WILMA ON THE DRIVE

SITE PLAN APPROVAL PACKAGE

2262 Wilton Dr, Wilton Manors, FL 33305

PROJECT NUMBER: 315300200

OWNER: 2262 Wilton Drive Owner, LLC

PROJECT TEAM

OWNER
2262 Wilton Drive Owner, LLC
3059 Grand Avenue, Suite 440
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Aida M. Albaisa, Partner / President
Phone: 305.666.0711
Email: aalbaisa@ddaeng.com

LEGAL DESCRIPTION

SHOPPES OF WILTON - plat description

LEGAL DESCRIPTION:

A PORTION OF LOTS 31 AND 32, BLOCK 20, AND A PORTION OF BLOCK 21, AND THE RIGHT-OF-WAY ADJACENT THERETO, "AMENDED PLAT OF UNIT 1 WILTON MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY WEST CORNER OF LOT 13, "LETARTE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 166 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 41°40'53" WEST, A DISTANCE OF 60.46 FEET; THENCE NORTH 41°36'41" WEST, A DISTANCE OF 167.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 35° 32'00" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,916.86 FEET AND A CENTRAL ANGLE OF 09°09'56", A DISTANCE OF 306.64 FEET; THENCE NORTH 44°40'28" WEST, A DISTANCE OF 298.64 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 44°51'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,216.86 FEET AND A CENTRAL ANGLE OF 02°49'07", A DISTANCE OF 109.05 FEET; THENCE NORTH 64°53'13" EAST, A DISTANCE OF 42.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 40°50'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,204.86 FEET AND A CENTRAL ANGLE OF 13°16'08", A DISTANCE OF 510.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 30°03'54" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 30°59'32", A DISTANCE OF 13.52 FEET; THENCE SOUTH 26°52'49" EAST, A DISTANCE OF 461.59 FEET; THENCE SOUTH 48°20'49" WEST, A DISTANCE OF 216.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

DOCUMENT PACKAGE

ISSUED: 02 - 09 - 2023 (3, 4, 1)

PACKAGE: DRC COMMENTS

SHEET INDEX

SHEET NO.	NAME	SITE PLAN APPROVAL PACKAGE - 08/02/2022	REV. 1 - 11/02/2022 (2)	REV. 2 - 11/28/2022 (1, 3)	REV. 3 - 1/11/2023	REV. 4 - 02/09/2023 (4)	03/29/2023 DRC COMMENTS REV. 5 (5)	05/03/2023 STAFF REPORT COMMENTS REV. 6 (6)	05/17/2023 DRC COMMENTS REV. 7 (7)	06/15/2023 STAFF PARKING COMMENTS REV.8 (8)
01 SURVEY										
S-1	BOUNDARY & TOPOGRAPHIC SURVEY WITH TREE SURVEY SHEET 1	●								
S-2	BOUNDARY & TOPOGRAPHIC SURVEY WITH TREE SURVEY SHEET 2	●								
S-3	RE-PLAT SHEET 1	●								
S-4	RE-PLAT SHEET 2	●			●					
S-5	RECORDED PLAT	●								
02 GENERAL_SITE PLAN APPROVAL										
G-000	COVER SHEET	●	●	●	●	●	●	●	●	●
G-001	LOCATION PLAN	●								
G-002	EXISTING SITE PLAN W/ EXISTING STREET VIEW IMAGES	●								
G-003	ZONING DATA	●	●	●				●	●	●
G-004	3D MASSING DIAGRAM			●				●		
G-005	AERIAL RENDERING	●	●					●		
G-006	RENDERING	●	●		●			●		
G-007	RENDERING	●	●		●			●		
G-008	RENDERINGS				●					
20 CIVIL										
C-100	CIVIL COVER SHEET	●	●	●	●					
C-310	DEMOLITION PLAN	●	●	●	●	●		●		
C-400	EROSION AND SEDIMENT CONTROL NOTES	●	●	●	●					
C-410	EROSION AND SEDIMENT CONTROL PLANS	●	●	●	●					
C-420	EROSION AND SEDIMENT CONTROL DETAILS	●							●	
C-500	SITE PLAN	●	●	●	●	●		●		
C-600	PAVING AND GRADING PLAN	●	●	●	●			●		
C-610	DRAINAGE PLAN	●								
C-680	PAVING AND GRADING DETAILS	●								
C-700	WATER AND SEWER PLAN	●								
EX-1	MANEUVERABILITY PLAN	●	●	●	●					
25 LANDSCAPE										
L-100	TREE DISPOSITION PLAN	●	●		●					
L-150	TREE DISPOSITION NOTES & DETAILS	●								
L-200	LANDSCAPE PLAN	●	●	●	●	●		●	●	●
L-201	LANDSCAPE LEGEND	●	●	●	●	●		●		●
L-210	LANDSCAPE PLAN - LEVEL 7	●								
L-250	LANDSCAPE SPECIFICATIONS & NOTES	●								
L-251	LANDSCAPE DETAILS	●								
50 SITE PLAN APPROVAL										
A-100	ARCHITECTURAL SITE PLAN	●	●	●	●	●	●	●	●	●
A-101	OVERALL GROUND FLOOR PLAN	●	●	●	●	●		●		●
A-102	OVERALL 2ND FLOOR	●	●					●		
A-103	OVERALL 3RD - 5TH TYP. FLOORS	●	●					●		
A-104	OVERALL 6TH LEVEL - LOFTS LOWER LEVEL	●	●	●				●		
A-104A	OVERALL 6TH LEVEL - LOFTS UPPER LEVEL			●				●		●
A-105	OVERALL 7TH LEVEL AMENITIES DECK	●	●					●		
A-106	OVERALL ROOF PLAN	●	●	●				●		
A-107	POOL & AMENITIES DECK RENDERING	●						●		
A-108	AMENITIES DECK RENDERING	●						●		
A-300	EXTERIOR ELEVATIONS	●	●	●	●					
A-300A	SHOPPING CENTER ELEVATIONS & PERSPECTIVES		●	●						
A-301	EXTERIOR ELEVATIONS	●	●	●	●			●		
A-302	EXTERIOR ELEVATIONS	●	●	●	●			●		
A-303	EXTERIOR ELEVATIONS AND PERSPECTIVES	●	●	●				●		
A-304	BUILDING SECTIONS	●	●					●		
A-305	BUILDING SECTIONS AND PERSPECTIVES	●	●		●					
85 ELECTRICAL										
E-001	PROPOSED SITE LIGHTING	●		●	●					
E-002	SITE LIGHTING DETAILS	●								
E-003	SITE LIGHTING DETAILS	●								

(6)

RSP

RSP Architects

Consultants

NOT FOR CONSTRUCTION

Certification

Name

License Number

Date Signed 6/15/2023

Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner, LLC

Project No. 315300200

Drawn By AL

Checked By MP

Date 08/02/2022

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Sheet Issues / Revisions

No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL
1	11-02-2022	DRC RESUBMISION
2	11-28-2022	DRC COMMENTS
3	01-11-2023	DRC COMMENTS
4	02-09-2023	DRC COMMENTS
5	03-29-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS
7	05-17-2023	DRC COMMENTS
8	06-15-2023	STAFF PARKING COMMENTS

COVER SHEET

G-000

BIM 360://Wilton Manors Residential/Wilma on the Drive.rvt
7/11/2023 3:50:35 PM

LEGAL DESCRIPTION:

LOTS 14 THROUGH 18 AND PORTION OF LOTS 19 THROUGH 22, BLOCK 20, TOGETHER WITH LOTS 9 THROUGH 32 AND PORTION OF LOTS 8 AND 33, BLOCK 21, AND THE RIGHT-OF-WAY ADJACENT THERETO, , "AMENDED PLAT OF UNIT 1 WILTON MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY WEST CORNER OF LOT 13, "LETARTE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 166-168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 41°40'53" WEST, A DISTANCE OF 60.46 FEET; THENCE NORTH 41°36'41" WEST, A DISTANCE OF 167.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 35°32'00" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,916.86 FEET AND A CENTRAL ANGLE OF 09°09'56", A DISTANCE OF 306.64 FEET; THENCE NORTH 44°40'28" WEST, A DISTANCE OF 298.64 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 44°51'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,216.86 FEET AND A CENTRAL ANGLE OF 02°49'07", A DISTANCE OF 109.05 FEET; THENCE NORTH 64°53'13" EAST, A DISTANCE OF 42.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 40°50'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,204.86 FEET AND A CENTRAL ANGLE OF 13°16'08", A DISTANCE OF 510.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 30°03'54" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 30°59'32", A DISTANCE OF 13.52 FEET; THENCE SOUTH 26°52'49" EAST, A DISTANCE OF 461.59 FEET; THENCE SOUTH 48°20'49" WEST, A DISTANCE OF 216.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA AND CONTAINING 229,794 SQUARE FEET (5.2753 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK #X107-860567-ADJ; ELEVATION: 8.77 FEET AND BENCHMARK #860567B-ADJ; ELEVATION: 5.64 FEET.
3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0367H; COMMUNITY #125156; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTIONS 26 AND 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WESTERLY LINE OF NE 7TH AVENUE BEING S26°56'16"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: 2262 WILTON DRIVE OWNER LLC.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 229 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (220 REGULAR & 9 DISABLED).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

TREE DISPOSITION LIST

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION (SQFT.)
3	Bursera simaruba	Gumbo Limbo	24	25	20	REMAIN	-
4	Quercus virginiana	Live Oak	30	35	30	REMAIN	-
5	Bursera simaruba	Gumbo Limbo	12	30	20	REMAIN	-
6	Quercus virginiana	Live Oak	30	30	40	REMAIN	-
8	Bursera simaruba	Gumbo Limbo	12	25	20	REMAIN	-
9	Quercus virginiana	Live Oak	36	35	30	REMAIN	-
10	Quercus virginiana	Live Oak	18	25	20	REMAIN	-
12	Quercus virginiana	Live Oak	12	25	20	REMAIN	-
13	Quercus virginiana	Live Oak	12	25	20	REMAIN	-
14	Palm Cluster	Palm Cluster	10	10	10	REMAIN	-
18	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
19	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
20	Archontophoenix alexandrae	Alexander Palm	4	13	8	REMOVE	50.27
21	Archontophoenix alexandrae	Alexander Palm	4	13	8	REMOVE	50.27
22	Olea europaea	Black Olive	20	25	20	REMOVE	628.32
23	Quercus virginiana	Live Oak	24	25	20	REMOVE	628.32
24	Quercus virginiana	Live Oak	24	25	20	REMOVE	628.32
25	Quercus virginiana	Live Oak	20	25	20	REMOVE	628.32
26	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
27	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
28	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
29	Sabal palmetto	Sabal Palm	18	10	15	REMOVE	353.42
30	Olea europaea	Black Olive	24	25	40	REMOVE	2513.28
32	Olea europaea	Black Olive	18	20	35	REMOVE	1924.22
33	Olea europaea	Black Olive	10	15	20	REMOVE	314.16
34	Quercus virginiana	Live Oak	10	15	20	REMOVE	314.16
35	Olea europaea	Black Olive	18	25	30	REMOVE	1413.72
36	Quercus virginiana	Live Oak	18	25	30	REMOVE	1413.72
37	Olea europaea	Black Olive	12	20	20	REMOVE	314.16
38	Olea europaea	Black Olive	12	20	20	REMOVE	314.16
39	Olea europaea	Black Olive	20	25	20	REMOVE	628.32
40	Olea europaea	Black Olive	18	25	30	REMOVE	1413.72
41	Olea europaea	Black Olive	18	20	25	REMOVE	981.74
42	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
43	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
44	Olea europaea	Black Olive	24	25	25	REMOVE	981.74
45	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
46	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
47	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
48	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
49	Olea europaea	Black Olive	18	25	20	REMOVE	628.32
52	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
53	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
55	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
56	Archontophoenix alexandrae	Alexander Palm	4	20	8	REMOVE	50.27
57	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
58	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
59	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
60	Archontophoenix alexandrae	Alexander Palm	4	20	8	REMAIN	-
61	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
62	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
63	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
64	Quercus virginiana	Live Oak	12	20	20	REMAIN	-
65	Quercus virginiana	Live Oak	8	15	20	REMAIN	-
66	Quercus virginiana	Live Oak	8	15	20	REMAIN	-
67	Quercus virginiana	Live Oak	6	15	20	REMAIN	-
68	Quercus virginiana	Live Oak	6	15	20	REMAIN	-
69	Quercus virginiana	Live Oak	12	20	35	REMAIN	-
70	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
71	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
72	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
75	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
76	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
77	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
78	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
79	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
80	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
81	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
82	Unknown	Unknown	6	7	6	REMOVE	28.27
83	Unknown	Unknown	6	7	6	REMOVE	28.27
84	Sabal palmetto	Cabbage Palm	3	15	5		
85	Unknown	Unknown	4	8	5	Canopy Removed	30537.76
86	Sabel palm	Cabbage Palm	6	10	5		
87	Unknown	Unknown	4	8	5		
88	Unknown	Unknown	4	8	5		
89	Sabal palmetto	Cabbage Palm	6	8	5		
90	Sabal palmetto	Cabbage Palm	6	10	5		
91	Sabal palmetto	Cabbage Palm	6	10	5		
92	Unknown	Unknown	4	8	10		
93	Sabel Palmetto	Cabbage Palm	6	10	5		
94	Sabel Palmetto	Cabbage Palm	6	10	5		
95	Unknown	Unknown	15	10	10		
96	Sabel Palmetto	Cabbage Palm	10	25	12		
97	Sabel Palmetto	Cabbage Palm	10	25	12		
98	Unknown	Unknown	10	15	10		
99	Sabel Palmetto	Cabbage Palm	12	30	10		
100	Sabel Palmetto	Cabbage Palm	12	20	10		
101	Sabel Palmetto	Cabbage Palm	12	15	10		
102	Sabel Palmetto	Cabbage Palm	12	15	20		
103	Olea europaea	Black Olive	18	40	10		
104	Unknown	Unknown	15	10	10		
105	Sabel Palmetto	Cabbage Palm	12	20	10		
106	Sabel Palmetto	Cabbage Palm	10	14	10		
107	Sabel Palmetto	Cabbage Palm	12	16	18		
108	Sabel Palmetto	Cabbage Palm	10	18	10		

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THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

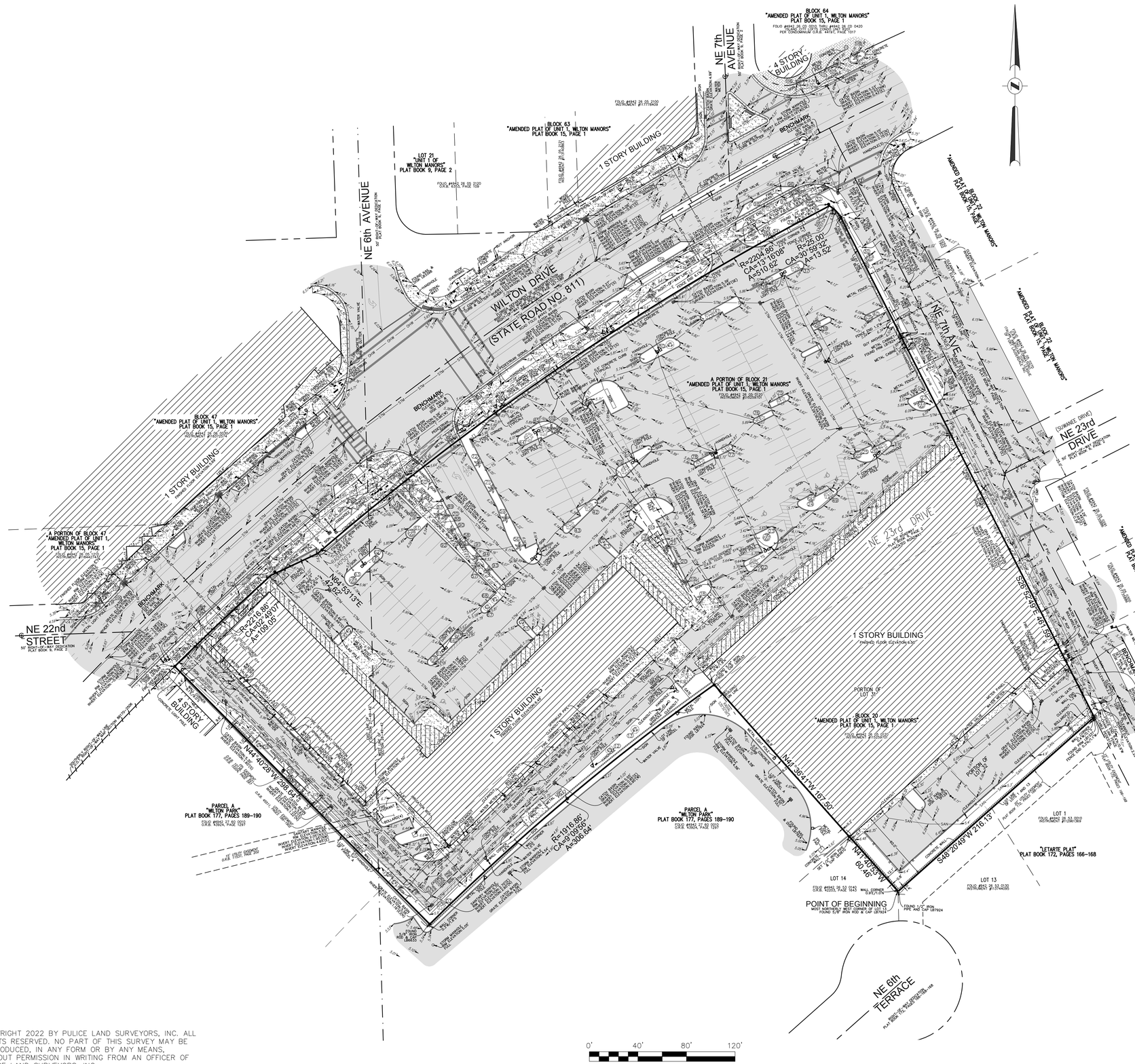
NO.	REVISIONS	BY
5		
4		
3	#70761-UPDATE SURVEY-11/17/22	J.S.
2	#69998-ADD TREE INFO-6/16/22	J.S.
1	#69864-ORIGINAL SURVEY-4/21/22	L.H.

SHOPPES OF WILTON
2200-2292 WILTON DRIVE
WILTON MANORS, FLORIDA 33305
(CITY OF WILTON MANORS, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.	SCALE: 1" = 40'
CHECKED BY: J.F.P.	SURVEY DATE: 11/17/22
CLIENT: 2262 WILTON DRIVE OWNER LLC	
ORDER NO.: 70761	



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVERS
00.00'	ELEVATION
—/—	NON-VEHICULAR ACCESS LINE
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND COMMUNICATION LINE
TS	UNKNOWN SURVEY LINE
℄	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT (BRASS DISK IN 4" X 4" CONCRETE MONUMENT)
	SECTION CORNER
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
	BLACK OLIVE TREE
	OAK TREE
	PALM TREE
	UNIDENTIFIED TREE

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THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHOPPES OF WILTON
2200-2292 WILTON DRIVE
WILTON MANORS, FLORIDA 33305
(CITY OF WILTON MANORS, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H	SCALE: 1" = 40'	CLIENT: 2262 WILTON DRIVE OWNER LLC
CHECKED BY: J.F.P.	SURVEY DATE: 11/17/22	ORDER NO.: 70761

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

SHOPPES OF WILTON

A REPLAT OF PORTION OF BLOCKS 20 AND 21 AND THE RIGHT-OF-WAY ADJACENT THERETO, "AMENDED PLAT OF UNIT 1 WILTON MANORS (P.B. 15, PG. 1, B.C.R.) IN SECTIONS 26 & 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

954-572-1777

LEGAL DESCRIPTION:

LOTS 14 THROUGH 18 AND PORTION OF LOTS 19 THROUGH 22, BLOCK 20, TOGETHER WITH LOTS 9 THROUGH 32 AND PORTION OF LOTS 8 AND 33, BLOCK 21, AND THE RIGHT-OF-WAY ADJACENT THERETO, "AMENDED PLAT OF UNIT 1 WILTON MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY WEST CORNER OF LOT 13, "LETARTE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 166 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 41°40'53" WEST, A DISTANCE OF 60.46 FEET; THENCE NORTH 41°36'41" WEST, A DISTANCE OF 167.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 35°32'00" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,916.86 FEET AND A CENTRAL ANGLE OF 09°09'56", A DISTANCE OF 306.64 FEET; THENCE NORTH 44°40'28" WEST, A DISTANCE OF 298.64 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 44°51'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,216.86 FEET AND A CENTRAL ANGLE OF 02°49'07", A DISTANCE OF 109.05 FEET; THENCE NORTH 64°53'13" EAST, A DISTANCE OF 42.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 40°50'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,204.86 FEET AND A CENTRAL ANGLE OF 13°16'08", A DISTANCE OF 510.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 30°03'54" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 30°59'32", A DISTANCE OF 13.52 FEET; THENCE SOUTH 26°52'49" EAST, A DISTANCE OF 461.59 FEET; THENCE SOUTH 48°20'49" WEST, A DISTANCE OF 216.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA AND CONTAINING 5.275 ACRES, MORE OR LESS.

.

LOCATION MAP

NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT 2262 WILTON DRIVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "SHOPPES OF WILTON", A REPLAT.

1. PARCEL RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: SAID 2262 WILTON DRIVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

2262 WILTON DRIVE OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GRASS RIVER PROPERTY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
MEMBER

BY: _____
JUSTIN A. KENNEDY
MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY JUSTIN A. KENNEDY, MEMBER OF GRASS RIVER PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER OF 2262 WILTON DRIVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

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

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

_____
NOTARY PUBLIC – STATE OF

PRINT NAME: _____

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT TH COMMERCIAL MORTGAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: TH COMMERCIAL MORTGAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, 202__.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

TH COMMERCIAL MORTGAGE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME:
TITLE:

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____, AS _____ OF TH COMMERCIAL MORTGAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

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

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

_____
NOTARY PUBLIC – STATE OF

PRINT NAME: _____

CITY CLERK	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

WILTON MANORS CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF OF THE CITY OF WILTON MANORS, FLORIDA, BY RESOLUTION DULY ADOPTED BY THE SAID CITY COMMISSION 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.

ATTEST: _____
FAITH LOMBARDO
CITY CLERK

APPROVED: _____
SCOTT NEWTON
MAYOR

WILTON MANORS PLANNING AND ZONING BOARD:

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

BY: _____
CHAIRPERSON DATE

WILTON MANORS COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

THIS IS TO CERTIFY THAT THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF WILTON MANORS, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT.

BY: _____
ROBERTA MOORE DATE
DIRECTOR

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____
DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20___.

BY: _____
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__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____
ROBERT P. LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY: _____
RICHARD TORNESE DATE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

PLAT NO.: 032-MP-22

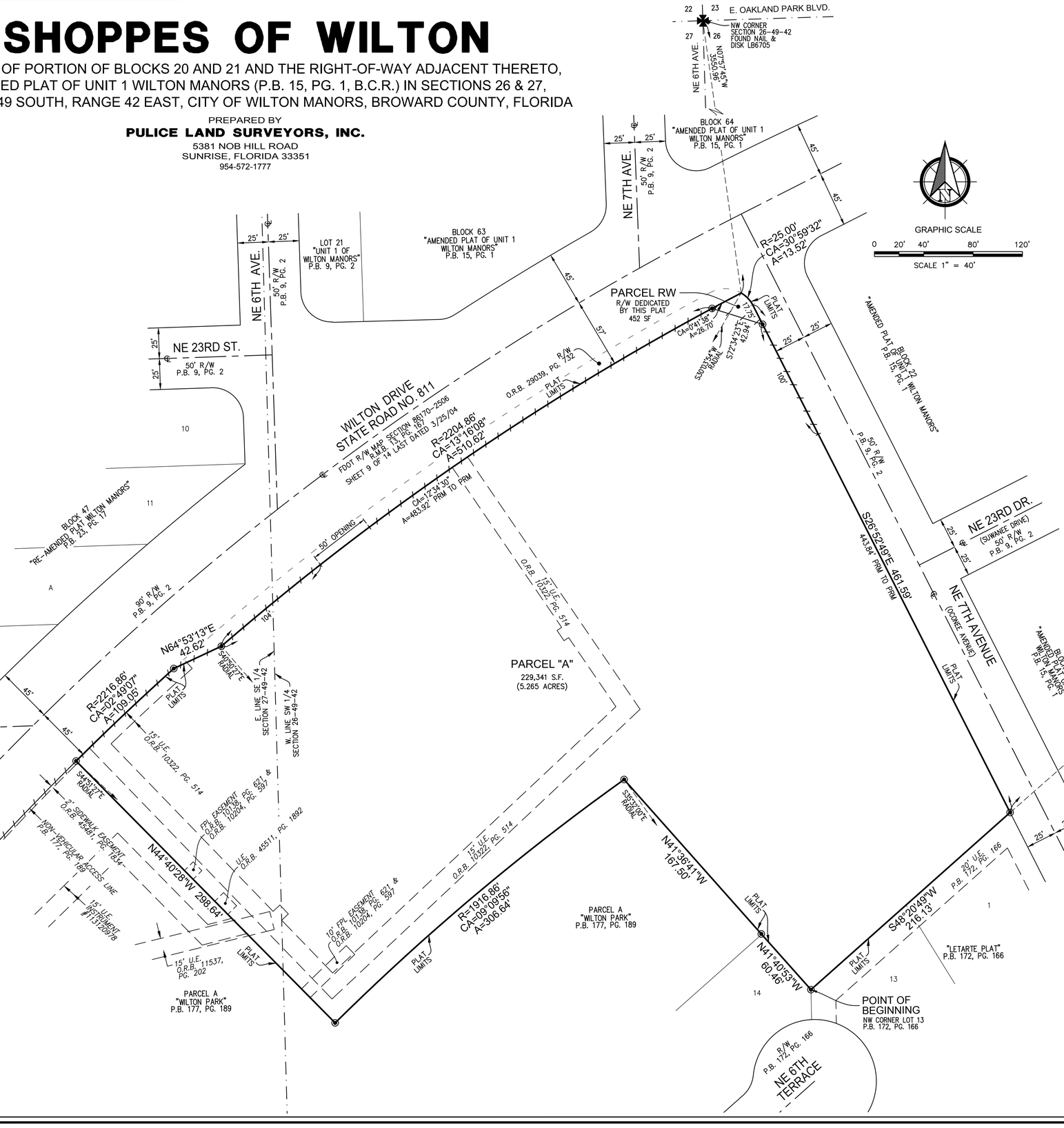
SHOPPES OF WILTON

A REPLAT OF PORTION OF BLOCKS 20 AND 21 AND THE RIGHT-OF-WAY ADJACENT THERETO, "AMENDED PLAT OF UNIT 1 WILTON MANORS (P.B. 15, PG. 1, B.C.R.) IN SECTIONS 26 & 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS



SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 252 MID-RISE UNITS AND 56,000 SQUARE FEET OF COMMERCIAL USE.

   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.

2. 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.

3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-48-42 HAVING A BEARING OF SOUTH 89°01'52" WEST RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS SHOWN ON PLAT BOOK 183, PAGE 382, BROWARD COUNTY PUBLIC RECORDS.

4. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY.

5. 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.

6. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO 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.

LEGEND AND ABBREVIATIONS:

◉	= P.R.M. (SET 4"X4"X24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
℄	= CENTERLINE
—/—/—	= NON-VEHICULAR ACCESS LINE
A	= ARC LENGTH
CA	= CENTRAL ANGLE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER & LIGHT COMPANY
I.D.	= IDENTIFICATION
LB	= LICENSED BUSINESS
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
PRM	= PERMANENT REFERENCE MONUMENT
R	= RADIUS
R.M.B.	= RIGHT-OF-WAY MAP BOOK
R/W	= RIGHT-OF-WAY
U.E.	= UTILITY EASEMENT

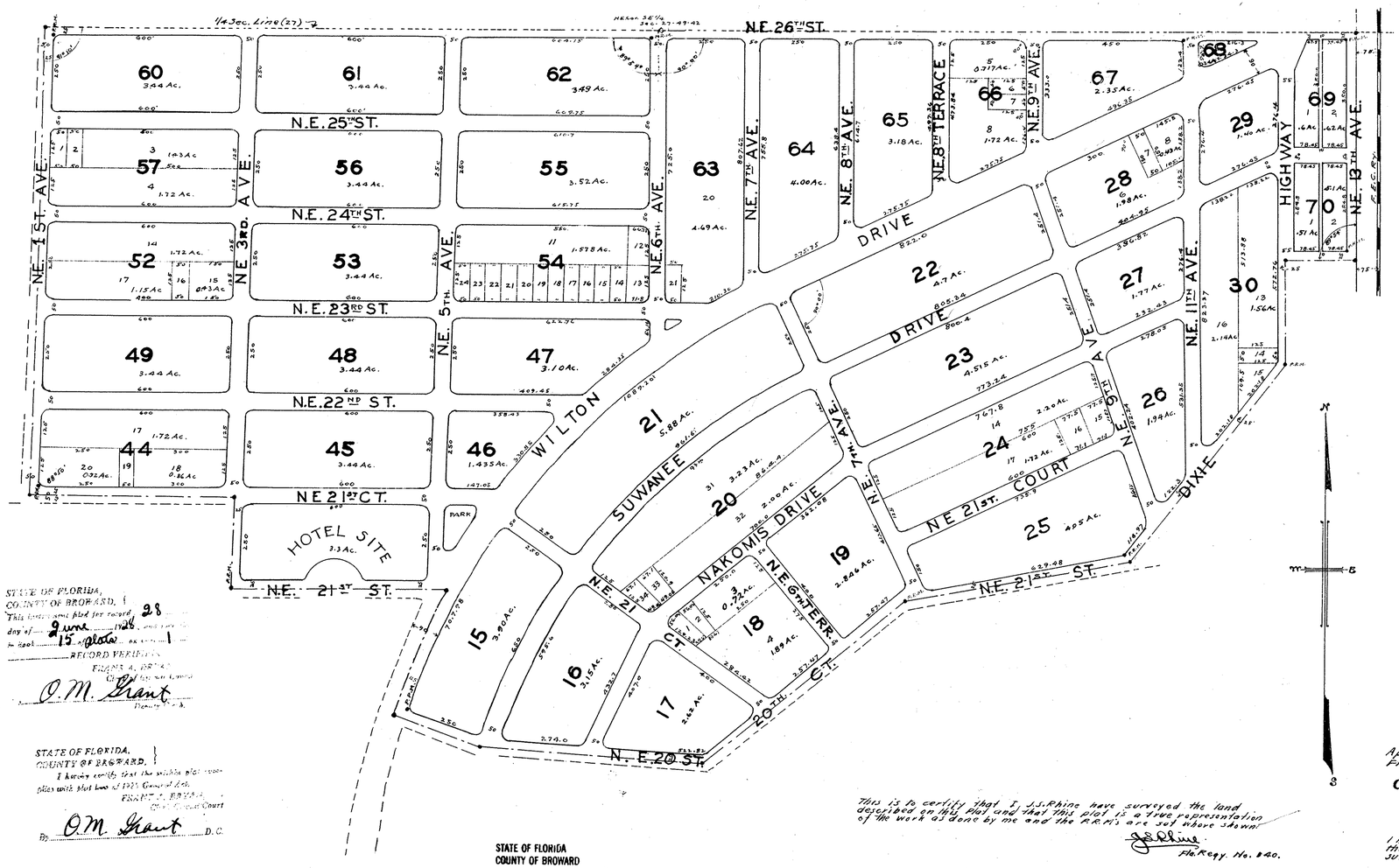
PLAT NO.: 032-MP-22

AMENDED PLAT OF
— OF —
UNIT 1

WILTON MANORS

A SUBDIVISION IN
SECTIONS 26 & 27 T. 49 S., R. 42 E.,
BROWARD COUNTY,
AND A PART OF THE CITY OF
FT. LAUDERDALE,
FLA.

J. S. RHINE ~ CIVIL ENGINEER.
MAY 1928 SCALE 1" = 200'



Boundary Traverse and Location:

Beginning at the N.E. Cor. of S.E. 1/4 Sec. 27, T. 49 S., R. 42 E. thence running S. 87°00' W. 1952.46'; thence S. 1°50' E. 1500'; thence N. 87°00' E. 650'; thence S. 1°50' E. 300'; thence N. 87°00' E. 676.56'; thence S. 19°58' W. 963.16'; thence S. 76°01'30" E. 275.44'; thence N. 88°45'30" E. 721.78'; thence N. 47°23' E. 800.45'; thence N. 77°19' E. 723.20'; thence N. 35°30' E. 799.08'; thence N. 23°39' W. 752.65'; thence N. 11°41' E. 122.35'; thence S. 87°15' W. 2030.35' to the point of beginning. Also that parcel of land described as follows, Beginning at a point 40' South from the N.E. Cor. of Block 'O' Lot 1 of a subdivision of part of the S.W. 1/4 of Sec. 26, T. 49 S., R. 42 E. per P.R. Oliver as recorded in Plat Book 1 at Page 91 Dade County Records running thence North along West line of Dade Co. according to said plat 738' to the 1/4 Sec. Line dividing the N.W. 1/4 from the S.W. 1/4 of said Sec. 26; thence East along 1/4 of the Sec. Line 350' to the West line of the Right of Way of the F.E.C. Ry. as the same now exists; thence South 738', along said West line of Right of Way of F.E.C. Ry. to a point due East from the point of beginning which is 40' South of the South line of Main St. according to said plat; thence West 350' to the point of beginning.

