

**RESOLUTION No. 23-17**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE MASTER DEVELOPMENT AGREEMENT AND SITE PLAN FOR BRIDGE POINT DORAL DISTRIBUTION CENTER, FOR ±164 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DORAL BOULEVARD AND NW 107 AVENUE; PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS** Bridge Point Doral 2700, LLC (the "Applicant") submitted an application for Mayor and Council site plan review and approval and a master development agreement for ±164 acres generally located at the southwest corner of the intersection of Doral Boulevard/NW 41 Street and NW 107 Avenue, further identified by folio number 35-3030-000-0020, as legally described in "Exhibit A"; and

**WHEREAS**, a zoning workshop was held on September 8, 2022, at which meeting the public was afforded an opportunity to examine the project and provide feedback; and

**WHEREAS**, the City of Doral staff finds that the proposed site plan complies with the requirements and standards of the City's Land Development Code; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council of the City of Doral on December 21, 2022, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the Mayor and City Council of the City of Doral find the adoption of this Resolution is in the best interest of the health, safety and welfare of the residents of the City of Doral.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

**Section 2. Approval.** The Mayor and City Council hereby approve the master development agreement and site plan for Bridge Point Doral Distribution Center for ±164 acres located at the southwest corner of the intersection of Doral Boulevard/NW 41 Street and NW 107 Avenue, further identified by folio number 35-3030-000-0020, as legally described in “Exhibit A.” The site plan consists of six warehouse buildings totaling 2,655,035 square feet and ±16 acres of stormwater retention area. A copy of the master development agreement and site plan are provided in “Exhibit B” and “Exhibit C,” respectively. The approval of the site plan is subject to the following conditions. Violation of these conditions may result in a code compliance citation or the revocation of this Resolution.

1. The proposed project shall be built in substantial compliance with the plans entitled “Bridge Point Doral,” prepared by Kimley – Horn and Associates, Inc., dated stamped received December 5, 2022.
2. The project shall be landscaped in accordance with the landscape plan, digitally signed by Matthew Vincent Wisniewski, RLA, dated stamped received December 5, 2022 as amended, and included with the site plan submittal.
3. That the Applicant comply with the following conditions set forth by the Public Works Department:
  - I. Per response to comments on 10-4-22, applicant will ensure that trucks be restricted from making eastbound left turn at the NW 107 Avenue and NW 36 Street unsignalized intersection. Provide updated signage plans and traffic impact study showing proposed signage within the project and driveway to enforce that trucks do

- not use this driveway to access public right of way prior to the issuance of building permit.
- II. Per response to comments on 10-4-22, applicant will perform an operational analysis at the intersection of NW 107 Avenue and NW 36 Street to determine whether this project driveway should be restricted to left-in/right-in/right-out access only when project is finalized due to safety concerns. Per meeting between applicant and Miami-Dade County on November 18<sup>th</sup>, 2022, the eastbound left-out movement from the NW 117 Ave and NW 36 St driveway will be removed. The driveway will operate under limited access (right-in/right-out/left-in).
  - III. Per discussion with Kimley-Horn, the proposed bus stop along NW 112 Avenue needs to be removed from the site plan. Update site plan and provide the City with a copy prior to issuance of building permit.
  - IV. Approval from Miami-Dade County Traffic Engineering Division is required prior to issuance of building permit.
  - V. As part of the Traffic Study conditional approval, the applicant shall coordinate with Miami-Dade County Traffic Signals & Signs Division to implement the traffic signal timing improvements provided in the approved traffic study to ensure the traffic impact from the new development has been mitigated.
4. That the Applicant obtain a Miami-Dade County Tree Permit prior to issuance of building permit.
  5. That the Applicant comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit, if applicable. No final approval, such as a final inspection or a certificate of occupancy, for the project shall be issued unless one or more of the following has been achieved:
    - I. The approved art has been installed in a manner that is in compliance with the requirements set forth in the ordinance and the public arts program guidelines; or
    - II. All in-lieu art fees have been paid; or
    - III. Financial security (including but not limited to a performance bond, letter of credit, or similar instrument) in an amount equal to the acquisition and installation costs of an approved art selection, has been provided to the City in a form approved by the City Attorney and the City Manager, or his/her designee and placed into escrow account; or
    - IV. Donation of art(s) which have been approved by the board are delivered by the applicant to the City, and are accepted by the City in accordance with the ordinance.
- For purposes of the art program, "artwork" does not include the following:
- a. Directional elements, such as signage or graphics.

- b. Objects that are mass produced in standard designs.
  - c. Landscape gardening, unless substantially comprising durable elements defined as “Art Work” under Sec. 75-101.
6. That the Applicant comply with Chapter 63, “Green Building Incentives,” of the City’s Land Development Code at the time of building permit.
7. That the Applicant comply with Transportation Demand Strategies set forth in the Kimley-Horn memorandum dated September 12, 2022.
8. That the Applicant comply with the City’s Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City’s Code.
9. That the Applicant provide the City a certified drainage inspection report prior to the issuance of a certificate of occupancy.
10. That the property owner maintain the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and sidewalks within the rights-of-way.
11. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted by the Applicant at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, stormwater and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
12. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
13. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 “Noise Ordinance.”

14. That the Applicant comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources.
15. That the Applicant comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
16. All applicable local, state and federal permits must be obtained before commencement of the development.
17. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Cabral who moved its adoption.  
The motion was seconded by Councilmember Puig-Corve and upon being put to a vote,  
the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Rafael Pineyro	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Maureen Porras	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 25 day of January, 2023.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ  
CITY ATTORNEY

# EXHIBIT “A”

### LEGAL DESCRIPTION

THE EAST 3/5 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 55.00 AND THE SOUTH 2,795.85 FEET THEREOF AND FURTHER LESS THE FOLLOWING DESCRIBED TWO PARCELS:

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 12 IN BLOCK 4 OF MIAMI INTERNATIONAL BUSINESS PARK SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 151 AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89°34'41" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 12, FOR A DISTANCE OF 390.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 88°40'29", FOR AN ARC DISTANCE OF 162.51 FEET TO THE POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NW 112 AVENUE AS SHOWN ON PLAT OF B.I.P. SUBDIVISION RECORDED IN PLAT BOOK 146 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 01°44'50" EAST, ALONG THE LAST DESCRIBED LINE AND PARALLEL WITH THE EAST LINE OF BLOCK 4 OF SAID MIAMI INTERNATIONAL BUSINESS PARK SECTION 2, FOR A DISTANCE 36.79 FEET TO THE NORTHWEST CORNER OF LOT 14 IN BLOCK 1 OF SAID B.I.P. SUBDIVISION; THENCE RUN SOUTH 89°37'00" WEST, ALONG THE NORTH LINE SAID BLOCK 1 BEING ALSO ALONG THE NORTH LINE OF THE SOUTH 2,795.85 FEET OF THE EAST 3/5 OF SAID SECTION 30, FOR A DISTANCE OF 80.02 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF SAID B.I.P. SUBDIVISION; THENCE RUN NORTH 01°44'50" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF SAID NW 112 AVENUE, FOR A DISTANCE OF 20.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 88°40'29", FOR AN ARC DISTANCE OF 77.38 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°34'41" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 363.78 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 4 OF SAID MIAMI INTERNATIONAL BUSINESS PARK SECTION 2; THENCE RUN NORTH 01°44'50" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 70.02 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE NORTHEAST 1/4 OF SAID SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 699.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY TO NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,290.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET; THENCE RUN NORTH 08°43'31" WEST, ALONG A LINE TANGENT TO THE PREVIOUS DESCRIBED CURVE, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2,290.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET TO THE POINT OF TANGENCY WITH THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 01°44'50" WEST, ALONG THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY TO WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 88°40'38",



FOR AN ARC DISTANCE OF 69.65 FEET TO THE POINT OF TANGENCY WITH THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 89°34'42" EAST, ALONG THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR 83.98 FEET TO THE POINT OF BEGINNING.

# EXHIBIT “B”

This instrument was prepared by:

Name: Augusto E. Maxwell., Esq.  
Address: Akerman LLP  
98 SE 7th Street, Suite 1100  
Miami, Florida 33131

(Space reserved for Clerk of Court)

## MASTER DEVELOPMENT AGREEMENT

THIS MASTER DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 202\_, by and between the City of Doral, a Florida municipal corporation (the “City”), and Bridge Point Doral 2700, LLC, a Delaware limited liability company (the “Developer”).

### WITNESSETH:

**WHEREAS**, the Developer is the owner of real property located within the boundaries of the City, the legal description of which is attached hereto and made a part hereof as Exhibit “A” (the “Property”);

**WHEREAS**, the Property is currently designated Industrial and Restricted Industrial on the Future Land Use Map of the City’s Comprehensive Plan (as herein defined), and zoned Industrial (I) and Industrial-Restrictive (I-R) pursuant to the Land Development Regulations (as herein defined);

**WHEREAS**, the Developer desires that the Property be developed with a warehouse and distribution center (including ancillary office space), to be known as Bridge Point Doral, as permitted by the Comprehensive Plan and the Land Development Regulations (the “Project”); and

**WHEREAS**, the City and the Developer mutually desire to establish certain terms and conditions relating to the proposed development of the Property, and wish to establish certainty as to the ultimate development of the Project, as set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the conditions, covenants, and mutual promises hereinafter set forth, the City and the Developer agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Definitions.
  - a. “Comprehensive Plan” means the City’s adopted Comprehensive Plan meeting the requirements of Chapter 163, Florida Statutes.
  - b. “Developer” is defined in the Preamble of this Agreement.

- c. “Effective Date” is the date of recording of this Agreement in the Public Records of Miami-Dade County, Florida.
- d. “Land Development Regulations” means the ordinances, regulations, rules and policies in effect on the Effective Date and as amended from time to time, which have been enacted and implemented by the City for the regulation of land development within its jurisdiction, and includes any City zoning, rezoning, subdivision, building construction or sign regulation, or any other local regulations controlling the development of, or construction upon, the Property.
- e. “Laws” means all ordinances, resolutions, regulations, comprehensive plans, land development regulations, and rules adopted by a local government affecting the development of Land.
- f. “Project” is defined in the Recitals of this Agreement.
- g. “Project Approval” is defined in Section 5 of this Agreement.
- h. “Property” is defined in the Recitals of this Agreement.
- i. “Site Plan” means that certain set of plans for the Project entitled “Bridge Point Doral,” prepared by RLC Architects and dated \_\_\_\_\_, 2022, approved by the City Council at a duly noticed public hearing on \_\_\_\_\_, 2022, and which shall govern the Development of the Project. (as the same may be amended pursuant to the Land Development Regulations and this Agreement).
- j. “Utility” includes any person, firm, corporation, association, or political subdivision, whether private, municipal, county, or cooperative, which is engaged in the sale, generation, provision, or delivery of gas, electricity, heat, oil, water sewer service, telephone service, telegraph service, radio service, or telecommunication service.

3. Intent. It is the intent of the City and the Developer that this Agreement shall be construed and implemented so as to effectuate the purposes and intent of the parties with respect to the development of the Project, and the purpose and intent of Chapter 68, Article VI, Divisions 3 and 4 of the Land Development Regulations. The Developer acknowledges and agrees that this Agreement shall not be construed as a “Development Agreement” pursuant to Section 163.3221, Florida Statutes.

4. Effective Date and Term; Compliance with Time Frames.

a. This Agreement shall become effective on the Effective Date. This Agreement shall be recorded in the Public Records of Miami-Dade County, Florida, and shall run with the land and shall be binding on all parties and their successors and assigns, and all persons claiming under them, for a term of thirty (30) years from the Effective Date.

b. The time frames set forth in this Agreement shall be considered stayed and tolled for the time lost resulting from the pendency of any moratorium, litigation or challenge that materially limits the ability of the Developer to commence or continue the development of the Project. This provision does not affect or restrict the ability of the Developer to claim any stay or tolling of time under this Agreement that may, from time to time, be available under applicable law.

5. Permitted Development Uses and Building Intensities. Concurrently with the adoption and acceptance of this Agreement, the Developer has proffered and the City has accepted, approved and adopted the Site Plan as the binding development criteria for the Project (the “Project Approval”). In granting the Project Approval, the City has determined and hereby concurs that the Project is consistent with the City’s Comprehensive Plan and that the Project Approval is in accordance with the Land Development Regulations. Upon execution of this Agreement, the City confirms and agrees that the Property may be developed and used in the manner set forth in the Project Approval, the Site Plan, the City’s Comprehensive Plan and the Land Development Regulations.

6. Project Approval. The Project Approval authorizes the development of the Project in accordance with the Site Plan (i.e., a Class A warehouse and distribution center with ancillary office space). Minor modifications to the Site Plan shall be governed by Section 53-185(d) of the Land Development Regulations. Any request by the Developer to amend the Site Plan to increase the Project’s floor area by up to ten percent (10%) (so long as the amended floor area remains within any maximum floor area limit applicable to the Property under the Land Development Regulations), or to modify the building placement, height or configuration or other similar building or site design standards by up to ten percent (10%), shall be reviewed administratively as a minor modification to the Site Plan.

7. Subdivision Regulations. The City’s subdivision regulations at Chapter 83 of the City Code shall apply to the development of the Project. The parties agree that the Developer may further subdivide platted tracts within the Project to create individual building lots without replatting, provided such tract or parcel to be further subdivided is subject to a recorded unity of title or covenant in-lieu of unity of title in a form approved by the City Attorney.

8. Developer Improvements. In order to address the impacts of the Project, the Developer has agreed to provide certain improvements to the local roadway and pedestrian access network, as follows:

- a. Construction of the extension of NW 112th Avenue between NW 34th Street and NW 41st Street shall commence immediately following receipt of the associated roadway construction permits, which Developer shall diligently pursue prior to beginning construction of the first building and/or facilities. It is understood that the Developer’s intended sequence of work is to commence vertical (building) construction on the East-side of the site, along NW 107<sup>th</sup> Avenue. Prior to completion of the road extension, Developer shall only be permitted to obtain a Certificate of Occupancy for site infrastructure and up to the first 450,000 square feet of Project floor area. Certificates of Occupancy for additional Project floor area shall be subject to Developer’s substantial

completion of the NW 112<sup>th</sup> Avenue extension. The operational improvements for the intersections of NW 112 Avenue and NW 41 Street and NW 112 Avenue and NW 34 Street shall be completed concurrently with the construction of NW 112 Avenue, except in the event that there is a delay in obtaining the necessary permits from the regulatory agencies. The improvements shall include pedestrian resting areas along NW 112<sup>th</sup> Avenue sidewalks (minimum two resting areas on each side of the road). This condition shall apply only to the development of the Project, and shall not apply to the development of retail floor area on adjacent related property along NW 41<sup>st</sup> Street to be approved under a separate site plan. The parties agree that the Developer may seek permit fee reductions or credits from the City for costs associated with the extension of NW 112<sup>th</sup> Avenue.

