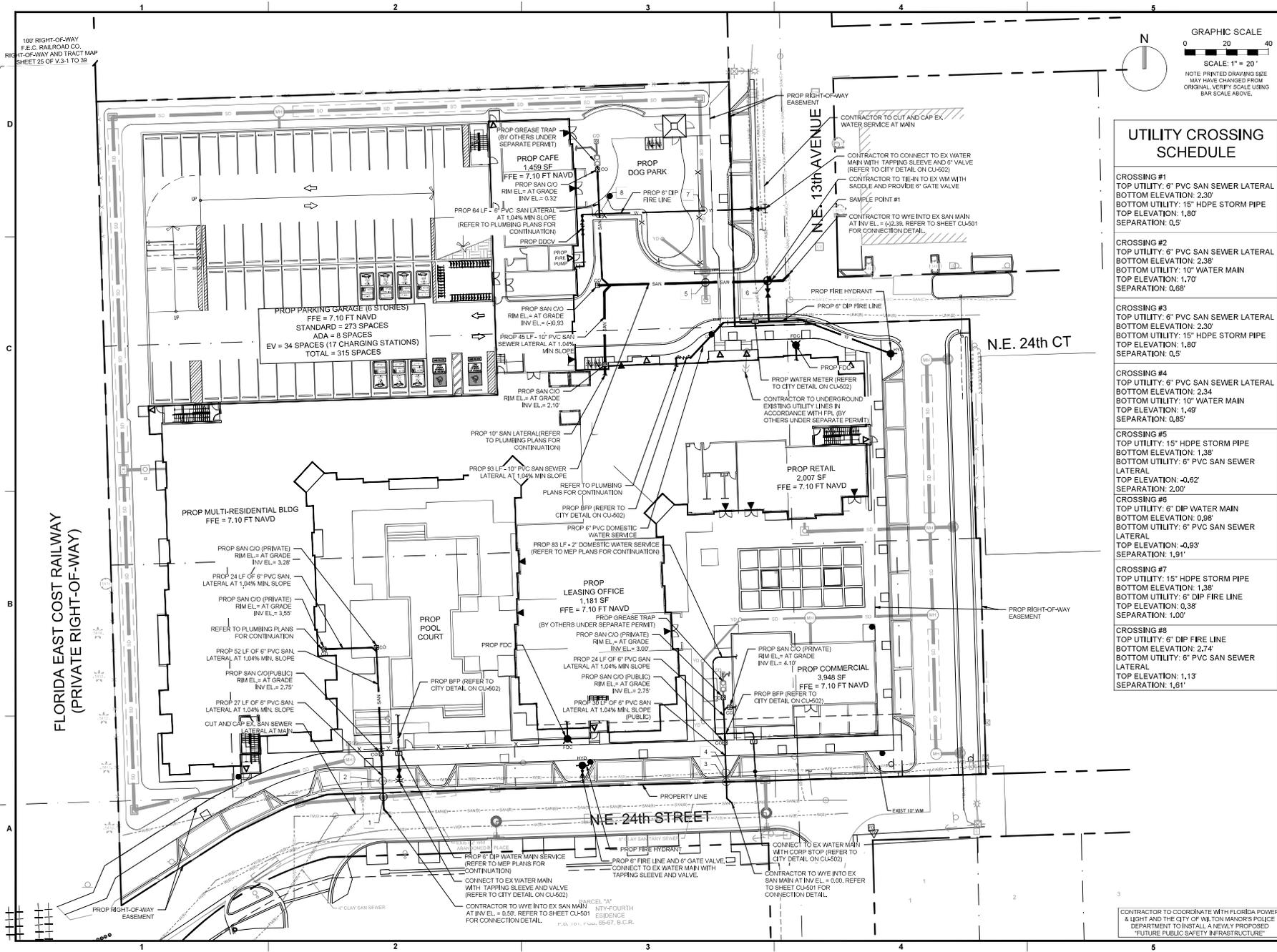
This item has been **quilted** and signed by Thomas F. Donahue, P.E. on the date before specified herein.
02/08/2023
STATE OF FLORIDA
THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

KAPLAN RESIDENTIAL LLC

PROJECT
GENERATION AT WILTON MANORS NE 13 AVE & NE 24 ST WILTON MANORS, FL

SHEET TITLE
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER CP-503
PROJECT NUMBER 12977.00