Description of Property:

This Plat is an amended plat of all of the Lots and Blocks in Unit 1 WILTON MANORS as Recorded in Plat Book 9, Page 2 of the Public Records of Broward County, Fla. excepting only the following Lots in Blocks as follows, viz:

Lots 1 to 12 Block 57, Lots 6 to 7 Block 66,
Lot 18 Block 52, Lot 7 Block 28,
Lot 19 Block 44, Lots 33 to 38 Block 20,
Lots 12 to 24 Inc. Block 54, Lots 14 to 18 Block 30,
Lot 21 Block 63, Lots 15 to 16 Block 24,
and Lots 1 to 2 Block 18. All Streets, Boulevards, Roads, Highways, Avenues, Alleys, Parks and other Publicly dedicated ways, together the boundaries of all Blocks are in the exact and identical position as on the original recorded plat first above mentioned.

STATE OF FLORIDA }
COUNTY OF BROWARD }

Know all men by these Presents; That E.J. Willingham Jr. Administrator of the Estate of E.J. Willingham Sr. deceased, E.J. Willingham Jr. and Viola P. Willingham his wife, Mary W. Chambers and W. Ross Chambers her husband, owners in the lands shown and described on this plat to be made for the purpose of platting, cancelling and superseding that part of the plat of Unit 1, Wilton Manors as described herein above. We hereby dedicate to the perpetual use of the public all Parks, Streets, Courts, Terraces, Avenues, Alleys or other designated thoroughfares as shown hereon, reserving to ourselves the reversion of any or all of such thoroughfares whenever the same are discontinued or abandoned by the Public. In witness whereof we have caused this instrument of dedication to be signed and sealed this 22nd day of May A.D. 1928.

THE ESTATE OF E.J. WILLINGHAM, DECEASED,

Witnesses:
C.H. Underfield
J.A. Fleming

By E.J. Willingham Jr. (SEAL)
ADMINISTRATOR.
E.J. Willingham Jr. (SEAL)
Viola P. Willingham
Mary W. Chambers
W. Ross Chambers
By E.J. Willingham Jr. (SEAL)
Attorney in Fact for each of the persons described above.

STATE OF FLORIDA }
COUNTY OF BROWARD }

This is to certify that before me a Notary Public, personally appeared E.J. Willingham Jr. individually and E.J. Willingham, Administrator of the Estate of E.J. Willingham Sr. and E.J. Willingham as Attorney in Fact for Viola P. Willingham, Mary W. Chambers and W. Ross Chambers, who acknowledged that the signing of the instrument of dedication above was done freely and voluntarily and for the purpose therein set forth. In witness whereof I have hereunto set my hand and official seal this 22nd day of May A.D. 1928

C.H. Underfield
NOTARY PUBLIC
My Commission Expires Jan 30, 1931

Approved by me
Robt. Autry
ENGINEER
CITY OF FT. LAUDERDALE, FLA.

Approved for Record by the Commissioners of the City of Ft. Lauderdale at a meeting held JUNE 19 A.D. 1928
ORD. #506
A. Lennon
CITY CLERK

I hereby certify that this plat conforms to the requirements of the Laws of the State of Florida governing the making of surveys and the filing of plats for record.

CLERK CIRCUIT COURT.

I hereby certify that this plat has been approved by the Planning Board of the City of Ft. Lauderdale, Fla.
By M.A. Chapman
Clerk of City Planning Board

STATE OF FLORIDA,
COUNTY OF BROWARD, } 28
This instrument was filed for record the 9 day of June A.D. 1928 at 15 minutes past 1 o'clock P.M. and duly recorded in Plat Book 15 page 1
RECORD VERIFIED
FRANK A. HATCH
Clerk Circuit Court
O.M. Grant D.C.

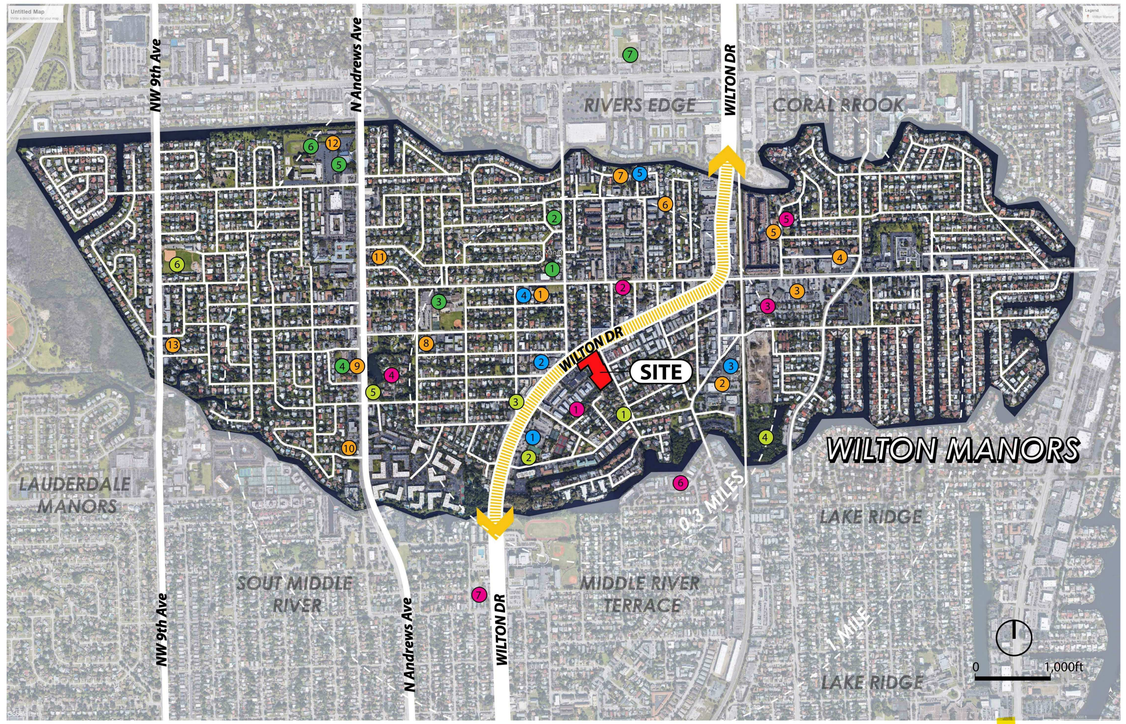
STATE OF FLORIDA,
COUNTY OF BROWARD,
I hereby certify that the within plat complies with Plat Laws of 1925, General Acts.
FRANK A. HATCH
Clerk Circuit Court
By O.M. Grant D.C.

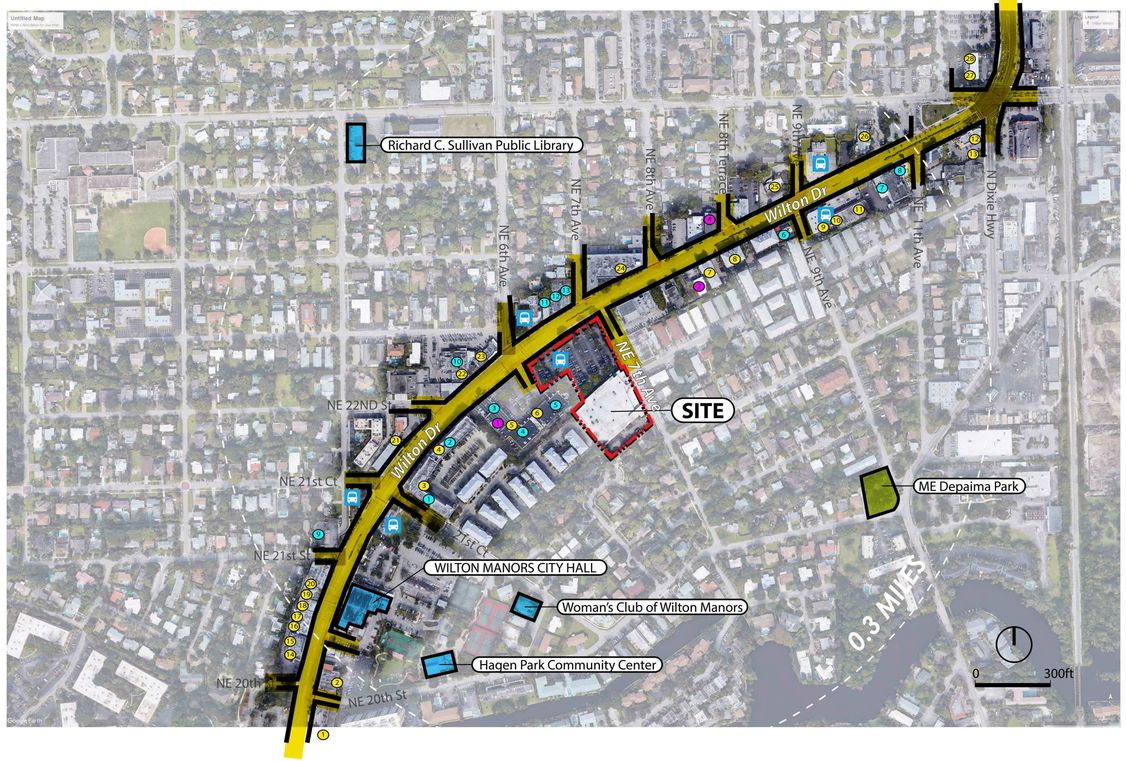
This is to certify that I, J.S. Rhine have surveyed the land described on this Plat and that this plat is a true representation of the work as done by me and the P.R.M.'s are set where shown.
J.S. Rhine
Fla. Regy. No. 820.

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 15 at Page 1 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, Fl. this 8 day of MAR A.D. 19 89
L. A. HESTER, County Administrator
By Richard Barnard D.C.

COUNTY ADMINISTRATION CREATED JAN. 1915 BROWARD COUNTY FLORIDA

Approved for record by Commissioners Broward County, Florida.
E.W. Hopkins 6-20-28
COUNTY ENGINEER.





CONTEXT OF WILTON MANORS

PUBLIC SERVICES

1.Wilton Manors City Hall
2.American Building Inspectors
3.Wilton Manors Public Services Department
4.Richard C. Sullivan Public Library
5.Wilton Manors City Office

PARKS

1.ME Depalma Park
2.Hargen Park
3.Justin Flippen Park
4.Colohatchee Park and Dog Park
5.Rachel Pichardson Park
6.Mickel Park

SHOOLS

1.Little Flower Montessori School
2.Sunrise Middle School
3.Wilton Manors Elementary School
4.Pace Center For Girls
5.Somerset Academy Village
6.Saint Clements School
7.Oakland Park Elementary School

EDUCATIONAL ISTITUTIONS

1.Educ8Fit
2.Center For Environ Edu & Research
3.Kahl Wellness Consulting
4.Education Management
5.God's Promise Christian Academy
6.Wade Boyles; Historian & Social Scientist
Fort Lauderdale Community School

PLACES OF WORSHIP

1.New Presbyterian Church
2.Church of the Holy SpiritSong
3.Holy Angels National Catholic Church
4.Central Baptist Church
5.First Christian Church of Wilton Manors
6.Divine Merch Catholic Community
7.CityChurch Fort Lauderdale
8.Harvest Preparation Ministiries
9.Divine Intervention Church
10.St Nicholas Orthodox Church
11.Holy Redeemer Church of God in Christ
12.St Clement's Catholic Church
13.Parish of Sts Francis and Clare

ENTERTAINMENT ALONG WILTON DR

RESTAURANTS/FOOD

1.Dairy Queen
2.Tropics Grille
3.Tulios Tacos and Tequila Bar
4.D'Liras.us
5.Nick's Pizza
6.Tee Jay Thai Sushi
7.PAC Pastries
8.Sushi
9.Dolce Salato Pizza and Gelato Fort Lauderdale
10.Fritanga Managua Wilton Manors
11.Hamburger Mary's Wilton Manors
12.Bona Italian Restaurant & Pizza
13.Le Patio - The tiniest cutest Restaurant in South Florida
14.Burgers & Beers
15.Palmyra Lounge: Middle Eastern Restaurant and Hookah Bar
16.What The Pho
17.Bubbles & Pearls
18.Almacén de Empanadas
19.Chef Nate's
20.ethos Greek Bistro
21.Apt. 9F
22.New York Grilled Cheese Wilton Manors
23.Sushi Song - Gaysha
24.Wilton Creamery
25.Thai Me Up
26.Rosie's Bar & Grill
27.Chopsticks
28.Dunkin

BARS/DRINKS

1.Matty's Wilton Park
2.Infinity Lounge
3.Java Boys
4.Ocean Liquor & Fine Wine
5.Georgie's Alibi Monkey Bar
6.Spencer's Corner Bar
7.LIT
8.Aperitivo Bar & Lounge at Bona Italian Restaurant
9.Wilton Discount Liquor Inc
10.Eagle Wilton Manors
11.DrYnk Bar & Lounge
12.The Pub Wilton Manors
13.Gym Sportsbar Wilton Manors

NIGHT CLUB

1.Hunters Nightclub Wilton Manors
2.Johnsons Fort Lauderdale
3.Club Xtra
4.The Manor Complex`

RSP

RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
www.rsparch.com

Consultants

NOT FOR CONSTRUCTION

Certification

Name
License Number
Date Signed 5/03/2023

Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No. 315300200
Drawn By AL
Checked By MP
Date 08/02/2022

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Sheet Issues / Revisions

No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL

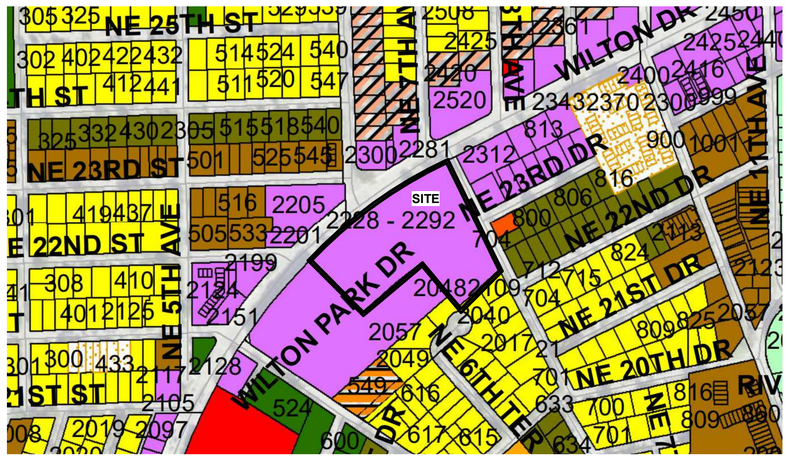
LOCATION PLAN

G-001

EXISTING SITE

EXISTING MIXED-USE
EXISTING COMMERCIAL
EXISTING MULTI-FAMILY
EXISTING SINGLE-FAMILY
PROPERTY LINE
PROPERTY SEPARATION LINE
PRIMARY ROAD
SECONDARY ROAD

EXISTING ZONING MAP OF THE CITY OF WILTON MANORS



Legend

City Limits	RM-10
Streets	RM-12
SITE	RM-16
A&ED	RO
B-1	ROSC-1
B-2	ROSC-2
B-3	RS-5
CF	TNOD
LI	TOCE
PUD-C	TOCN
PUD-M	TOCS
PUD-R	TOCW
RD-10	TOD

RSP

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Consultants

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Certification

Name
License Number
Date Signed 5/03/2023

Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	AL
Checked By	MP
Date	08/02/2022

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Sheet Issues / Revisions

No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL

EXISTING SITE PLAN W/ EXISTING STREET VIEW IMAGES

G-002

Zoning: Wilton Manors Code of Conduct
District: WDAE (Wilton Drive Arts and Entertainment District)
Address: The Shoppes at Wilton Manors - 2262 Wilton Drive
Gross Area: 5.275 Acres (229,790 SF)
Net Area: 4.639 Acres (202,076 SF)

Section	Allowed/Required	Proposed/Provided
030-032 Residential		
A.) Density	60 units per gross acreage (60 units)(5.275 acres) = 316 units	48.9 units per gross acreage (48.9 units)(5.275 acres) = 252 units
B.) Allocation	First Floor Min 25% commercial uses	**Existing** First Floor 100% Commercial Uses **New** First Floor **(72,411 SF TOTAL)** **34 % (24,392 SF)** Commercial Use **21 %** (15,512 SF) Res.Lobby & BOH **3 %** (2,287 SF) Circulation Cores **42 %** (30,220 SF) Parking Garage
030-038 Max Height		
Height	Base (5 stories) + 2 stories	**Existing** = 1 story **New** = 7 stories
Additional Height Incentive Design Standards	A.) Street activation - First floor activities shall activate streets socially and economically to enhance the general public health and maximize social capital	The new mixed-use building adds **24,392 SF** of commercial uses to the already active existing **30,907 SF** of commercial uses with front doors and outdoor seating directly on Wilton Drive and NE 7th Avenue.
	B.) Open space dedication - A minimum of 400 contiguous square feet or 10 percent of the total lot area, whichever is greater, up to a maximum of 5,000 square feet is required for any open space dedications to create publicly accessible open space including plazas and courtyards with fountains or public art installations to create quality public space for people to gather.	The new Public Courtyard is approximately **15,618 SF** with direct access from both Wilton Drive and NE 7th Avenue. In addition, the new Entry Plaza is **7,510 SF**. These two spaces combine to create **11%** new Open area for residents and visitors to enjoy. **23,128 SF/ 202,076 NSF Property** There is a total of **55,257 SF** open space throughout the entire property (27% of Net Site Area)
	C.) Enhanced landscaping - additional 25% of height of trees, palms and landscaping above minimum code requirements and integrate landscaping into the existing palate of the roadway as well as public spaces within the development.	Complies, provided in Landscape drawings.
	D.) Building shall meet Green Building Code requirements as identified in Article 170 with double the points of each use identified in the Article.	New Mixed-Use Building will be certified as either FGBC or LEED. The anticipated Green Building points are as follows: 12 pts LEED Silver 2+ pts 1 EV station above the baseline req by code 4 pts Energy Star appliances and equipment 4 pts White Roof Entire roof must be high SRV "cool roof" 4 pts Cool Pavement 2 pts Meet all landscaping requirements with 100% native vegetation (Some landscaping beyond code requirement is not native)
	E.) All pervious paving materials for non-landscaped areas.	Complies, pervious paving materials provided in Civil drawings C-500 and C-680
In addition to the required criteria	F1.) Public Art, mural, water fountain, or artistic installation	The new Public Courtyard and Entry Plaza will incorporate Public Art

030-040 Urban Form	Allowed/Required	Proposed/Provided
Greater than 2 acres		
Streetscape Setback		
Wilton Drive	5'-0"	5'-0"
NE 7th Avenue	5'-0"	5'-0"
Pedestrian Realm		
Wilton Drive	18'-0"	18'-0"
NE 7th Avenue	5'-0"	Varies - 5'-0" and 10'-0"
Tier 1 Setbacks		
Wilton Drive	18'-0"	18'-0"
NE 7th Avenue	5'-0"	Varies 5'-0" and 10'-0" (exceeds min)
Interior	0'-0" (abutting multifamily)	20'-0" (exceeds min)
Rear	45'-0" (abutting single family)	45'-0"
Tier 2 Setbacks		
Wilton Drive	28'-0"	28'-0"
NE 7th Avenue	15'-0"	15'-0"
Interior	20'-0" (abutting multifamily)	20'-0"
Rear	65'-0" (abutting single family)	65'-0"
		The new Public Courtyard is directly accessed from both Wilton Drive and NE 7th Ave. The new Public Courtyard is approximately **15,618 SF**.
030-050 Building Design		
Building Frontage	Buildings shall be oriented to front towards public rights-of-way to the greatest extent possible. Primary street and secondary street 65% of street frontage	Wilton Drive Frontage = **80 %** NE 7th Ave Frontage = **90.4 %**
Facade and architectural standards	First floor facades of mixed-use or non-residential buildings shall be a minimum of 65% glass, with architectural elements and signage integrally designed. All windows along the building facade shall be clear or lightly tinted. At least seventy (70) percent of the first floor facade shall be fenestrated from an elevation of two (2) feet to eight (8) feet above sidewalk grade.	**Wilton Drive Storefront** **75.55% Glass / 94.4%** Fenestration from 2' - 8' **NE 7th Avenue** **79.42 % Glass / 80.76%** Fenestration from 2' - 8'
	Blank walls exceeding six-hundred (600) square feet in surface area shall not be allowed.	Walls without storefront incorporate landscape and/or a art mural
	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	Canopies and Balconies do not extend more than 8'-0"
	First floor awnings shall be no more than ten (10) feet in height, measured to the lower drip edge of the awning, from finished grade directly beneath such awning.	Canopies are 10'-0" AFF
	Buildings located on comer lots at intersections and buildings abutting accessways may require a chamfered or rounded facade for visibility purposes	The intersection of Wilton Drive and NE 7th Ave incorporates a rounded façade

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Project For
WILMA ON THE DRIVE
2262 Wilton Drive
Owner, LLC

Project No. 315300200
Drawn By AL
Checked By MP
Date 08/02/2022

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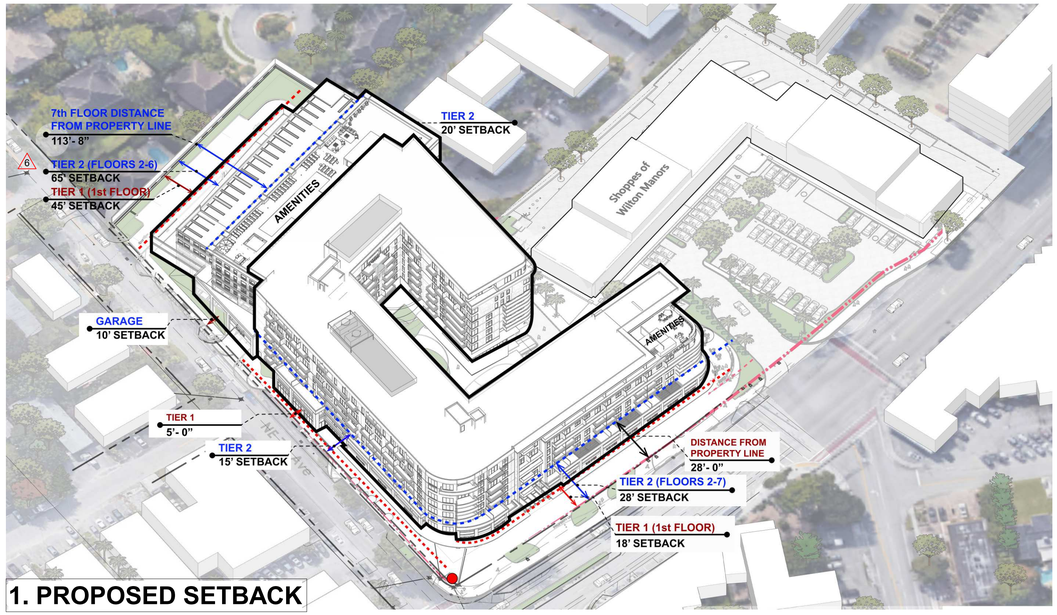
Sheet Issues / Revisions

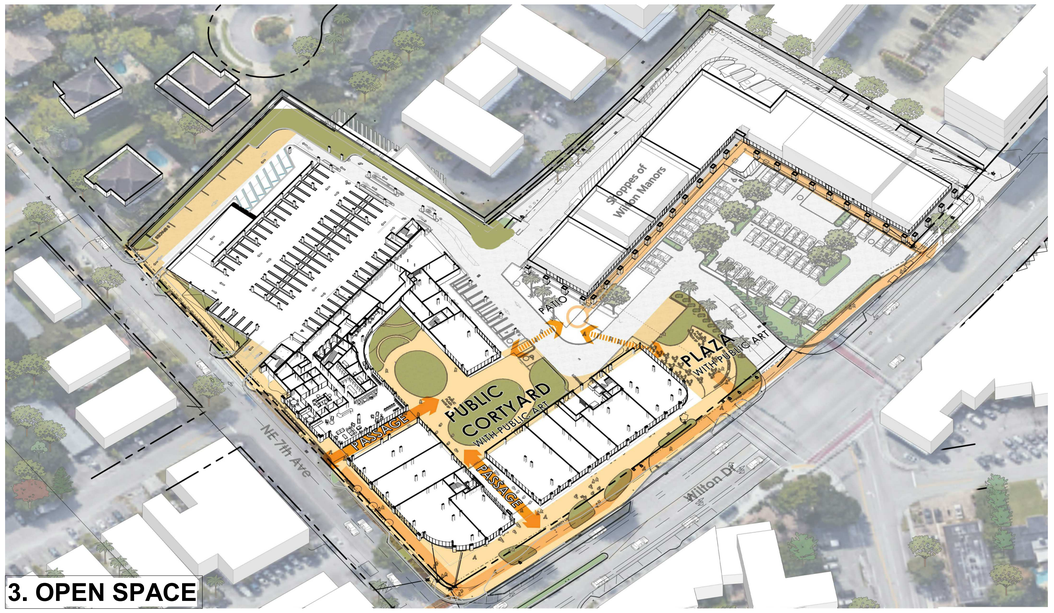
No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL
1	11-02-2022	DRC RESUBMISION
2	11-28-2022	DRC COMMENTS
3	01-11-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS
7	05-17-2023	DRC COMMENTS
8	06-15-2023	STAFF PARKING COMMENTS

ZONING DATA

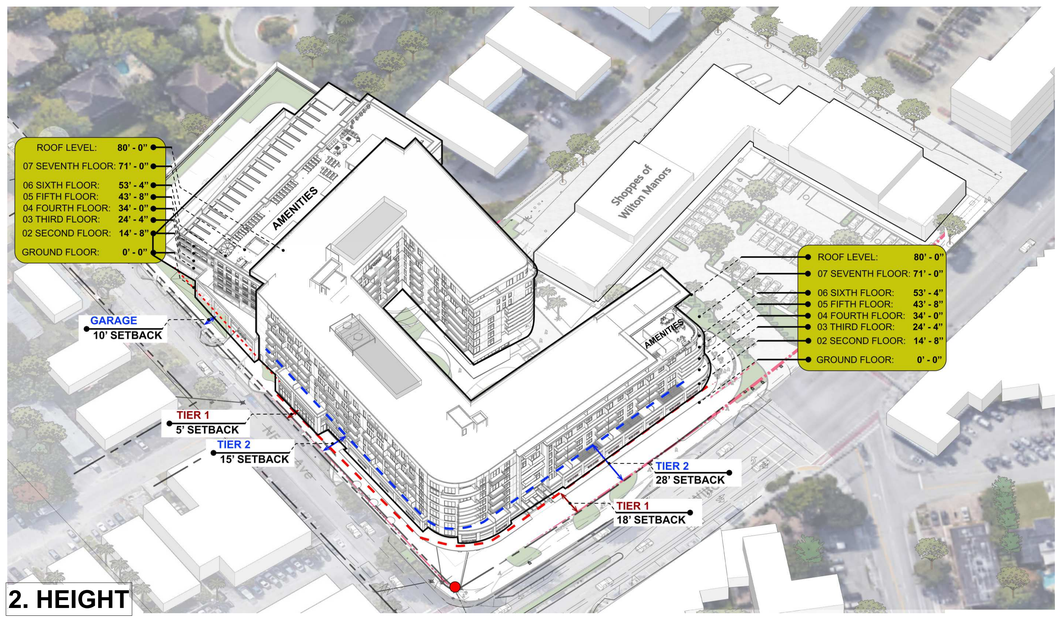
G-003



1. PROPOSED SETBACK



3. OPEN SPACE



2. HEIGHT

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Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	Author
Checked By	Checker
Date	11/22/22

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Sheet Issues / Revisions

No.	Date	Description
2	11-28-2022	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

2

3D MASSING DIAGRAM

G-004

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Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No. 315300200

Drawn By AL

Checked By MP

Date 11/02/2022

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6	05-03-2023	STAFF REPORT COMMENTS

AERIAL RENDERING

G-005

BIM 360://Wilton Manors Residential/Wilma on the Drive.rvt
7/11/2023 3:50:53 PM

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Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No. 315300200

Drawn By AL

Checked By MP

Date 11/02/2022

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3	01-11-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

RENDERING

G-006

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Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No. 315300200

Drawn By AL

Checked By SP

Date 11/02/2022

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3	01-11-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

RENDERING

G-007

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Date Signed 5/03/2023

Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	Author
Checked By	Checker
Date	11/02/22

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Sheet Issues / Revisions

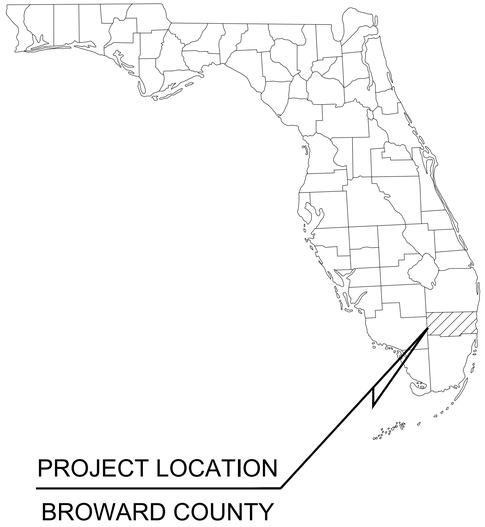
No.	Date	Description
2	11-28-2022	DRC COMMENTS
3	01-11-2023	DRC COMMENTS

RENDERINGS

G-008

SHOPPES AT WILTON MANORS
CIVIL PLANS

2200-2292 WILTON DRIVE
WILTON MANORS, FLORIDA 33305
FEBRUARY 2023



LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-310	DEMOLITION PLAN
C-400	EROSION & SEDIMENT CONTROL NOTES
C-410	EROSION & SEDIMENT CONTROL PLAN
C-420	EROSION & SEDIMENT CONTROL DETAILS
C-500	SITE PLAN
C-600	PAVING AND GRADING PLAN
C-610	DRAINAGE PLAN
C-680	PAVING & GRADING DETAILS
C-700	WATER AND SEWER PLAN
EX-1	MANEUVERABILITY PLAN

PROJECT TEAM:

DEVELOPER
GRASS RIVER PROPERTY LLC
2977 MCFARLANE ROAD, SUITE 300
MIAMI, FL 33133
305-901-1000

OWNER
2262 WILTON DRIVE OWNER LLC
2977 MCFARLANE ROAD, SUITE 300
MIAMI, FL 33133
305-901-1000

ARCHITECT
EMMANUEL PEREZ, PM
RSP
3059 GRAND AVE #440,
MIAMI, FL 33133
305-492-2082

CIVIL ENGINEER
BARTON J. FYE, PE
KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL 33134
305-673-2025

SURVEYOR
JANE STORMS
PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FL 33351
954-572-1778

LANDSCAPE ARCHITECT
MATT WISNIEWSKI, PLA
KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL 33134
305-673-2025

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

LEGAL DESCRIPTION:

WILTON MANORS UNIT 1 AMD PLAT 15-1 B PT OF LOT 31 F/P/A LOTS 14 TO 18TOGET WITH S 1/2 VAC R/W LYING N OF SAID LOTS;PT LOT 32 F/P/A LOTS 19 TO 22 N 60 BLK 20 & PT OF BLK 21 F/P/A LOT 8 E 13.88 9 TO 32 & LOT 33 E 13.38 & NE 23 DR LYING SLY & ADJ TO LOTS 21 TO 32 & E 13.38 OF LOT 33,LESS PAR 101,OR 29039/732 FOT RD R/W

CIVIL ENGINEER:
Kimley»Horn
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355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE	BY
1	DRC COMMENTS	11/02/2022	
2	DRC COMMENTS	11/28/2022	
3	DRC COMMENTS	12/30/2022	
4	DRC COMMENTS	02/09/2023	
5	STAFF REPORT COMMENTS	05/03/2023	
6	DRC COMMENTS	05/17/2023	

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BARTON J. FYE * PROFESSIONAL ENGINEER * STATE OF FLORIDA * LICENSE No 73898

KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

COVER SHEET

SHOPPES AT WILTON MANORS
PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

SHEET NUMBER
C-100

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
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Plotted By:Perez, Yomi Sheet Set:SHOPPES AT WILTON MANORS Layout:C-100 SITE PLAN COVER July 11, 2023 03:46:45pm K:\MIB_Civil\043828003-Shoppes at Wilton Manors\Civil\CADD\PlanSheets\C-100 COVER SHEET.dwg
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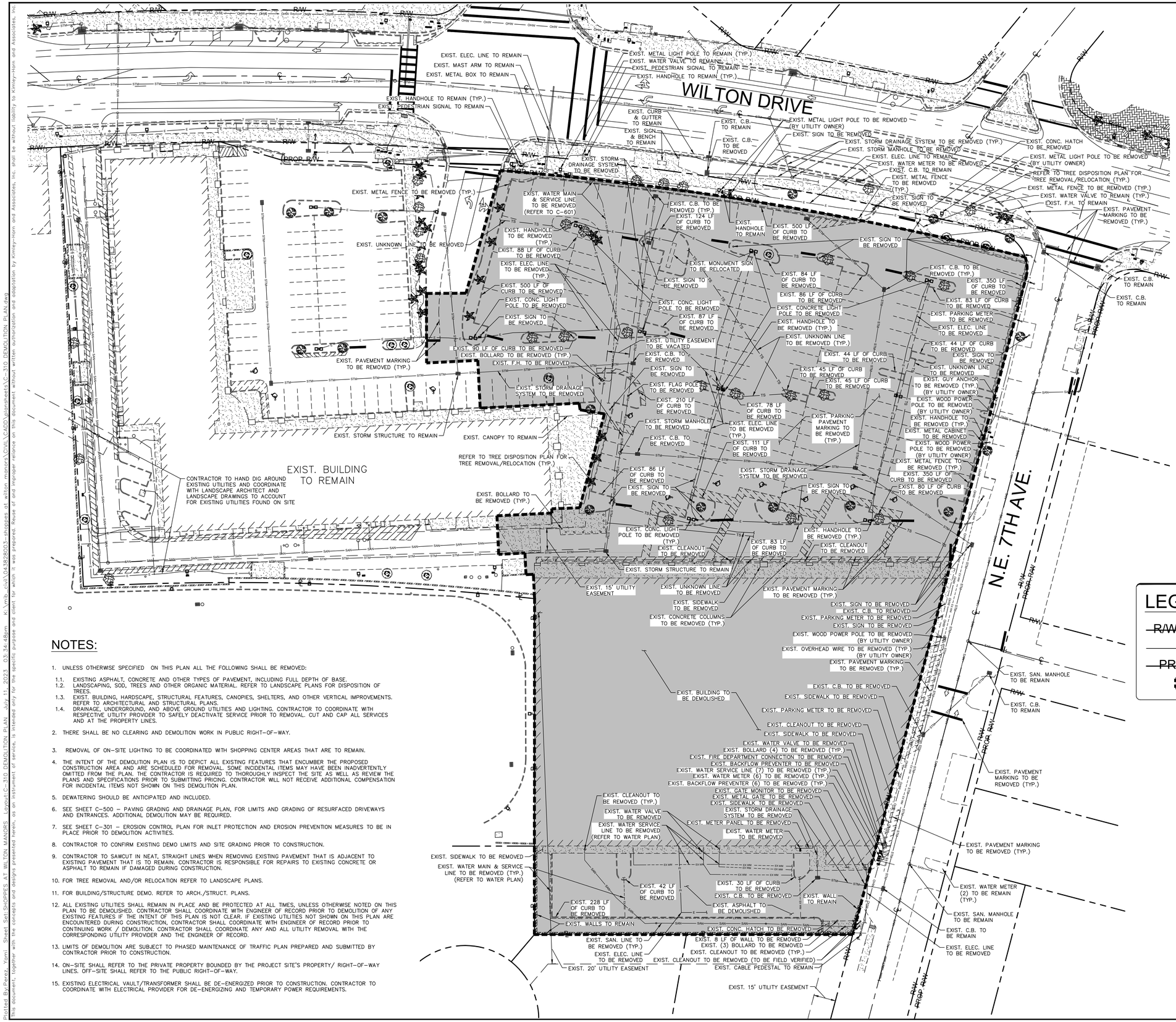

NOTES:

1. UNLESS OTHERWISE SPECIFIED ON THIS PLAN ALL THE FOLLOWING SHALL BE REMOVED:
   - 1.1. EXISTING ASPHALT, CONCRETE AND OTHER TYPES OF PAVEMENT, INCLUDING FULL DEPTH OF BASE.
   - 1.2. LANDSCAPING, SOD, TREES AND OTHER ORGANIC MATERIAL. REFER TO LANDSCAPE PLANS FOR DISPOSITION OF TREES.
   - 1.3. EXIST. BUILDING, HARDSCAPE, STRUCTURAL FEATURES, CANOPIES, SHELTERS, AND OTHER VERTICAL IMPROVEMENTS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
   - 1.4. DRAINAGE, UNDERGROUND, AND ABOVE GROUND UTILITIES AND LIGHTING. CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY PROVIDER TO SAFELY DEACTIVATE SERVICE PRIOR TO REMOVAL. CUT AND CAP ALL SERVICES AND AT THE PROPERTY LINES.
2. THERE SHALL BE NO CLEARING AND DEMOLITION WORK IN PUBLIC RIGHT-OF-WAY.
3. REMOVAL OF ON-SITE LIGHTING TO BE COORDINATED WITH SHOPPING CENTER AREAS THAT ARE TO REMAIN.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED.
6. SEE SHEET C-500 – PAVING GRADING AND DRAINAGE PLAN, FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES. ADDITIONAL DEMOLITION MAY BE REQUIRED.
7. SEE SHEET C-301 – EROSION CONTROL PLAN FOR INLET PROTECTION AND EROSION PREVENTION MEASURES TO BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
8. CONTRACTOR TO CONFIRM EXISTING DEMO LIMITS AND SITE GRADING PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT THAT IS ADJACENT TO EXISTING PAVEMENT THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
10. FOR TREE REMOVAL AND/OR RELOCATION REFER TO LANDSCAPE PLANS.
11. FOR BUILDING/STRUCTURE DEMO. REFER TO ARCH./STRUCT. PLANS.
12. ALL EXISTING UTILITIES SHALL REMAIN IN PLACE AND BE PROTECTED AT ALL TIMES, UNLESS OTHERWISE NOTED ON THIS PLAN TO BE DEMOLISHED. CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO DEMOLITION OF ANY EXISTING FEATURES IF THE INTENT OF THIS PLAN IS NOT CLEAR. IF EXISTING UTILITIES NOT SHOWN ON THIS PLAN ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO CONTINUING WORK / DEMOLITION. CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY REMOVAL WITH THE CORRESPONDING UTILITY PROVIDER AND THE ENGINEER OF RECORD.
13. LIMITS OF DEMOLITION ARE SUBJECT TO PHASED MAINTENANCE OF TRAFFIC PLAN PREPARED AND SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION.
14. ON-SITE SHALL REFER TO THE PRIVATE PROPERTY BOUNDED BY THE PROJECT SITE'S PROPERTY/ RIGHT-OF-WAY LINES. OFF-SITE SHALL REFER TO THE PUBLIC RIGHT-OF-WAY.
15. EXISTING ELECTRICAL VAULT/TRANSFORMER SHALL BE DE-ENERGIZED PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH ELECTRICAL PROVIDER FOR DE-ENERGIZING AND TEMPORARY POWER REQUIREMENTS.

LEGEND:

- R/W — P — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. R/W — RIGHT-OF-WAY DEDICATION
- LIMITS OF DEMOLITION AREA

NOTES

ALL MODIFICATIONS TO NE 7TH AVENUE ARE SUBJECT TO APPROVAL UNDER A SEPARATE PERMIT. NO DEMOLITION WITHIN NE 7TH AVENUE RIGHT-OF-WAY SHALL BE PERFORMED UNTIL SUCH SEPARATE APPROVAL IS RECEIVED AND ALL REQUIRED PERMITS ARE OBTAINED.

No.	REVISIONS	DATE	BY
1	DRC COMMENTS	11/02/2022	
2	DRC COMMENTS	11/28/2022	
3	DRC COMMENTS	12/30/2022	
4	DRC COMMENTS	02/09/2023	
5	STAFF REPORT COMMENTS	05/03/2023	
6	DRC COMMENTS	05/17/2023	

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BARTON J. FYE * LICENSE * No 73898 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

DEMOLITION PLAN

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

SHEET NUMBER
C-310

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Plotted By: Perez, Yomi Sheet Set: SHOPPES AT WILTON MANORS Layout: C-310 DEMOLITION PLAN July 11, 2023 03:34:48pm K:\mlb_col\043828003-shoppes at wilton manors\CIVIL\CADD\Plansheets\C-310 DEMOLITION PLAN.dwg
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BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE BROWARD COUNTY LAND DEVELOPMENT REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 40D-4, F.A.C. AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPTMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPTMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.

I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

J. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOLD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. IT SHOULD BE NOTED THAT THE MEASURE IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP AND SFWMD CODES AND SPECIFICATIONS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

STRUCTURAL PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. B.ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.

C. THE COMPOST ROCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

H. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

I. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

J. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

K. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

A. GOOD HOUSEKEEPING

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEAN UP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

C. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

D. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

E. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

F. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

G. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

H. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

I. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

J. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
2. DEMOLISH EXISTING STRUCTURES, (IF APPLICABLE)
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, (IF APPLICABLE)
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES
7. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY GENERIC PERMIT.
9. OFFSITE HEADWALL CONNECTION TO OPWCD SHALL BE MADE AFTER THE ENTIRE ONSITE DRAINAGE SYSTEM HAS BEEN INSTALLED.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	DRC COMMENTS	11/02/2022	
2	DRC COMMENTS	11/28/2022	
3	DRC COMMENTS	12/30/2022	
4	DRC COMMENTS	02/09/2023	
5	STAFF REPORT COMMENTS	05/03/2023	
6	DRC COMMENTS	05/17/2023	

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BARTON J. FYE ★ LICENSE ★ No 73898 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

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EROSION & SEDIMENT CONTROL NOTES

SHOPPES AT WILTON MANORS
PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

SHEET NUMBER
C-400

Plotted By:Perez, Yomi Sheet Set:SHOPPES AT WILTON MANORS Layout:C-400 EROSION CONTROL NOTES July 11, 2023 03:34:45pm K:\Vnb_civil\043828003-shoppes at wilton manors\CIVIL\CADD\Plansheets\C-400 EROSION AND SEDIMENT CONTROL NOTES.dwg
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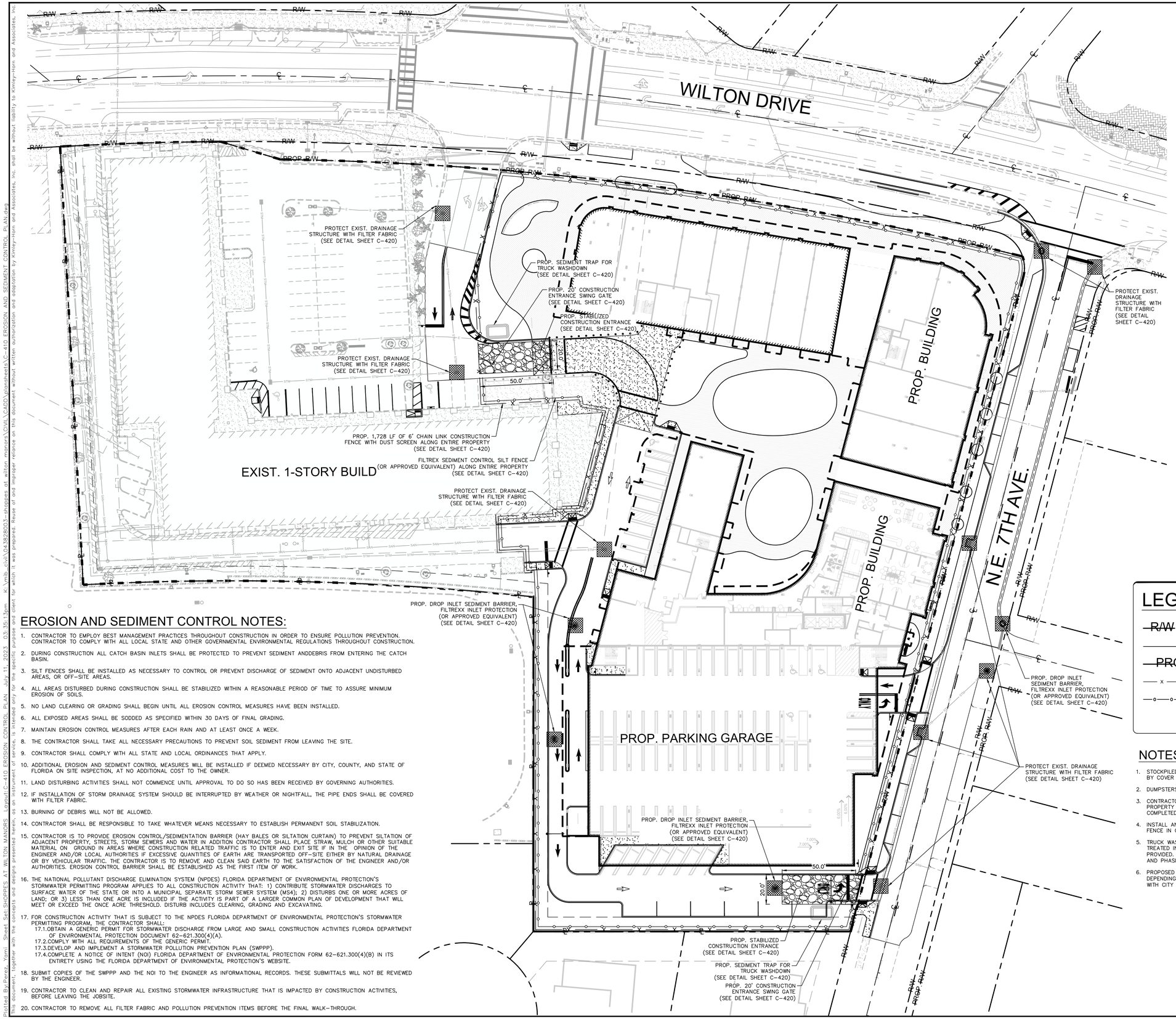

EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL STATE AND OTHER GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
2. DURING CONSTRUCTION ALL CATCH BASIN INLETS SHALL BE PROTECTED TO PREVENT SEDIMENT ANDDEBRIS FROM ENTERING THE CATCH BASIN.
3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS, OR OFF-SITE AREAS.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
5. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. ALL EXPOSED AREAS SHALL BE SODDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
7. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
10. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY CITY, COUNTY, AND STATE OF FLORIDA ON SITE INSPECTION, AT NO ADDITIONAL COST TO THE OWNER.
11. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
12. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
13. BURNING OF DEBRIS WILL NOT BE ALLOWED.
14. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
15. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATER IN ADDITION CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES IF EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC. THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. EROSION CONTROL BARRIER SHALL BE ESTABLISHED AS THE FIRST ITEM OF WORK.
16. THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S STORMWATER PERMITTING PROGRAM APPLIES TO ALL CONSTRUCTION ACTIVITY THAT: 1) CONTRIBUTE STORMWATER DISCHARGES TO SURFACE WATER OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); 2) DISTURBS ONE OR MORE ACRES OF LAND; OR 3) LESS THAN ONE ACRE IS INCLUDED IF THE ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT WILL MEET OR EXCEED THE ONCE ACRE THRESHOLD. DISTURB INCLUDES CLEARING, GRADING AND EXCAVATING.
17. FOR CONSTRUCTION ACTIVITY THAT IS SUBJECT TO THE NPDES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S STORMWATER PERMITTING PROGRAM, THE CONTRACTOR SHALL:
    - 17.1. OBTAIN A GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOCUMENT 62-621.300(4)(A).
    - 17.2. COMPLY WITH ALL REQUIREMENTS OF THE GENERIC PERMIT.
    - 17.3. DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
    - 17.4. COMPLETE A NOTICE OF INTENT (NOI) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FORM 62-621.300(4)(B) IN ITS ENTIRETY USING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S WEBSITE.
18. SUBMIT COPIES OF THE SWPPP AND THE NOI TO THE ENGINEER AS INFORMATIONAL RECORDS. THESE SUBMITTALS WILL NOT BE REVIEWED BY THE ENGINEER.
19. CONTRACTOR TO CLEAN AND REPAIR ALL EXISTING STORMWATER INFRASTRUCTURE THAT IS IMPACTED BY CONSTRUCTION ACTIVITIES, BEFORE LEAVING THE JOBSITE.
20. CONTRACTOR TO REMOVE ALL FILTER FABRIC AND POLLUTION PREVENTION ITEMS BEFORE THE FINAL WALK-THROUGH.

LEGEND:

- R/W — P/L — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. R/W — RIGHT-OF-WAY DEDICATION
- x x x — PROP. CHAIN LINK CONSTRUCTION FENCE
- o—o—o—o—o—o — PROP. SILT FENCE (SHOWN OFFSET FOR CLARITY)
- PROP. PROTECTIVE FILTER FABRIC

NOTES:

1. STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
2. DUMPSTERS ARE REQUIRED TO BE COVERED WHEN NOT EMPTYING OR FILLING.
3. CONTRACTOR TO RELOCATE CONSTRUCTION FENCE AND SILT FENCE TO BE WITHIN PROPOSED PROPERTY LINES AFTER PROPOSED DEMOLITION AND RIGHT-OF-WAY IMPROVEMENTS ARE COMPLETED.
4. INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTIONS TO THE SIDEWALK SHOULD THEY COME LOOSE.
5. TRUCK WASH DOWN WATER TO REMOVE EXCESSIVE DIRT FROM TIRES SHALL BE STORED AND TREATED IN THE PROPOSED TRUCK WASH DOWN AREAS IN ACCORDANCE WITH DETAILS PROVIDED. TRUCK WASH DOWN LOCATIONS TO BE DETERMINED BY CONTRACTOR'S STAGING AND PHASING PLANS AND COORDINATED WITH CITY.
6. PROPOSED LOCATION OF SILT FENCE AND CONSTRUCTION FENCE MAY BE ADJUSTED DEPENDING ON CONTRACTOR'S STAGING AND PHASING PLANS. CONTRACTOR TO COORDINATE WITH CITY REGARDING APPROVAL OF FENCE LOCATION.

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BARTON J. FYE * PROFESSIONAL ENGINEER * No 73898 * STATE OF FLORIDA

KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

EROSION & SEDIMENT CONTROL PLAN

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE OWNER LLC

BROWARD COUNTY FL

SHEET NUMBER
C-410

Plotted By: Perez, Yomi Sheet Set: SHOPPES AT WILTON MANORS Layout: C-410 EROSION CONTROL PLAN July 11, 2023 03:35:13pm K:\mlb_civil\043828003-shoppes at wilton manors\CIVIL\CADD\plotsheets\C-410 EROSION AND SEDIMENT CONTROL PLAN.dwg
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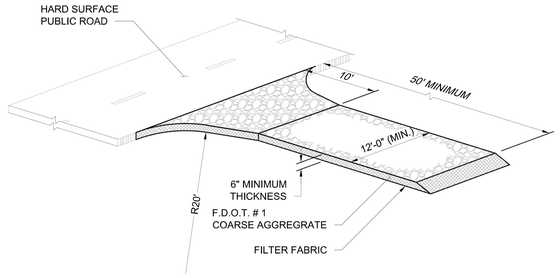
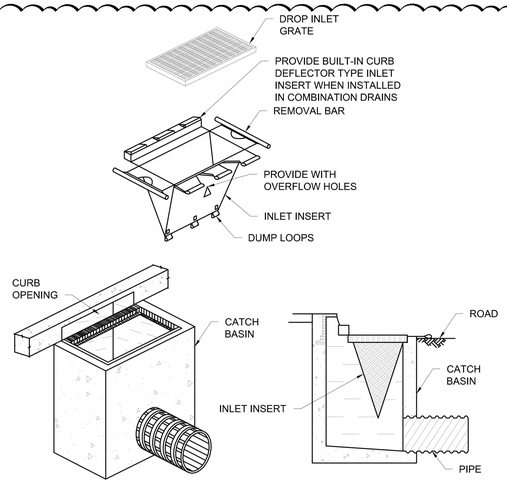


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION ENTRANCE
NTS



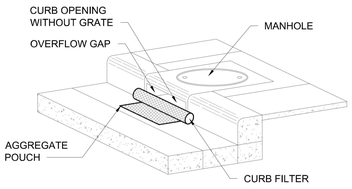
EXPLODED ISOMETRIC VIEW

SIDE VIEW INSTALLED

NOTES:

1. THE INLET INSERT SHALL BE A SEDIMENT CONTROL DEVICE DESIGNED FOR DROP INLETS OR COMBINATION DRAINS WHERE A DROP INLET IS COUPLED WITH A CURB INLET.
2. THE INLET INSERT SHALL BE MADE OF A PERMEABLE GEOTEXTILE THAT ALLOWS WATER TO PASS BUT PREVENTS SILT AND SEDIMENT FROM CLOGGING THE DRAIN SYSTEM.
3. THE CONTRACTOR SHALL CLEAN AND INSPECT REGULARLY AND AFTER EVERY MAJOR RAIN EVENT.
4. INLET INSERTS SHALL BE "SILTSACK" BY ACF ENVIRONMENTAL, OR EQUAL. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE SPECIFICATIONS.

DROP INLET PROTECTION - INLET PROTECTION
NTS



NOTES:

1. INSTALL CURB FILTERS AT ALL INLETS WITHOUT GRATES TO KEEP SILT, SEDIMENT AND CONSTRUCTION DEBRIS OUT OF THE STORM SYSTEM
2. THE CURB FILTER SHALL BE DANDY CURB AS MANUFACTURED BY DANDY PRODUCTS INC., OR EQUAL. SUBMIT SHOP A SHOP DRAWING FOR THE CURB FILTERS.
3. THE CURB FILTER SHALL FORM OF A CYLINDRICAL TUBE PLACED IN FRONT OF AND EXTENDING BEYOND THE INLET OPENING ON BOTH SIDES.
4. THE CURB FILTER SHALL HAVE A POUCH ON THE STREET SIDE OF THE UNIT FOR STONE AGGREGATE TO HOLD THE FILTER IN PLACE.
5. THE CURB FILTER SHALL BE CONSTRUCTED OF A HIGH VISIBILITY ORANGE MONOFILAMENT FABRIC.
6. FILL POUCH WITH FDOT #57 STONE AGGREGATE TO A LEVEL (AT LEAST HALF-FULL) THAT WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE CURB FILTER AND THE SURFACE OF THE STREET.
7. CENTER THE UNIT AGAINST CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE. THERE WILL BE APPROXIMATELY TWELVE (12) INCHES OF THE INLET PROTECTION UNIT OVERHANGING ON EACH SIDE OF THE OPENING.
8. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH RAIN EVENT.

CURB INLET PROTECTION - CURB FILTER
NTS

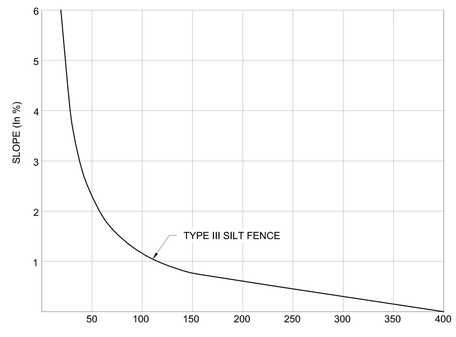
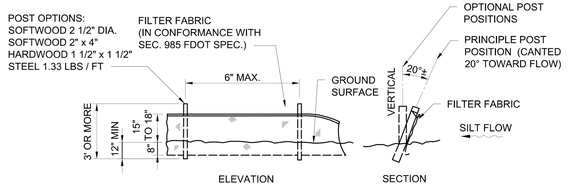
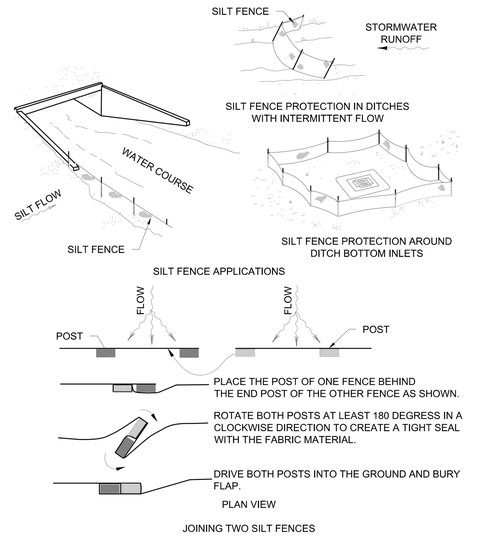


CHART 1: SILT FENCE SPACING



TYPE III SILT FENCE

SILT FENCE - DETAIL 1
NTS



JOINING TWO SILT FENCES

NOTES:

1. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1.
2. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
3. WHERE USED AS SLOPE PROTECTION . SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

SILT FENCE-DETAIL 2
NTS

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KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

EROSION & SEDIMENT CONTROL DETAILS

SHOPPES AT WILTON MANORS
PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

SHEET NUMBER
C-420

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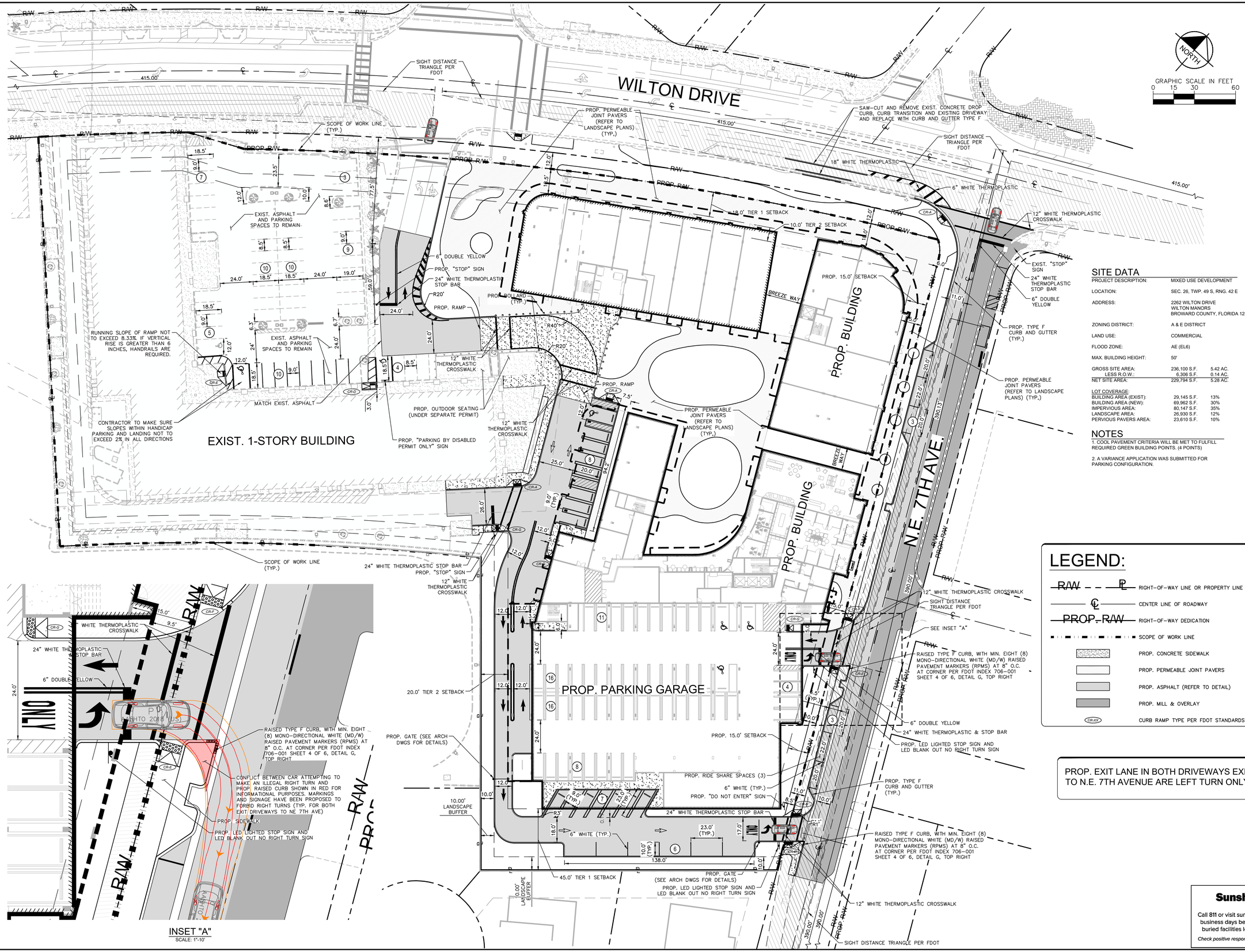

SITE DATA

PROJECT DESCRIPTION:	MIXED USE DEVELOPMENT	
LOCATION:	SEC. 26, TWP. 49 S, RNG. 42 E	
ADDRESS:	2262 WILTON DRIVE WILTON MANORS BROWARD COUNTY, FLORIDA 12345	
ZONING DISTRICT:	A & E DISTRICT	
LAND USE:	COMMERCIAL	
FLOOD ZONE:	AE (EL6)	
MAX. BUILDING HEIGHT:	50'	
GROSS SITE AREA:	236,100 S.F.	5.42 AC.
LESS R.O.W.:	6,306 S.F.	0.14 AC.
NET SITE AREA:	229,794 S.F.	5.28 AC.
LOT COVERAGE:		
BUILDING AREA (EXIST):	29,145 S.F.	13%
BUILDING AREA (NEW):	69,962 S.F.	30%
IMPERVIOUS AREA:	80,147 S.F.	35%
LANDSCAPE AREA:	26,930 S.F.	12%
PERVIOUS PAVERS AREA:	23,610 S.F.	10%

NOTES

1. COOL PAVEMENT CRITERIA WILL BE MET TO FULFILL REQUIRED GREEN BUILDING POINTS. (4 POINTS)
2. A VARIANCE APPLICATION WAS SUBMITTED FOR PARKING CONFIGURATION.