- b. The Developer shall not be issued a building permit for any building in the Project (not including permits for site clearing or grading, roadways, other offsite improvements or other site preparation work) until the City's Planning and Zoning Department has approved plaza design plans for plazas at both south corners of the intersection of NW 41<sup>st</sup> Street and NW 112<sup>th</sup> Avenue.
- c. The Developer shall not be issued a final Certificate of Occupancy for Building 2 shown on the Site Plan until the following improvements are completed:
  1. Construction of signalization and turn lanes at the intersection of NW 109<sup>th</sup> Avenue and NW 41<sup>st</sup> Street.
- d. The Developer shall not be issued a final Certificate of Occupancy for Buildings 3 and 4 shown on the Site Plan until the following improvements are completed:
  1. Construction of NW 107<sup>th</sup> Avenue and NW 41<sup>st</sup> Street signal modifications inclusive of eastbound right-turn lane.
  2. Modifications at NW 107<sup>th</sup> Avenue between NW 33<sup>rd</sup> Street and NW 41<sup>st</sup> Street, including a road cut and right-turn lane to southbound NW 107<sup>th</sup> Ave for NW 40<sup>th</sup> Street and a south driveway at NW 107<sup>th</sup> Avenue between NW 36<sup>th</sup> Street and NW 33<sup>rd</sup> Street right-turn lane.
  3. Addition of high-visibility crosswalks on all legs of the following intersections: (i) NW 41<sup>st</sup> Street and NW 109<sup>th</sup> Avenue; (ii) NW 41<sup>st</sup> Street and NW 112<sup>th</sup> Avenue; (iii) and NW 34<sup>th</sup> Street and NW 112<sup>th</sup> Avenue.
- e. Developer will provide a minimum of 2% electric vehicle charging stations (EV stations), based on total automobile vehicular parking count for the Development. During Developer's initial construction of each building, it will include infrastructure to allow for the future installation of the charging stations. Installation of the charging stations to be performed during Developer's buildout of future tenant's premises. Prior to, or in conjunction with, completion of the final building, the Developer shall meet the 2% minimum EV stations.

- f. The following improvements are part of the overall Project and shall be completed as construction progresses (but shall not be a condition to obtaining any temporary or final Certificate of Occupancy for the Project):
1. Construction of plazas at both south corners of the intersection of NW 112th Avenue and NW 41st Street in accordance with the Doral Boulevard Master Plan. Location will be coordinated with the Project's proposed monument signs. Extension of existing sidewalks to border the retention/bioswale areas at the northwest perimeter of the Project as shown in the Site Plan.
  2. Along NW 41st Street abutting the Project, there shall be pedestrian rest areas equipped with benches, trash receptacles and potentially (with contribution from the City's Art in Public Places program) art and other amenities such as stationary exercise stations (alternated every other rest area) to be located approximately every 150 feet. The pedestrian rest areas shall be landscaped to provide shade as shown in the Site Plan.
  3. Addition of decorative pavement treatment in crosswalks on all legs of the intersection of NW 41st Street and NW 107th Avenue in accordance with the Doral Boulevard Master Plan. Such improvements are subject to approval by the City and Miami-Dade County (the "County"). It is acknowledged by the parties that approximately seventy-five percent (75%) of such improvements are offsite improvements, and the Developer may be entitled to a credit for the cost for the design and installation of such improvements against any roadway impact fees applicable to the Project under the City Code. If the County does not approve the design or installation of such improvements within the Project development schedule as reasonably determined by the Developer, the Developer shall then make a contribution of twenty-five thousand dollars (\$25,000.00) to the City for beautification improvements on NW 41st Street abutting the Project.
- g. Walk lights shall be added every 100 feet on center placed three feet from the edge of the sidewalk along the NW 41st Street and NW 107th Avenue boundaries of the Property. Walk lights shall also be provided around the perimeter of the approximately seven (7) acre bioswale area at the north of the Property as shown on the Site Plan. Walk light fixtures shall be similar to the overall exterior fixtures proposed for the Project. The Developer shall be responsible for maintenance of the walk lights at the perimeter and within the Property.
- h. The Developer shall grant via plat a twenty-four (24) foot beautification easement at the site boundary with NW 41st Street. Proposed improvements noted on the Site Plan may be constructed within such easement. Such easement shall not preclude the Developer (or its successors) and the City from coordinating required improvements for a future proposed retail development located along NW 41st Street adjacent to the Property.

- i. The Developer shall install one signature bus shelter on NW 41st Street, and a regular bus shelter on NW 107th Avenue, subject to approval by the County.
- j. The Developer shall, through itself or an affiliate or successor (including a property owners' association), be responsible for the operation and maintenance of the stormwater retention areas, landscaping, benches, trash receptacles and lighting and similar private infrastructure and beautification facilities within the Property.
- k. In the event that a Project driveway aligns with the existing intersection of NW 36th Street and NW 107th Avenue, the Developer shall prepare and submit to the City and the County a traffic signal warrant study for traffic signals at such intersection within six months of the issuance of the first Certificate of Occupancy for any building adjacent to the intersection. If a signal is not warranted or is otherwise rejected by the County, then the Developer shall be relieved of any obligation to construct a signal at such location. If warranted, within six months of the acceptance of the warrant study by the City and the County, the Developer shall prepare and submit plans and diligently process a permit application for said signal. Once permitted, the Developer shall install the signal within 12 months from permit approval; provided, however, that the timeframe for the completion of the installation of the signal may be extended by the City's Public Works Director for good cause shown.

It is expressly acknowledged by the parties that the potential traffic signal(s) will constitute a voluntary off-site improvement and that the costs paid by the Developer for the installation of the signal(s) shall be considered a voluntary contribution over and above the applicable Project roadway impact fees. In such case, the Developer may apply to the County for a credit against the applicable County roadway impact fees for off-site roadway improvements pursuant to the County roadway impact fee regulations and policies. The City agrees that it shall support the Developer's application for an impact fee contribution-in-lieu of-fee determination by the County. However, if triggered pursuant to the foregoing paragraph, the Developer's obligation to submit the traffic signal warrant study and, if warranted, to install the signal(s) shall not be contingent upon the County's approval of such a credit.

It is acknowledged by the parties that review and approval by the County may be required for certain of the foregoing improvements listed in items (a) through (j) of this Section 8, irrespective of whether such County approval is expressly referenced above. Notwithstanding anything herein to the contrary, the parties agree that the County's disapproval of any such improvement requiring County approval, or the County's failure to provide approval within a reasonable period of time in the context of the Developer's Project development schedule, shall not constitute any basis or authorization for the City to withhold or deny any permit, certificate or license for the Project.



9. Street Lighting. The Developer shall be responsible for installing or causing the installation of street lighting along the rights-of-way adjacent to the Project as substantially shown in the Site Plan, except for any such lighting to be installed by a community development district, master property owner's association or under the auspices of a special taxing district approved by the County, which shall be reviewed and approved administratively by the City (and the City shall not unreasonably delay, withhold or condition any such approval). Said street lighting shall be installed in connection with the development of each building site and shall be operational prior to the issuance of a final Certificate of Occupancy for any building within such building site.

10. Transportation Demand Management Strategies. Exhibit "B" contains a list of Transportation Demand Management ("TDM") strategies prepared for the Project. In the development of the Project and for future tenant design, the Developer shall either incorporate or encourage, as applicable pursuant to Exhibit "B", the TDM strategies listed on Exhibit "B".

11. Public Services and Facilities; Concurrency. As of the date of the Project Approval, pursuant to the provisions of Chapter 59 of the City Code, the Project has been found to meet concurrency standards as set forth in the Comprehensive Plan and the Land Development Regulations.

12. Necessity of Complying with Local Regulations. The Developer and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Developer of the necessity of complying with the regulations governing said permitting requirements, conditions, fees, terms or restrictions, so long as compliance does not require the Developer to develop the Property in a manner that is inconsistent with the Project Approval. Where construction has occurred on the Property, or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement and are consistent with the Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. For the term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Project Approval, the Site Plan, the Land Development Regulations, the Comprehensive Plan and the existing laws and policies as of the Effective Date of this Agreement that are or may be applicable to the Property, subject to the conditions of this Agreement; however, nothing shall prohibit the Developer from seeking any modification to the Site Plan pursuant to the processes set forth in this Agreement and the Land Development Regulations, including under any subsequently adopted or amended zoning regulations.

14. Binding Effect. This Agreement shall run with and bind the Property as a covenant running with the land, and shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and assigns. Upon execution, this Agreement shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the Developer.

15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Developer and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement.

16. Notices. All notices, demands and requests hereunder shall be given in writing and shall be delivered (i) in person, (ii) by e-mail with confirmation of receipt, (iii) by U.S. certified mail, postage prepaid and return receipt requested or (iv) by a recognized commercial overnight courier (i.e., United Parcel Service, Federal Express, etc.) providing a receipt of delivery, and such notices and communications shall be addressed as follows:

If to City:                   City Manager  
                                  City of Doral  
                                  8401 NW 53rd Terrace  
                                  Doral, Florida 33166

With a copy to:           City Attorney  
                                  City of Doral  
                                  8401 NW 53rd Terrace  
                                  Doral, Florida 33166

If to Developer:           Bridge Point Doral 2700, LLC  
                                  9525 W. Bryn Mawr Avenue  
                                  Suite 700  
                                  Rosemont, Illinois 60018

With a copy to:           Augusto E. Maxwell, Esq.  
                                  Akerman LLP  
                                  98 SE 7th Street, Suite 1100  
                                  Miami, Florida 33131

Any notice shall be effective only upon delivery or the date of written evidence that acceptance of delivery has been refused. Any party to this Agreement may change its notification address(es) by providing written notification to the other parties pursuant to the requirements of this Section 15.

17. Severability. In the event any term or provision of this Agreement shall be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

18. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof, and supersedes all previous discussions, understandings and other agreements, written or oral, between the parties relating to the subject matter of this Agreement.

19. Modification, Amendment and Release. This Agreement may be modified, amended or released only by a written instrument signed by the City and the Developer (and/or its successors or assigns, which may include without limitation a Community Development District or master property owners' association), provided that such modification, amendment or release has been approved by the City after a public hearing. Notwithstanding the foregoing, at such time as the City has issued Certificates of Occupancy for all buildings and structures approved under the Site Plan (as the same may be amended), the City shall, at the Developer's request, administratively approve and sign a written termination or release of this Agreement to be recorded in the Public Records of Miami-Dade County, Florida, and the City shall not unreasonably delay, withhold or condition any such approval and signing.

20. Enforcement. Enforcement of this Agreement shall be by action against any party or person violating, or attempting to violate, any covenants set forth in this Agreement. The prevailing party shall be entitled to recover its costs and expenses incurred in such litigation, including reasonable attorneys' fees, at all levels, before, during and after trial, and on appeal. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

21. Cumulative Remedies. Nothing contained herein shall prevent the Developer from exercising its rights and remedies it may have under law.

[Signature pages follow.]

**IN WITNESS WHEREOF**, this Master Development Agreement has been executed by the City and the Developer as set forth below.

**CITY OF DORAL:**

\_\_\_\_\_  
By: \_\_\_\_\_, its Mayor

**WITNESSES:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
By: \_\_\_\_\_, its City Clerk

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this \_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as Mayor of the City of Doral. They are personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this \_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_, as City Clerk of the City of Doral. They are personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**WITNESSES:**

**DEVELOPER:**

BRIDGE POINT DORAL 2700, LLC

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this \_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, in their capacity as \_\_\_\_\_ of Bridge Point Doral 2700, LLC. This person is personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**Legal Description of the Property**

[See attached.]

**LEGAL DESCRIPTION**

THE EAST 3/5 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 55.00 AND THE SOUTH 2,795.85 FEET THEREOF AND FURTHER LESS THE FOLLOWING DESCRIBED TWO PARCELS:

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 12 IN BLOCK 4 OF MIAMI INTERNATIONAL BUSINESS PARK SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 151 AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89°34'41" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 12, FOR A DISTANCE OF 390.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 88°40'29", FOR AN ARC DISTANCE OF 162.51 FEET TO THE POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NW 112 AVENUE AS SHOWN ON PLAT OF B.I.P. SUBDIVISION RECORDED IN PLAT BOOK 146 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 01°44'50" EAST, ALONG THE LAST DESCRIBED LINE AND PARALLEL WITH THE EAST LINE OF BLOCK 4 OF SAID MIAMI INTERNATIONAL BUSINESS PARK SECTION 2, FOR A DISTANCE 36.79 FEET TO THE NORTHWEST CORNER OF LOT 14 IN BLOCK 1 OF SAID B.I.P. SUBDIVISION; THENCE RUN SOUTH 89°37'00" WEST, ALONG THE NORTH LINE SAID BLOCK 1 BEING ALSO ALONG THE NORTH LINE OF THE SOUTH 2,795.85 FEET OF THE EAST 3/5 OF SAID SECTION 30, FOR A DISTANCE OF 80.02 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF SAID B.I.P. SUBDIVISION; THENCE RUN NORTH 01°44'50" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF SAID NW 112 AVENUE, FOR A DISTANCE OF 20.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 88°40'29", FOR AN ARC DISTANCE OF 77.38 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°34'41" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 363.78 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 4 OF SAID MIAMI INTERNATIONAL BUSINESS PARK SECTION 2; THENCE RUN NORTH 01°44'50" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 70.02 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE NORTHEAST 1/4 OF SAID SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 699.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY TO NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,290.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET; THENCE RUN NORTH 08°43'31" WEST, ALONG A LINE TANGENT TO THE PREVIOUS DESCRIBED CURVE, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2,290.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET TO THE POINT OF TANGENCY WITH THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 01°44'50" WEST, ALONG THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY TO WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 88°40'38",

FOR AN ARC DISTANCE OF 69.65 FEET TO THE POINT OF TANGENCY WITH THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 89°34'42" EAST, ALONG THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR 83.98 FEET TO THE POINT OF BEGINNING.




**EXHIBIT B**  
**TDM Strategies**

[See attached.]