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 301 East Atlantic Blvd.
 Pompano Beach, FL 33060
 PH: (954) 788-3400

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 Florida Surveyor and Mapper Business License: LB8868
 Florida Landscaper Architectural Business License: LC32000407

REVISIONS

NO.	DESCRIPTION	DATE

UTILITY CROSSING SCHEDULE

- CROSSING #1**
 TOP UTILITY: 6" PVC SAN SEWER LATERAL
 BOTTOM ELEVATION: 2.30'
 BOTTOM UTILITY: 15" HDPE STORM PIPE
 TOP ELEVATION: 1.80'
 SEPARATION: 0.5'
- CROSSING #2**
 TOP UTILITY: 6" PVC SAN SEWER LATERAL
 BOTTOM ELEVATION: 2.38'
 BOTTOM UTILITY: 10" WATER MAIN
 TOP ELEVATION: 1.70'
 SEPARATION: 0.68'
- CROSSING #3**
 TOP UTILITY: 6" PVC SAN SEWER LATERAL
 BOTTOM ELEVATION: 2.30'
 BOTTOM UTILITY: 15" HDPE STORM PIPE
 TOP ELEVATION: 1.80'
 SEPARATION: 0.5'
- CROSSING #4**
 TOP UTILITY: 6" PVC SAN SEWER LATERAL
 BOTTOM ELEVATION: 2.34
 BOTTOM UTILITY: 10" WATER MAIN
 TOP ELEVATION: 1.49'
 SEPARATION: 0.85'
- CROSSING #5**
 TOP UTILITY: 15" HDPE STORM PIPE
 BOTTOM ELEVATION: 1.38'
 BOTTOM UTILITY: 6" PVC SAN SEWER LATERAL
 TOP ELEVATION: -0.62'
 SEPARATION: 2.00'
- CROSSING #6**
 TOP UTILITY: 6" DIP WATER MAIN
 BOTTOM ELEVATION: 0.98'
 BOTTOM UTILITY: 6" PVC SAN SEWER LATERAL
 TOP ELEVATION: -0.93'
 SEPARATION: 1.91'
- CROSSING #7**
 TOP UTILITY: 15" HDPE STORM PIPE
 BOTTOM ELEVATION: 1.38'
 BOTTOM UTILITY: 6" DIP FIRE LINE
 TOP ELEVATION: 0.38'
 SEPARATION: 1.00'
- CROSSING #8**
 TOP UTILITY: 6" DIP FIRE LINE
 BOTTOM ELEVATION: 2.74'
 BOTTOM UTILITY: 6" PVC SAN SEWER LATERAL
 TOP ELEVATION: 1.13'
 SEPARATION: 1.61'

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ISSUE DATE: 12/12/22
 DESIGNED BY: MB
 DRAWN BY: VC
 CHECKED BY: MC
 BID-CONTRACTOR:



THOMAS F. DONAHUE, P.E.
 FLORIDA REG. NO. 60529
 (FOR THE FIRM)

CLIENT
KAPLAN RESIDENTIAL LLC

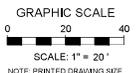
PROJECT
**GENERATION AT WILTON MANORS
 NE 13 AVENUE & NE 24 ST
 WILTON MANORS, FL**

SHEET TITLE
WATER AND SEWER PLAN

SHEET NUMBER **CU-101**
 PROJECT NUMBER **12977.00**

CONTRACTOR TO COORDINATE WITH FLORIDA POWER & LIGHT AND THE CITY OF WILTON MANORS POLICE DEPARTMENT TO INSTALL A NEWLY PROPOSED "FUTURE PUBLIC SAFETY INFRASTRUCTURE"