LEGEND:

- R/W — ℄ — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. R/W — RIGHT-OF-WAY DEDICATION
- SCOPE OF WORK LINE
- PROP. CONCRETE SIDEWALK
- PROP. PERMEABLE JOINT PAVERS
- PROP. ASPHALT (REFER TO DETAIL)
- PROP. MILL & OVERLAY
- CR-XX — CURB RAMP TYPE PER FDOT STANDARDS

PROP. EXIT LANE IN BOTH DRIVEWAYS EXITING TO N.E. 7TH AVENUE ARE LEFT TURN ONLY

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KHA PROJECT	043828003
DATE	MAY 2023
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SHOPPES AT WILTON MANORS

PREPARED FOR
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BROWARD COUNTY FL

SITE PLAN

SHEET NUMBER
C-500

Plotted By: Perez, Yomi Sheet Set: SHOPPES AT WILTON MANORS Layout: C-500 SITE PLAN July 11, 2023 03:35:52pm K:\mia-civil\043828003-shoppes at wilton manors\CIVIL\CAD\plansheets\C-500 SITE PLAN.dwg
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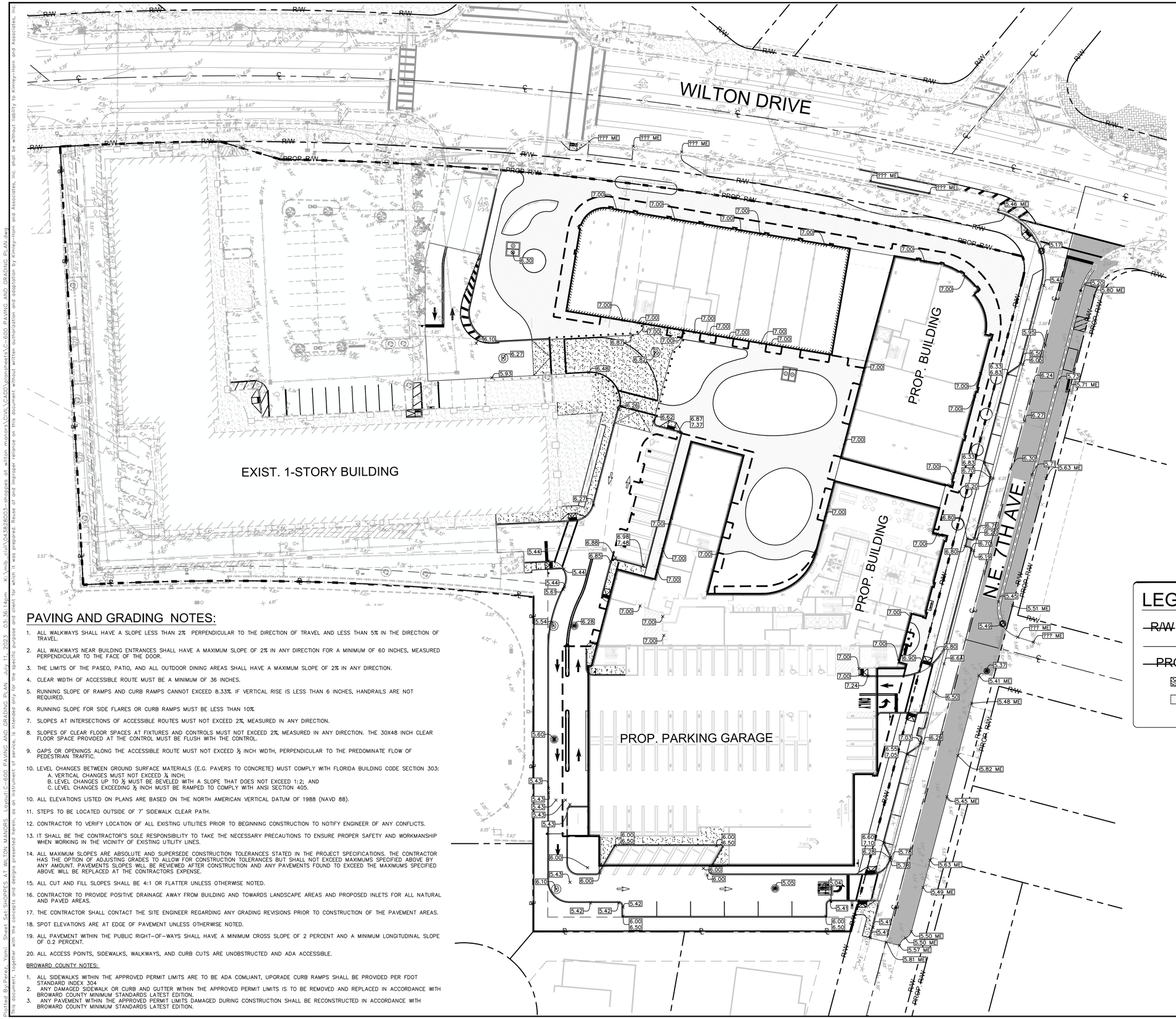

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

PAVING AND GRADING NOTES:

1. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
2. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
3. THE LIMITS OF THE PASEO, PATIO, AND ALL OUTDOOR DINING AREAS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
4. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
5. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33% IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
6. RUNNING SLOPE FOR SIDE FLARES OR CURB RAMPS MUST BE LESS THAN 10%
7. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
8. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
9. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED ½ INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.
10. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (E.G. PAVERS TO CONCRETE) MUST COMPLY WITH FLORIDA BUILDING CODE SECTION 303:
    A. VERTICAL CHANGES MUST NOT EXCEED ¼ INCH;
    B. LEVEL CHANGES UP TO ½ MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2; AND
    C. LEVEL CHANGES EXCEEDING ½ INCH MUST BE RAMPED TO COMPLY WITH ANSI SECTION 405.
11. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. STEPS TO BE LOCATED OUTSIDE OF 7' SIDEWALK CLEAR PATH.
13. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION TO NOTIFY ENGINEER OF ANY CONFLICTS.
14. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
15. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATIONS. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCES BUT SHALL NOT EXCEED MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENTS SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENTS FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
16. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
17. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREAS AND PROPOSED INLETS FOR ALL NATURAL AND PAVED AREAS.
18. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
19. SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. ALL PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL HAVE A MINIMUM CROSS SLOPE OF 2 PERCENT AND A MINIMUM LONGITUDINAL SLOPE OF 0.2 PERCENT.
21. ALL ACCESS POINTS, SIDEWALKS, WALKWAYS, AND CURB CUTS ARE UNOBSTRUCTED AND ADA ACCESSIBLE.

BROWARD COUNTY NOTES:

1. ALL SIDEWALKS WITHIN THE APPROVED PERMIT LIMITS ARE TO BE ADA COMLIANT, UPGRADE CURB RAMPS SHALL BE PROVIDED PER FDOT STANDARD INDEX 304
2. ANY DAMAGED SIDEWALK OR CURB AND GUTTER WITHIN THE APPROVED PERMIT LIMITS IS TO BE REMOVED AND REPLACED IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS LATEST EDITION.
3. ANY PAVEMENT WITHIN THE APPROVED PERMIT LIMITS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS LATEST EDITION.

LEGEND:

- R/W — P — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. R/W — RIGHT-OF-WAY DEDICATION
- PROP. CONCRETE SIDEWALK
- PROP. PERMEABLE JOINT PAVERS
- XXX — PROP. ELEVATION

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BARTON J. FYE ★ PROFESSIONAL ENGINEER ★ LICENSE No 73898 ★ STATE OF FLORIDA

KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

PAVING AND GRADING PLAN

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

SHEET NUMBER
C-600

Plotted By: Perez, Yomi Sheet Set: SHOPPES AT WILTON MANORS Layout: C-600 PAVING AND GRADING PLAN July 11, 2023 03:36:14pm K:\mia-civil\043828003-shoppes at wilton manors\CIVIL\CADD\plansheets\C-600 PAVING AND GRADING PLAN.dwg
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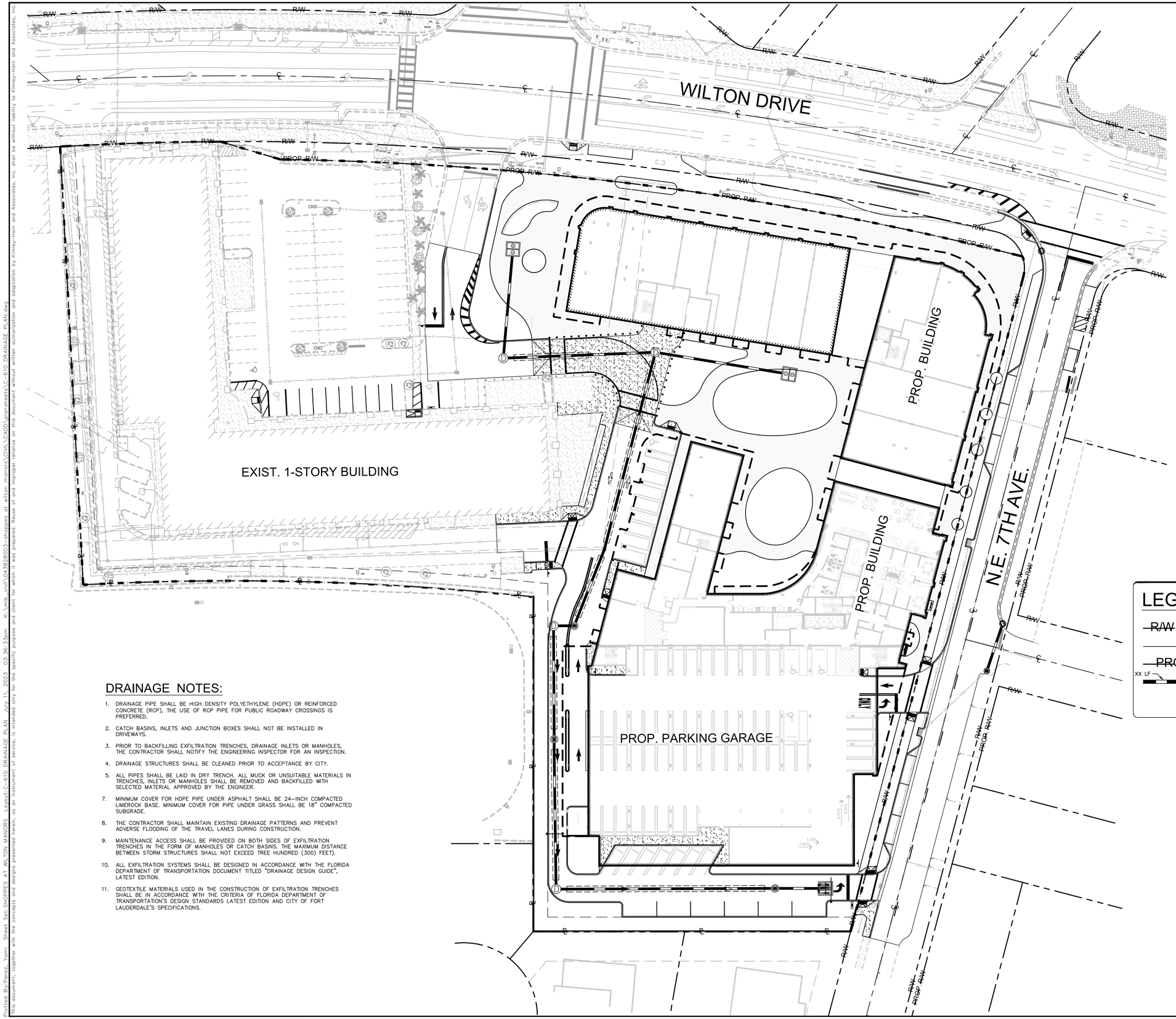

DRAINAGE NOTES:

1. DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) OR REINFORCED CONCRETE (RCP), THE USE OF RCP PIPE FOR PUBLIC ROADWAY CROSSINGS IS PREFERRED.
2. CATCH BASINS, INLETS AND JUNCTION BOXES SHALL NOT BE INSTALLED IN DRIVEWAYS.
3. PRIOR TO BACKFILLING EXFILTRATION TRENCHES, DRAINAGE INLETS OR MANHOLES, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING INSPECTOR FOR AN INSPECTION.
4. DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO ACCEPTANCE BY CITY.
5. ALL PIPES SHALL BE LAID IN DRY TRENCH. ALL MUCK OR UNSUITABLE MATERIALS IN TRENCHES, INLETS OR MANHOLES SHALL BE REMOVED AND BACKFILLED WITH SELECTED MATERIAL APPROVED BY THE ENGINEER.
7. MINIMUM COVER FOR HDPE PIPE UNDER ASPHALT SHALL BE 24-INCH COMPACTED LIMEROCK BASE. MINIMUM COVER FOR PIPE UNDER GRASS SHALL BE 18" COMPACTED SUBGRADE.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
9. MAINTENANCE ACCESS SHALL BE PROVIDED ON BOTH SIDES OF EXFILTRATION TRENCHES IN THE FORM OF MANHOLES OR CATCH BASINS. THE MAXIMUM DISTANCE BETWEEN STORM STRUCTURES SHALL NOT EXCEED TREE HUNDRED (300) FEET).
10. ALL EXFILTRATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DOCUMENT TITLED "DRAINAGE DESIGN GUIDE", LATEST EDITION.
11. GEOTEXTILE MATERIALS USED IN THE CONSTRUCTION OF EXFILTRATION TRENCHES SHALL BE IN ACCORDANCE WITH THE CRITERIA OF FLORIDA DEPARTMENT OF TRANSPORTATION'S DESIGN STANDARDS LATEST EDITION AND CITY OF FORT LAUDERDALE'S SPECIFICATIONS.

LEGEND:

- R/W — P/L — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. R/W — RIGHT-OF-WAY DEDICATION
- XX LF — PROP. STORM PIPE AND MANHOLE PIPE TO BE 18" HP PP U.O.N
- PROP. DRAINAGE WELL

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DRAINAGE PLAN

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE OWNER LLC FL

BROWARD COUNTY

SHEET NUMBER
C-610

Plotted By: Perez, Yomi Sheet Set: SHOPPES AT WILTON MANORS Layout: C-610 DRAINAGE PLAN July 11, 2023 03:36:33pm K:\mib_civil\043828003-shoppes at wilton manors\CIVIL\CADD\plansheets\C-610 DRAINAGE PLAN.dwg
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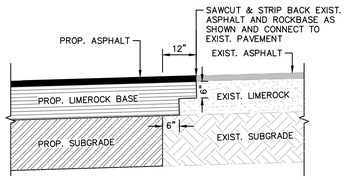
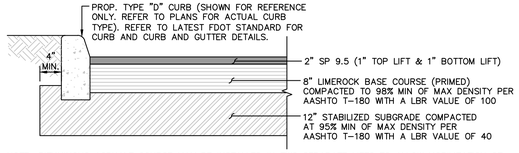


NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.
2. CONTRACTOR RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD OR AS EXISTING OR BETTER.

CONNECTION TO EXISTING PAVEMENT (SAWCUT) DETAIL

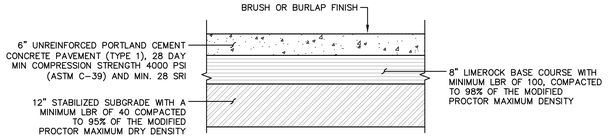
N.T.S.



NOTE: BITUMINOUS ASPHALT COURSE MAY BE INSTALLED IN TWO SEPARATE LIFTS TO ALLOW MOBILIZATION OF EQUIPMENT. THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, ROLLING IS REQUIRED.

ASPHALT PAVEMENT DETAIL

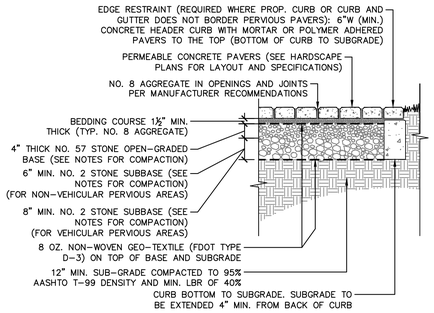
N.T.S.



CONCRETE PAVEMENT DETAIL

N.T.S.

NOTE: CONCRETE JOINTS SHALL BE PER FDOT STANDARD 350-001
(REFER TO JOINT PLAN FOR LOCATION)

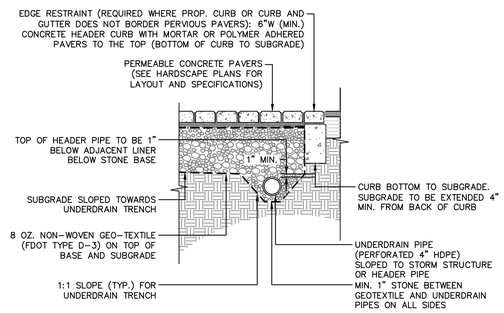


PERVIOUS PAVER DETAIL

(VEHICULAR & PEDESTRIAN)

N.T.S.

(NOTE: STONE SUBBASE IS DIFFERENT FOR CORRESPONDING AREA)



UNDERDRAIN DETAIL

N.T.S.

PERVIOUS PAVER INSTALLATION NOTES

CRUSHED STONE FILLER, BEDDING, BASE AND SUBBASE

A. CRUSHED STONE WITH 90% FRACTURED FACES, LA ABRASION < 40 PER ASTM C 131.
B. DO NOT USE ROUNDED RIVER GRAVELS.
C. ALL STONE MATERIALS SHALL BE WASHED WITH LESS THAN 2% PASSING THE NO. 200 SIEVE.
D. JOINT/OPENING FILLER, BEDDING, BASE AND SUBBASE: CONFORMING TO ASTM D448 GRADATION.

GENERAL

1. ANY EXCESS THICKNESS OF SOIL APPLIED OVER THE EXCAVATED SOIL SUBGRADE TO TRAP SEDIMENT FROM ADJACENT CONSTRUCTION ACTIVITIES SHALL BE REMOVED BEFORE APPLICATION OF THE [GEOTEXTILE] AND SUBBASE MATERIALS.
2. KEEP AREA WHERE PAVEMENT IS TO BE CONSTRUCTED FREE FROM SEDIMENT DURING ENTIRE JOB. [GEOTEXTILES] BASE AND BEDDING MATERIALS CONTAMINATED WITH SEDIMENT SHALL BE REMOVED AND REPLACED WITH CLEAN MATERIALS.

GEOTEXTILES

1. PLACE ON TOP OF SOIL BASE AND SUBGRADE. SECURE IN PLACE TO PREVENT WRINKLING FROM VEHICLE TIRES AND TRACKS.
2. OVERLAP A MINIMUM OF [0.3 M (12 IN.)] [0.6 M (24 IN.)] IN THE DIRECTION OF DRAINAGE.

OPEN-GRADED SUBBASE AND BASE

1. MOISTEN, SPREAD AND COMPACT THE NO. 2 SUBBASE IN MAXIMUM 8 IN. (200 MM) LIFTS [WITHOUT WRINKLING OR FOLDING THE GEOTEXTILE. PLACE SUBBASE TO PROTECT GEOTEXTILE FROM WRINKLING UNDER EQUIPMENT TIRES AND TRACKS.] DO NOT PLACE SUBBASE AGGREGATE ON A SUBGRADE [OR GEOTEXTILE] WITH WATER PONDED ON IT.
2. FOR EACH LIFT, MAKE AT LEAST TWO PASSES IN THE VIBRATORY MODE THEN AT LEAST TWO IN THE STATIC MODE WITH A MINIMUM 10 T (8 T) VIBRATORY ROLLER UNTIL THERE IS NO VISIBLE MOVEMENT OF THE NO. 2 STONE. DO NOT CRUSH AGGREGATE WITH THE ROLLER
3. USE A MINIMUM 13,500 LBF (60 KN) PLATE COMPACTOR WITH A COMPACTION INDICATOR TO COMPACT AREAS THAT CANNOT BE REACHED BY THE VIBRATORY ROLLER. DO NOT CRUSH THE AGGREGATE WITH THE PLATE COMPACTOR.
4. THE SURFACE TOLERANCE OF THE COMPACTED NO. 2 SUBBASE SHALL BE ±2 1/2 IN. (±65MM) OVER A 10 FT (3 M) STRAIGHTEDGE.
5. MOISTEN, SPREAD AND COMPACT THE NO. 57 BASE LAYER IN ONE 4 IN. (100 MM) THICK LIFT. ON THIS LAYER, MAKE AT LEAST TWO PASSES IN THE VIBRATORY MODE THEN AT LEAST TWO IN THE STATIC MODE WITH A MINIMUM 10 T (8 T) VIBRATORY ROLLER UNTIL THERE IS NO VISIBLE MOVEMENT OF THE NO. 57 STONE. DO NOT CRUSH AGGREGATE WITH THE ROLLER.
6. THE SURFACE TOLERANCE THE COMPACTED NO. 57 BASE SHOULD NOT DEVIATE MORE THAN. ±1 IN. (25 MM) OVER A 10 FT (3 M) STRAIGHTEDGE.

BEDDING LAYER

1. MOISTEN, SPREAD AND SCREED THE NO. 8 STONE BEDDING MATERIAL. MAINTAIN A CONSISTENT 2 IN. (50 MM THICKNESS PRIOR TO COMPACTION WITH THE PAVERS.
2. FILL VOIDS LEFT BY REMOVED SCREED RAILS WITH NO. 8 STONE.
3. THE SURFACE TOLERANCE OF THE SCREEDED NO. 8 BEDDING LAYER SHALL BE ±3/8 IN (10 MM) OVER A 10 FT (3 M) STRAIGHTEDGE.
4. DO NOT SUBJECT SCREEDED BEDDING MATERIAL TO ANY PEDESTRIAN OR VEHICULAR TRAFFIC BEFORE PAVING UNIT INSTALLATION BEGINS.

PERMEABLE INTERLOCKING CONCRETE PAVERS AND JOINT/OPENING FILL MATERIAL

1. LAY THE PAVING UNITS IN THE PATTERN(S) AND JOINT WIDTHS SHOWN ON THE DRAWINGS. MAINTAIN STRAIGHT PATTERN LINES.
2. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT UNITS. CUT PAVERS SUBJECT TO TIRE TRAFFIC SHALL BE NO SMALLER THAN 1/3 OF A WHOLE UNIT.
3. CUT PAVERS AND PLACE ALONG THE EDGES WITH A [DOUBLE-BLADED SPLITTER OR] MASONRY SAW.
4. FILL THE OPENINGS AND JOINTS WITH [NO. 8] STONE.
5. REMOVE EXCESS AGGREGATE ON THE SURFACE BY SWEEPING PAVERS CLEAN.
6. COMPACT AND SEAT THE PAVERS INTO THE BEDDING MATERIAL USING A LOW-AMPLITUDE, 75-90 HZ PLATE COMPACTOR CAPABLE OF AT LEAST 5,000 LBF (22 KN). THIS WILL REQUIRE AT LEAST TWO PASSES WITH THE PLATE COMPACTOR.
7. APPLY ADDITIONAL AGGREGATE TO THE OPENINGS AND JOINTS IF NEEDED, FILLING THEM COMPLETELY. REMOVE EXCESS AGGREGATE BY SWEEPING THEN COMPACT THE PAVERS. THIS WILL REQUIRE AT LEAST TWO PASSES WITH THE PLATE COMPACTOR.
8. ALL PAVERS WITHIN 6 FT (2 M) OF THE LAYING FACE MUST BE LEFT FULLY COMPACTED AT THE COMPLETION OF EACH DAY.
9. THE FINAL SURFACE TOLERANCE OF COMPACTED PAVERS SHALL NOT DEVIATE MORE THAN ±3/8 (10 MM) UNDER A 10 FT (3 M) LONG STRAIGHTEDGE.
10. THE SURFACE ELEVATION OF PAVERS SHALL BE 1/8 TO 1/4 IN. (3 TO 6 MM) ABOVE ADJACENT DRAINAGE INLETS, CONCRETE COLLARS OR CHANNELS.

FIELD QUALITY CONTROL

A. AFTER SWEEPING THE SURFACE CLEAN, CHECK FINAL ELEVATIONS FOR CONFORMANCE TO THE DRAWINGS.
B. LIPPAGE: NO GREATER THAN 1/8 IN. (3 MM) DIFFERENCE IN HEIGHT BETWEEN ADJACENT PAVERS.
C. VERIFY THE SURFACE INFILTRATION AT A MINIMUM OF 100 IN./HOUR USING TEST METHOD C 1781.

PERVIOUS PAVER MATERIAL

1. UNLESS OTHERWISE SPECIFIED IN HARDSCAPE PLANS, PERVIOUS PAVERS SHALL BE 4.5"X 9"X 3" VEHICULAR RATED PERMEABLE PAVERS AS MANUFACTURED BY: HANOVER ARCHITECTURAL PRODUCTS OR APPROVED EQUIVALENT.
2. PAVERS SHALL BE LAID IN A RUNNING BOND PATTERN LAID LONGITUDINALLY PERPENDICULAR TO THE DIRECTION OF VEHICLE TRAVEL (I.E. FOR PARKING SPACES WHICH FACE EAST, PAVERS SHALL BE LAID SUCH THAT THE LONGER DIMENSION IS GOING NORTH-SOUTH).
3. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS INCLUDING PRODUCT DATA AND SLIP COEFFICIENT INFORMATION FOR COMMENT, REVIEW, AND EVALUATION BY LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MATERIALS SHALL HAVE A NON-SLIP FINISH WITH MINIMUM STATIC AND DYNAMIC COEFFICIENT OF FRICTION OF 0.5.

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PAVING AND GRADING DETAILS

SHOPPES AT WILTON MANORS
PREPARED FOR
2262 WILTON DRIVE OWNER LLC
FL
BROWARD COUNTY

SHEET NUMBER
C-680

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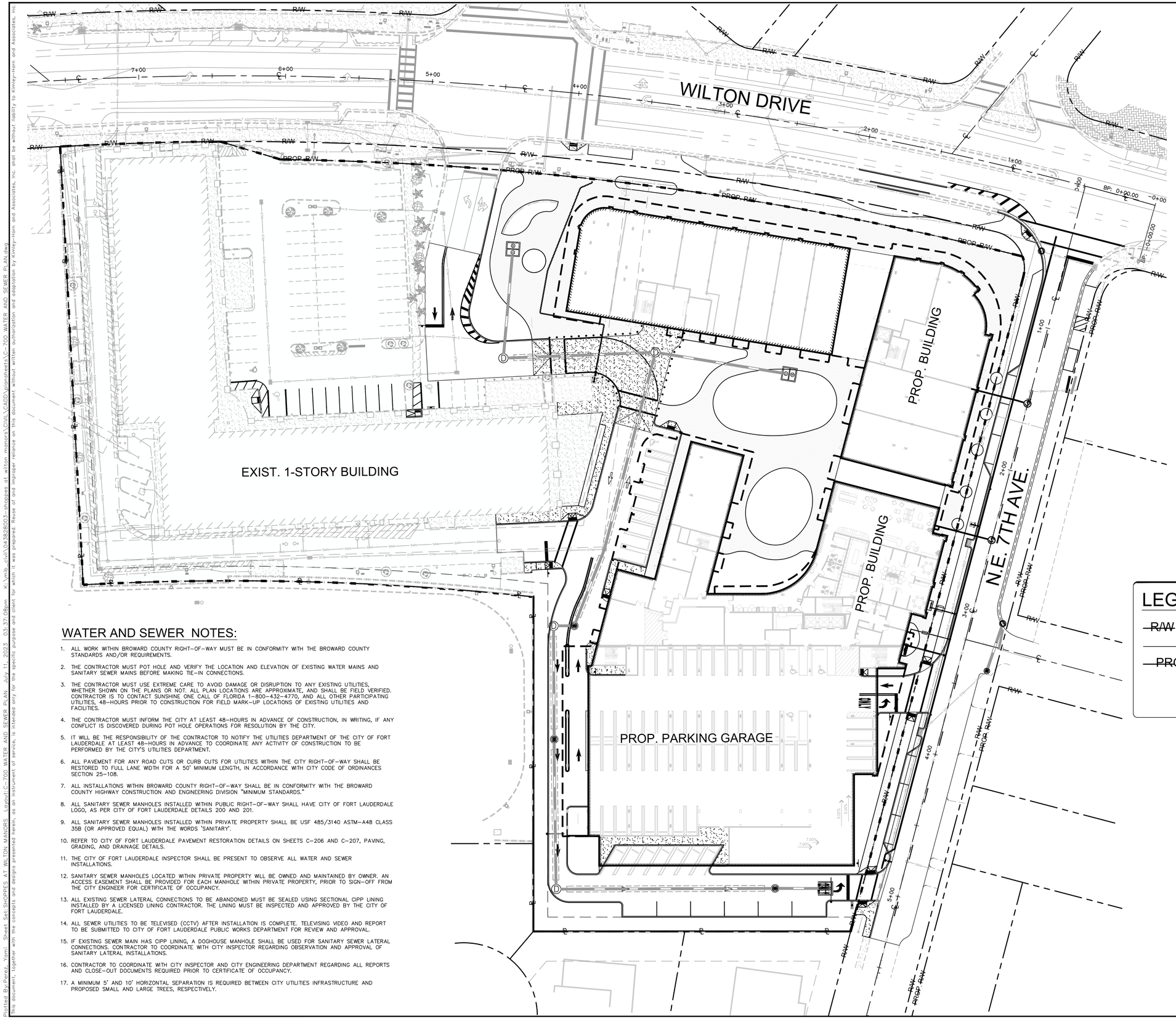

WATER AND SEWER NOTES:

1. ALL WORK WITHIN BROWARD COUNTY RIGHT–OF–WAY MUST BE IN CONFORMITY WITH THE BROWARD COUNTY STANDARDS AND/OR REQUIREMENTS.
2. THE CONTRACTOR MUST POT HOLE AND VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS AND SANITARY SEWER MAINS BEFORE MAKING TIE–IN CONNECTIONS.
3. THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. ALL PLAN LOCATIONS ARE APPROXIMATE, AND SHALL BE FIELD VERIFIED. CONTRACTOR IS TO CONTACT SUNSHINE ONE CALL OF FLORIDA 1–800–432–4770, AND ALL OTHER PARTICIPATING UTILITIES, 48–HOURS PRIOR TO CONSTRUCTION FOR FIELD MARK–UP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.
4. THE CONTRACTOR MUST INFORM THE CITY AT LEAST 48–HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING, IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR RESOLUTION BY THE CITY.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF THE CITY OF FORT LAUDERDALE AT LEAST 48–HOURS IN ADVANCE TO COORDINATE ANY ACTIVITY OF CONSTRUCTION TO BE PERFORMED BY THE CITY'S UTILITIES DEPARTMENT.
6. ALL PAVEMENT FOR ANY ROAD CUTS OR CURB CUTS FOR UTILITIES WITHIN THE CITY RIGHT–OF–WAY SHALL BE RESTORED TO FULL LANE WIDTH FOR A 50' MINIMUM LENGTH, IN ACCORDANCE WITH CITY CODE OF ORDINANCES SECTION 25–108.
7. ALL INSTALLATIONS WITHIN BROWARD COUNTY RIGHT–OF–WAY SHALL BE IN CONFORMITY WITH THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION "MINIMUM STANDARDS."
8. ALL SANITARY SEWER MANHOLES INSTALLED WITHIN PUBLIC RIGHT–OF–WAY SHALL HAVE CITY OF FORT LAUDERDALE LOGO, AS PER CITY OF FORT LAUDERDALE DETAILS 200 AND 201.
9. ALL SANITARY SEWER MANHOLES INSTALLED WITHIN PRIVATE PROPERTY SHALL BE USF 485/3140 ASTM–A48 CLASS 35B (OR APPROVED EQUAL) WITH THE WORDS 'SANITARY'.
10. REFER TO CITY OF FORT LAUDERDALE PAVEMENT RESTORATION DETAILS ON SHEETS C–206 AND C–207, PAVING, GRADING, AND DRAINAGE DETAILS.
11. THE CITY OF FORT LAUDERDALE INSPECTOR SHALL BE PRESENT TO OBSERVE ALL WATER AND SEWER INSTALLATIONS.
12. SANITARY SEWER MANHOLES LOCATED WITHIN PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY OWNER. AN ACCESS EASEMENT SHALL BE PROVIDED FOR EACH MANHOLE WITHIN PRIVATE PROPERTY, PRIOR TO SIGN–OFF FROM THE CITY ENGINEER FOR CERTIFICATE OF OCCUPANCY.
13. ALL EXISTING SEWER LATERAL CONNECTIONS TO BE ABANDONED MUST BE SEALED USING SECTIONAL CIPP LINING INSTALLED BY A LICENSED LINING CONTRACTOR. THE LINING MUST BE INSPECTED AND APPROVED BY THE CITY OF FORT LAUDERDALE.
14. ALL SEWER UTILITIES TO BE TELEVISED (CCTV) AFTER INSTALLATION IS COMPLETE. TELEVISING VIDEO AND REPORT TO BE SUBMITTED TO CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL.
15. IF EXISTING SEWER MAIN HAS CIPP LINING, A DOGHOUSE MANHOLE SHALL BE USED FOR SANITARY SEWER LATERAL CONNECTIONS. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR REGARDING OBSERVATION AND APPROVAL OF SANITARY LATERAL INSTALLATIONS.
16. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR AND CITY ENGINEERING DEPARTMENT REGARDING ALL REPORTS AND CLOSE–OUT DOCUMENTS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
17. A MINIMUM 5' AND 10' HORIZONTAL SEPARATION IS REQUIRED BETWEEN CITY UTILITIES INFRASTRUCTURE AND PROPOSED SMALL AND LARGE TREES, RESPECTIVELY.