## MEMORANDUM

To: Marc O'Keefe  
City of Doral

From: Adrian K. Dabkowski, P.E., PTOE 

Date: September 12, 2022

***Subject: Bridge Point Doral Distribution Center  
Transportation Demand Management Strategies  
Doral, Florida***

The applicant for the Bridge Point Doral Distribution Center has committed to providing several Transportation Demand Management (TDM) strategies. The applicant will also incorporate several TDM strategies into the future tenant design and encourage tenants to provide additional TDM strategies. The goal of TDM strategies is to reduce the reliance of single-occupant vehicle traffic and encourage employees, guests, and patrons to walk, bike, use public transportation, and carpool/vanpool. The following summarizes the TDM strategies the project will commit to:

- An enhanced 8-foot-wide sidewalk will be provided on the west side of the NW 112<sup>th</sup> Avenue extension between NW 34<sup>th</sup> Street and NW 41<sup>st</sup> Street is proposed.
- The project will provide a Doral Boulevard signature bus shelter along the south side of NW 41<sup>st</sup> Street east of NW 109<sup>th</sup> Avenue and one (1) regular bus shelter on the west side of NW 107<sup>th</sup> Avenue south of the north access.
- Bus stops and wayfinding including transit route schedules and maps information will be incorporate into the site where appropriate.
- On-site bicycle parking will be provided.

The applicant will incorporate the following TDMs into the future tenant design:

- Designated scooter/motorcycle parking spaces will be contemplated.
- Designated car/vanpooling designated parking spaces will be contemplated.
- Wide hallways, between five (5) to eight (8) feet wide, accessible by bicycles will be contemplated.
- Loading dock ramps wide enough to accommodate bicycles will be contemplated. In the event that a multi-story office is designed, elevators to accommodate bikes will be contemplated.

The applicant will encourage their tenants to incorporate the following TDMs:

- Creation of an Employee Transportation Coordinator position to run the transportation demand management (TDM) programs for each tenant will be encouraged.
- Carpool incentive program for employees will be encouraged.
- Transit passes for employees will be encouraged.
- Installation of bicycle workroom or shop will be encouraged.
- Installation of bicycle washing stations will be encouraged.

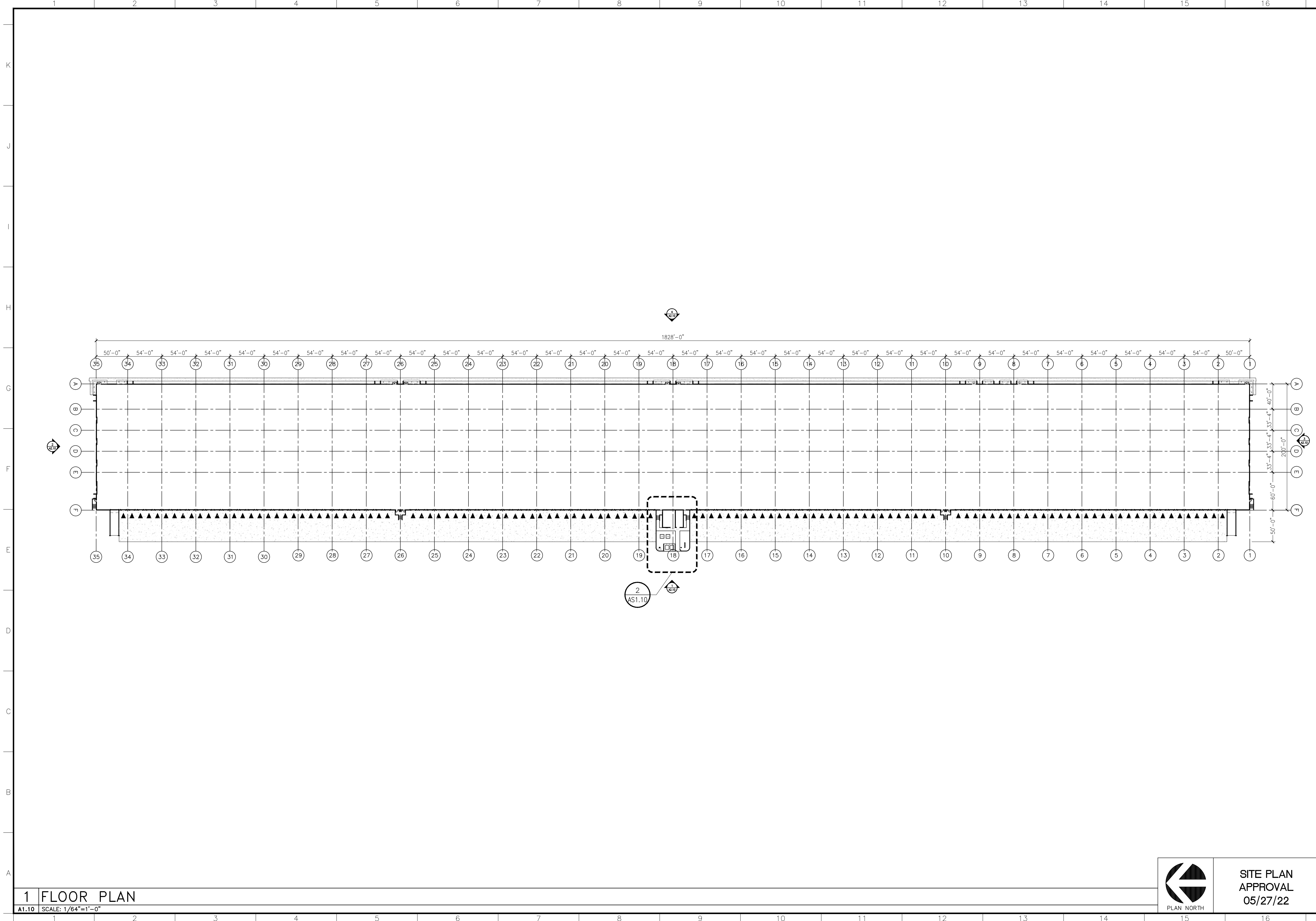
- Lockers for bicyclists to store a change of clothes will be encouraged.
- Shower facility, bicyclist can use will be encouraged.

The applicant for the Bridge Point Doral Distribution Center has committed to a wide range of TDM strategies. The goal of these strategies is to reduce the reliance of single-occupant vehicle traffic and encourage employees, guests, and patrons to walk, bike, use public transportation, and carpool/vanpool.

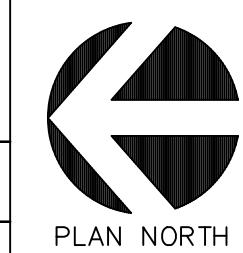
k:\ftl\_tpto\143422000 - lemon site\correspondence\09 2021 bridge point doral tdm strategies.docx

# EXHIBIT “C”



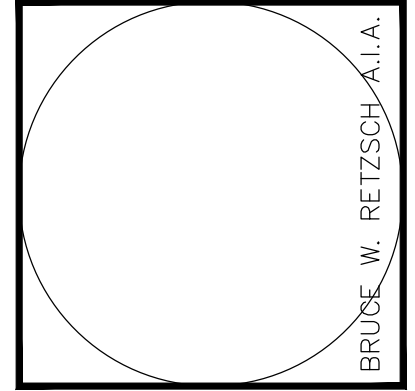


**1 FLOOR PLAN**  
A1.10 SCALE: 1/64"=1'-0"



**SITE PLAN APPROVAL**  
05/27/22

**RLC Architects**  
7000 North Federal Highway, 2nd Floor, Boca Raton, FL 33432  
Tel: 561.393.6555 Fax: 561.395.0007  
Web: www.rlcarchitects.com  
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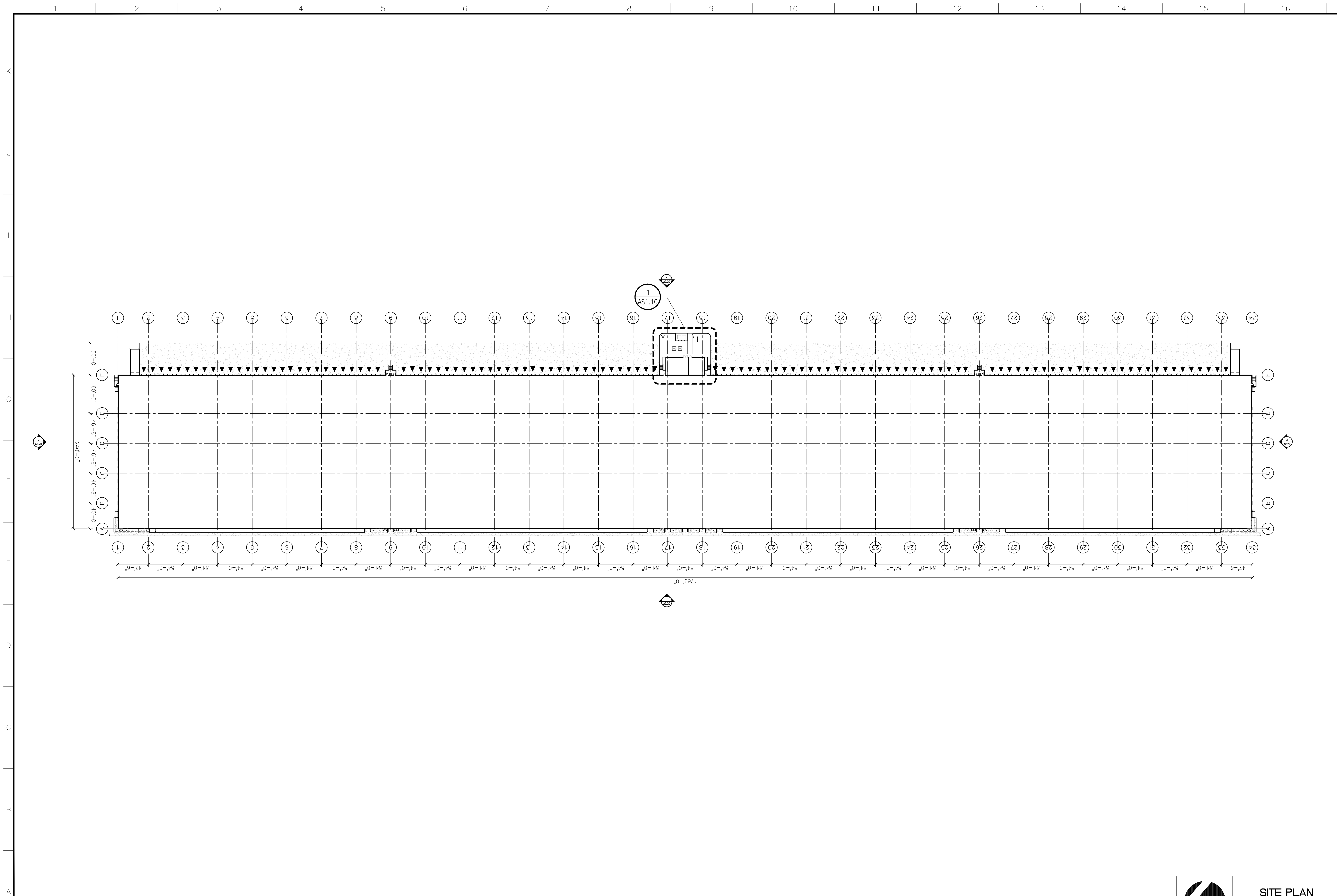
**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS


Drawing Title  
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Scale  
Project No. 21048.00  
Plot Date

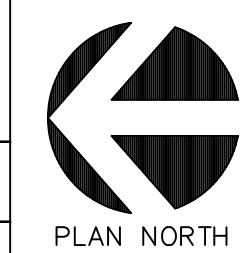
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Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A1.10**



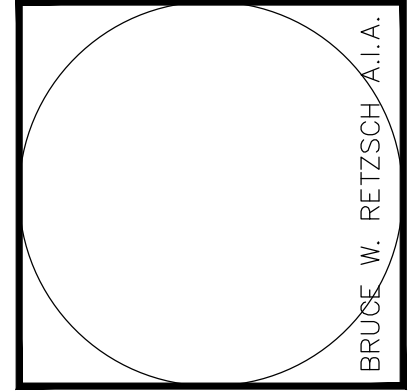
**1 FLOOR PLAN**

A1.20 SCALE: 1/64"=1'-0"



**SITE PLAN APPROVAL**  
05/27/22

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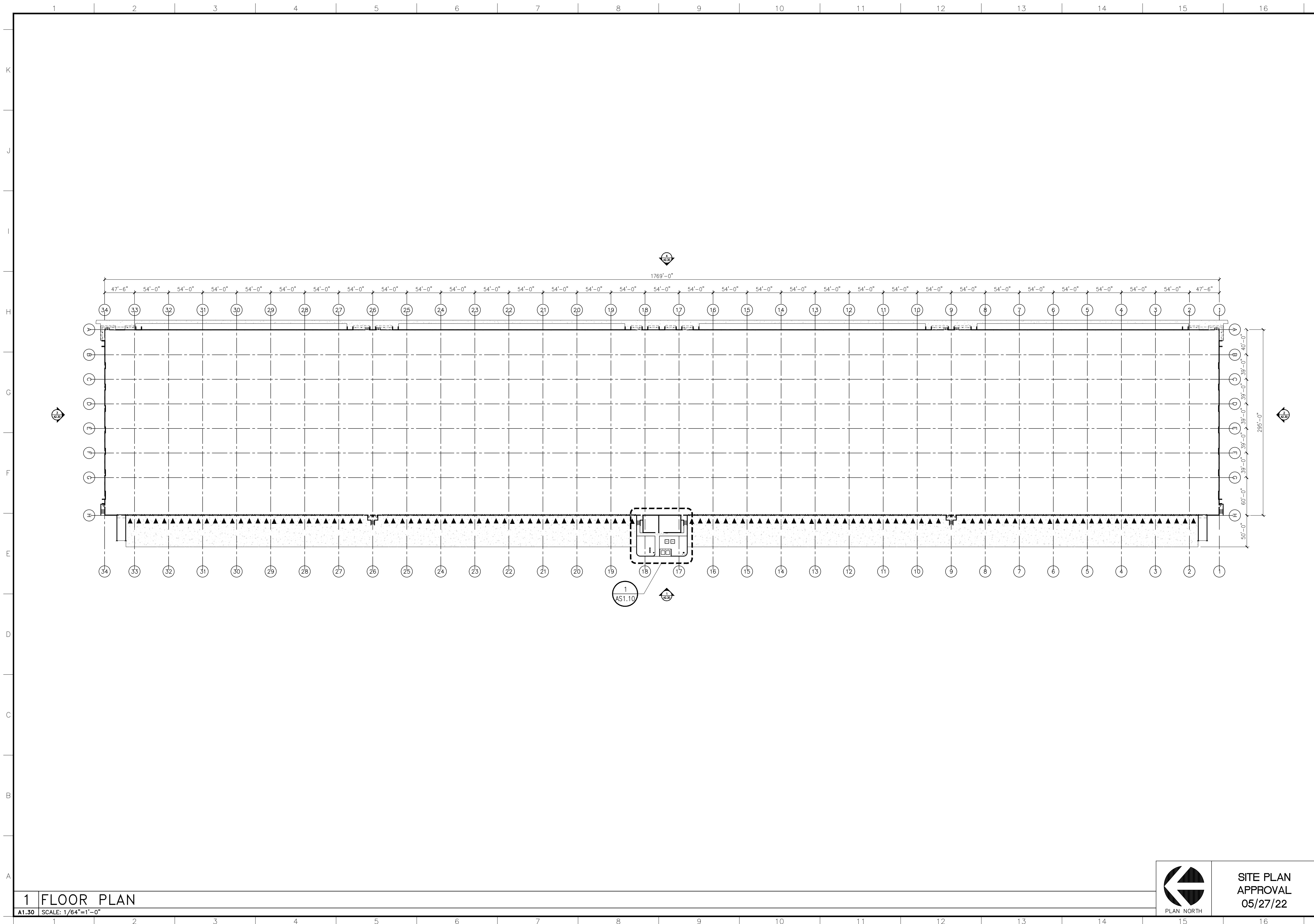
**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS