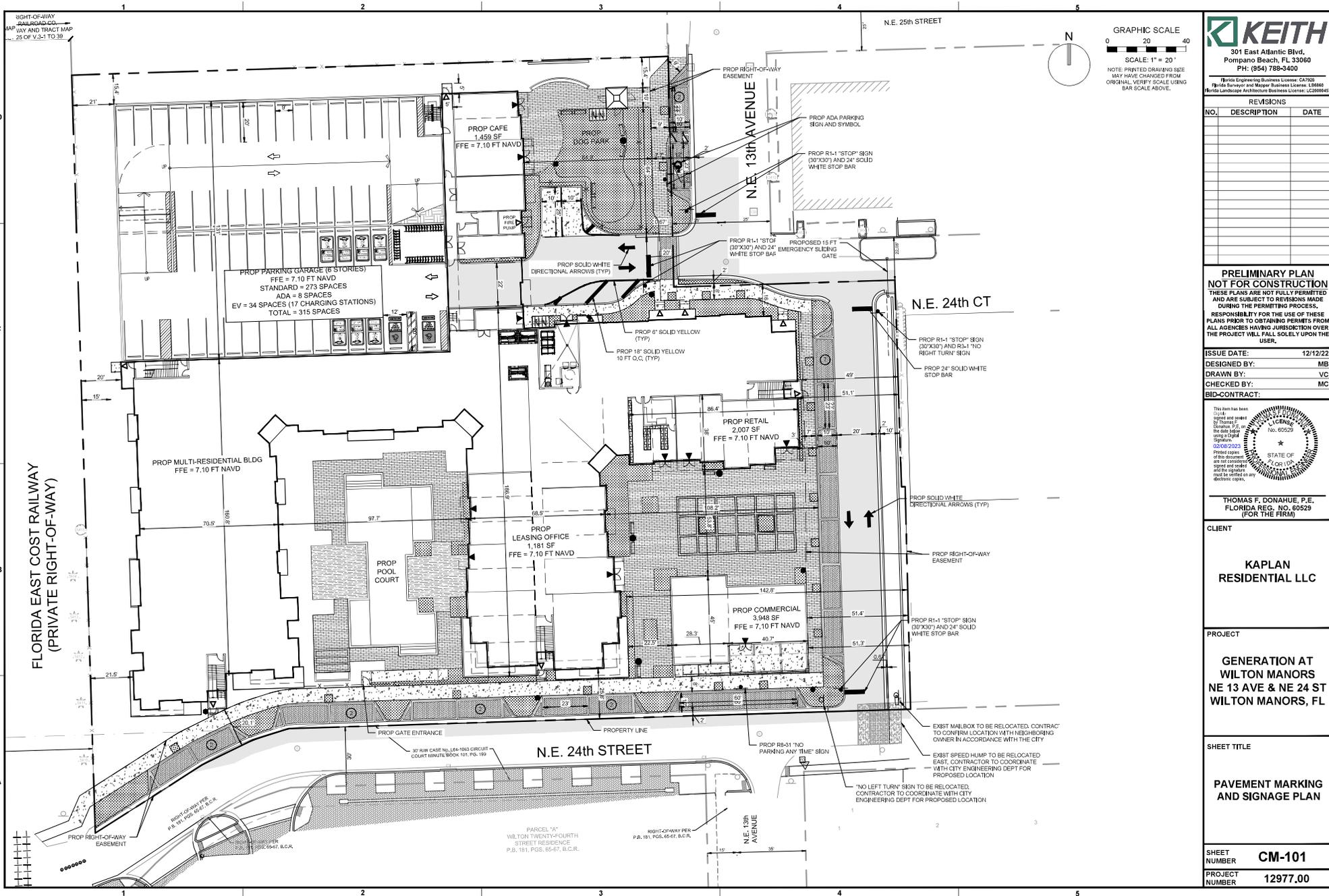
100' RIGHT-OF-WAY
 F.E.C. RAILROAD CO.
 RIGHT-OF-WAY AND TRACT MAP
 SHEET 25 OF V.3-1 TO 39



NOTE: PRINTED DRAWING SIDE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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Florida Engineering Business License: CA7925
 Florida Surveyor and Mapper Business License: LB8888
 Florida Landscape Architect Business License: LC28000447

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**

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ISSUE DATE: 12/12/22
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 CHECKED BY: MC
 BID-CONTRACT: _____



THOMAS F. DONAHUE, P.E.
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 (FOR THE FIRM)

CLIENT
**KAPLAN
 RESIDENTIAL LLC**

PROJECT
**GENERATION AT
 WILTON MANORS
 NE 13 AVE & NE 24 ST
 WILTON MANORS, FL**

SHEET TITLE
**PAVEMENT MARKING
 AND SIGNAGE PLAN**

SHEET NUMBER **CM-101**
 PROJECT NUMBER **12977.00**

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