LEGEND:

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- ℄ — ℄ — CENTER LINE OF ROADWAY
- PROP. R/W — RIGHT–OF–WAY DEDICATION

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WATER AND SEWER PLAN

PREPARED FOR
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BROWARD COUNTY FL

SHEET NUMBER
C-700

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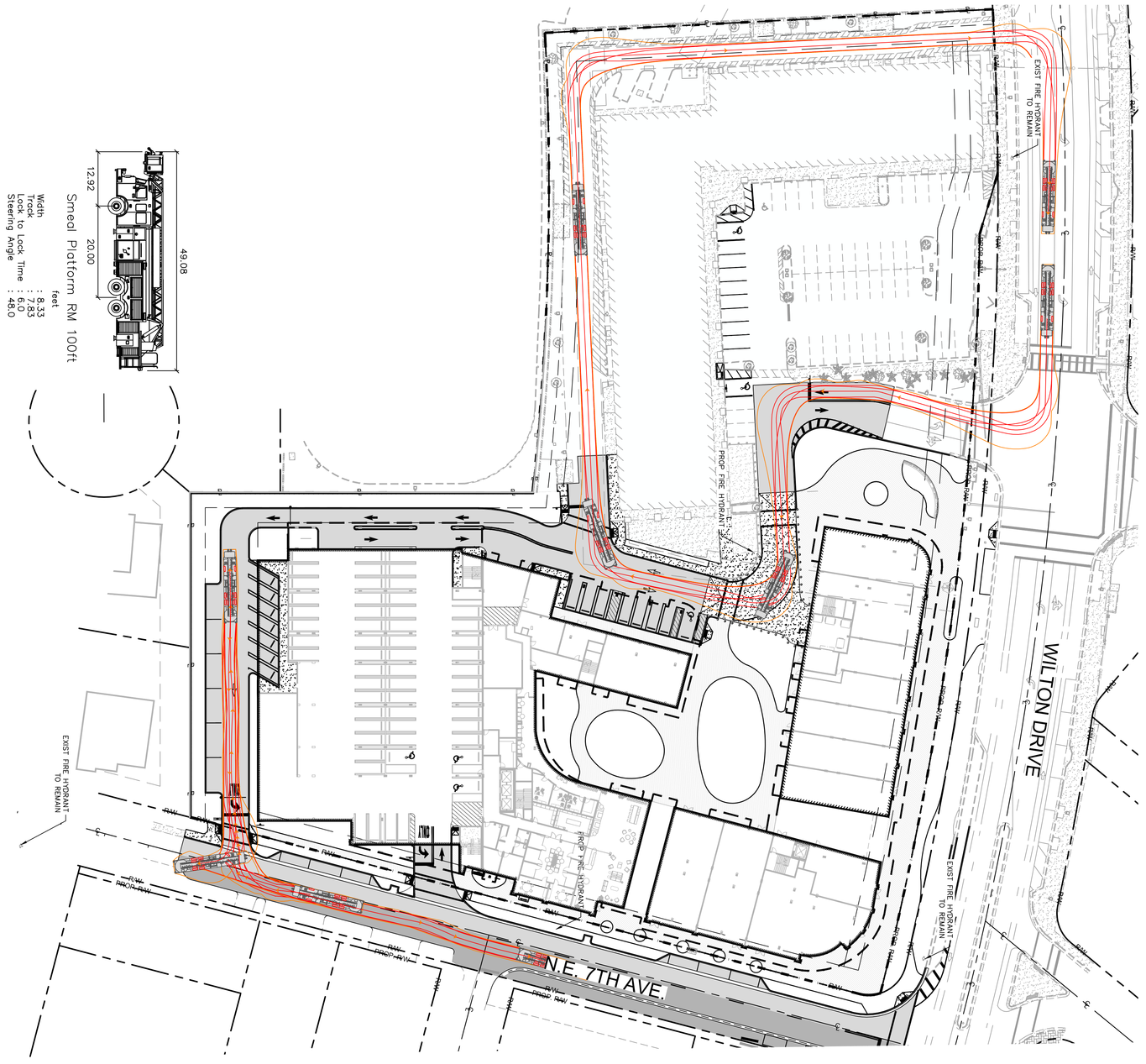

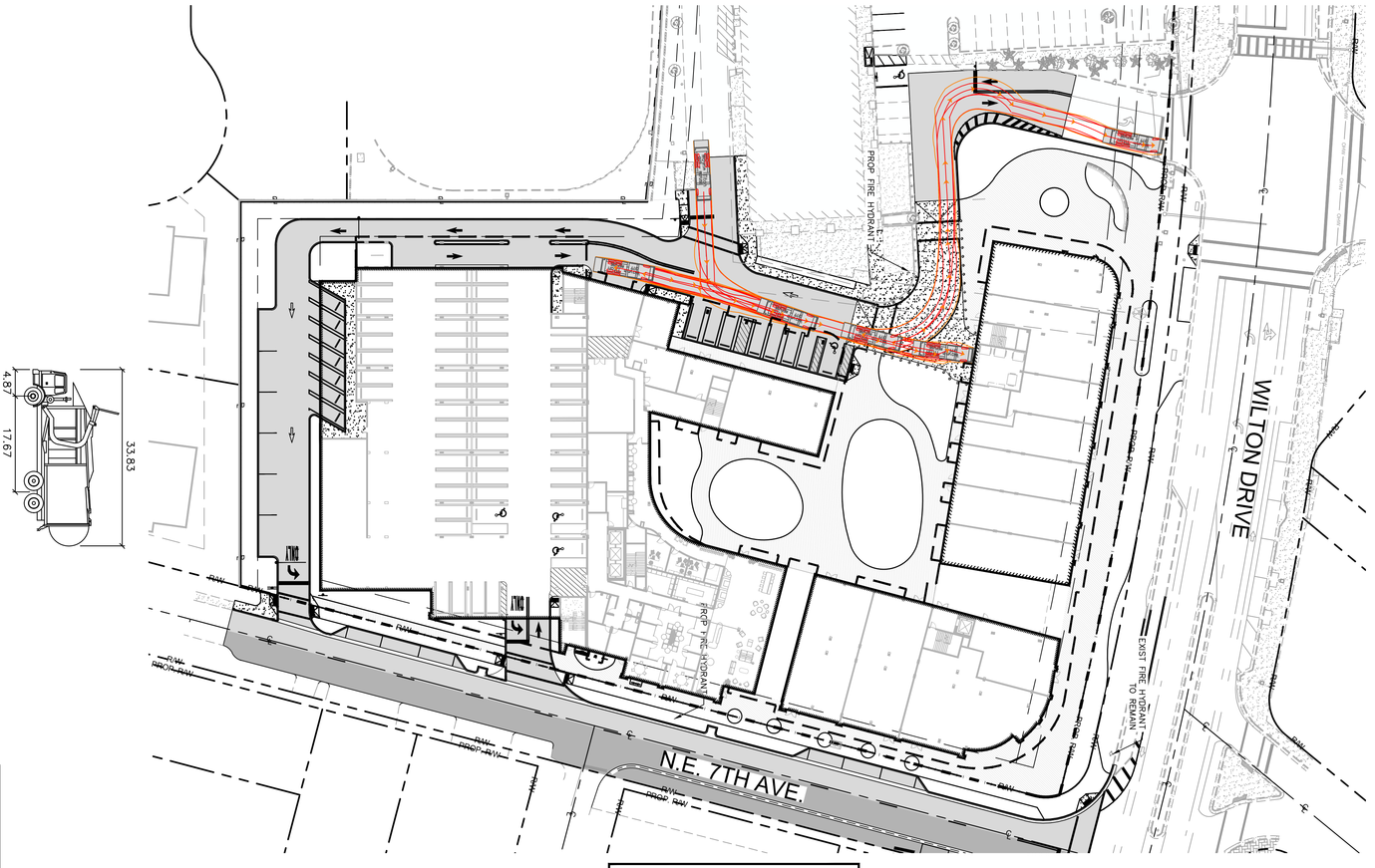

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DATE: JUL. 11 2023

SHEET NUMBER
EX-1

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

MANEUVERABILITY PLAN

KHA PROJECT	043828003
DATE	MAY 2023
SCALE	AS SHOWN
DESIGNED BY	YP
DRAWN BY	SU
CHECKED BY	BJF

BARTON J. FYE — LICENSE No 73898 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Kimley»Horn

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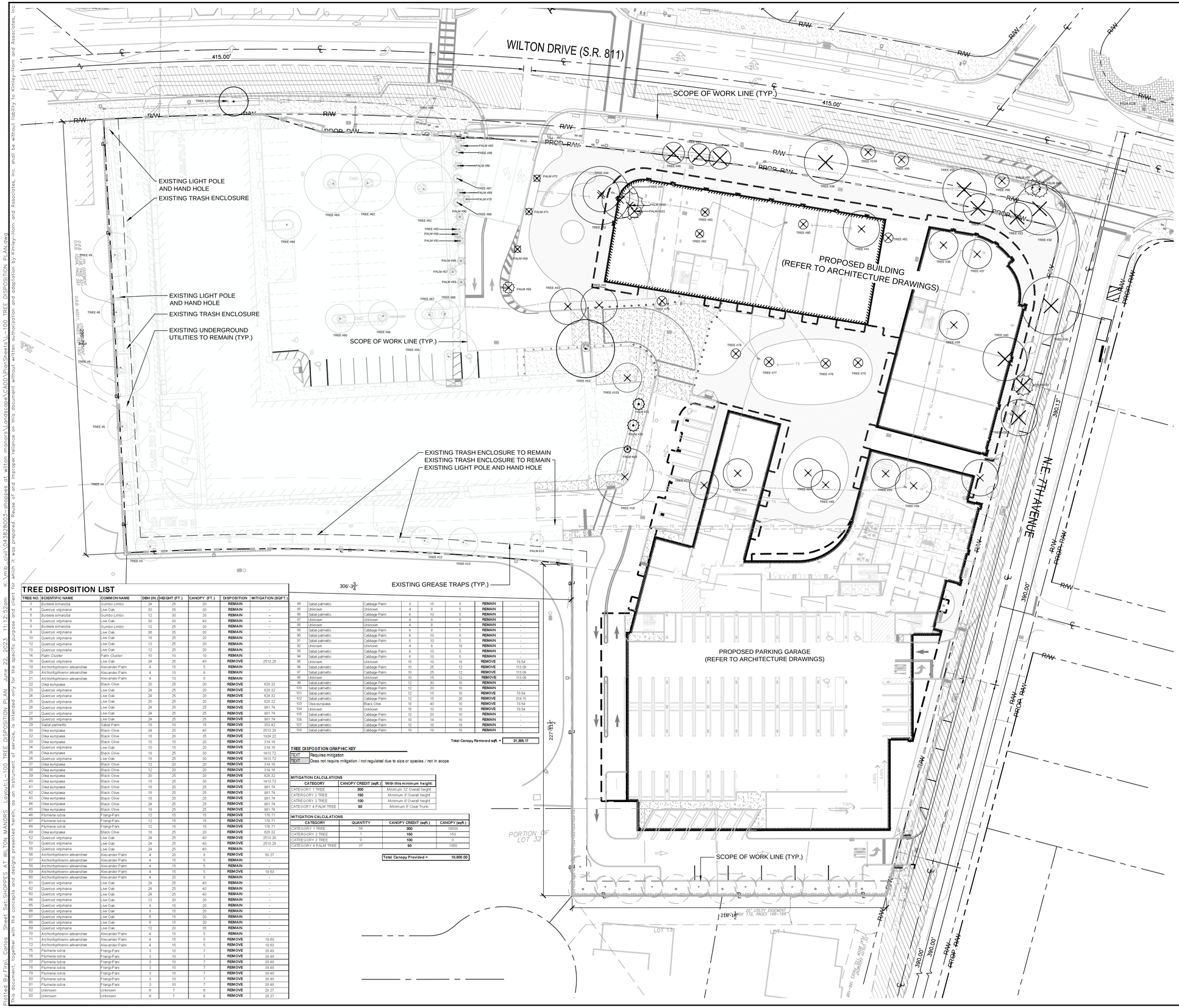
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY
1	DRC COMMENTS	11/02/2022	
2	DRC COMMENTS	11/28/2022	
3	DRC COMMENTS	12/30/2022	
4	DRC COMMENTS	02/09/2023	
5	STAFF REPORT COMMENTS	05/03/2023	
6	DRC COMMENTS	05/17/2023	



TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
TREE #	TREE TO BE REMAIN	PALM #	PALM TO BE REMAIN
TREE #	EXISTING TREE NOT IN SCOPE		

EXISTING TREES SCHEDULE

	EXISTING OAK TREE TO REMAIN	7
	EXISTING SILVER BUTTONWOOD TREE TO REMAIN	7

NOTES:

1. INFORMATION UTILIZED IN PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY PULICE LAND SURVEYORS, DATED 10/07/2021 AND UPDATED 04/21/2022.
2. REFER TO SHEET L-200 FOR LANDSCAPE PLAN.
3. REFER TO SHEET IR-300 FOR IRRIGATION PLAN.

TREE DISPOSITION LIST

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION (SQFT.)
3	Bursera simaruba	Gumbo Limbo	24	25	20	REMAIN	-
4	Quercus virginiana	Live Oak	30	35	30	REMAIN	-
5	Bursera simaruba	Gumbo Limbo	12	30	20	REMAIN	-
6	Quercus virginiana	Live Oak	30	30	40	REMAIN	-
8	Bursera simaruba	Gumbo Limbo	12	25	20	REMAIN	-
9	Quercus virginiana	Live Oak	36	35	30	REMAIN	-
10	Quercus virginiana	Live Oak	18	25	20	REMAIN	-
12	Quercus virginiana	Live Oak	12	25	20	REMAIN	-
13	Quercus virginiana	Live Oak	12	25	20	REMAIN	-
14	Palm Cluster	Palm Cluster	10	10	10	REMAIN	-
18	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
19	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
20	Archontophoenix alexandrae	Alexander Palm	4	13	8	REMAIN	-
21	Archontophoenix alexandrae	Alexander Palm	4	13	8	REMAIN	-
22	Olea europaea	Black Olive	20	25	20	REMOVE	628.32
23	Quercus virginiana	Live Oak	24	25	20	REMOVE	628.32
24	Quercus virginiana	Live Oak	24	25	20	REMOVE	628.32
25	Quercus virginiana	Live Oak	20	25	20	REMOVE	628.32
26	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
27	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
28	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
29	Sabal palmetto	Sabal Palm	18	10	15	REMOVE	353.42
30	Olea europaea	Black Olive	24	25	40	REMOVE	2513.28
32	Olea europaea	Black Olive	18	20	35	REMOVE	1924.22
33	Olea europaea	Black Olive	10	15	20	REMOVE	314.16
34	Quercus virginiana	Live Oak	10	15	20	REMOVE	314.16
35	Olea europaea	Black Olive	18	25	30	REMOVE	1413.72
36	Quercus virginiana	Live Oak	18	25	30	REMOVE	1413.72
37	Olea europaea	Black Olive	12	20	20	REMOVE	314.16
38	Olea europaea	Black Olive	12	20	20	REMOVE	314.16
39	Olea europaea	Black Olive	20	25	20	REMOVE	628.32
40	Olea europaea	Black Olive	18	25	30	REMOVE	1413.72
41	Olea europaea	Black Olive	18	20	25	REMOVE	981.74
42	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
43	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
44	Olea europaea	Black Olive	24	25	25	REMOVE	981.74
45	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
46	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
47	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
48	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
49	Olea europaea	Black Olive	18	25	20	REMOVE	628.32
52	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
53	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
55	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
56	Archontophoenix alexandrae	Alexander Palm	4	20	8	REMOVE	50.27
57	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
58	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
59	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
60	Archontophoenix alexandrae	Alexander Palm	4	20	8	REMAIN	-
61	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
62	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
63	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
64	Quercus virginiana	Live Oak	12	20	20	REMAIN	-
65	Quercus virginiana	Live Oak	8	15	20	REMAIN	-
66	Quercus virginiana	Live Oak	8	15	20	REMAIN	-
67	Quercus virginiana	Live Oak	6	15	20	REMAIN	-
68	Quercus virginiana	Live Oak	6	15	20	REMAIN	-
69	Quercus virginiana	Live Oak	12	20	35	REMAIN	-
70	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
71	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
72	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
75	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
76	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
77	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
78	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
79	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
80	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
81	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
82	Unknown	Unknown	6	7	6	REMOVE	28.27
83	Unknown	Unknown	6	7	6	REMOVE	28.27
84	Sabal palmetto	Cabbage Palm	3	15	5	REMAIN	-
85	Unknown	Unknown	4	8	5	REMAIN	-
86	Sabal palmetto	Cabbage Palm	6	10	5	REMAIN	-
87	Unknown	Unknown	4	8	5	REMAIN	-
88	Unknown	Unknown	4	8	5	REMAIN	-
89	Sabal palmetto	Cabbage Palm	6	8	5	REMAIN	-
90	Sabal palmetto	Cabbage Palm	6	10	5	REMAIN	-
91	Sabal palmetto	Cabbage Palm	6	10	5	REMAIN	-
92	Unknown	Unknown	4	8	10	REMAIN	-
93	Sabal palmetto	Cabbage Palm	6	10	5	REMAIN	-
94	Sabal palmetto	Cabbage Palm	6	10	5	REMAIN	-
95	Unknown	Unknown	15	10	10	REMOVE	78.54
96	Sabal palmetto	Cabbage Palm	10	25	12	REMOVE	113.09
97	Sabal palmetto	Cabbage Palm	10	25	12	REMOVE	113.09
98	Unknown	Unknown	10	15	12	REMOVE	113.09
99	Sabal palmetto	Cabbage Palm	12	30	10	REMAIN	-
100	Sabal palmetto	Cabbage Palm	12	20	10	REMAIN	-
101	Sabal palmetto	Cabbage Palm	12	15	10	REMOVE	78.54
102	Sabal palmetto	Cabbage Palm	12	15	20	REMOVE	314.15
103	Olea europaea	Black Olive	18	40	10	REMOVE	78.54
104	Unknown	Unknown	15	10	10	REMOVE	78.54
105	Sabal palmetto	Cabbage Palm	12	20	10	REMAIN	-
106	Sabal palmetto	Cabbage Palm	10	14	10	REMAIN	-
107	Sabal palmetto	Cabbage Palm	12	16	18	REMAIN	-
108	Sabal palmetto	Cabbage Palm	10	18	10	REMAIN	-

Total Canopy Removed sqft. = **31,365.17**

TREE DISPOSITION GRAPHIC KEY

TEXT	Requires mitigation
TEXT	Does not require mitigation / not regulated due to size or species / not in scope

MITIGATION CALCULATIONS

CATEGORY	CANOPY CREDIT (sqft.)	With this minimum height:
CATEGORY 1 TREE	**300**	Minimum 12' Overall height
CATERGORY 2 TREE	**150**	Minimum 8' Overall height
CATREGORY 3 TREE	**100**	Minimum 6' Overall height
CATEGORY 4 PALM TREE	**50**	Minimum 6' Clear Trunk

MITIGATION CALCULATIONS

CATEGORY	QUANTITY	CANOPY CREDIT (sqft.)	CANOPY (sqft.)
CATEGORY 1 TREE	56	**300**	16800
CATERGORY 2 TREE	1	**150**	150
CATREGORY 3 TREE	0	**100**	0
CATEGORY 4 PALM TREE	37	**50**	1850

Total Canopy Provided = 18,800.00

REV	DESCRIPTION	DATE	BY
4	DRC COMMENTS	02/09/2023	MW
6	STAFF REPORT COMMENTS	05/03/2023	MW
7	DRC COMMENTS	05/17/2023	MW
8	STAFF PARKING COMMENTS	07/12/2023	MW

REVISIONS

Kimley»Horn

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REGISTERED LANDSCAPE ARCHITECT KEVIN DOMSKIEWSKI STATE OF FLORIDA No. LA6667406 07/12/2023

KHA PROJECT 043828003
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY KD
CHECKED BY MW

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE OWNER LLC
BROWARD COUNTY FL

TREE DISPOSITION PLAN

SHEET NUMBER
L-100

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Plotted By:Fripi Correa Sheet Set:SHOPPES AT WILTON MANORS Layout:L-100 TREE DISPOSITION PLAN June 22, 2023 11:12:52am K:\mia_civil\043828003-shoppes at wilton manors\landscape\CADD\PlanSheets\L-100 TREE DISPOSITION PLAN.dwg
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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - EXPLANATION OF NATURAL RESOURCE PRESERVATION PROCEDURES

The sequence of operation is critical to the protection of the trees.

A. Tree canopy pruning is to compensate for root loss and damage.

B. Fertilization is to stimulate root systems to heal quickly and grow back in root-pruned areas. It also produces faster availability of food to a root system that is less efficient due to the damage incurred.

C. Root pruning is to remove the roots with a trenching procedure that is less damaging to the roots than regular construction.

PART 2 - DEFINITIONS

A. Natural Resource - Existing trees or palms.

B. Critical Root Zone - The mass of roots surrounding a tree that is required by the tree to live. The critical root zone is often much larger than the canopy. The critical root zone for each tree or palm within the project limits to be determined by the Contractor's Certified Arborist.

C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.

D. Grade - The grade of a tree refers to the overall health and appearance of the tree. The grades range from "A" being excellent to "D" being hazardous.

E. Preserved Trees - Trees that are to be saved/remain in place.

F. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.

G. Protection Zones/Areas - Any area enclosed partially or completely by a tree protector barrier/fence

H. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 3 - PRODUCTS FOR TREE TREATMENT

Every effort shall be made to utilize chemicals of an organic or biodegradable nature in order to offer the least impact to the natural environment. Contractor is responsible for mixing, applying, and disposal of all chemicals in accordance with strict adherence to manufacturer's directions, unless otherwise directed in these drawings. Refer to "Part 4B" below.

A. Chemical Treatments.

1. Recommended Fertilizer:
   a. "XL Injecto Feed", product of Doggett Corp., Lebanon, New Jersey (908) 236-6335. Apply a 12/24/24 ratio with a dilution rate 1/3 more water than specified on bag.
2. Recommended Wetting Agent:
   a. "APSA-80", product of Amway Corp. (800) 253-7088.
3. Mycorrhizal Treatment:
   a. Plant Health Care, Inc. (800) 421-9051. Products of the same type from other sources shall not be excluded, provided they possess like physical and functional characteristics and are approved by the Project Landscape Architect.

B. Insecticide Treatments.

1. "Astro", a product of FMC Corporation. (800) 321-1362.

C. Tree Protector Barrier Material.

1. Six (6) foot tall orange vinyl mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 4 - EXECUTION

A. Tree Canopy/Root Pruning Operation

1. Trees to be pruned shall include only trees affected by construction or as designated on the tree disposition list. This item is to be coordinated by the Contractor's Certified Arborist with the Owner's Representative.
2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning.
3. The Contractor's Certified Arborist must be present during all pruning operations.
4. Pruning shall consist of the following methods:
   a. Cleaning
   b. Interfering branch removal.
   c. Raising
   d. Root pruning.

B. Fertilization Operation

1. Only trees affected by construction (canopy and/or root pruning) shall be fertilized.
2. Trees specified to receive fertilizer shall be treated during the time of year as recommended by the Contractor's Certified Arborist.
   a. Mix fertilizer with a dilution rate 1/3 more water than label instructions into a tank with agitation capability (15lbs. = 133 Gallons).
   b. Mix Wetting Agent at a rate of 5 oz. Per 100 gallons of fertilizer solution into same tank with fertilizer. Agitate mix.
   c. Inject the mixture with a hydraulic injection system set at 100 to 150 p.s.i. for sandy soils, 200 p.s.i. for silt/clay soils, into the upper 6-12 inches of soil with a soil probe. Inject at the rate of one third (1/3) gallon at each injection site.
   d. Critical Root Zone areas shall be injected, where possible, in the Critical Root Zone area plus 2' beyond Critical Root Zone, but not beyond Root Prunes.
   e. Fertilizer shall be installed prior to installation of any aeration systems (if applicable).

   AT THE REQUEST OF THE OWNER'S REPRESENTATIVE, EMPTY PRODUCT BAGS TO BE RETURNED TO THE OWNER'S REPRESENTATIVE FOR PROOF OF USE.
3. Injectable Fertilizer Treatment.
   a. Mix fertilizer with a dilution rate 1/3 more water than label instructions into a tank with agitation capability (15lbs. = 133 Gallons).
   b. Mix Wetting Agent at a rate of 5 oz. Per 100 gallons of fertilizer solution into same tank with fertilizer. Agitate mix.
   c. Inject the mixture with a hydraulic injection system set at 100 to 150 p.s.i. for sandy soils, 200 p.s.i. for silt/clay soils, into the upper 6-12 inches of soil with a soil probe. Inject at the rate of one third (1/3) gallon at each injection site.

   EMPTY PRODUCT BAGS TO BE STOCKPILED FOR INSPECTION BY OWNER'S REPRESENTATIVE PRIOR TO DISPOSAL.
4. Inoculant & Biostimulant.
   a. Use one 3 oz. Packet of MycorTree Tree Saver Transplant Mycorrhizal Transplant Inoculant for every one (1)foot diameter of root ball. Mix inoculant in 10" wide topsoil ring around the root ball.
   b. Mix one 4 oz. Bag of MycorTree Tree Saver Injectable Mycorrhizal Inoculant and 4 packs (to equal 1 pound) PHC BioPack per 100 gallons of water.
   c. Agitate for 10 minutes.
   d. Inject the mixture with a hydraulic injection system set at 100 to 150 p.s.i. for sandy soils, 200 p.s.i. for silt/clay soils, into the upper 6-12 inches of soil with a soil probe. Inject at the rate of one third (1/3) gallon at each injection site. See transplant details on this sheet for injection locations.

   EMPTY PRODUCT BAGS TO BE STOCKPILED FOR INSPECTION BY OWNER'S REPRESENTATIVE PRIOR TO DISPOSAL.

C. Insecticide Operation

1. Apply "Astro" as a topical solution as directed by the Contractor's Certified Arborist. Notify Owner's Representative if an infestation is noticed. Apply around base of trunk to soil line, trunk and any limb 1/3 the size of the trunk to 25'-30' high. Insure complete coverage. Reapply "Astro" 2-3 months after initial application utilizing same procedure.
2. Follow all manufacturers' recommendations concerning application when applying "Astro". Read all warning labels. Any pets, as well as, the pets food and water bowls should be removed from the area and any swimming pools should be covered (if applicable).
3. Contractor shall ensure no mixing of chemicals occurs without protective measures to prevent spillage and potential contamination of soils.

D. Root Pruning Trenching Operation

1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
2. Trenching equipment that will turn at high RPM's is preferred. Trenching equipment is to be used to perform all root pruning operations. A minimum depth of three feet is required or as determined by Contractor's Certified Arborist. Clean cut roots in trench on tree side with sterile equipment, loopers, or chain saw after trenching is complete.
3. The trench shall be backfilled and compacted immediately, as directed by the Contractor's Certified Arborist.
4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.

E. Tree Protector Barrier

1. See details this sheet.
2. Tree Protector Barrier is to be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

F. Tree Removals

1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. All trees shown to be removed shall be felled with a chain saw and stump ground 6" below surface. Any tree shown to be removed and is in an area where compaction is critical, the tree shall be felled with a chain saw and stump removed by the Contractor. Care must be taken not to damage the existing trees marked to remain.
2. If Tree Protector Barrier is damaged, repair is to be performed immediately. Care must be taken not to damage the trees to remain.
3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
4. Burn pits are not allowed.

PART 5 - PENALTIES

A. Repair of Damaged Trees To Remain

1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, the Owner's Representative shall appraise the damage and make recommendations to the Owner for repair by the Contractor, at the Contractor's expense.
2. If any tree that is designated to remain is deemed substantially damaged or dead due to construction damage, at the sole discretion of the Owner's Representative, the following penalties will apply:
   a. Trees 1" - 12" of trunk diameter, measured at 1' from the ground will be valued at $300.00 per diameter inch.
   b. Trees 13" and above of trunk diameter measured at 4.5' from the ground will be valued at $400.00 per diameter inch.
   c. If any tree designated to remain is removed from the site without permission of the owner's Representative, the penalty will be $600.00 per inch.

B. Repair of Damaged Tree Protector Barrier

1. If any damage to the Tree Protector Barrier should occur by accident or negligence, the Contractor will be responsible for immediate repairs of the initial damage. Fines will be imposed as follows:
   a. First time offense, a fine of $200.00 will be imposed.
   b. In the event the fence is not repaired within 24 hours to the Owner's Representative's satisfaction, an additional fine of $100.00 per day will be imposed, until the fence is satisfactorily repaired.
   c. In the event a natural resource is damaged due to a Tree Protector Barrier being down, a fine of $200.00 plus the cost of repair or replacement of the natural resource as appraised by the Owner's Representative will be imposed.
   d. Contractor shall also bear the cost of any fines, bonded tree values, attorney fees, expenses incurred by project delays, etc., as determined by the county and local municipality for unauthorized tree removal.

PART 6 - NATURAL RESOURCE PROTECTION SEQUENCE

A. The sequence of tree treatment and preservation measures shall be:

1. Contractor shall submit a staging/access plan provided to Contractor's Certified Arborist for written approval prior to commencement.
2. Tree Protector Barrier
3. Root Pruning and Root Barriers
4. Clearing and Grading
5. Tree Pruning
6. Fertilization
7. Insecticide

B. Contractor's Surveyor shall stake all site improvements in order to facilitate accurate location of trenching and fencing operations.

C. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.

D. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.

E. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.

F. Contractor shall perform any excavation or grading required within the fenced root zone areas by hand. This operation is to be done under the direct supervision of the Contractor's Certified Arborist and the Owner's Representative.

G. Contractor to limit required grading within the fenced tree protection areas to a maximum of 3" cut or fill of the tree critical root zone areas. All grading to be supervised by the Contractor's Certified Arborist and the Owner's Representative.

H. Contractor shall clear by hand trees designated to be removed within critical root zone areas of the trees to remain.

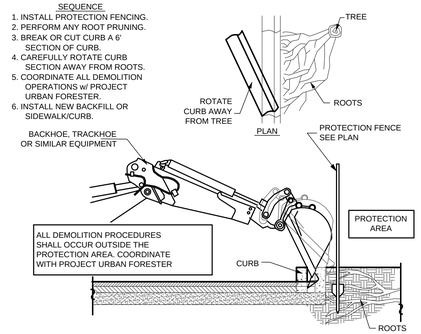
I. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 7 - IRRIGATION

Contractor shall water the trees that have been pruned (canopy and/or root) as shown below.
Water all pruned trees immediately after pruning. Contractor shall water by hand. If a potable water source is not available on-site or if it is not in working condition, then the Contractor will be responsible for providing the water and water source at his/her own expense.

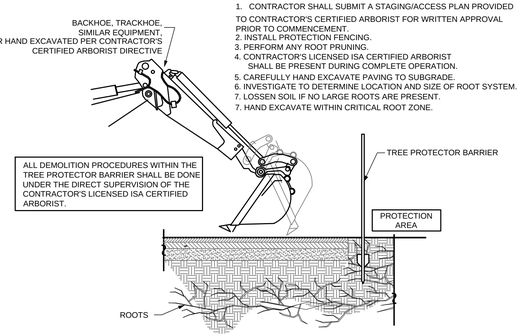
A. Hand Watering Schedule
Use the following watering schedule:
1. Contractor shall water all newly (canopy and root) pruned trees:
   (3) three times a week for the first three months
   (2) two times a week for months four and five
   (1) one time a week for month six
2. Contractor shall consult his/her Certified Arborist for watering requirements for the trees that have been canopy and/or root pruned.