Drawing Title  
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Scale  
Project No. 21048.00  
Plot Date

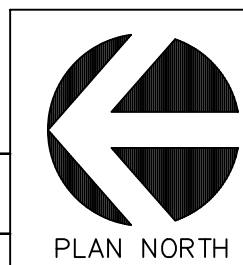
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Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A1.20**



**1 FLOOR PLAN**

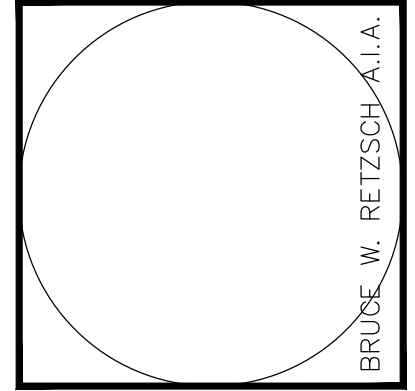
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**SITE PLAN APPROVAL**  
05/27/22

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS


Drawing Title  
**BUILDING 3 FLOOR PLAN**

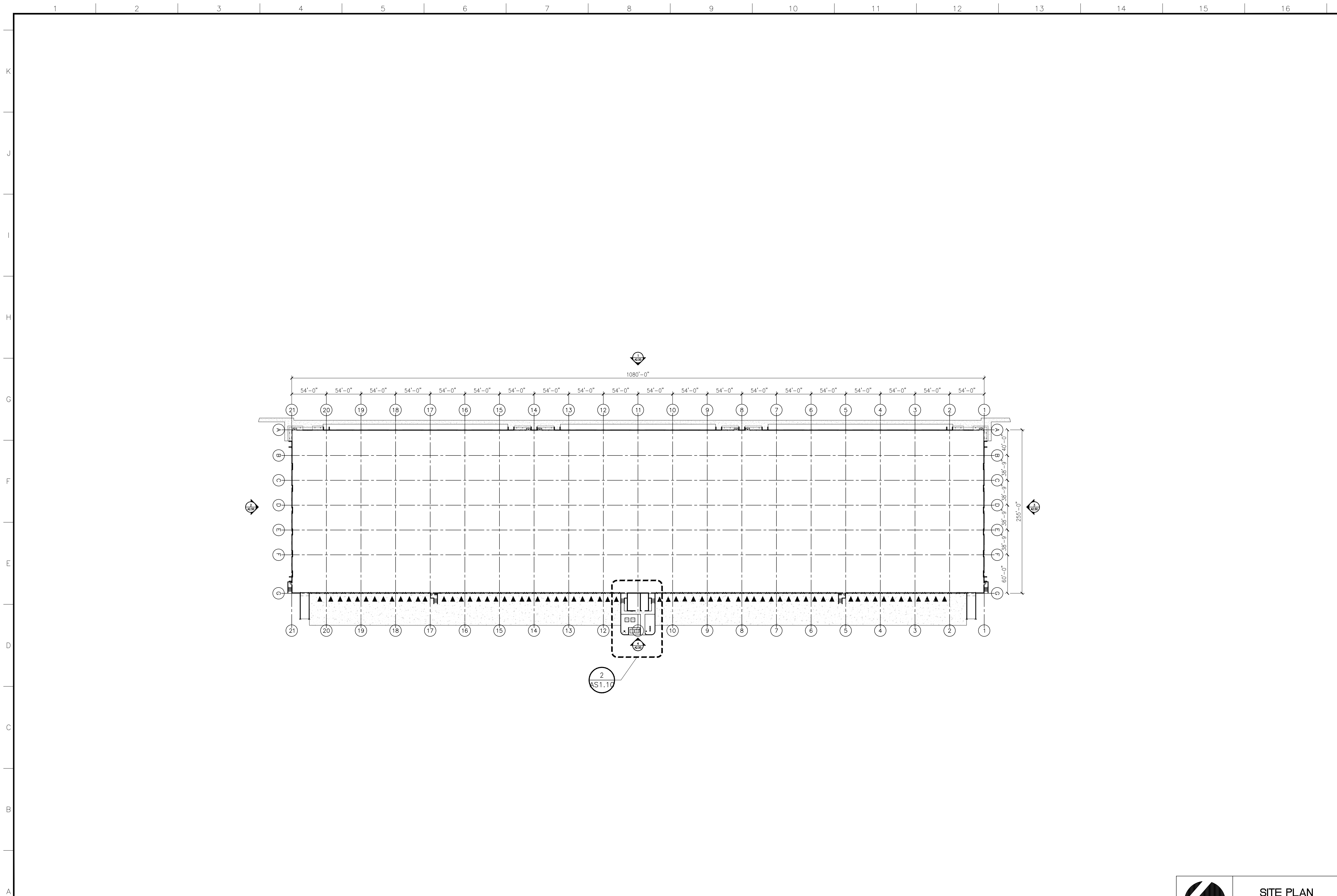
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Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by:  
Checked by:

Sheet No.  
**A1.30**

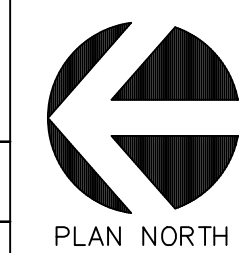






**1 FLOOR PLAN**

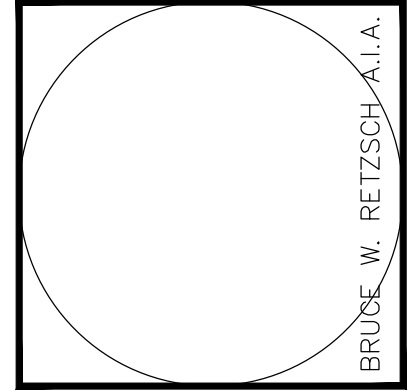
A1.50 SCALE: 1/64"=1'-0"



**SITE PLAN APPROVAL**  
05/27/22

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INFO/LOGO

**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS


Drawing Title  
**BUILDING 5 FLOOR PLAN**

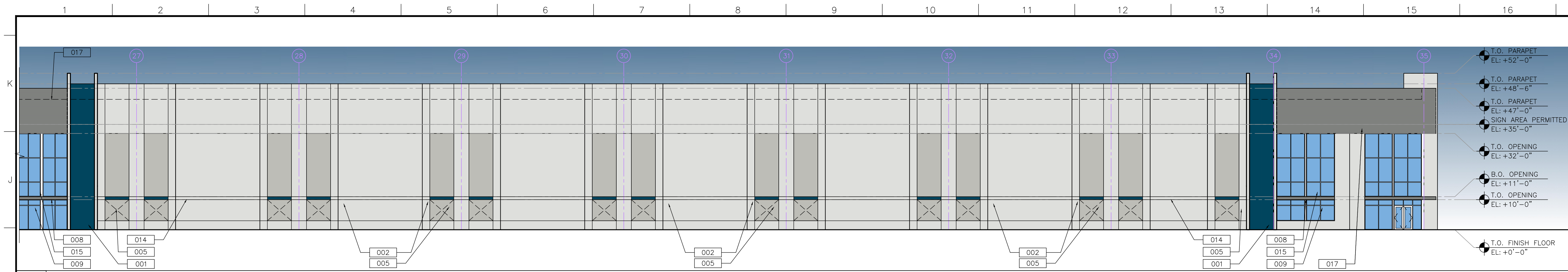
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A1.50**

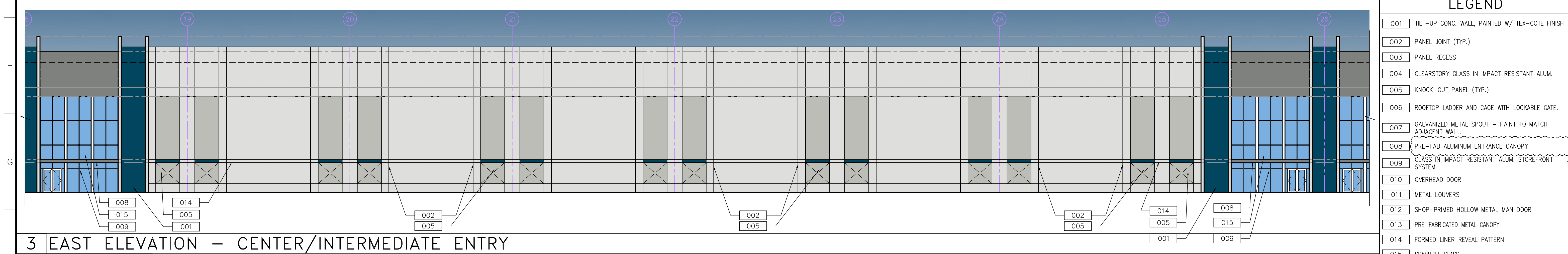






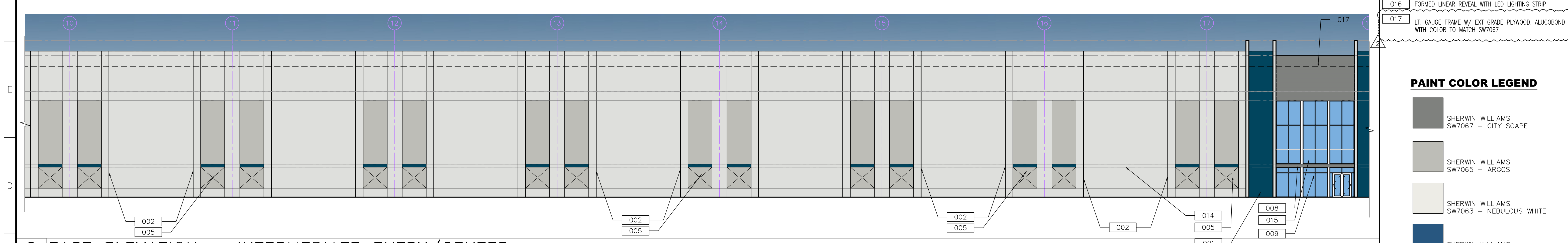
**4 WEST ELEVATION - CORNER ENTRY**

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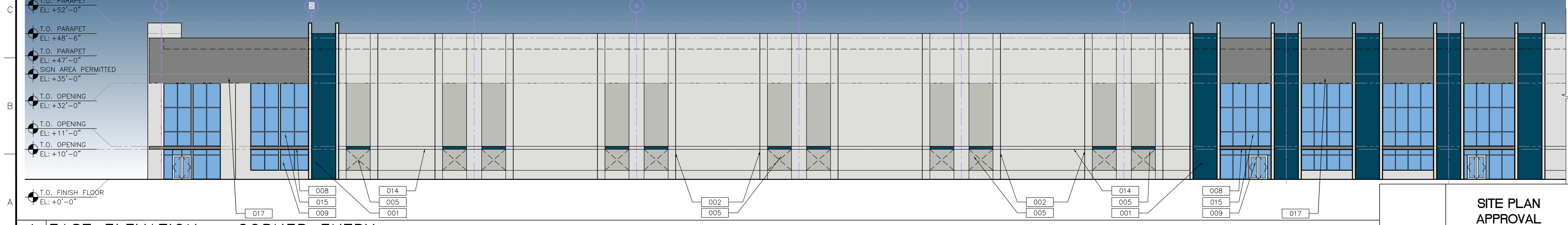
**3 EAST ELEVATION - CENTER/INTERMEDIATE ENTRY**

A2.11 SCALE: 1/16"=1'-0"



**2 EAST ELEVATION - INTERMEDIATE ENTRY/CENTER**

A2.11 SCALE: 1/16"=1'-0"



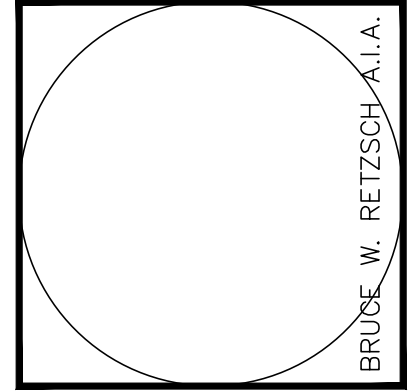
**1 EAST ELEVATION - CORNER ENTRY**

A2.11 SCALE: 1/16"=1'-0"

- LEGEND**
- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
  - 002 PANEL JOINT (TYP.)
  - 003 PANEL RECESS
  - 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
  - 005 KNOCK-OUT PANEL (TYP.)
  - 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
  - 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
  - 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
  - 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
  - 010 OVERHEAD DOOR
  - 011 METAL LOUVERS
  - 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
  - 013 PRE-FABRICATED METAL CANOPY
  - 014 FORMED LINER REVEAL PATTERN
  - 015 SPANDREL GLASS
  - 016 FORMED LINER REVEAL WITH LED LIGHTING STRIP
  - 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

- PAINT COLOR LEGEND**
- SHERWIN WILLIAMS SW7067 - CITY SCAPE
  - SHERWIN WILLIAMS SW7065 - ARGOS
  - SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
  - SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

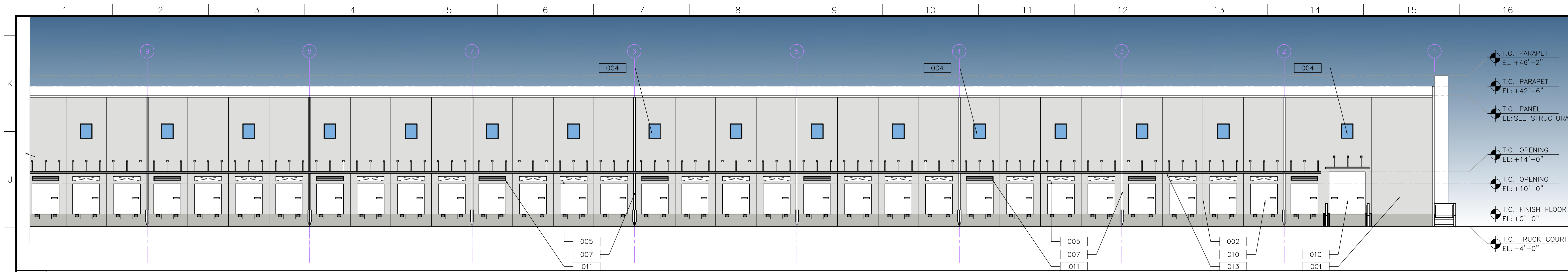
Drawing Title  
**BUILDING 1 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

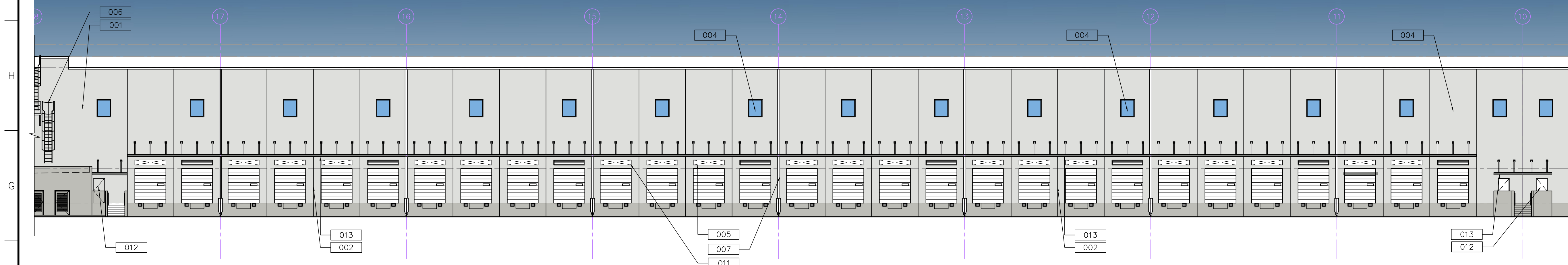
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**SITE PLAN APPROVAL**  
05/27/22



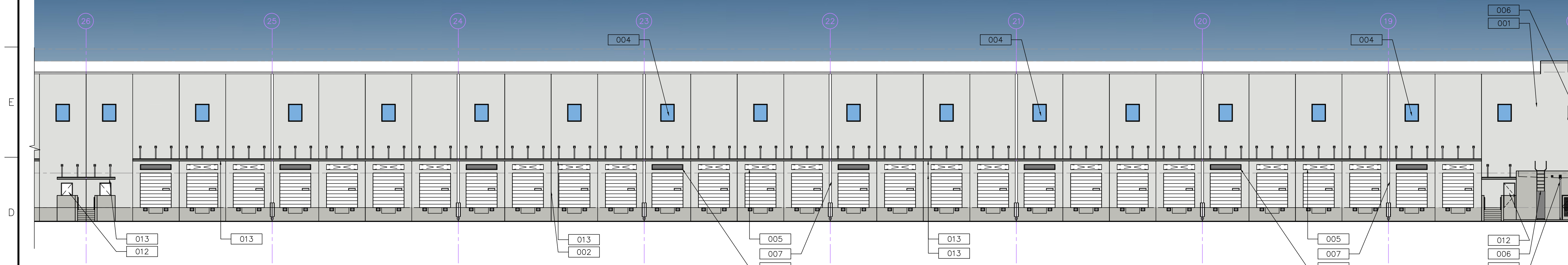
**4 WEST ELEVATION - CORNER**

A2.12 SCALE: 1/16"=1'-0"



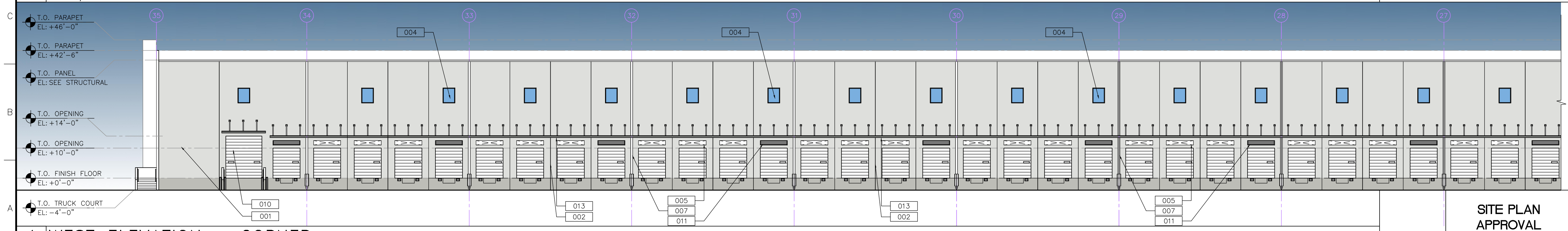
**3 WEST ELEVATION - DOCK DOORS AND INTERMEDIATE STAIRS**

A2.12 SCALE: 1/16"=1'-0"



**2 WEST ELEVATION - DOCK DOORS AND INTERMEDIATE STAIRS**

A2.12 SCALE: 1/16"=1'-0"



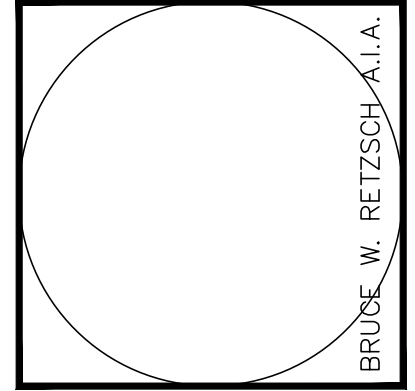
**1 WEST ELEVATION - CORNER**

A2.12 SCALE: 1/16"=1'-0"

LEGEND	
001	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
002	PANEL JOINT (TYP.)
003	PANEL RECESS
004	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
005	KNOCK-OUT PANEL (TYP.)
006	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
007	GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
008	PRE-FAB ALUMINUM ENTRANCE CANOPY
009	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
010	OVERHEAD DOOR
011	METAL LOUVERS
012	SHOP-PRIMED HOLLOW METAL MAN DOOR
013	PRE-FABRICATED METAL CANOPY
014	FORMED LINER REVEAL PATTERN
015	SPANDREL GLASS
016	FORMED LINER REVEAL WITH LED LIGHTING STRIP
017	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

PAINT COLOR LEGEND	
[Color Swatch]	SHERWIN WILLIAMS SW7067 - CITY SCAPE
[Color Swatch]	SHERWIN WILLIAMS SW7065 - ARGOS
[Color Swatch]	SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
[Color Swatch]	SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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INFO/LOGO

**BRIDGE POINT DORAL**  
CITY OF DORAL

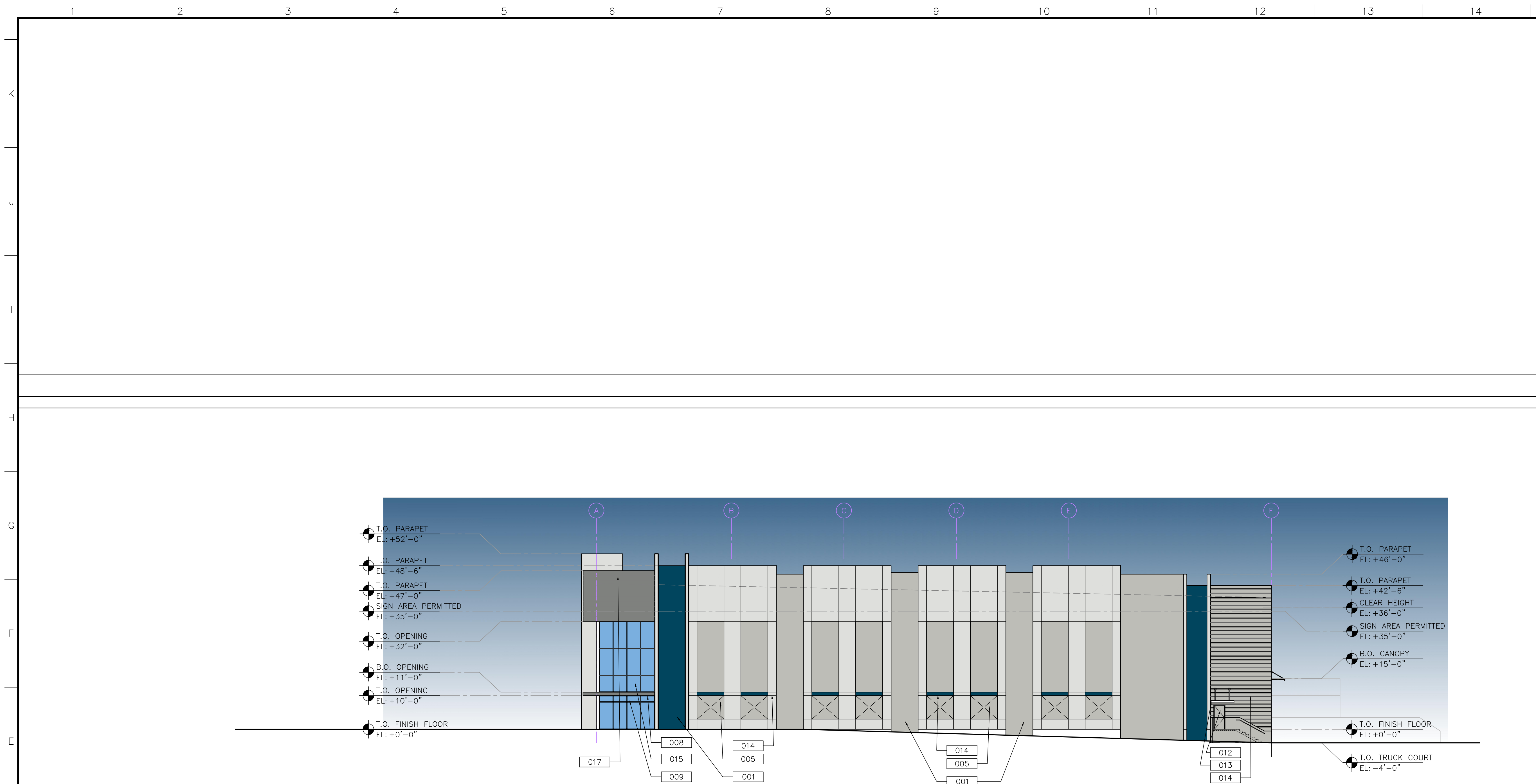
REVISIONS
Δ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**BUILDING 1 ELEVATIONS**  
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

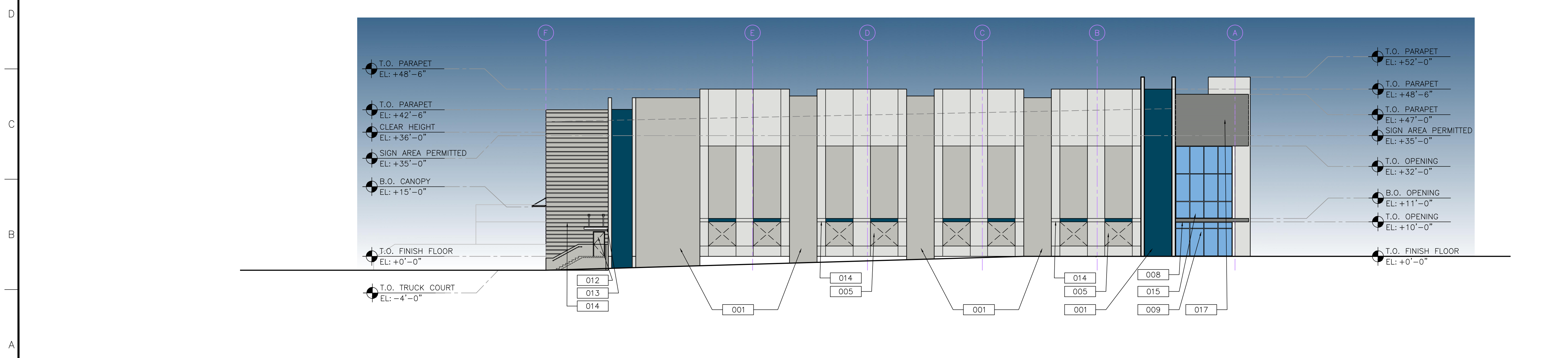
Sheet No.  
**A2.12**

**SITE PLAN APPROVAL**  
05/27/22



**1 NORTH ELEVATION**

A2.13 SCALE: 1/16"=1'-0"



**1 SOUTH ELEVATION**

A2.13 SCALE: 1/16"=1'-0"

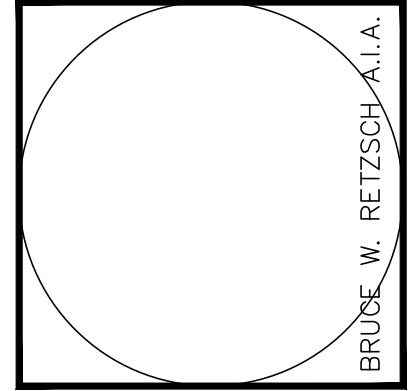
LEGEND	
001	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
002	PANEL JOINT (TYP.)
003	PANEL RECESS
004	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
005	KNOCK-OUT PANEL (TYP.)
006	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
007	GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL
008	PRE-FAB ALUMINUM ENTRANCE CANOPY
009	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
010	OVERHEAD DOOR
011	METAL LOUVERS
012	SHOP-PRIMED HOLLOW METAL MAN DOOR
013	PRE-FABRICATED METAL CANOPY
014	FORMED LINER REVEAL PATTERN
015	SPANDREL GLASS
016	FORMED LINER REVEAL WITH LED LIGHTING STRIP
017	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH: SW7067

PAINT COLOR LEGEND	
	SHERWIN WILLIAMS SW7067 - CITY SCAPE
	SHERWIN WILLIAMS SW7065 - ARGOS
	SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
	SHERWIN WILLIAMS SW6510 - LOYAL BLUE