B. Per direction of 1 and 2, Contractor shall proceed with the more stringent watering schedule.



A DEMOLITION PROCEDURE - CURB

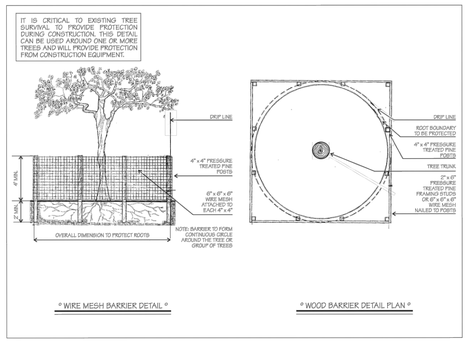
NTS



B DEMOLITION PROCEDURE - PAVEMENT

NTS

TREE PROTECTION AND SUPPORT



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C TREE PROTECTION

NTS

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REV 4 – DRC COMMENTS	02/09/2023	MW
REV 6 – STAFF REPORT COMMENTS	05/03/2023	MW
REV 7 – DRC COMMENTS	05/17/2023	MW
REV 8 – STAFF PARKING COMMENTS	**07/12/2023**	MW
REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 305-673-2025
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LANDSCAPE ARCHITECT — MATTHEW VINCENT WISNIEWSKI — No LA6667406 — 07/12/2023 — STATE OF FLORIDA — REGISTERED

KHA PROJECT 043828003
SCALE AS SHOWN
DATE MAY 2023
DESIGNED BY MW
DRAWN BY KD
CHECKED BY MW

TREE DISPOSITION NOTES & DETAILS

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE
OWNER LLC

BROWARD COUNTY FL

SHEET NUMBER
L-150

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PLANT SCHEDULE KEY

	CODE	BOTANICAL / COMMON NAME
REQUIRED BUFFER TREES	BS3	BURSERA SIMARUBA GUMBO LIMBO
REQUIRED FLOWERING TREE	TN	TABEBUIA HETEROPHYLLA PINK TRUMPET TREE
REQUIRED PALMS	SS	SABAL PALMETTO CABBAGE PALMETTO
REQUIRED SHADE TREES	BS2	BURSERA SIMARUBA GUMBO LIMBO
REQUIRED STREET PALMS	SS2	SABAL PALMETTO CABBAGE PALMETTO
REQUIRED STREET TREES	BS	BURSERA SIMARUBA GUMBO LIMBO
	TN2	TABEBUIA HETEROPHYLLA PINK TRUMPET TREE
REQUIRED VUA TREES	CS	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD
SMALL PALMS	TR	THRINAX RADIATA FLORIDA THATCH PALM
SPECIMEN TREE	CU	COCCOLOBA UVIFERA SEA GRAPE
UNDERSTORY TREE	MF2	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
REQUIRED PERIMETER SHRUBS	MF	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
	MF4	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
REQUIRED SHRUBS	CR	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM
	MF3	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
	PN	PSYCHOTRIA NERVOSA WILD COFFEE
	SC	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO
VINES	TA	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE
SHRUB AREAS	MD	MONSTERA DELICIOSA SPLIT-LEAF PHILODENDRON
REQUIRED VUA SHURBS	HC	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH
GROUND COVERS	AG	ARACHIS GLABRATA PERENNIAL PEANUT
	LC	LIRIOPE SPICATA LILY TURF, CREEPING
	SA	STENOTAPHRUM SECUNDATUM 'FLORATAM' FLORATAM ST. AUGUSTINE GRASS
	ZF	ZAMIA FLORIDANA FLORIDA COONTIE
REQUIRED R/W GROUND COVERS	AG2	ARACHIS GLABRATA PERENNIAL PEANUT

REVISIONS	DATE	BY
REV 4 – DRC COMMENTS	02/09/2023	MW
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LANDSCAPE ARCHITECTURE CERTIFICATE OF AUTHORIZATION NUMBER LC-C000242 CERTIFIED
STATE OF FLORIDA
No LA6667406
07/12/2023

KHA PROJECT 043828003
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY KD
CHECKED BY MW

LANDSCAPE PLAN

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE
OWNER LLC

BROWARD COUNTY FL

SHEET NUMBER
L-200

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Plotted By:Firpi, Curios Sheet Set:SHOPPES AT WILTON MANORS Layout:L-200 LANDSCAPE PLAN June 22, 2023 11:14:01am K:\mlb_civil\043828003-shoppes at wilton manors\Landscape\CAD\PlotSheets\L-200 LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

REQUIRED BUFFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS3	27	BURSERA SIMARUBA GUMBO LIMBO	FG	4" DBH MIN.	16` HT. / 8` SPRD. MIN.	YES

REQUIRED FLOWERING TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	TN	6 (8)	TABEBUIA HETEROPHYLLA PINK TRUMPET TREE	FG	4" DBH MIN.	16` HT MIN	YES

REQUIRED PALMS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	SS	17	SABAL PALMETTO CABBAGE PALMETTO	FG		10` CT MIN	YES

REQUIRED SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS2	4	BURSERA SIMARUBA GUMBO LIMBO	FG	4" DBH MIN.	16` HT. MIN. / 6` CT. MIN.	YES

REQUIRED STREET PALMS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	SS2	16	SABAL PALMETTO CABBAGE PALMETTO	FG		25`-35` CT MIN	YES

REQUIRED STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS	25	BURSERA SIMARUBA GUMBO LIMBO	FG	4" DBH MIN.	16` HT. MIN. / 6` CT. MIN.	YES
	TN2	2	TABEBUIA HETEROPHYLLA PINK TRUMPET TREE	FG	4" DBH MIN.	16` HT. MIN. / 6` CT. MIN.	YES

REQUIRED VUA TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	CS	8 (8)	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	FG	4" DBH MIN.	16` HT MIN	YES

SMALL PALMS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	TR	3	THRINAX RADIATA FLORIDA THATCH PALM	FG		6` CT MIN	YES

8 SPECIMEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	8 NATIVE
	CU	3	COCCOLOBA UVIFERA SEA GRAPE	FG	6" DBH	18` HT. / 10` - 12` SPRD.	YES

UNDERSTORY TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	NATIVE
	MF2	1	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	FG	2" DBH MIN.	10` HT MIN	YES

REQUIRED PERIMETER SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	MF	55	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	CONT.	48" O.C.	7` 6" HT. MIN.	YES
	MF4	133	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	CONT.	48" O.C.	5` HT. MIN.	YES

REQUIRED SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CR	324	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	CONT.	30" OC	30" HT MIN	YES
	MF3	131	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	CONT.	24" O.C.	30" HT MIN	YES
	PN	175	PSYCHOTRIA NERVOSA WILD COFFEE	CONT.	24" O.C.	30" HT MIN	YES
	SC	24	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO	CONT.	AS SHOWN	3` HT. MIN.	YES

VINES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	TA	36	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	CONT	AS SHOWN	24" HT MIN	NO

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	MD	555 SF	MONSTERA DELICIOSA SPLIT-LEAF PHILODENDRON	CONT.	24" O.C.	24" HT. MIN.	NO

REQUIRED VUA SHURBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	HC	154	HAMELIA PATENS `COMPACTA` DWARF FIREBUSH	CONT.	30" O.C.	30" HT MIN	YES

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	AG	201 SF	ARACHIS GLABRATA PERENNIAL PEANUT	PALLET	SOD	SOD	NO
	LC	2,459	LIRIOPE SPICATA LILY TURF, CREEPING	CONT.	18" OC	12" HT MIN	NO
	SA	2,886 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' FLORATAM ST. AUGUSTINE GRASS	PALLET	SOD	SOD	
	ZF	5,360 SF	ZAMIA FLORIDANA FLORIDA COONTIE	CONT.	18" O.C.	12" HT MIN	YES

REQUIRED R/W GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	NATIVE
	AG2	2,163	ARACHIS GLABRATA PERENNIAL PEANUT	PALLET	SOD	SOD	NO

ALL MATERIALS HEIGHTS OF TREES, SHURBS, AND GROUINDCOVERS REQUIRED ARE 25% ABOVE THE MINIMUM REQUIRED PER CODE
(CITY OF WILTON MANORS MINIMUM REQUIREMENTS: TREES 12 ' HT. MIN./ 3" DBH AND SHRUBS AT 24" HT. MIN.)

WILTON MANORS LANDSCAPE LEGEND - OVERALL SITE

Zoning: **WDAE** Gross Lot Area **5.28** Acres or **229,790** SF

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
A. Minimum landscaped pervious area required per Sec. 30: Required landscape pervious areas = 229,790 x 20%	45,958 SF	50,541 SF
TREES		
A. One tree for each 1,500 square feet of permeable area outside of any VUA pervious area, inclusive of trees required within perimeter landscaping buffers. Total pervious area outside of any VUA = 17,653 SF; Required shade trees = 17,653 / 1500 =	12 trees	60 trees (40 trees + 17 palms at 3:1 ratio + 15 existing trees)
B One tree shall be required for every 1,000 square feet, or fraction thereof, of VUA pervious area. Total pervious VUA area = 9,648 SF; Required shade trees = 9,648 / 1000 =	10 trees	19 trees (8 trees + 11 existing trees)
C. Street trees (max. average spacing of 25' O.C.): 965 linear feet along street / 25 =	39 trees	31 trees* (27 trees + 16 palms at 5:1 ratio + 1 existing tree)
D. Buffer trees (max. average spacing of 25' O.C.): 1,049 linear feet along street / 25 =	42 trees	42 trees (27 required buffer trees + 15 existing tree)
E. Palm trees may be substituted for not more than 10% of the street trees required (5:1 ratio) =	4 "trees"	3 "trees"
F. Palm trees may be substituted for not more than 40% of the shade or flowering trees required (3:1 ratio) =	5 "trees"	5 "trees"
G. Percentage of flowering trees required = the number of trees provided x 20% =	5 trees	8 trees
H. Enhanced landscaping - additional 25% of height of trees, palms and landscaping above minimum code requirements	91 trees	110 trees
I. Percentage of native trees and palms required = the number of trees and palms provided x 100% =	91 trees	110 trees
J. Total required number of trees per Sec. 150 = the greater of A + B + C or B + C + D =	91 trees	110 trees** (49 site trees + 27 street trees + 16 street palms at 5:1 ratio + 17 palms at 3:1 ratio + 27 existing trees)
SHRUBS		
A. Twenty (20) shrubs for each tree required outside of any VUA: Total required number of trees = 12 trees; required minimum quantity of shurbs = 12 x 20 = 235 shrubs	840 shrubs	842 shrubs
B. Twenty (20) shrubs or groundcovers for each tree required along the street: Total required number of street trees = 39 trees; required minimum quantity of shurbs or groundcovers = 39 x 20 = 780 shrubs	780 shrubs	780 "shrubs" (groundcovers)
C. Six (6) shrubs shall be required for every one thousand (1,000) square feet, or fraction thereof, of VUA pervious area. Pervious VUA area = 9,648 SF; required minimum quantity of shurbs = 9648 / 1000 x 6 = 58 shrubs	58 shrubs	154 shrubs
D. Percentage of native shrubs required = the number of shrubs provided x 100%	1,678 shrubs	2,043 shrubs***
E. Total required number of shurbs per Sec. 150 =	1,678 shrubs	2,043 shrubs*** (1776 shrubs + 267 existing shrubs)

Total number includes 1 existing street tree on site
Total number includes street palms counted at 5:1 ratio and site palms counted at 3:1 ratio
Total number includes existing 267 shrubs on site

Compliance with Code Sec. 135-040 E

	Required at 100%	Required at 120%	Provided
Trees	91	110	110
Shrubs	1678	2014	2043

NOTES:

1. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
4. SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
5. REFER TO SHEET L-200 FOR LANDSCAPE PLAN.
6. REFER TO SHEET L-100 FOR TREE DISPOSITION PLAN AND TREE DISPOSITION LIST.
7. ALL REQUIRED SHRUBS ON SITE SHALL BE MAINTAINED AT A MINIMUM OF 30" IN HEIGHT PER CODE REQUIREMENTS.
8. ALL PERIMETER SHRUBS SHALL BE MAINTAINED AT A MINIMUM OF 7FT. 6IN. IN HEIGHT PER CODE REQUIREMENTS.

REVISIONS	DATE	BY
REV 4 — DRC COMMENTS	02/09/2023	MW
REV 6 — STAFF REPORT COMMENTS	05/03/2023	MW
REV 7 — DRC COMMENTS	05/17/2023	MW
REV 8 — STAFF PARKING COMMENTS	07/12/2023	MW

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LANDSCAPE ARCHITECTURE — STATE OF FLORIDA — No. LA6667406 — 07/12/2023

KHA PROJECT 043828003
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY KD
CHECKED BY MW

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE
OWNER LLC

BROWARD COUNTY FL

LANDSCAPE LEGEND

SHEET NUMBER
L-201

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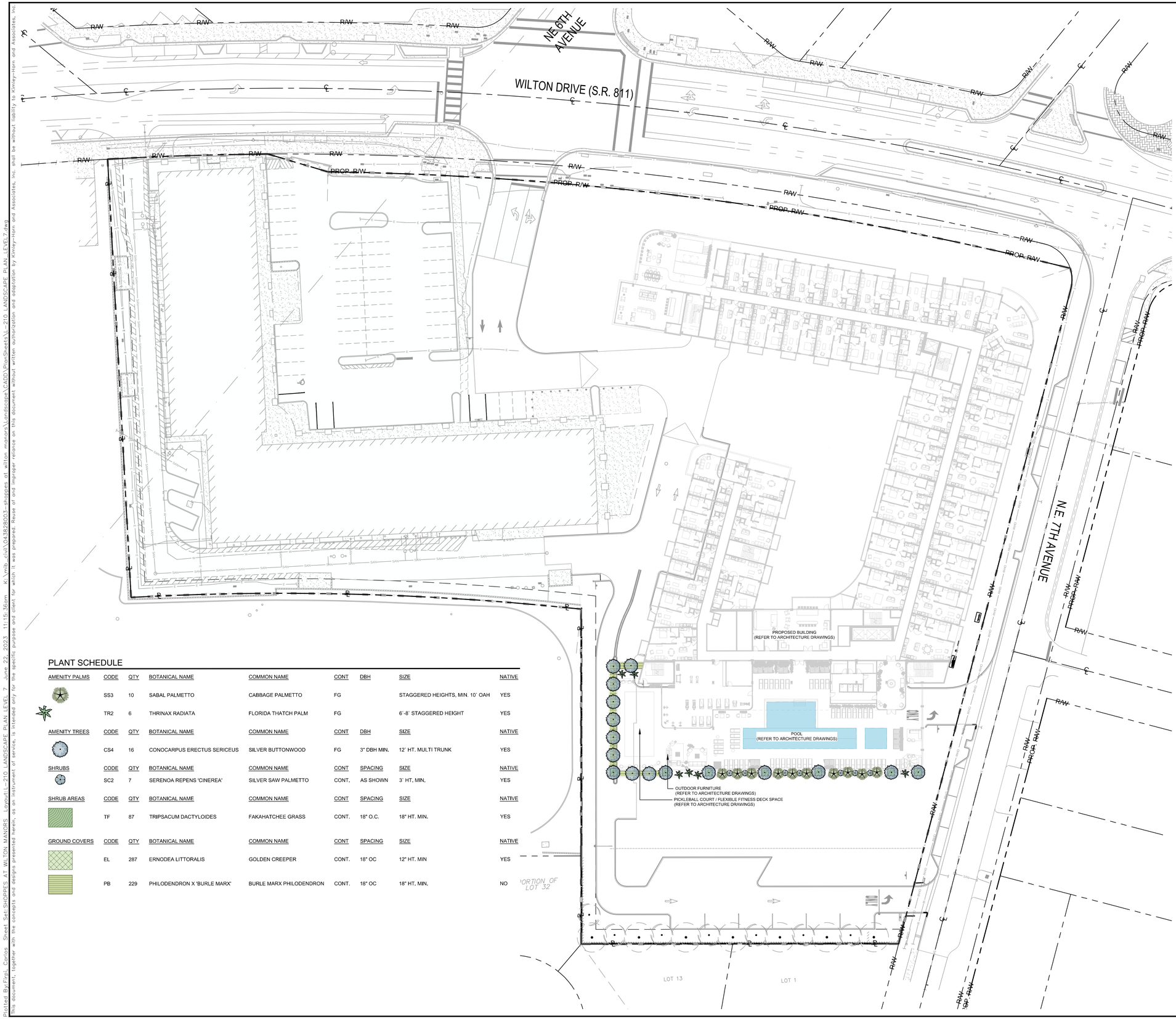

PLANT SCHEDULE

AMENITY PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	SS3	10	SABAL PALMETTO	CABBAGE PALMETTO	FG		STAGGERED HEIGHTS, MIN. 10' OAH	YES
	TR2	6	THRINAX RADIATA	FLORIDA THATCH PALM	FG		6'-8' STAGGERED HEIGHT	YES
AMENITY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**DBH**	**SIZE**	**NATIVE**
	CS4	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG	3" DBH MIN.	12` HT. MULTI TRUNK	YES
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NATIVE**
	SC2	7	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	CONT.	AS SHOWN	3` HT. MIN.	YES
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NATIVE**
	TF	87	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	CONT.	18" O.C.	18" HT. MIN.	YES
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NATIVE**
	EL	287	ERNODEA LITTORALIS	GOLDEN CREEPER	CONT.	18" OC	12" HT. MIN	YES
	PB	229	PHILODENDRON X 'BURLE MARX'	BURLE MARX PHILODENDRON	CONT.	18" OC	18" HT. MIN.	NO

REVISIONS	DATE	BY
REV 4 – DRC COMMENTS	02/09/2023	MW
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LANDSCAPE ARCHITECT
REGISTERED
No LA6667405
STATE OF FLORIDA
07/12/2023

KHA PROJECT 043828003
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY KD
CHECKED BY MW

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE
OWNER LLC

BROWARD COUNTY FL

LANDSCAPE PLAN - LEVEL 7

SHEET NUMBER
L-210

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 70% COARSE SAND AND 30% FLORIDA PEAT, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS.

6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY LANDSCAPE ARCHITECT.

8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD, BOYNTON BEACH, FLORIDA 33472. PHONE: 561-734-7300.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDER PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR.

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

	REVISIONS	DATE	BY
REV 4 – DRC COMMENTS		02/09/2023	MW
REV 6 – STAFF REPORT COMMENTS		05/03/2023	MW
REV 7 – DRC COMMENTS		05/17/2023	MW
2 REV 8 – STAFF PARKING COMMENTS		07/12/2023	MW

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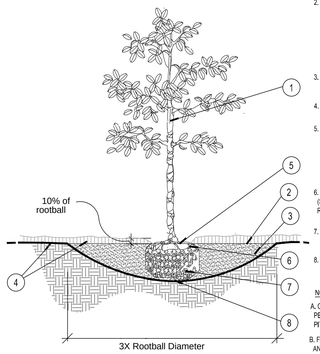


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE, TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL, (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

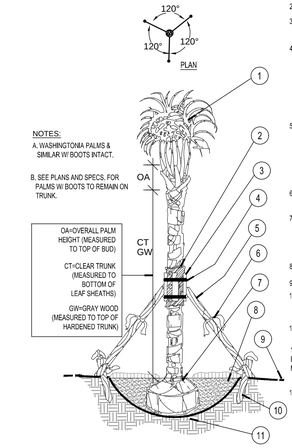
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER REVIEWED BY LANDSCAPE ARCHITECT.

C. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.

D. SEE ALTERNATE STAKING METHODS, THIS SHEET.

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

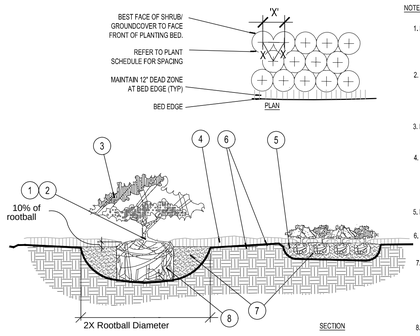
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L. 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
13. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE, AFTER REVIEW BY LANDSCAPE ARCHITECT

ALTERNATE SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION — NTS

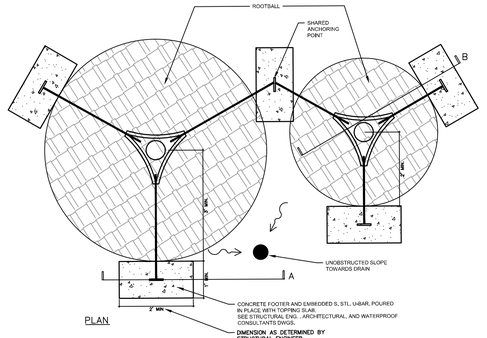


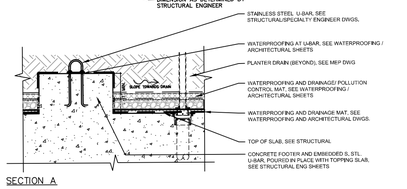
NOTES:

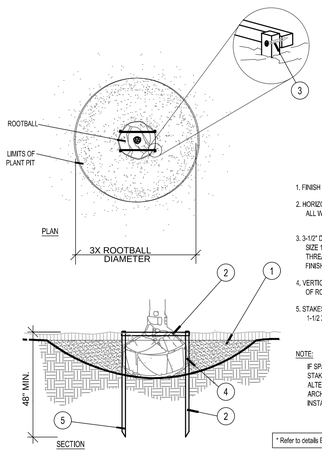
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS





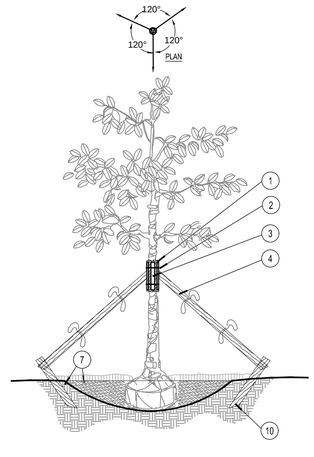


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

D Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK.
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES, DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

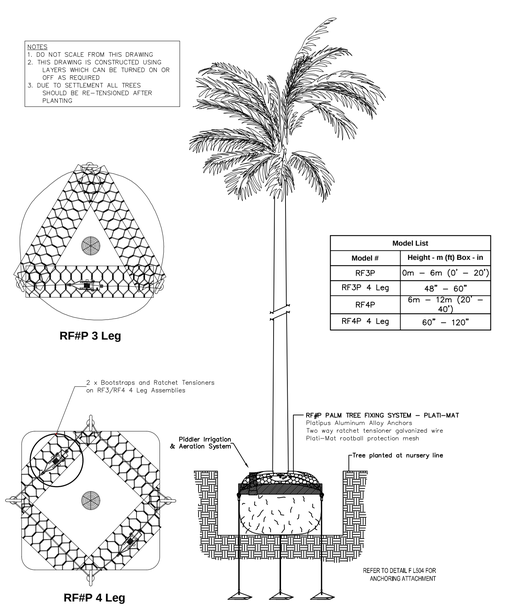
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE AFTER REVIEWED BY LANDSCAPE ARCHITECT.

ALTERNATE SYSTEMS:
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

E Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — NTS



NOTES:
- BELOW GRADE ROOTBALL ANCHORING SYSTEM SHOWN IN THIS DETAIL IS TO BE USED ON ALL TREES AND PALMS.
- DETAIL FOR DESIGN INTENT PURPOSES ONLY.
- SEE STRUCTURAL ENG. SHEETS FOR CONCRETE FOOTER, TOPPING SLAB AND EMBEDDED U-BAR DETAILS AND SPECIFICATIONS.
- SEE WATERPROOFING CONSULTANT / ARCHITECTURAL SHEETS FOR DRAINAGE MAT WATERPROOFING DETAIL AND SPECIFICATIONS.
- SEE WATERPROOFING CONSULTANT / ARCHITECTURAL SHEETS FOR ALL MECHANICAL AND SPECIALTY ENGINEERED POINT OF CONNECTIONS.
- SEE PLATIPUS EARTH ANCHORING SYSTEM FOR ALL MECHANICAL DETAILS, SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
- BELOW GRADE TREE ANCHOR SAMPLE TO BE APPROVED BY LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- TREE AND PALM ANCHORING SYSTEMS TO BE PROVIDED BY PLATIPUS TREE ANCHORING SPECIALTY ENGINEERS, OR APPROVED EQUAL.
- ANGLE AND LOCATION OF CONCRETE FOOTER VARIES TO FIT SITE CONDITIONS. CONTRACTOR TO PROVIDE FOOTER LAYOUT FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- SEE ARRIAL DRAWINGS FOR ALL PLANTER SLOPES.
- CONTRACTOR TO HAVE PRE-CONSTRUCTION CONFERENCE WITH ARCHITECTURAL, STRUCTURAL ENG. WATERPROOFING CONSULTANT., PLATIPUS TREE ANCHOR SPECIALTY ENG. REPRESENTATIVE AND LANDSCAPE ARCHITECT TO CONFIRM INSTALLATION SPECIFICATIONS AND METHODS FOR CONCRETE CURBING, METAL CLEATING, WATERPROOFING AND DRAINAGE.

SECTION B – CURB ANCHORING

G BELOW GRADE ROOTBALL ANCHORING DETAIL
PLAN/SECTION — NTS

Model List	
Model #	Height - m (ft) Box - in
RF3P	0m – 6m (0' – 20')
RF3P 4 Leg	48" – 60"
RF4P	6m – 12m (20' – 40')
RF4P 4 Leg	60" – 120"

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PALM FIXING SYSTEM W/ PLATI-MAT

DRAWN/DATE: RKNUTSEN 23MAY15	1962 Garner Station Boulevard, Raleigh, NC 27603, USA. Toll Free: (866) 752-6479 T: (919) 662-0992 Web: www.platipus.us Email: travis@platipus.us	DRAWING NUMBER: STD - 400 - 2
CHECKED/DATE		
APPROVED/DATE		© COPYRIGHT PLATIPUS ANCHORS, INC. This drawing has copyright and may not be copied in whole or part or used for any purpose other than that for which it is supplied without express written consent.

F PALM ROOTBALL FIXING SYSTEM
PLAN/SECTION — NTS

DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

SOD NOTES:

1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:

1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

REVISIONS	DATE	BY
REV 4 – DRC COMMENTS	02/09/2023	MW
REV 6 – STAFF REPORT COMMENTS	05/03/2023	MW
REV 7 – DRC COMMENTS	05/17/2023	MW
8 REV 8 – STAFF PARKING COMMENTS	07/12/2023	MW

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON THE DATE ADJACENT TO THE SEAL.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON DATE ADJACENT TO SEAL.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

LANDSCAPE ARCHITECT — MATTHEW VINCENT WISNIEWSKI — No LA6667406 — 07/12/2023 — STATE OF FLORIDA

KHA PROJECT 043828003
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY KD
CHECKED BY MW

LANDSCAPE DETAILS

SHOPPES AT WILTON MANORS

PREPARED FOR
2262 WILTON DRIVE
OWNER LLC

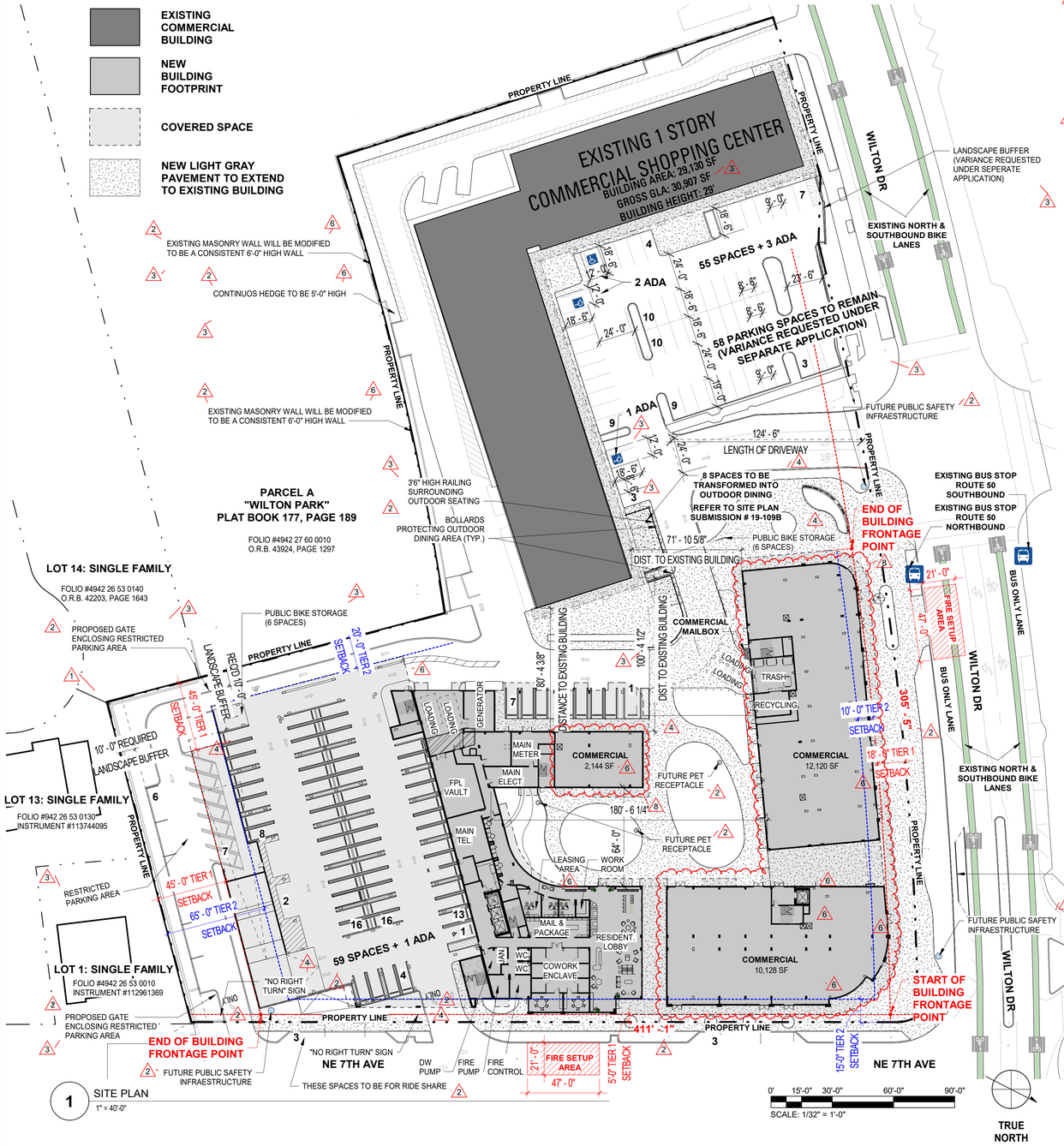
BROWARD COUNTY FL

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

SHEET NUMBER
L-251

KEY:

- EXISTING COMMERCIAL BUILDING
- NEW BUILDING FOOTPRINT
- COVERED SPACE
- NEW LIGHT GRAY PAVEMENT TO EXTEND TO EXISTING BUILDING



1 SITE PLAN
1" = 40'-0"

REQUIRED PARKING

RESTAURANT/ LOUNGE	**3/1,000**
EXISTING SF: 24,809 SF	75 SPACES
NEW SF: 10,000 SF	30 SPACES
RETAIL	**NOT REQUIRED**
EXISTING SF: 6,098 SF	N/A
NEW SF: 14,392 SF	N/A
RESIDENTIAL	**1.5/ UNIT**
NEW UNITS: 252 UNITS	378 SPACES
TOTAL REQUIRED PARKING:	
483 STANDARD SPACES + 9 ADA = 492 SPACES	

PROVIDED PARKING

EXISTING SURFACE PARKING:	55 SPACES + 3 ADA 58 SPACES
NEW SURFACE PARKING:	20 SPACES + 1 ADA 21 SPACES
STRUCTURED PARKING TOTAL: 395 SPACES	
GROUND FLOOR	59 SPACES + 1 ADA
SECOND FLOOR	75 SPACES + 1 ADA
THIRD FLOOR	71 SPACES + 1 ADA
FOURTH FLOOR	71 SPACES + 1 ADA
FIFTH FLOOR	71 SPACES + 1 ADA
SIXTH FLOOR	42 SPACES + 1 ADA
TOTAL PROVIDED PARKING:	
464 STANDARD SPACES + 10 ADA = 474 SPACES (19 STANDARD SPACES SHORT)	

* SEE PARKING ALTERNATIVE ANALYSIS PER SECTION 135-40

OPENINGS NATURAL VENTILATION FOR PARKING GARAGE (FBC 406.5.2)

REQUIRED	20% OF TOTAL PERIMETER AREA OF EACH TIER (LEVEL) (TOTAL PERIMETER AREA)(0.2) = REQ. OPEN AREA
LEVEL 1	REQUIRED: (8,695 SF)(0.2) = 1,739 SF PROVIDED: 4,435 SF (51%) OPEN AREA
LEVEL 2	REQUIRED: (4,800 SF)(0.2) = 960 SF PROVIDED: 1000 SF (21%) OPEN AREA
LEVEL 3	REQUIRED: (4,540 SF)(0.2) = 908 SF PROVIDED: 1,089 SF (24%) OPEN AREA
LEVEL 4	REQUIRED: (4,540 SF)(0.2) = 908 SF PROVIDED: 1,089 SF (24%) OPEN AREA
LEVEL 5	REQUIRED: (6,654 SF)(0.2) = 1,330 SF PROVIDED: OPEN TO SKY

SITE COMPUTATIONS:

TOTAL GROSS SITE AREA:	5.275 ACRES (229,790 SF)
TOTAL NET SITE AREA:	4.639 ACRES (202,076 SF)
MIN LOT AREA:	N/A SECTION 030-040 WDAE
LOT COVERAGE:	112,061 SF (49% OF GROSS SITE AREA)
OPEN SPACE:	55,257 SF (24% OF GROSS SITE AREA) (27% OF NET SITE AREA)
PERVIOUS AREA:	50,541 SF (22% OF GROSS SITE AREA)
IMPERVIOUS AREA:	179,249 SF (78% OF GROSS SITE AREA)
VEHICULAR USE AREA:	56,163 SF (25% OF GROSS SITE AREA)
PROPOSED GROSS DENSITY:	48.9 UNITS PER GROSS ACREAGE
PROPOSED NET DENSITY:	N/A (NO MIN LOT AREA SEC. 030-040)
TOTAL PROPOSED GROSS SF:	REFER TO BUILDING COMPUTATIONS
TOTAL PROPOSED UNIT COUNT:	252 UNITS
ABSOLUTE MAXIMUM BUILDING HEIGHT:	SEC 030-038 MAXIMUM BUILDING HEIGHT (BASE HEIGHT PLUS INCENTIVE HEIGHT) 5 STORIES (BASE) + 2 STORIES (INCENTIVE HEIGHT) = 7 STORIES 7 STORIES = 80'-0" MAX BUILDING HEIGHT
PROPOSED BUILDING HEIGHT:	80' - 0" (85'-0" TO TOP OF PARAPET)

ELECTRIC VEHICLE CHARGING STATIONS
REQUIRED: 5% OF TOTAL PARKING - 25 EV CHARGING STATIONS
PROVIDED: 28 EV CHARGING STATIONS

RESIDENTIAL BIKE STORAGE
REQUIRED: 1 SPACE FOR EVERY 5 D/U - 51 BIKES
PROVIDED: 72 BIKES**

NON-RESIDENTIAL BIKE STORAGE
REQUIRED: 6 SPACES FOR EVERY 50,000 SF
PROVIDED: 12 BIKES

* REFER TO SHEETS A-102, A-103 & A-104
** REFER TO SHEET A-103

BUILDING COMPUTATIONS:

EXISTING BUILDING:		
TOTAL EXISTING GROSS SF:		30,907 SF (100%)
RESTAURANT:		24,809 SF (80% OF COMMERCIAL)
RETAIL:		6,098 SF (20% OF COMMERCIAL)
PROPOSED BUILDING:		
GROUND FLOOR:		72,321 SF (100%)
1. BOH:		6,201 SF (9% OF NEW DEV.)
2. COMMERCIAL GROSS SF:		24,392 SF (34% OF NEW DEV.)
3. CIRCULATION CORES:		2,287 SF (3% OF NEW DEV.)
RESI CORES:		1,577 SF
GARAGE CORES:		710 SF
4. PARKING GARAGE:		30,220 SF (42% OF NEW DEV.)
5. RESIDENTIAL LOBBY GROSS SF:		9,311 SF (12% OF NEW DEV.)
2ND FLOOR:	*REFER TO SHEET A-102 FOR UNIT BREAKDOWN	TOTAL SF: 40,484 SF
	TOTAL UNITS:	40 UNITS*
3RD FLOOR:	*REFER TO SHEET A-103 FOR UNIT BREAKDOWN	TOTAL SF: 40,484 SF
	TOTAL UNITS:	40 UNITS
4TH FLOOR:	*REFER TO SHEET A-103 FOR UNIT BREAKDOWN	TOTAL SF: 40,484 SF
	TOTAL UNITS:	40 UNITS
5TH FLOOR:	*REFER TO SHEET A-103 FOR UNIT BREAKDOWN	TOTAL SF: 40,484 SF
	TOTAL UNITS:	40 UNITS
6TH FLOOR:	*REFER TO SHEET A-104 FOR UNIT BREAKDOWN	TOTAL SF: 41,130 SF
	6TH LOFT FLOOR:	TOTAL SF: 29,913 SF
	TOTAL UNITS:	57 UNITS
7TH FLOOR:	*REFER TO SHEET A-105 FOR UNIT BREAKDOWN	TOTAL SF: 36,453 SF
	TOTAL UNITS:	35 UNITS
TOTAL UNIT COUNT:		**252 UNITS**

RSP Architects
3059 Grand Avenue Suite 440
Miami, FL 33133
305.444.7100
www.rsparch.com

Consultants

NOT FOR CONSTRUCTION

Certification

Name
License Number
Date Signed 6/15/2023

Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner, LLC

Project No. 315300200
Drawn By AL
Checked By MP
Date 08/02/2022

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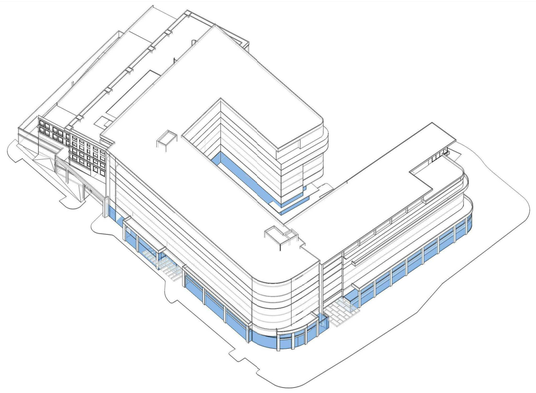
Sheet Issues / Revisions

No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL
1	11-02-2022	DRC RESUBMISION
2	11-28-2022	DRC COMMENTS
3	01-11-2023	DRC COMMENTS
4	02-09-2023	DRC COMMENTS
5	03-29-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS
7	05-17-2023	DRC COMMENTS
8	08-15-2023	STAFF PARKING COMMENTS

ARCHITECTURAL SITE PLAN

A-100



LOCATION DIAGRAM - GROUND FLOOR

EXISTING 1 STORY COMMERCIAL SHOPPING CENTER

BUILDING AREA: 29,130 SF
BUILDING HEIGHT: 29'

DENOTES DEMOLITION OF EXISTING PARKING AND PAVEMENT UNDER SEPARATE PERMIT. Site Plan Number – SP 17-04. Pending Building Permit Number – WM23-000016

BOLLARDS AND 3'6" HIGH RAILING SURROUNDING OUTDOOR SEATING (TYP.). FOR SPECIFIC GUARDRAIL DETAILS REFER TO Site Plan Number –SP 17-04. Pending Building Permit Number – WM23-000016

LOT 14: SINGLE FAMILY
FOLIO #4942 26 53 0140
O.R.B. 42203, PAGE 1643

PROPOSED GATE ENCLOSING PARKING AREA. THIS SECTION OF PARKING TO REMAIN RESTRICTED FOR EMPLOYEES ONLY

LOT 13: SINGLE FAMILY
FOLIO #942 26 53 0130
INSTRUMENT #113744095

LOT 1: SINGLE FAMILY
FOLIO #4942 26 53 0010
INSTRUMENT #112961369

SOLID CMU WALL TYPICAL FOR 5 STORIES

EXISTING 8'-0" TALL CONCRETE WALL TO REMAIN

EXISTING LANDSCAPE BUFFER TO REMAIN

PROPOSED GATE ENCLOSING PARKING AREA. THIS SECTION OF PARKING TO REMAIN RESTRICTED FOR EMPLOYEES ONLY

STOP SIGN AND ILLUMINATED NO RIGHT TURN SIGN. RAISED CURB WITH REFLECTIVE MARKERS ON TOP. REFER TO CIVIL PLANS

LEFT TURNS OUT ONLY

THESE SPACES TO BE DEDICATED TO RIDE SHARE

STOP SIGN AND ILLUMINATED NO RIGHT TURN SIGN. RAISED CURB WITH REFLECTIVE MARKERS ON TOP. REFER TO CIVIL PLANS

LEFT TURNS OUT ONLY

DENOTES OUTLINE OF BUILDING PREVIOUSLY SUBMITTED FOR DRC (TYP.)