**SITE PLAN APPROVAL**  
05/27/22

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**BRIDGE POINT DORAL**

CITY OF DORAL

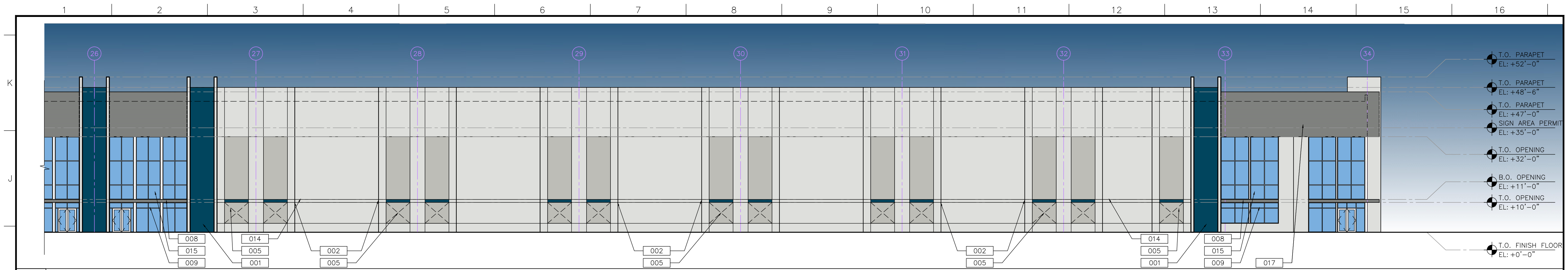
REVISIONS
1 SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title	<b>BUILDING 1 ELEVATIONS</b>
Scale	Project No. 21048.00
Plot Date	
Principal:	BWR
Project Director:	CSM
Project Manager:	
Drafted by:	GRC
Checked by:	

Sheet No.  
**A2.13**

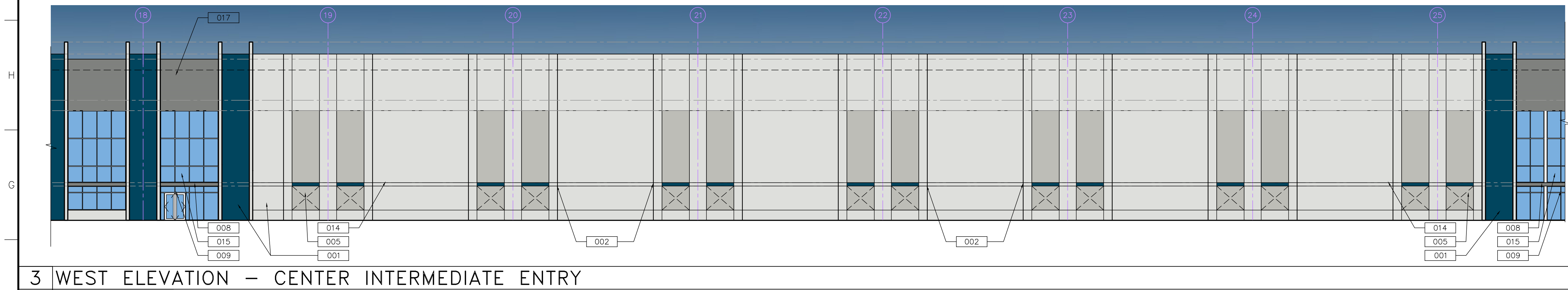






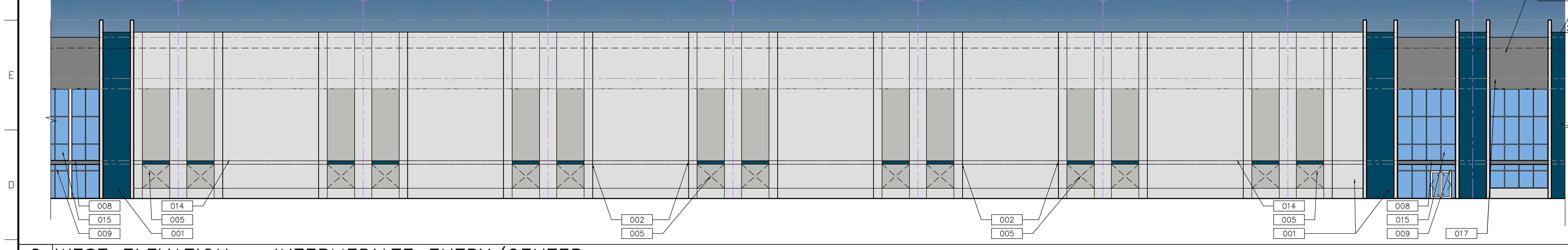
**4 WEST ELEVATION - CORNER ENTRY**

A2.21 SCALE: 1/16"=1'-0"



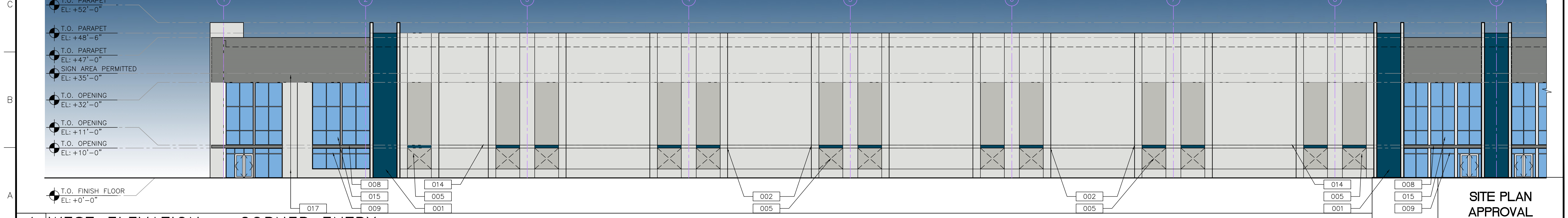
**3 WEST ELEVATION - CENTER INTERMEDIATE ENTRY**

A2.21 SCALE: 1/16"=1'-0"



**2 WEST ELEVATION - INTERMEDIATE ENTRY/CENTER**

A2.21 SCALE: 1/16"=1'-0"



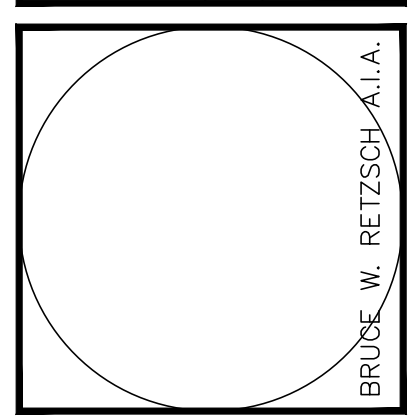
**1 WEST ELEVATION - CORNER ENTRY**

A2.21 SCALE: 1/16"=1'-0"

- LEGEND**
- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
  - 002 PANEL JOINT (TYP.)
  - 003 PANEL RECESS
  - 004 CLEARSTOREY GLASS IN IMPACT RESISTANT ALUM.
  - 005 KNOCK-OUT PANEL (TYP.)
  - 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
  - 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
  - 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
  - 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
  - 010 OVERHEAD DOOR
  - 011 METAL LOUVERS
  - 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
  - 013 PRE-FABRICATED METAL CANOPY
  - 014 FORMED LINER REVEAL PATTERN
  - 015 SPANDREL GLASS
  - 016 FORMED LINEAR REVEAL WITH LED LIGHTING STRIP
  - 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067
- PAINT COLOR LEGEND**
- SHERWIN WILLIAMS SW7067 - CITY SCAPE
  - SHERWIN WILLIAMS SW7065 - ARGOS
  - SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
  - SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

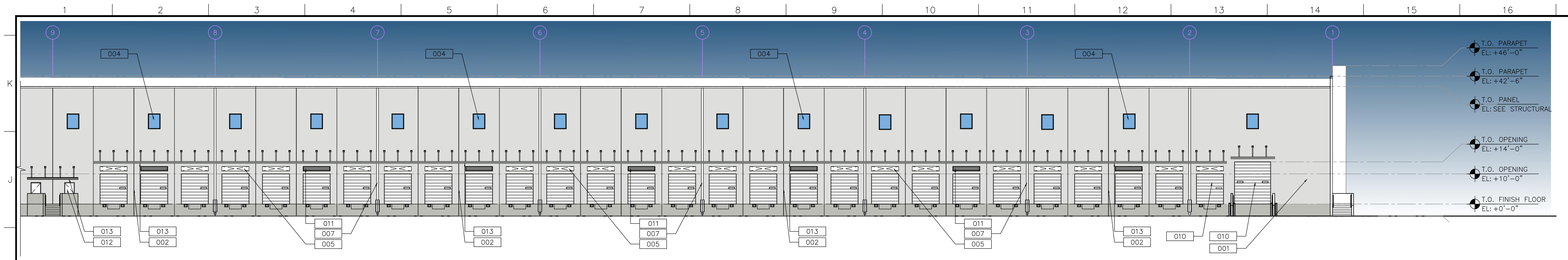
Drawing Title  
**BUILDING 2 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

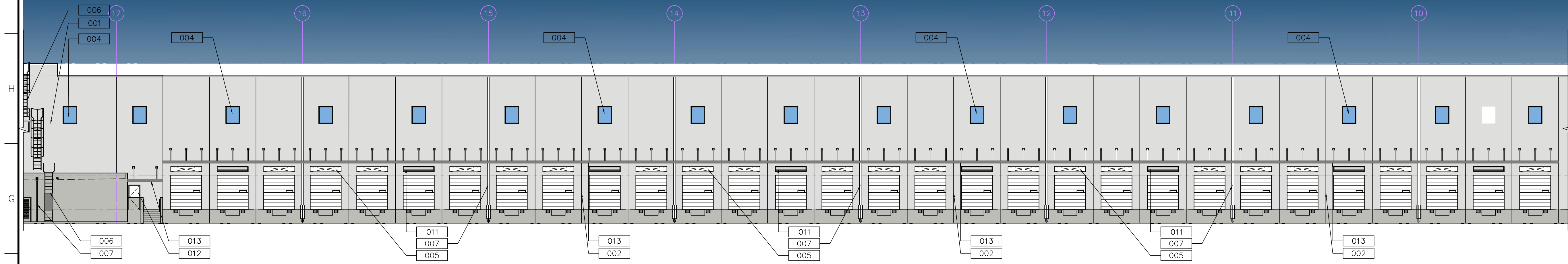
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**SITE PLAN APPROVAL  
05/27/22**



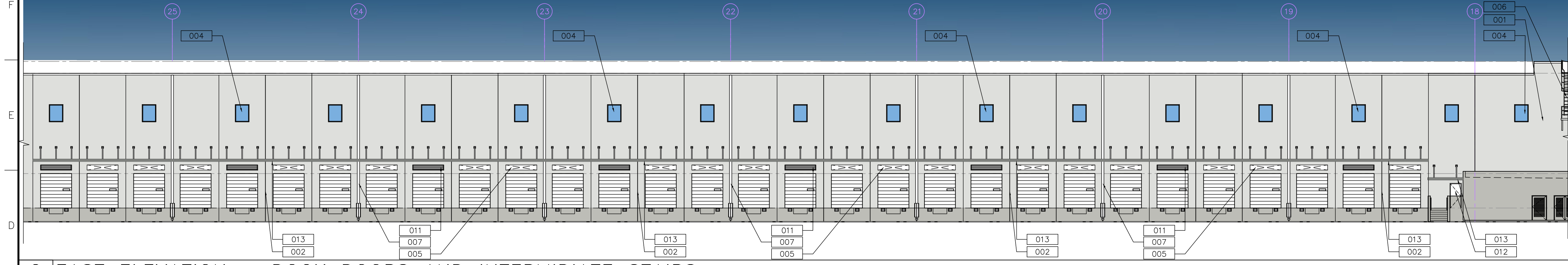
**4 EAST ELEVATION - CORNER**

A2.22 SCALE: 1/16"=1'-0"



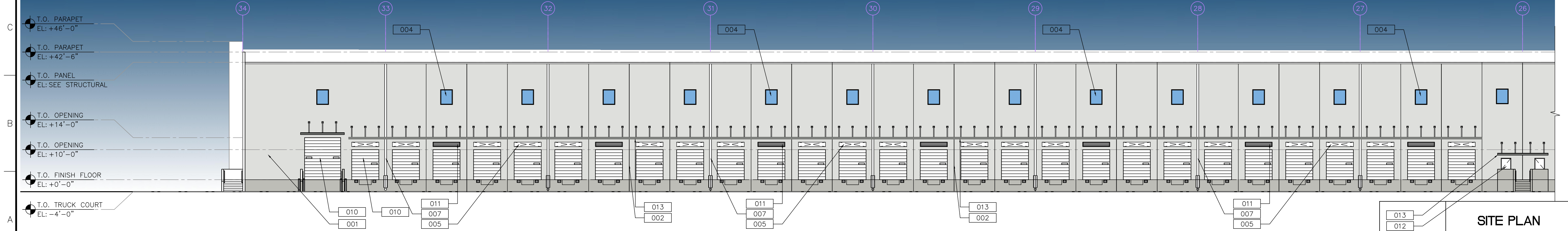
**3 EAST ELEVATION - DOCK DOORS AND INTERMEDIATE STAIRS**

A2.22 SCALE: 1/16"=1'-0"



**2 EAST ELEVATION - DOCK DOORS AND INTERMEDIATE STAIRS**

A2.22 SCALE: 1/16"=1'-0"



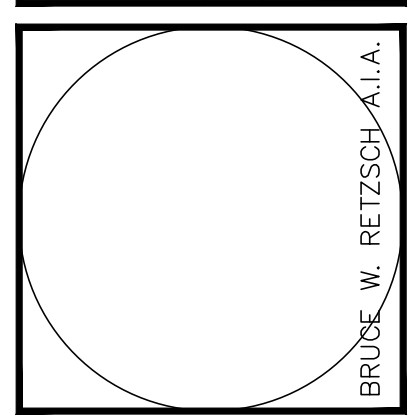
**1 EAST ELEVATION - CORNER**

A2.22 SCALE: 1/16"=1'-0"

LEGEND	
[001]	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
[002]	PANEL JOINT (TYP.)
[003]	PANEL RECESS
[004]	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
[005]	KNOCK-OUT PANEL (TYP.)
[006]	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
[007]	GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
[008]	PRE-FAB ALUMINUM ENTRANCE CANOPY
[009]	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
[010]	OVERHEAD DOOR
[011]	METAL LOUVERS
[012]	SHOP-PRIMED HOLLOW METAL MAN DOOR
[013]	PRE-FABRICATED METAL CANOPY
[014]	FORMED LINER REVEAL PATTERN
[015]	SPANDREL GLASS
[016]	FORMED LINEAR REVEAL WITH LED LIGHTING STRIP
[017]	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

PAINT COLOR LEGEND	
[Color swatch]	SHERWIN WILLIAMS SW7067 - CITY SCAPE
[Color swatch]	SHERWIN WILLIAMS SW7065 - ARGOS
[Color swatch]	SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
[Color swatch]	SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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**BRIDGE POINT DORAL**  
CITY OF DORAL

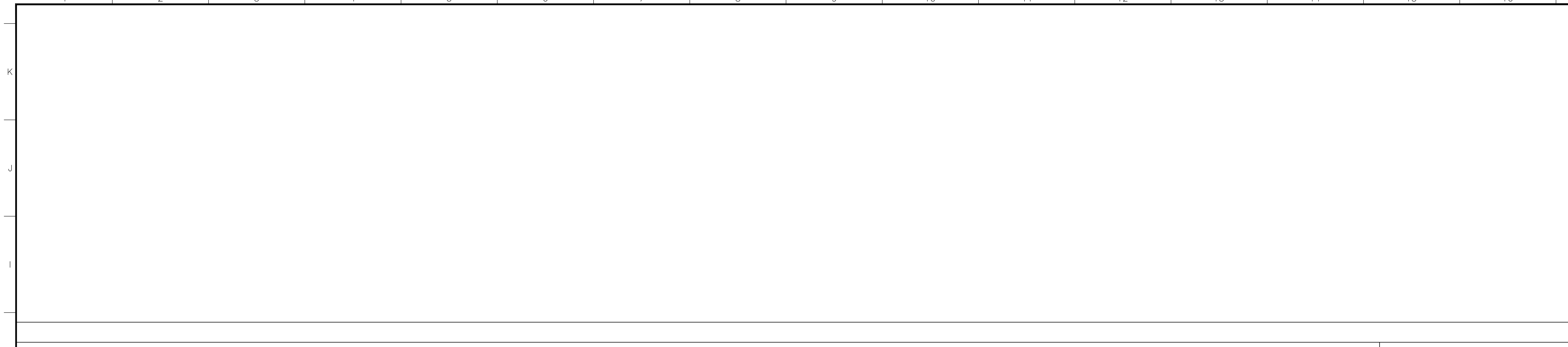
REVISIONS
Δ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**BUILDING 2 ELEVATIONS**  
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

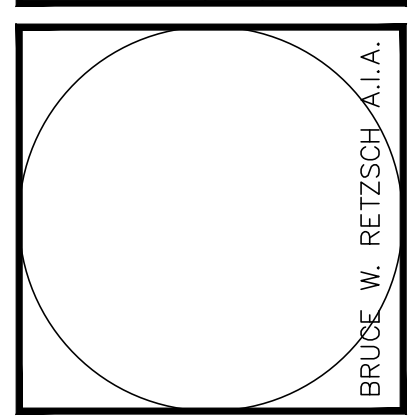
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**SITE PLAN APPROVAL**  
05/27/22



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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

Drawing Title  
**BUILDING 2 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

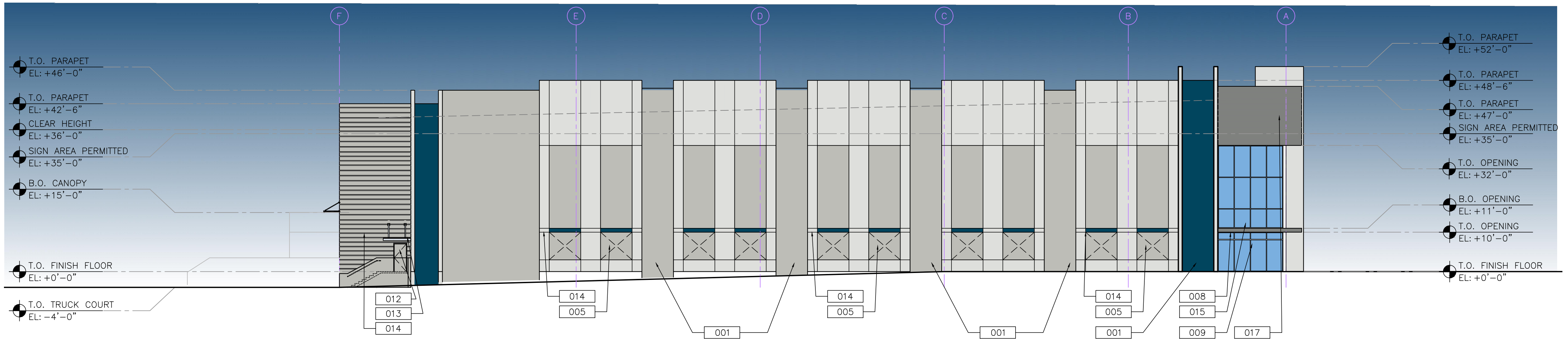
Sheet No.  
**A2.23**

**LEGEND**

- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
- 002 PANEL JOINT (TYP.)
- 003 PANEL RECESS
- 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
- 005 KNOCK-OUT PANEL (TYP.)
- 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
- 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
- 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
- 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
- 010 OVERHEAD DOOR
- 011 METAL LOUVERS
- 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
- 013 PRE-FABRICATED METAL CANOPY
- 014 FORMED LINER REVEAL PATTERN
- 015 SPANDREL GLASS
- 016 FORMED LINEAR REVEAL WITH LED LIGHTING STRIP
- 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD, ALUCOBOND WITH COLOR TO MATCH SW7067

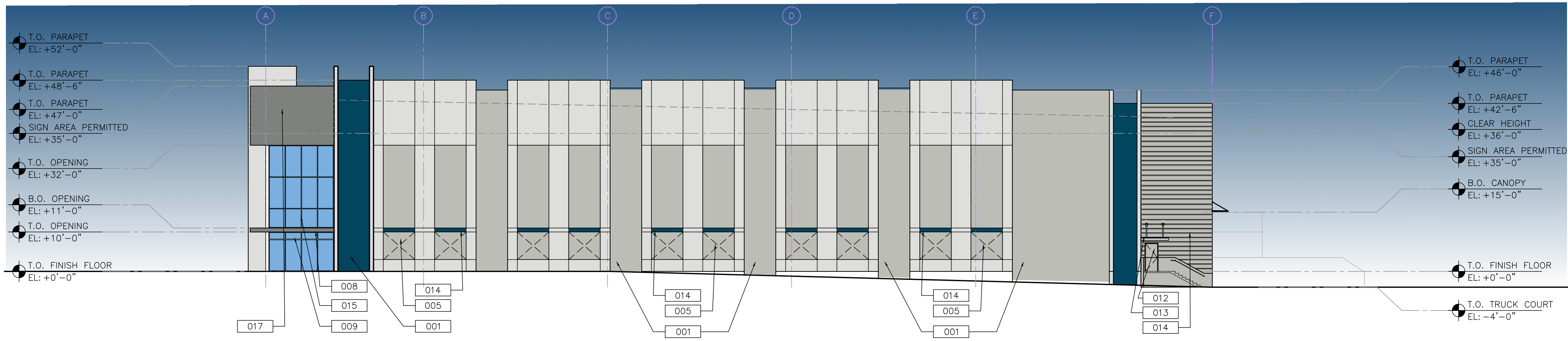
**PAINT COLOR LEGEND**

- SHERWIN WILLIAMS SW7067 - CITY SCAPE
- SHERWIN WILLIAMS SW7065 - ARGOS
- SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
- SHERWIN WILLIAMS SW6510 - LOYAL BLUE



**1 NORTH ELEVATION**

A2.23 SCALE: 1/16"=1'-0"

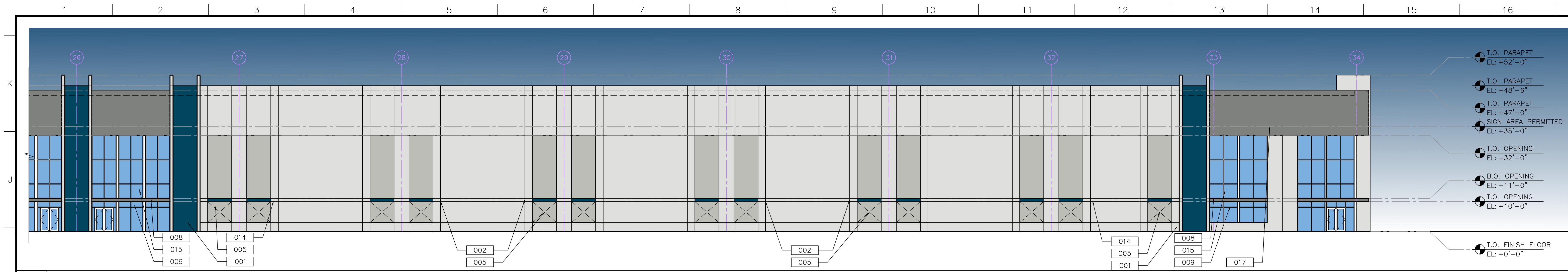


**1 SOUTH ELEVATION**

A2.23 SCALE: 1/16"=1'-0"

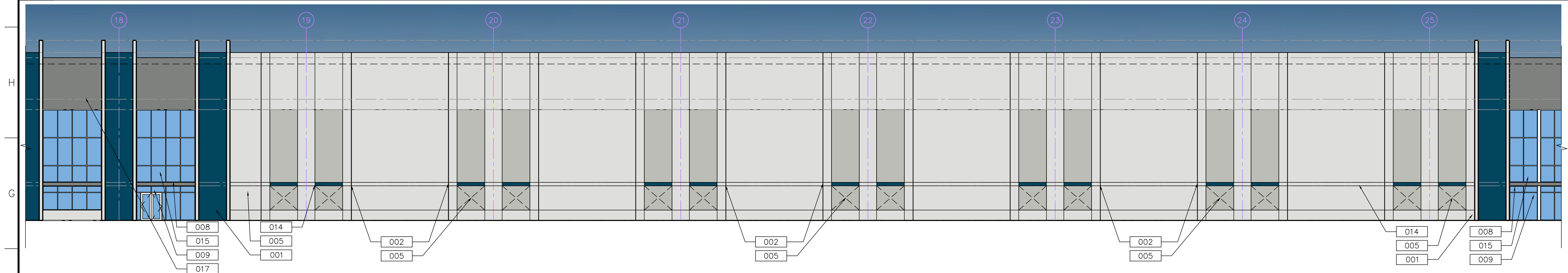
**SITE PLAN APPROVAL**  
05/27/22





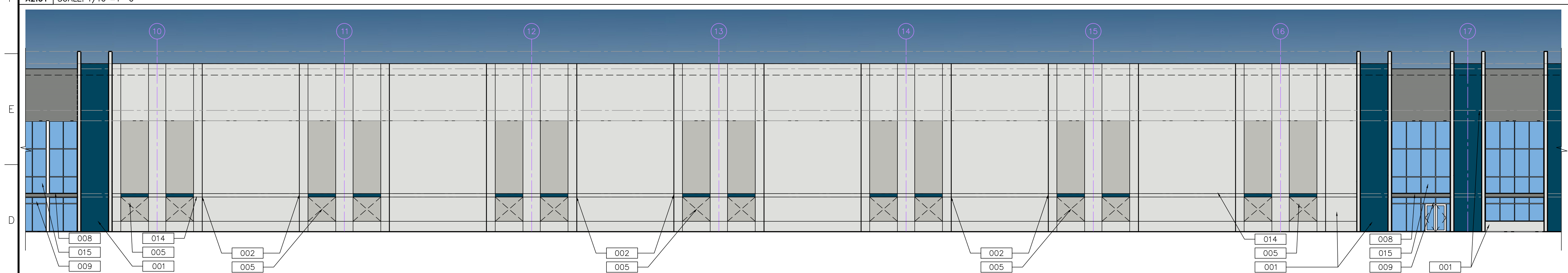
**4 EAST ELEVATION - CORNER**

A2.31 SCALE: 1/16"=1'-0"



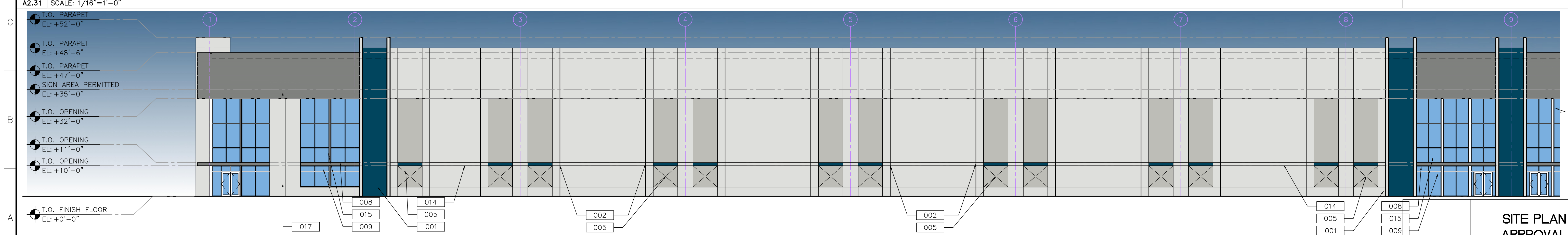
**3 EAST ELEVATION - INTERMEDIATE ENTRY**

A2.31 SCALE: 1/16"=1'-0"



**2 EAST ELEVATION - CENTER ENTRY**

A2.31 SCALE: 1/16"=1'-0"



**1 EAST ELEVATION - CORNER**

A2.31 SCALE: 1/16"=1'-0"

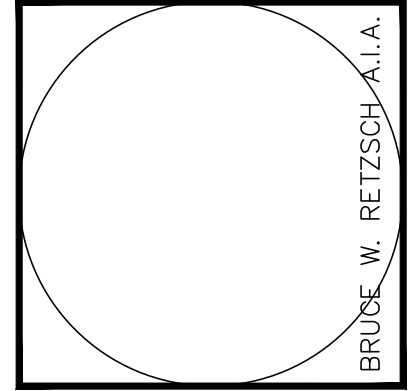
**LEGEND**

- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
- 002 PANEL JOINT (TYP.)
- 003 PANEL RECESS
- 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
- 005 KNOCK-OUT PANEL (TYP.)
- 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
- 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
- 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
- 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
- 010 OVERHEAD DOOR
- 011 METAL LOUVERS
- 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
- 013 PRE-FABRICATED METAL CANOPY
- 014 FORMED LINER REVEAL PATTERN
- 015 SPANDREL GLASS
- 016 FORMED LINER REVEAL WITH LED LIGHTING STRIP
- 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

**PAINT COLOR LEGEND**

- SHERWIN WILLIAMS SW7067 - CITY SCAPE
- SHERWIN WILLIAMS SW7065 - ARGOS
- SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
- SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