PEDESTRIAN CIRCULATION PATH

1 OVERALL GROUND FLOOR PLAN
3/64" = 1'-0"

0' 10'-0" 20'-0" 40'-0" 60'-0"
SCALE: 3/64" = 1'-0"

TRUE NORTH

* NEW RESTAURANT/ LOUNGE SQUARE FOOTAGE TO BE DETERMINED AT THE TIME OF SUBMITTAL OF BUSINESS TAX RECEIPT APPLICATIONS, BUT SHALL IN NO INSTANCE EXCEED 10,000 SF *
* FINAL NEW COMMERCIAL / RETAIL SF AREA WILL BE DETERMINED WHEN LEASE IS EXECUTED BUT NO MORE THAN 24,392 SF INCLUDING RESTAURANT/ LOUNGE AREA

BIM 360://Wilton Manors Residential/Wilma on the Drive.rvt
6/28/2023 10:41:42 AM

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Consultants

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Certification

Name
License Number
Date Signed 6/15/2023

Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	AL
Checked By	MP
Date	08/02/2022

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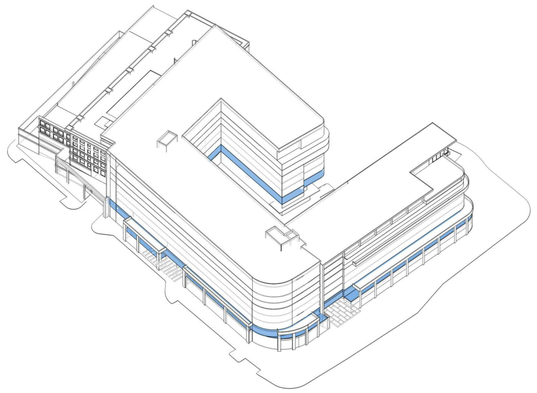
No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL
1	11-02-2022	DRC RESUBMISION
2	11-28-2022	DRC COMMENTS
3	01-11-2023	DRC COMMENTS
4	02-09-2023	DRC COMMENTS
5	03-29-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS
8	06-15-2023	STAFF PARKING COMMENTS

OVERALL GROUND FLOOR PLAN

A-101



TYPE A : 1 BED/ 1 BATH	TOTAL # OF UNITS	TYPE B : 2 BED/ 2 BATH	TOTAL # OF UNITS	TYPE S : STUDIO	TOTAL # OF UNITS
A2 - (650 SF)	15	B1 - (890 SF)	1	S1 - (610 SF)	1
A4 - (710 SF)	2	B2 - (970 SF)	2	S2 - (715 SF)	1
A5 - (750 SF)	0	B3 - (980 SF)	1	6	
A6 - (770 SF)	1	B4 - (990 SF)	1		
A7 - (790 SF)	1	B5 - (1010 SF)	1		
A8 - (850 SF)	1	B6 - (1080 SF)	1		
A9 - (890 SF)	1	B7 - (1090 SF)	7		
		B8 - (1140 SF)	1		
		B9 - (1280 SF)	1		
		B10 - (1410 SF)	1		
TYPE A - UNITS :	**21**	**TYPE B - UNITS :**	**17**	**TYPE S - UNITS :**	**2**
				TOTAL UNITS :	**40**

LOCATION DIAGRAM - 2ND FLOOR

1 2ND FLOOR PLAN
3/64" = 1'-0"

0' 10'-0" 20'-0" 40'-0" 60'-0"
SCALE: 3/64" = 1'-0"

TRUE NORTH

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Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	AL
Checked By	MP
Date	08/02/2022

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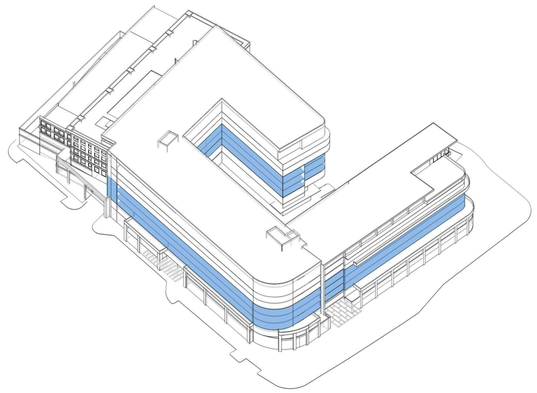
6	05-03-2023	STAFF REPORT COMMENTS

OVERALL 2ND FLOOR

A-102



LOCATION DIAGRAM - 3RD TO 5TH FLOORS

TYPE A : 1 BED/ 1 BATH	TOTAL # OF UNITS	**TYPE B** : 2 BED/ 2 BATH	TOTAL # OF UNITS	**TYPE S** : STUDIO	TOTAL # OF UNITS
A2 - (650 SF)	15	B1 - (890 SF)	1	S1 - (610 SF)	1
A4 - (710 SF)	2	B2 - (970 SF)	2	S2 - (715 SF)	1
A5 - (750 SF)	0	B3 - (980 SF)	1		6
A6 - (770 SF)	1	B4 - (990 SF)	1		
A7 - (790 SF)	1	B5 - (1010 SF)	1		
A8 - (850 SF)	1	B6 - (1080 SF)	1		
A9 - (890 SF)	1	B7 - (1090 SF)	7		
		B8 - (1140 SF)	1		
		B9 - (1280 SF)	1		
		B10 - (1410 SF)	1		
TYPE A - UNITS :	**21**	**TYPE B - UNITS :**	**17**	**TYPE S - UNITS :**	**2**
				TOTAL UNITS :	**40**

2 TYP 3RD TO 5TH FLOORS
3/64" = 1'-0"

SCALE: 3/64" = 1'-0"

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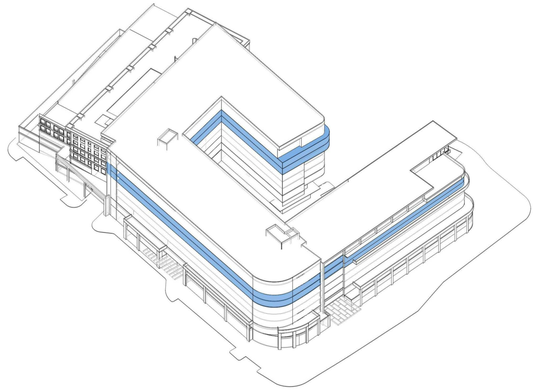
3	01-11-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

OVERALL 3RD - 5TH TYP. FLOORS

A-103



LOCATION DIAGRAM - 6TH FLOOR

TYPE LA : LOFT UNIT 1 BED/ 1.5 BATH			TOTAL # OF UNITS
LA-1	779 SF	(490 SF + 289 SF) 6TH LVL + LOFT LVL	10
LA-2	888 SF	(574 SF + 314 SF) 6TH LVL + LOFT LVL	16
LA-3	1,491 SF	(861 SF + 630 SF) 6TH LVL + LOFT LVL	1
LA-4	736 SF	(455 SF + 281 SF) 6TH LVL + LOFT LVL	2
LA-5	948 SF	(591 SF + 357 SF) 6TH LVL + LOFT LVL	1
LA-6	1,146 SF	(691 SF + 455 SF) 6TH LVL + LOFT LVL	1
LA-7	917 SF	(614 SF + 303 SF) 6TH LVL + LOFT LVL	1
LA-8	864 SF	(527SF + 337 SF) 6TH LVL + LOFT LVL	1
LA-9	941 SF	(586 SF + 355 SF) 6TH LVL + LOFT LVL	1
LA-10	822 SF	(523 SF + 299 SF) 6TH LVL + LOFT LVL	1
LA-11	995 SF	(634 SF + 361 SF) 6TH LVL + LOFT LVL	2
TYPE A - UNITS :			**37**

TYPE LB : LOFT UNIT 2 BED/ 2 BATH			TOTAL # OF UNITS
LB-1	1,116 SF	(654 SF + 462 SF) 6TH LVL + LOFT LVL	14
LB-2	1,291 SF	(765 SF + 526 SF) 6TH LVL + LOFT LVL	2
LB-3	1,421 SF	(871 SF + 550SF) 6TH LVL + LOFT LVL	1
LB-4	1,771 SF	(985 SF + 786 SF) 6TH LVL + LOFT LVL	1
LB-5	1,344 SF	(795 SF + 549 SF) 6TH LVL + LOFT LVL	1
LB-6		NOT USED	
LB-7	1,304 SF	(767 SF + 537 SF) 6TH LVL + LOFT LVL	1 (6)
		= NO SLAB	
TYPE B - UNITS :			**20**
TOTAL UNITS :			**57**

1 06 - LOFT LOWER LEVEL
3/64" = 1'-0"

0' 10'-0" 20'-0" 40'-0" 60'-0"
SCALE: 3/64" = 1'-0"

TRUE NORTH

OVERALL 6TH LEVEL - LOFTS LOWER LEVEL (2)

A-104

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Project No.	315300200
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Checked By	MP
Date	08/02/2022

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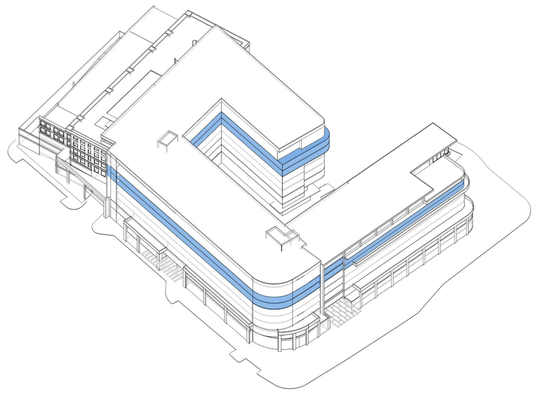
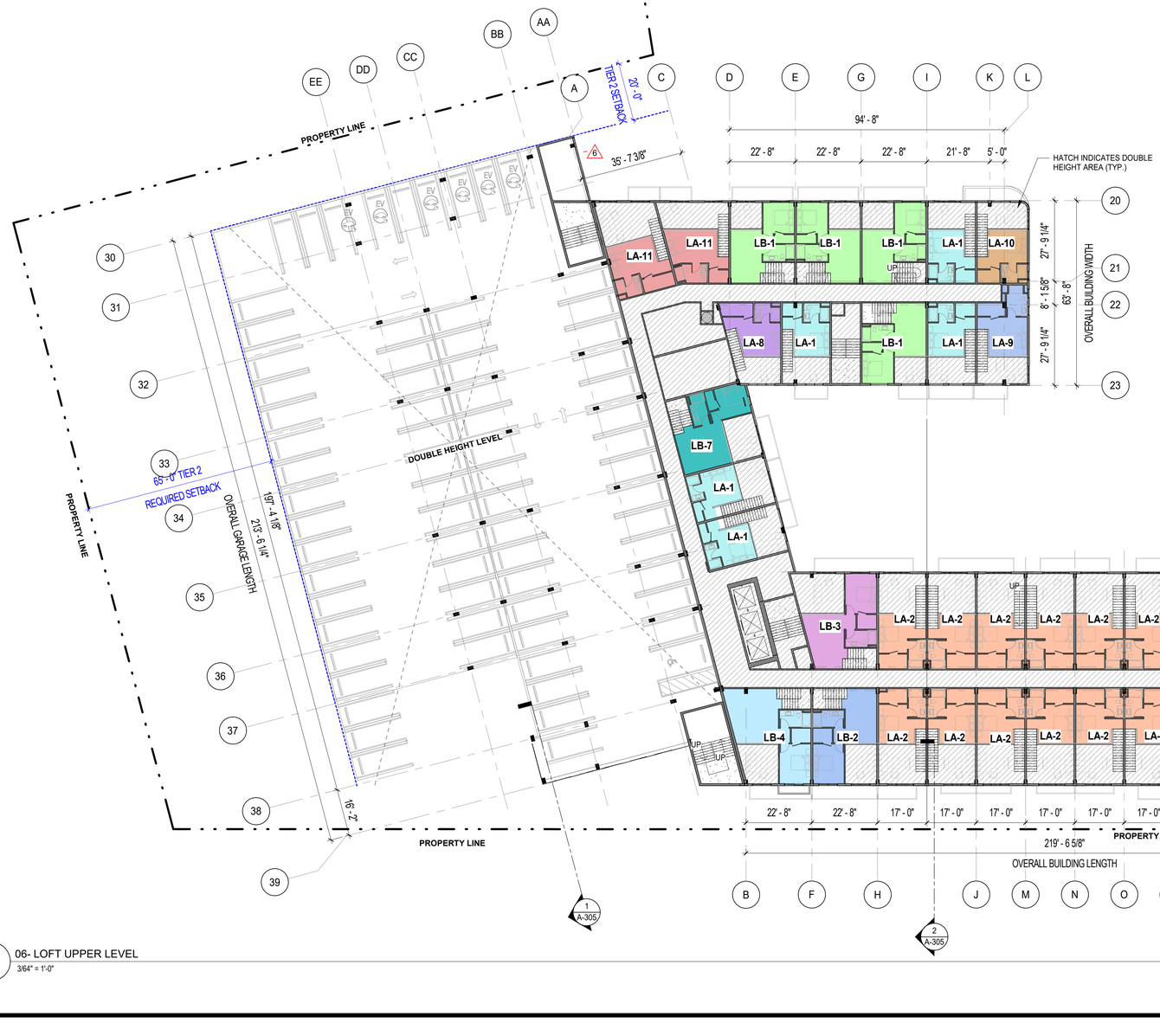
3	01-11-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

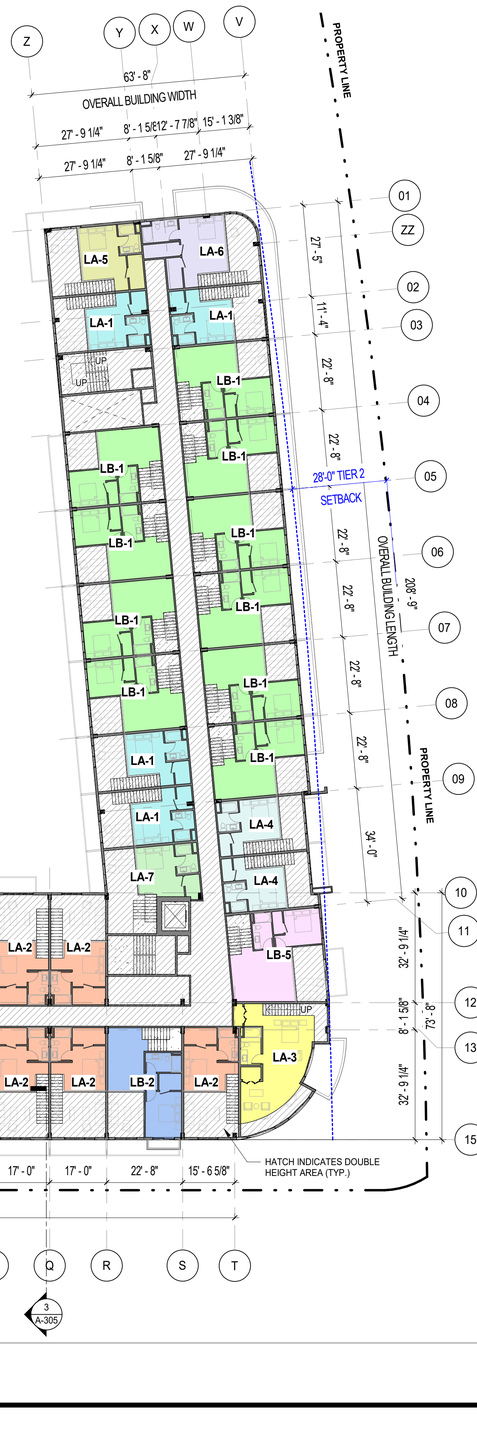


TYPE LA : LOFT UNIT 1 BED/ 1.5 BATH			TOTAL # OF UNITS
LA-1	779 SF	(490 SF + 289 SF) 6TH LVL + LOFT LVL	10
LA-2	888 SF	(574 SF + 314 SF) 6TH LVL + LOFT LVL	16
LA-3	1,491 SF	(861 SF + 630 SF) 6TH LVL + LOFT LVL	1
LA-4	736 SF	(455 SF + 281 SF) 6TH LVL + LOFT LVL	2
LA-5	948 SF	(591 SF + 357 SF) 6TH LVL + LOFT LVL	1
LA-6	1,146 SF	(691 SF + 455 SF) 6TH LVL + LOFT LVL	1
LA-7	917 SF	(614 SF + 303 SF) 6TH LVL + LOFT LVL	1
LA-8	864 SF	(527SF + 337 SF) 6TH LVL + LOFT LVL	1
LA-9	941 SF	(586 SF + 355 SF) 6TH LVL + LOFT LVL	1
LA-10	822 SF	(523 SF + 299 SF) 6TH LVL + LOFT LVL	1
LA-11	995 SF	(634 SF + 361 SF) 6TH LVL + LOFT LVL	2 (8)
TYPE A - UNITS :			**37**

TYPE LB : LOFT UNIT 2 BED/ 2 BATH			TOTAL # OF UNITS
LB-1	1,116 SF	(654 SF + 462 SF) 6TH LVL + LOFT LVL	14
LB-2	1,291 SF	(765 SF + 526 SF) 6TH LVL + LOFT LVL	2
LB-3	1,421 SF	(871 SF + 550SF) 6TH LVL + LOFT LVL	1
LB-4	1,771 SF	(985 SF + 786 SF) 6TH LVL + LOFT LVL	1
LB-5	1,344 SF	(795 SF + 549 SF) 6TH LVL + LOFT LVL	1
LB-6	SF	NOT USED	-
LB-7	1,304 SF	(767 SF + 537 SF) 6TH LVL + LOFT LVL	1 (6)
= NO SLAB			
TYPE B - UNITS :			**20** (6)
TOTAL UNITS :			**57**

TOTAL AREA OF LEVEL 6: 43,273 SF (100%) - EXCLUDES PARKING GARAGE
DOUBLE HEIGHT AREA: 20,517 SF (47%) - SEE HATCHED AREA BELOW
LOFT AREA: 22, 756 SF (53%)





1 06- LOFT UPPER LEVEL
3/64" = 1'-0"

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Owner, LLC

Project No.	315300200
Drawn By	Author
Checked By	Checker
Date	11/17/22

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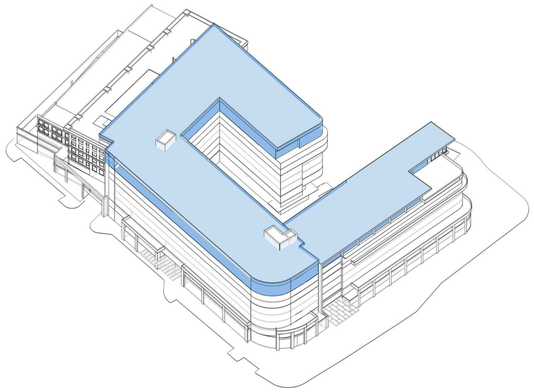
Sheet Issues / Revisions

No.	Date	Description
2	11-28-2022	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS
8	06-15-2023	STAFF PARKING COMMENTS

OVERALL 6TH LEVEL - LOFTS UPPER LEVEL

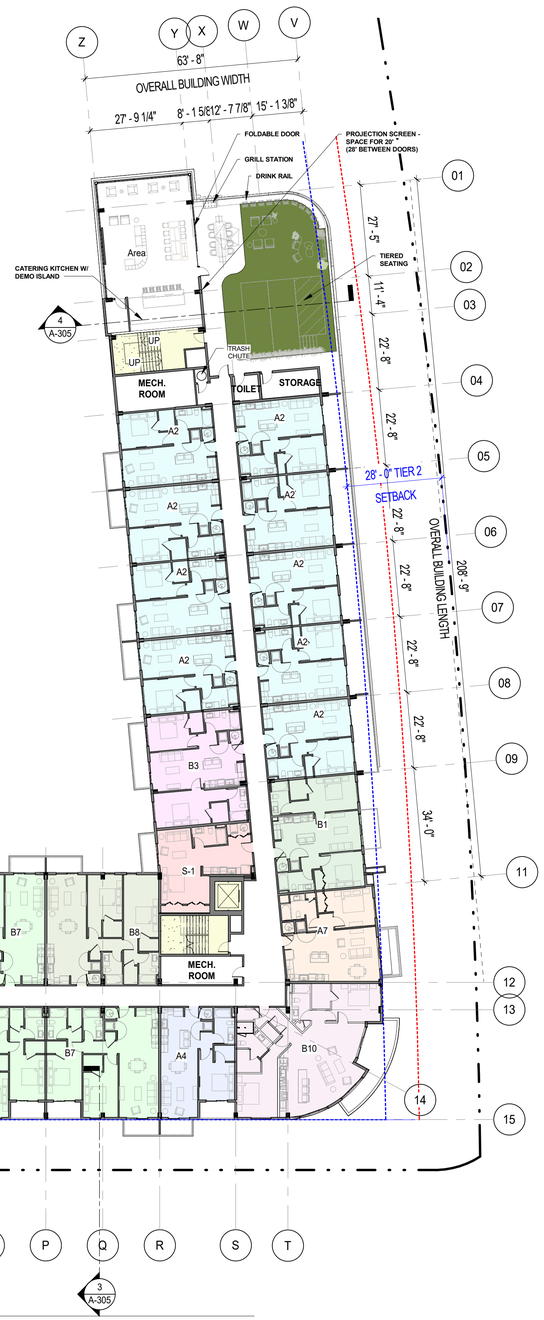
A-104A

2



LOCATION DIAGRAM - 7TH FLOOR

TYPE A : 1 BED/ 1 BATH	TOTAL # OF UNITS	TYPE B : 2 BED/ 2 BATH	TOTAL # OF UNITS	TYPE S : STUDIO	TOTAL # OF UNITS
A2 - (650 SF)	14	B1 - (890 SF)	1	S1 - (610 SF)	1
A4 - (710 SF)	2	B2 - (970 SF)	1	S2 - (715 SF)	1
A5 - (750 SF)	N/A	B3 - (980 SF)	1		6
A6 - (770 SF)	N/A	B4 - (990 SF)	1		
A7 - (790 SF)	1	B5 - (1010 SF)	1		
A8 - (850 SF)	1	B6 - (1080 SF)	N/A		
A9 - (890 SF)	1	B7 - (1090 SF)	7		
		B8 - (1140 SF)	1		
		B9 - (1280 SF)	N/A		
		B10 - (1410 SF)	1		
TYPE A - UNITS :	19	TYPE B - UNITS :	14	TYPE S - UNITS :	2
				TOTAL UNITS :	35



1 7TH FLOOR PLAN
3/64" = 1'-0"

0' 10'-0" 20'-0" 40'-0" 60'-0"
SCALE: 3/64" = 1'-0"

TRUE NORTH

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Owner, LLC

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Drawn By AL
Checked By MP
Date 08/02/2022

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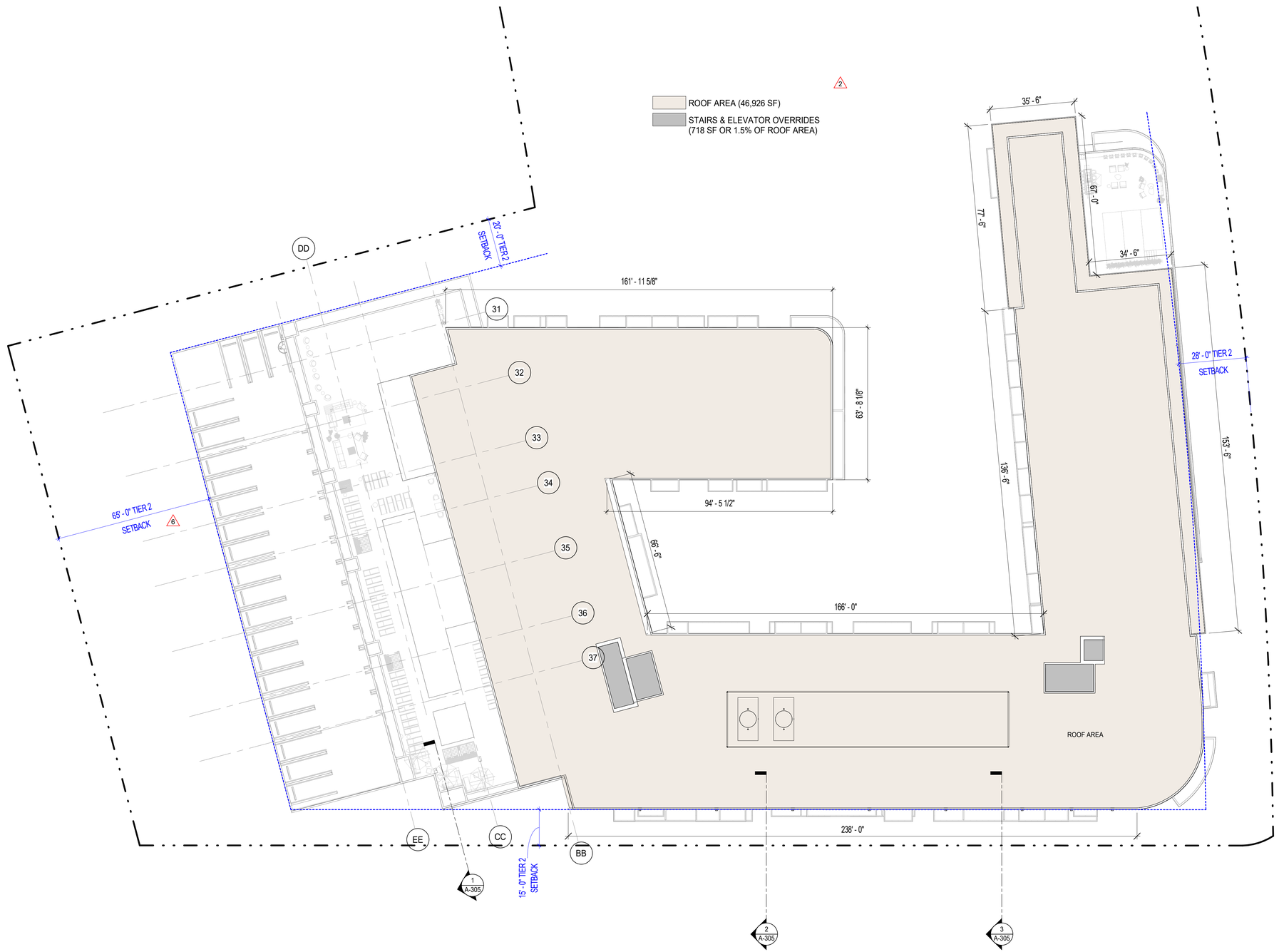
6	05-03-2023	STAFF REPORT COMMENTS

OVERALL 7TH LEVEL AMENITIES DECK

A-105



1 08 - ROOF
3/64" = 1'-0"

0' 10'-0" 20'-0" 40'-0" 60'-0"
SCALE: 3/64" = 1'-0"

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OVERALL ROOF PLAN

A-106 1

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POOL & AMENITIES DECK RENDERING

A-107

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Date	11/02/2022

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AMENITIES DECK RENDERING

A-108

1 WILTON DRIVE ELEVATION
1/16" = 1'-0"

GENERAL NOTES:

A. BUILDING COLORS ARE FOR ILLUSTRATIVE PURPOSES.

B. BLANK WALLS GREATER THAN 600 S.F. SHALL INCORPORATE A MURAL AND/OR LANDSCAPE. PUBLIC ART SUCH AS MURALS AND SCULPTURES SHALL BE SUBMITTED IN A SEPARATE EGD PACKAGE.

3 3D-MATERIAL OPTIONS

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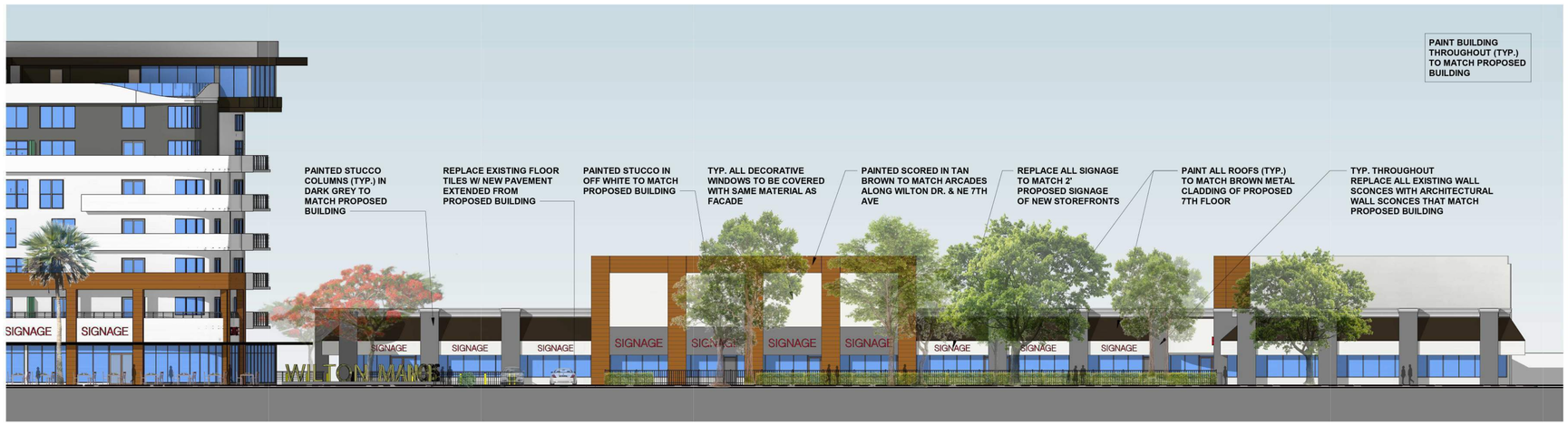
3	01-11-2023	DRC COMMENTS

EXTERIOR ELEVATIONS

A-300

1 OVERALL ELEVATION OF PROPOSED PROJECT & PROPOSED RENOVATION OF EXISTING SHOPPING CENTER
3/64" = 1'-0"



2 ELEVATION OF PROPOSED RENOVATION OF EXISTING SHOPPING CENTER
1/16" = 1'-0"

AERIAL VIEW SHOWING SHOPPING CENTER AND NEW BUILDING

SHOPPING CENTER VIEWED FROM WILTON DR

VIEW FROM SHOPPING CENTER TOWARDS NEW BUILDING

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Project No. 315300200
Drawn By Author
Checked By Checker
Date 10/28/22

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No.	Date	Description
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2	11-28-2022	DRC COMMENTS

SHOPPING CENTER ELEVATIONS & PERSPECTIVES

A-300A

1 NORTH ELEVATION AT 7TH STREET
1/16" = 1'-0"

2 SOUTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES:

A. BUILDING COLORS ARE FOR ILLUSTRATIVE PURPOSES.

B. BLANK WALLS GREATER THAN 600 S.F. SHALL INCORPORATE A MURAL AND/OR LANDSCAPE. PUBLIC ART SUCH AS MURALS AND SCULPTURES SHALL BE SUBMITTED IN A SEPARATE EGD PACKAGE.

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Checked By	MP
Date	08/02/2022

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Sheet Issues / Revisions

No.	Date	Description
	08-02-2022	SITE PLAN SUBMITTAL
1	11-02-2022	DRC RESUBMISION
2	11-28-2022	DRC COMMENTS
3	01-11-2023	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

EXTERIOR ELEVATIONS

A-301

1 EAST ELEVATION AT COURTYARD
1/16" = 1'-0"

2 SOUTH ELEVATION AT COURTYARD
1/16" = 1'-0"

GENERAL NOTES:

A. BUILDING COLORS ARE FOR ILLUSTRATIVE PURPOSES.

B. BLANK WALLS GREATER THAN 600 S.F. SHALL INCORPORATE A MURAL AND/OR LANDSCAPE. PUBLIC ART SUCH AS MURALS AND SCULPTURES SHALL BE SUBMITTED IN A SEPARATE EGD PACKAGE.

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Consultants

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Project For

WILMA ON THE DRIVE

2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	AL
Checked By	MP
Date	08/02/2022

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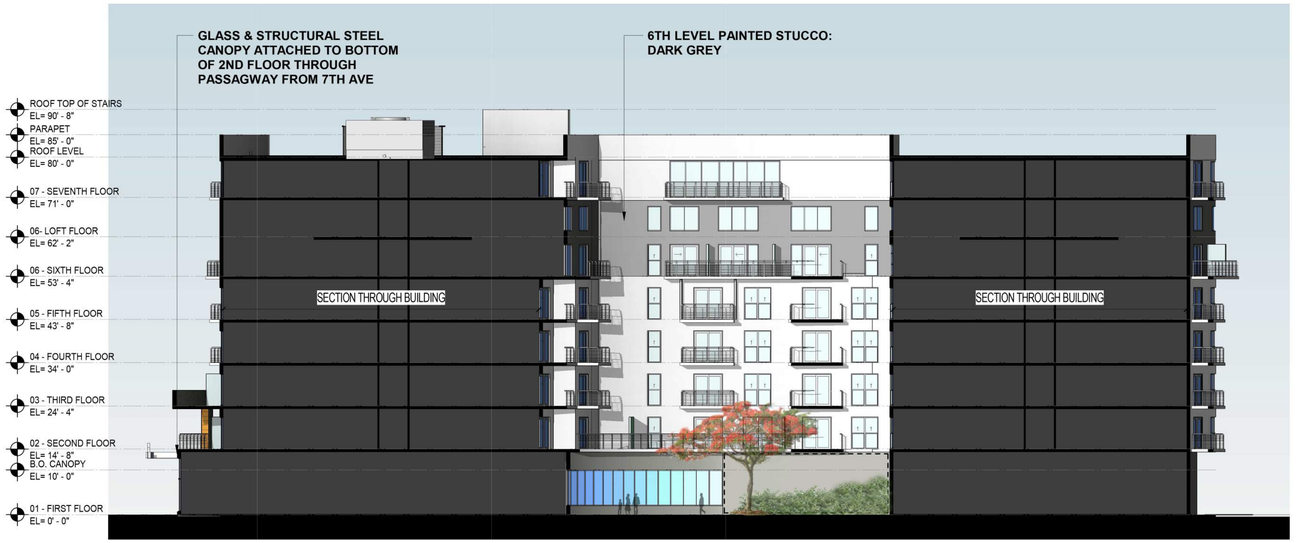
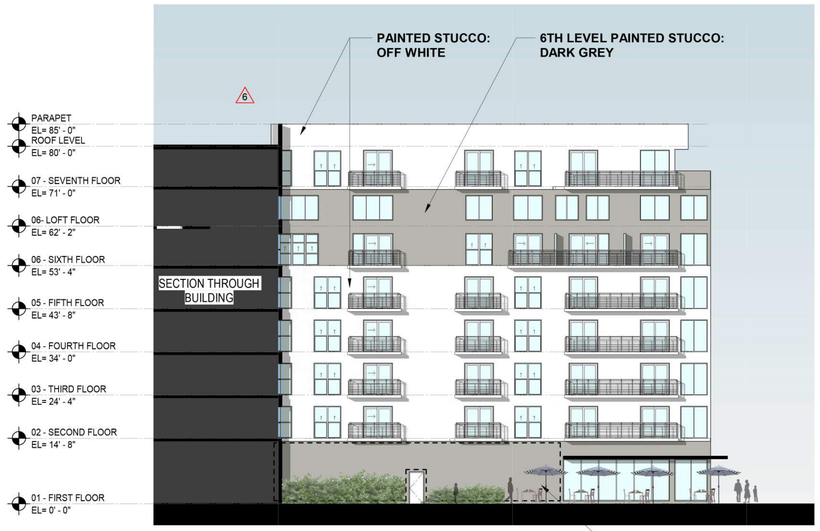
6	05-03-2023	STAFF REPORT COMMENTS

EXTERIOR ELEVATIONS

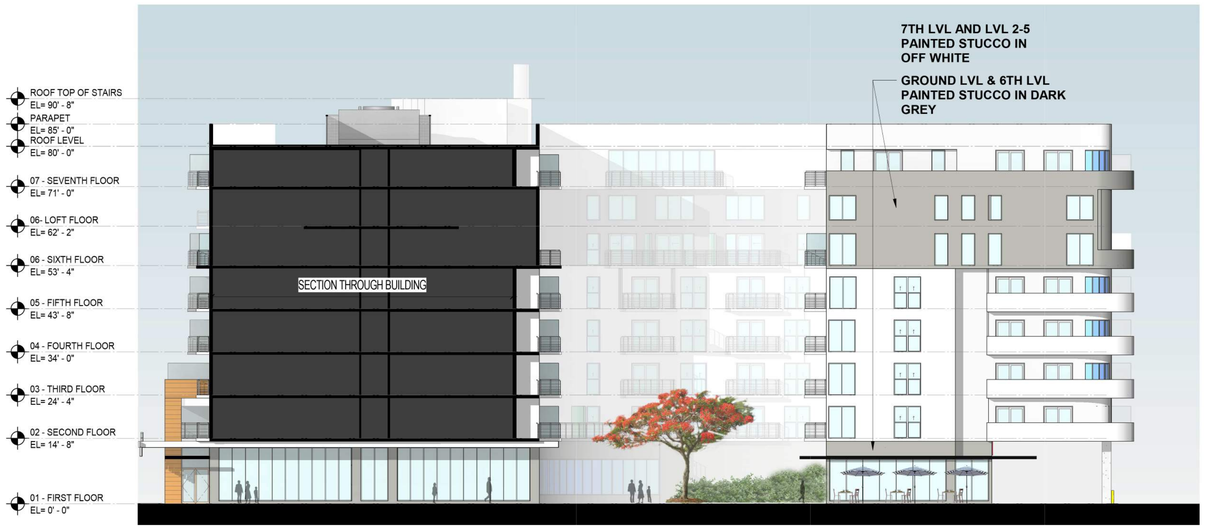
A-302



1 EAST ELEVATION AT INTERIOR COURTYARD
1/16" = 1'-0"



2 SOUTH ELEVATION AT INTERIOR COURTYARD
1/16" = 1'-0"



3 WEST ELEVATION AT ENTRANCE COURTYARD
1/16" = 1'-0"

GENERAL NOTES:

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Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner, LLC

Project No. 315300200
Drawn By AL
Checked By MP
Date 06/15/2022

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Sheet Issues / Revisions

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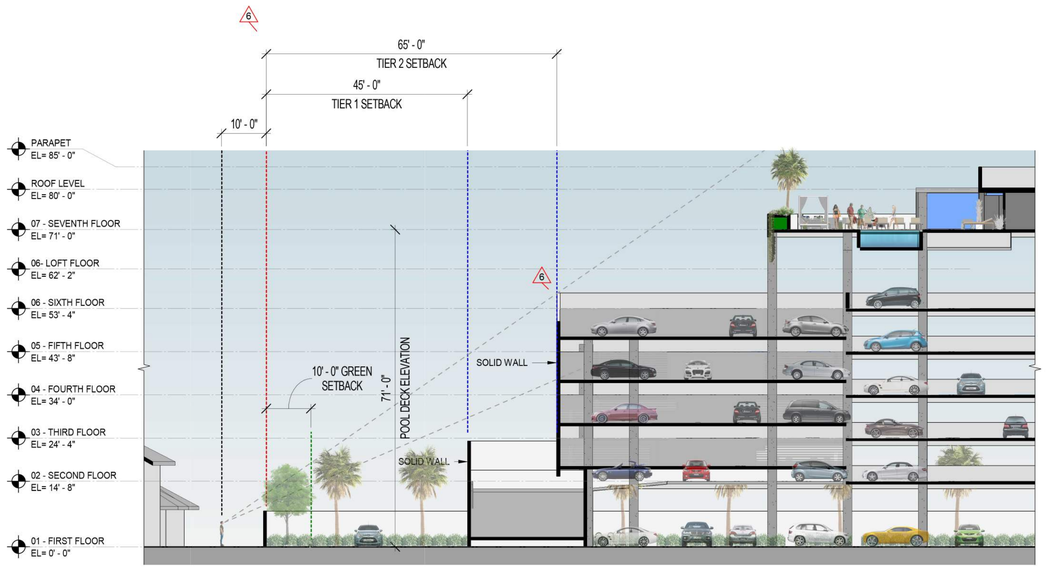
2	11-28-2022	DRC COMMENTS
6	05-03-2023	STAFF REPORT COMMENTS

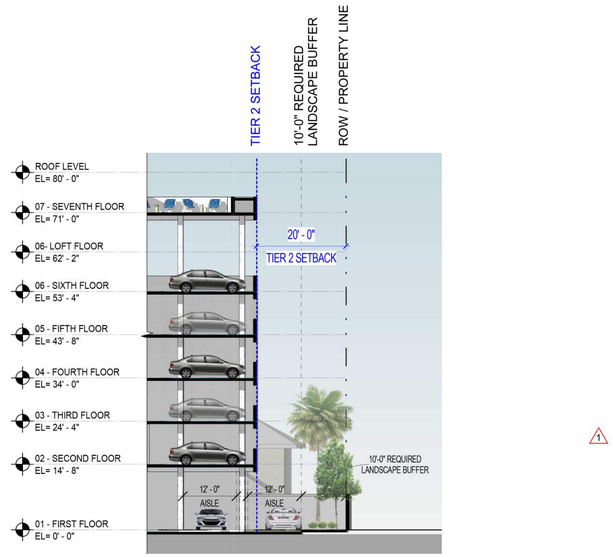
EXTERIOR ELEVATIONS AND PERSPECTIVES

A-303

BUILDING SECTION



1 SECTION THRU GARAGE
1/16" = 1'-0"



2 SECTION IN REAR OF GARAGE
1/16" = 1'-0"

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Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner, LLC

Project No.	315300200
Drawn By	AL
Checked By	MP
Date	08/02/2022

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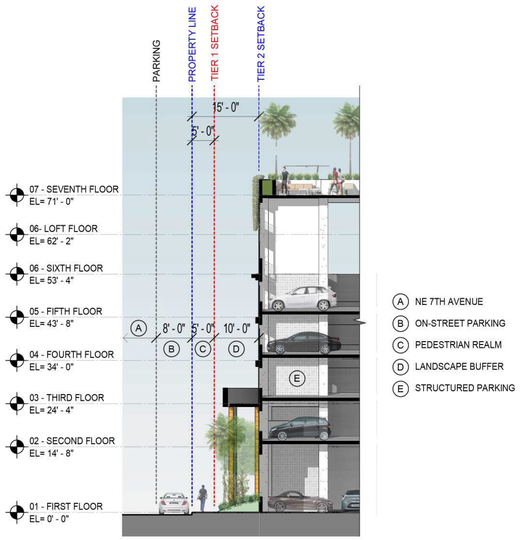
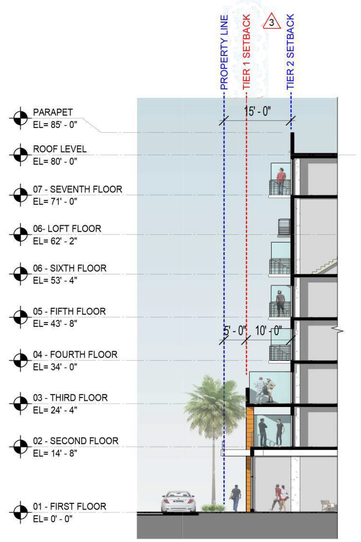
1	11-02-2022	DRC RESUBMISION
6	05-03-2023	STAFF REPORT COMMENTS

BUILDING SECTIONS

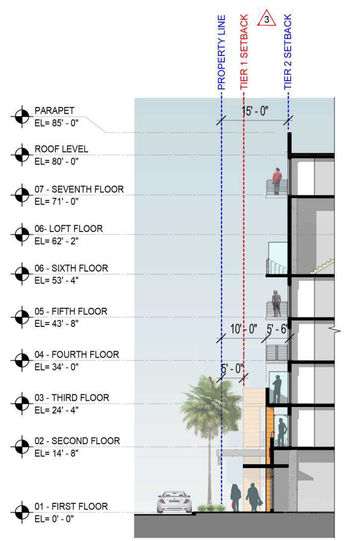
A-304



1 GARAGE SECTION AT 7TH AVENUE
1/16" = 1'-0"



2 SECTION AT 7TH AVE THRU LOBBY
1/16" = 1'-0"



3 SECTION THRU NE 7TH AVE RETAIL
1/16" = 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.

A RETAIL INCORPORATES A TWO-STORY MASSING W/ A HEIGHT OF 18'-2"

B PROVIDE A CLEAR TRANSITION BETWEEN RETAIL AND RESIDENTIAL

C PROVIDE AREA FOR TENANT SIGNAGE THAT IS VISIBLE TO WILTON DRIVE WHILE NOT DISTRACTING TO RESIDENTS

D PROVIDE AN OUTDOOR SPACE FOR EACH UNIT

4 CROSS SECTION AT WILTON DRIVE
1/16" = 1'-0"

1. PASEO OFF OF WILTON DR.

2. RESTAURANT SEATING IN CENTER OF PLAZA

3. VIEW FROM PLAZA FACING WEST

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Project For

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2262 Wilton Drive
Owner, LLC

Project No. 315300200
Drawn By Author
Checked By Checker
Date 08/02/2022

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BUILDING SECTIONS AND PERSPECTIVES 1

A-305

SCOPE OF WORK

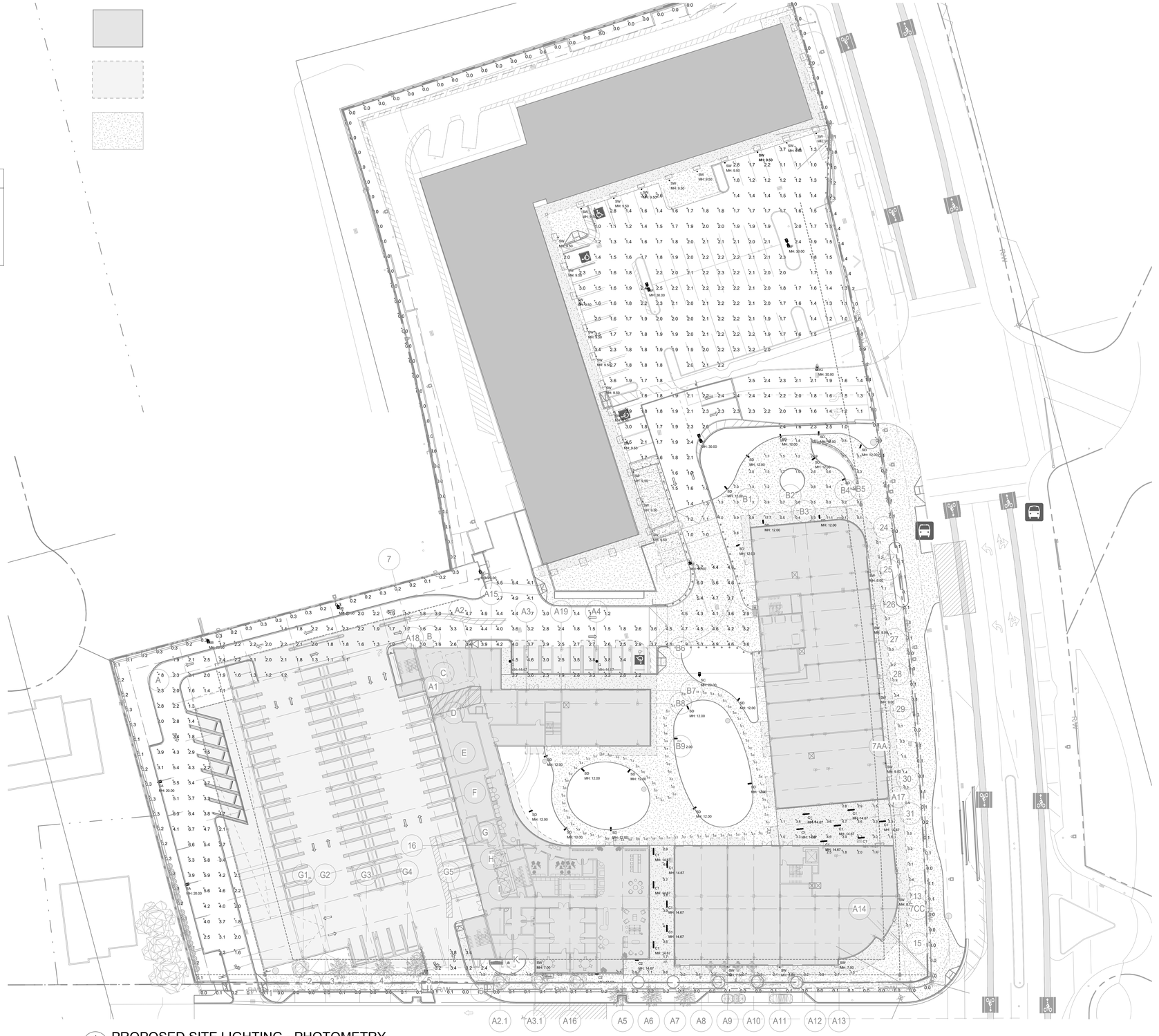
THE PRESENT SET OF DRAWINGS ESTABLISH THE MINIMUM ELECTRICAL REQUIREMENTS FOR THE SITE LIGHTING DESING FOR THE WILTON MANORS GRASS RIVER LOCATED AT 2262 WILTON DRIVE, WILTON MANORS, FLORIDA 33305. THE DESING INCLUDES THE INSTALLATION OF NEW SITE LIGHTING LAYOUT BASED ON PHOTOMETRIC CALCULATONS TO MAINTAIN AN AVERAGE HORIZONTAL FOOTCANDLE ILLUMINATION OF 1.0 MEASURED AT GRADE LEVEL. THE UNIFORMITY RATIO MAXIMIM TO MINIMUM FOOTCANDEL LEVEL NOT TO EXCEED TWELVE TO ONE (12:1) RATIO.

THE DESIGN INTENT SHALL MEET THE ORDINANCE REQUIREMENTS FOR THE CITY OF WILTON MANORS AND FLORIDA BUILDING CODE 2020 DESIGN CRITERIA.

LEGEND

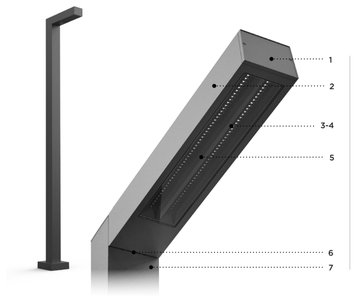
	EXTERIOR POLE-MOUNTED AREA LIGHT FIXTURE. FIXTURE MOUNTED AT 20'-0" IN ALUMINUM POLE.
	SURFACE MOUNTED - LED AT CANOPIES
	WALL MOUNTED FIXTURE
	WALKWAY EXTERIOR POLE MOUNTED FIXTURE
MH	MOUNTING HEIGHT

REFER TO THE SHEET E-003 FOR THE PHOTOMETRIC CALCULATIONS SUMMARY



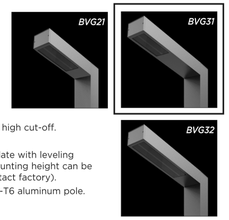
1 E-001 PROPOSED SITE LIGHTING - PHOTOMETRY
1/32" = 1'-0"

BIM 360://Wilton Manors Residential/621178_MEP-FP_R20.rvt
2/6/2023 2:09:19 PM



1- Front cover constructed of corrosion resistant cast aluminum.
2- 4.5" (114mm) x 6" (152mm) Extruded aluminum optical chamber.
3- Modular LED boards with total internal reflecting (TIR) acrylic optics.
4- Regressed baffle trim provides high cut-off.
5- Clear tempered glass.
6- Heavy gauge steel mounting plate with leveling adjustment (5° total). Head mounting height can be customized upon request (contact factory).
7- 6" (152mm) x 6" (152mm) 6061-T6 aluminum pole. 0.25" thick.

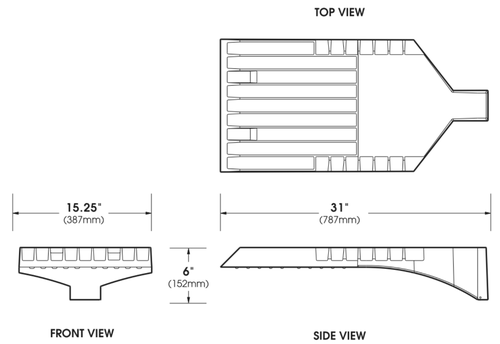
All stainless steel hardware.



BVG31

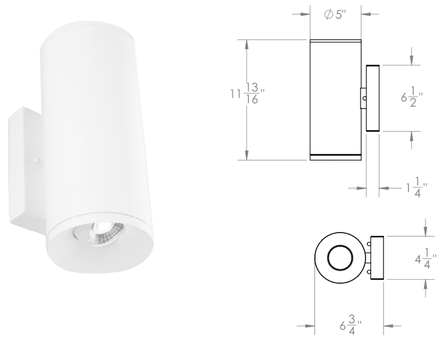
EPA value: 1.2 ft²

LUMINAIRE TYPE "SD" | 1



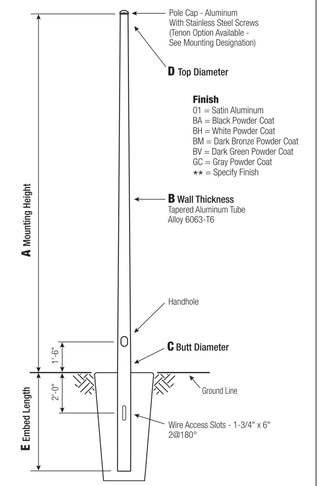
LUMINAIRE TYPE "SA", "SB" & "SC" | 2

30W LED Downlight Round



"WS" WALL SCONCE | 5

RTA Round Tapered Aluminum Pole No Arm — Direct Buried



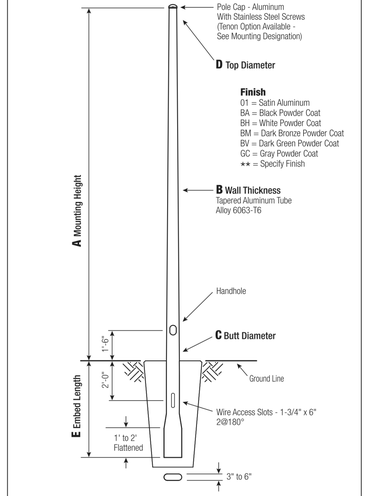
WARNING: *Do not install light pole without luminaire.*

Satin Aluminum or Powder Coated Finish per Customer Specification.

A Mtg. Ht.	B Wall Thickness	C Butt Diameter	Total Lbs. Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
12	0.125"	5	100	12.6	10.0	9.2	7.4	6.0	87907-0312X	RTA12B5AE-**

"SD" POLE ASSEMBLY (12') | 4

RTA Round Tapered Aluminum Pole No Arm — Direct Buried



WARNING: *Do not install light pole without luminaire.*

Satin Aluminum or Powder Coated Finish per Customer Specification.

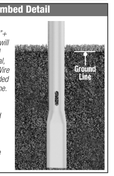
A Mtg. Ht.	B Wall Thickness	C Butt Diameter	Total Lbs. Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
20	0.125"	6	100	12.0	9.2	8.4	6.8	5.6	50-001	RTA20B6BE-**

RTA20B6BE - (CATALOG NUMBER / FINISH)

Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

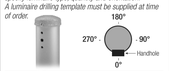
Handhole
Reinforced, 3" x 5" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.

Embed Detail
Direct Buried Pole bottom section on 6"+ butt diameter poles will be partially flattened into an anti-rotational, oval cross section. Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.



Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation
***Side Drill Mount** - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*



***Tenon Mount - Welded or Spun** For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.*

DIRECT BURIED POLE (FOR SA,SB & SC) | 3

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TLC No.:621178
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Certification

Manuel Mollinedo, P.E.
Florida License # 63096

Name: Manuel Mollinedo, P.E.
License Number: Florida #63096
Date Signed: 05/04/2022

Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner LLC

Project No. 315300200
Drawn By TLC
Checked By TLC
Date 06/15/2022

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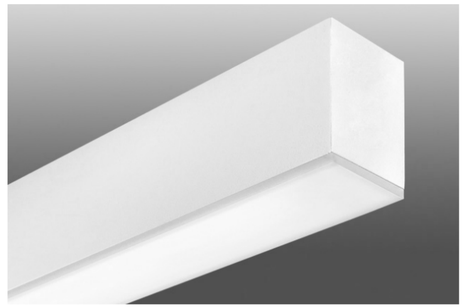
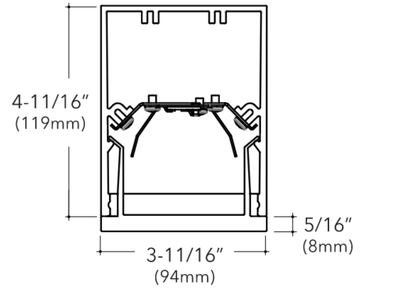
Sheet Issues / Revisions

No.	Date	Description

SITE LIGHTING DETAILS

E-002





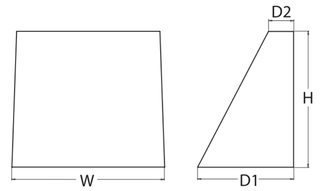
LUMINAIRE TYPE "C1" AND "C2" — 1

WDGE1 LED
Architectural Wall Sconce

Buy American

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



LUMINAIRE TYPE "SW" — 2

Luminaire Schedule: WILMA ON THE DRIVE - SITE_rev04 WILTON MANORS, FL 11/28/2022

Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	13	C1	Single	Pinnacle Architectural Lighting	EX3-WET-N-835-4'-IND-S-U-FSD-1-0-*	CEILING MOUNT A.F.F.	0.855	1780	18.8	18.8
	2	C2	Single	Pinnacle Architectural Lighting	EX3-WET-N-835-2'-IND-S-U-FSD-1-0-*	CEILING MOUNT A.F.F.	0.855	890	9.4	9.4
	2	G	Single	Lithonia Lighting	VCPG LED P4 35K T5R MVOLT	CEILING MOUNT A.F.F.	0.855	7325	56.3	56.3
	2	SA	Single	U.S. Architectural Lighting	VLL-LED/PLED-II/80LED-525mA/NW/***/1/HS-PLED	POLE MOUNT A.F.G.	0.903	13497	129.4	129.4
	2	SB	Single	U.S. Architectural Lighting	VLL-LED/PLED-III-M/40LED-525mA/NW/***/1/HS-PLED	POLE MOUNT A.F.G.	0.903	7060	64.7	64.7
	2	SC	Single	U.S. Architectural Lighting	VLL-LED/PLED-IV-FT/80LED-1050mA/NW/***/1/HS-PLED	POLE MOUNT A.F.G.	0.903	22451	256.4	256.4
	21	SD	Single	Luminis Canada Inc.	BVG31-L2L30-R22-BVP612-277-*	POLE MOUNT A.F.G.	0.855	2991	33.8	33.8
	2	SE	Single	U.S. Architectural Lighting	VLL-LED/PLED-II/40LED-1050mA/NW/***/1 (rotated optics)	POLE MOUNT A.F.G.	0.903	11812	128.2	128.2
	3	SF	Back-Back	U.S. ARCHITECTURAL LIGHTING	VLL-LED/PLED-VSQ-M/40LED-700mA/NW/***	POLE MOUNT A.F.G. (EXISTING POLE)	0.903	12548	86.8	173.6
	1	SG	Single	U.S. ARCHITECTURAL LIGHTING	VLL-LED/PLED-III-M/40LED-700mA/NW/***	POLE MOUNT A.F.G. (EXISTING POLE)	0.903	12336	86.8	86.8
	9	SW	Single	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW	WALL MOUNT A.F.F. (bottom of fixture)	0.855	1229	10	10
	20	WS	Single	Troy-CSL Lighting Inc	LWS-SFT-20-S-40-50-xx-CL	WALL MOUNT A.F.F. (bottom of fixture)	0.670	1193	19.56	19.56

Calculation Summary: WILMA ON THE DRIVE - SITE_rev04 WILTON MANORS, FL 11/28/2022

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
COMMERCIAL PARKING & DRIVE	Illuminance	Fc	1.90	6.1	1.0	1.90	6.10
MIXED USE AREA	Illuminance	Fc	0.50	5.4	0.0	N.A.	N.A.
PARKING LOT & DRIVE LANES	Illuminance	Fc	3.13	6.7	1.0	3.13	6.70
SIDEWALK AROUND BUILDING	Illuminance	Fc	1.05	4.2	0.1	10.50	42.00
SPILL	Illuminance	Fc	0.18	1.4	0.0	N.A.	N.A.
UNDER CANOPY (bottom)	Illuminance	Fc	2.48	4.6	0.5	4.96	9.20
UNDER CANOPY (right side)	Illuminance	Fc	2.87	4.7	1.0	2.87	4.70
WILTON DRIVE ENTRY PLAZA	Illuminance	Fc	4.03	51.7	0.1	40.30	517.00

PHOTOMETRIC CALCULATION RESULTS

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Certification

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Date Signed: 05/04/2022

Project For

WILMA ON THE DRIVE
2262 Wilton Drive
Owner LLC

Project No. 315300200
Drawn By TLC
Checked By TLC
Date 06/15/2022

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Sheet Issues / Revisions

No.	Date	Description

SITE LIGHTING DETAILS

E-003