Drawing Title  
**BUILDING 3 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

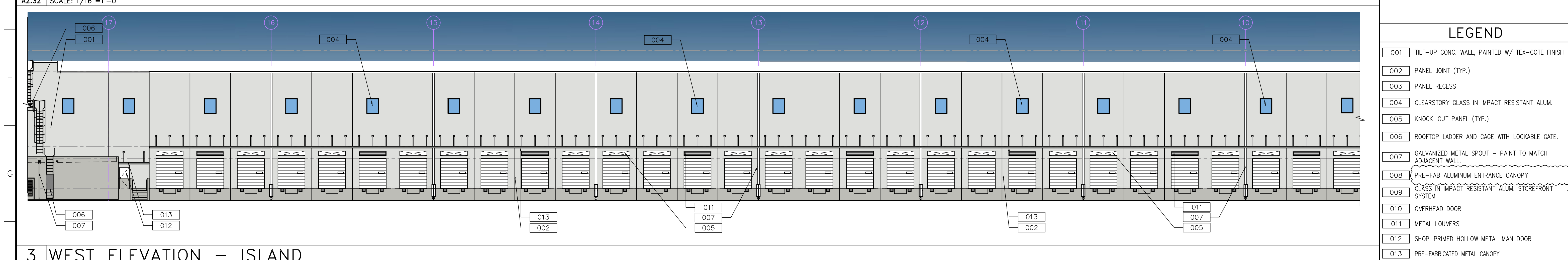
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Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A2.31**

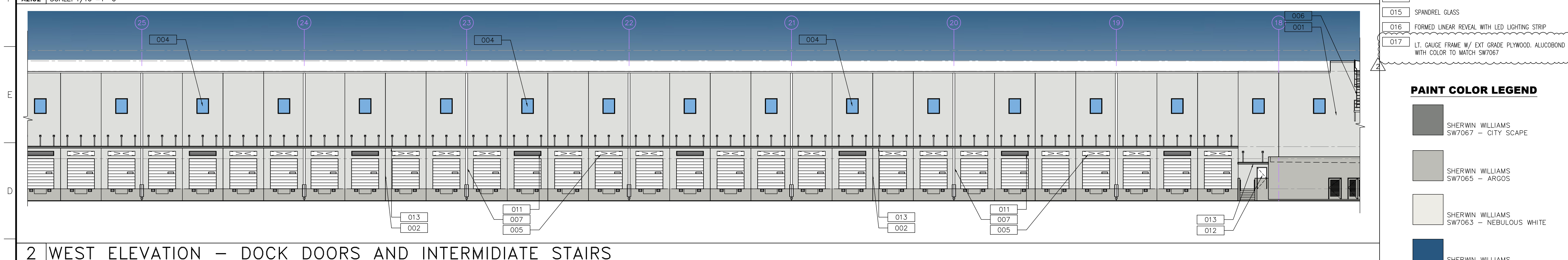
**SITE PLAN APPROVAL**  
05/27/22



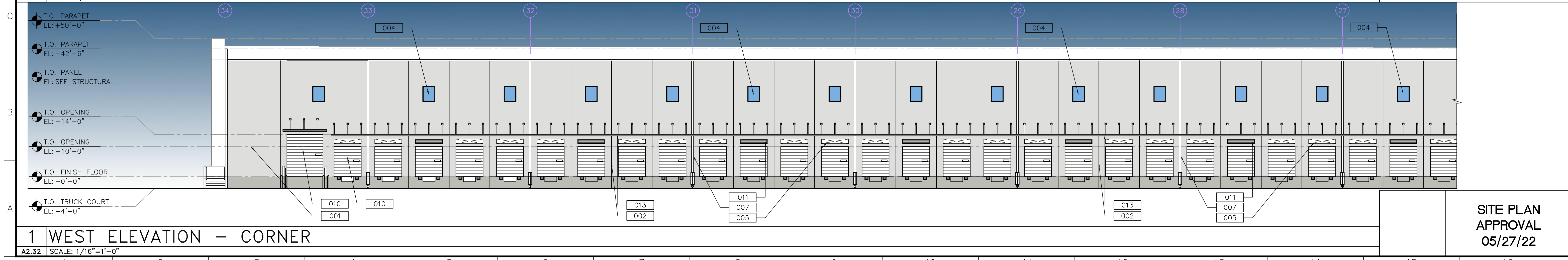
**4 WEST ELEVATION - CORNER**  
A2.32 SCALE: 1/16"=1'-0"



**3 WEST ELEVATION - ISLAND**  
A2.32 SCALE: 1/16"=1'-0"



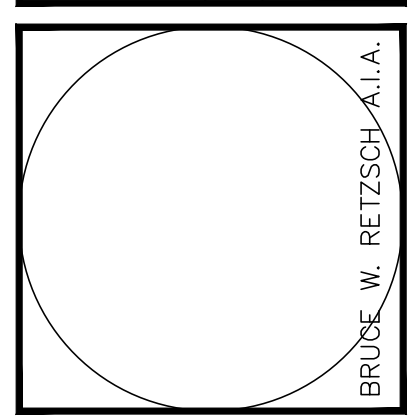
**2 WEST ELEVATION - DOCK DOORS AND INTERMEDIATE STAIRS**  
A2.32 SCALE: 1/16"=1'-0"



**1 WEST ELEVATION - CORNER**  
A2.32 SCALE: 1/16"=1'-0"

- LEGEND**
- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
  - 002 PANEL JOINT (TYP.)
  - 003 PANEL RECESS
  - 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
  - 005 KNOCK-OUT PANEL (TYP.)
  - 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
  - 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL
  - 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
  - 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
  - 010 OVERHEAD DOOR
  - 011 METAL LOUVERS
  - 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
  - 013 PRE-FABRICATED METAL CANOPY
  - 014 FORMED LINER REVEAL PATTERN
  - 015 SPANDREL GLASS
  - 016 FORMED LINER REVEAL WITH LED LIGHTING STRIP
  - 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067
- PAINT COLOR LEGEND**
- SHERWIN WILLIAMS SW7067 - CITY SCAPE
  - SHERWIN WILLIAMS SW7065 - ARGOS
  - SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
  - SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

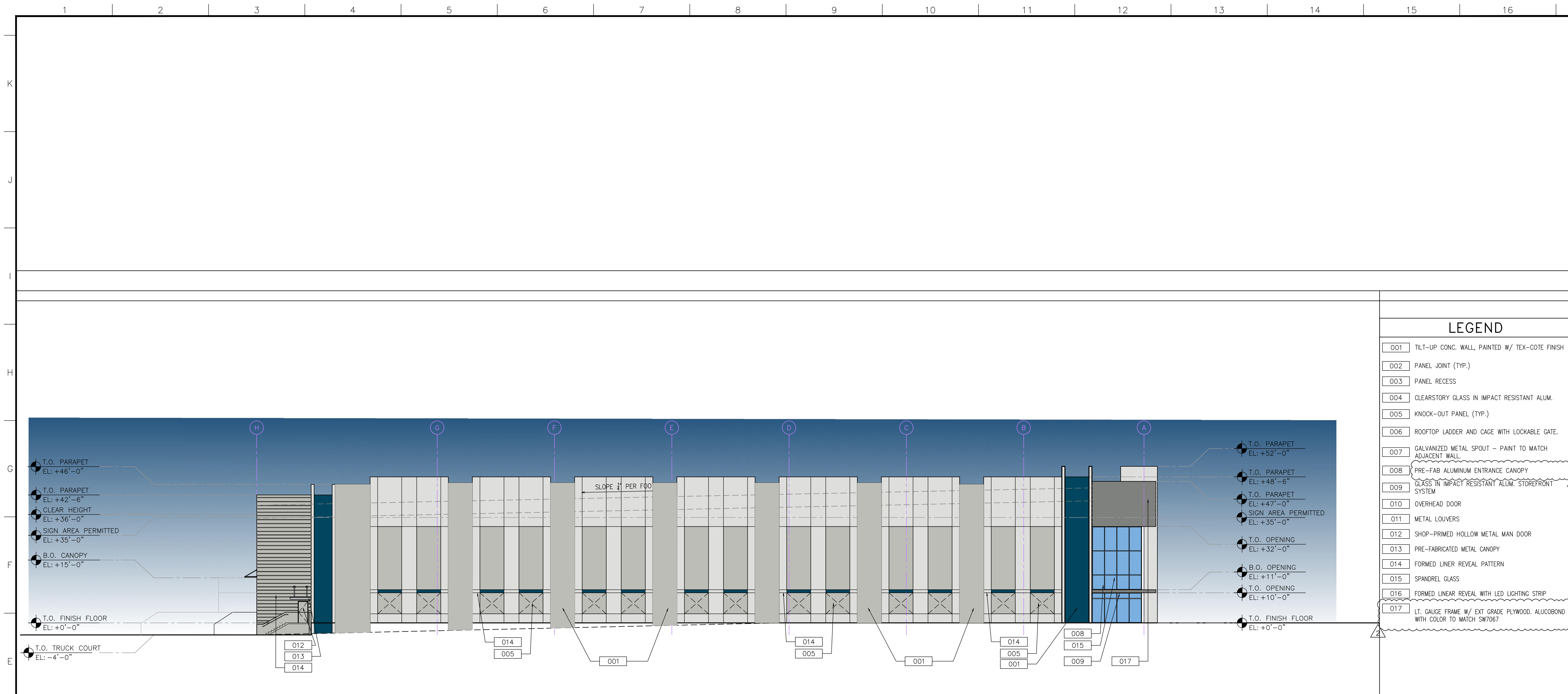
1	SITE PLAN APPROVAL COMMENT: 10/10/22
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Drawing Title  
**BUILDING 3 ELEVATIONS**  
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

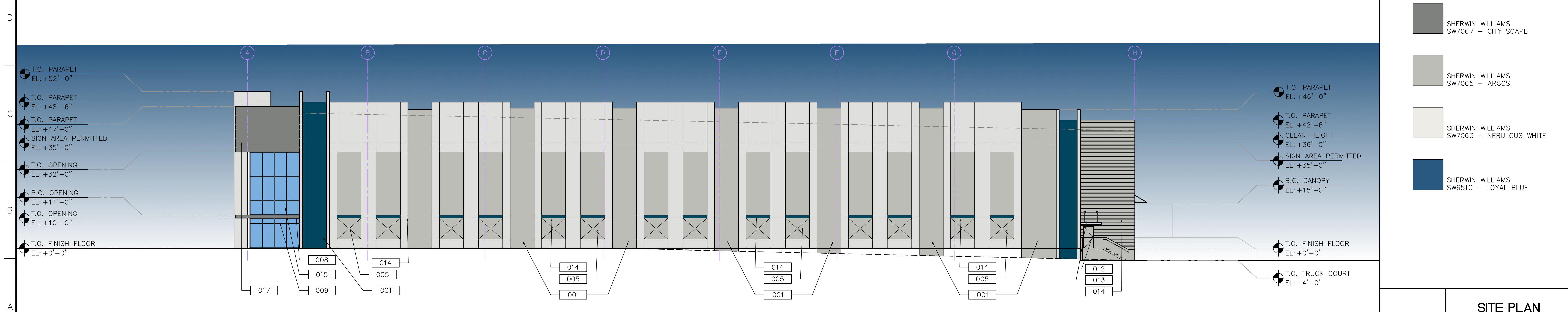
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**SITE PLAN APPROVAL**  
05/27/22



**2 SOUTH ELEVATION** -

A2.33 SCALE: 1/16"=1'-0"



**1 NORTH ELEVATION** -

A2.33 SCALE: 1/16"=1'-0"

**LEGEND**

- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
- 002 PANEL JOINT (TYP.)
- 003 PANEL RECESS
- 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
- 005 KNOCK-OUT PANEL (TYP.)
- 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
- 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
- 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
- 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
- 010 OVERHEAD DOOR
- 011 METAL LOUVERS
- 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
- 013 PRE-FABRICATED METAL CANOPY
- 014 FORMED LINER REVEAL PATTERN
- 015 SPANDREL GLASS
- 016 FORMED LINER REVEAL WITH LED LIGHTING STRIP
- 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

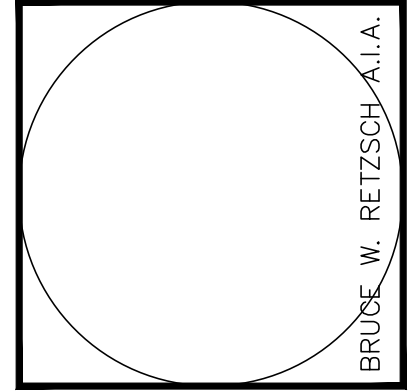
**PAINT COLOR LEGEND**

- SHERWIN WILLIAMS SW7067 - CITY SCAPE
- SHERWIN WILLIAMS SW7065 - ARGOS
- SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
- SHERWIN WILLIAMS SW6510 - LOYAL BLUE

**SITE PLAN APPROVAL**  
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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

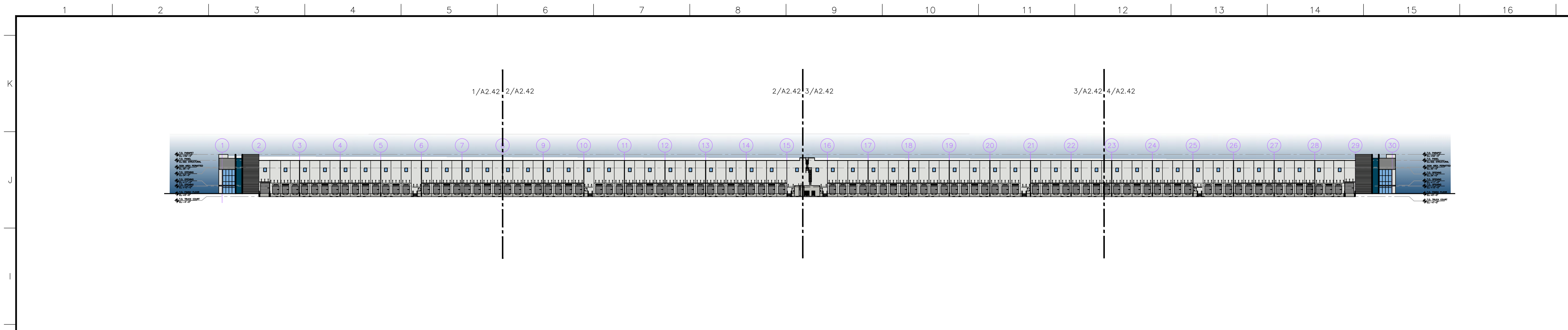
NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

Drawing Title  
**BUILDING 3 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

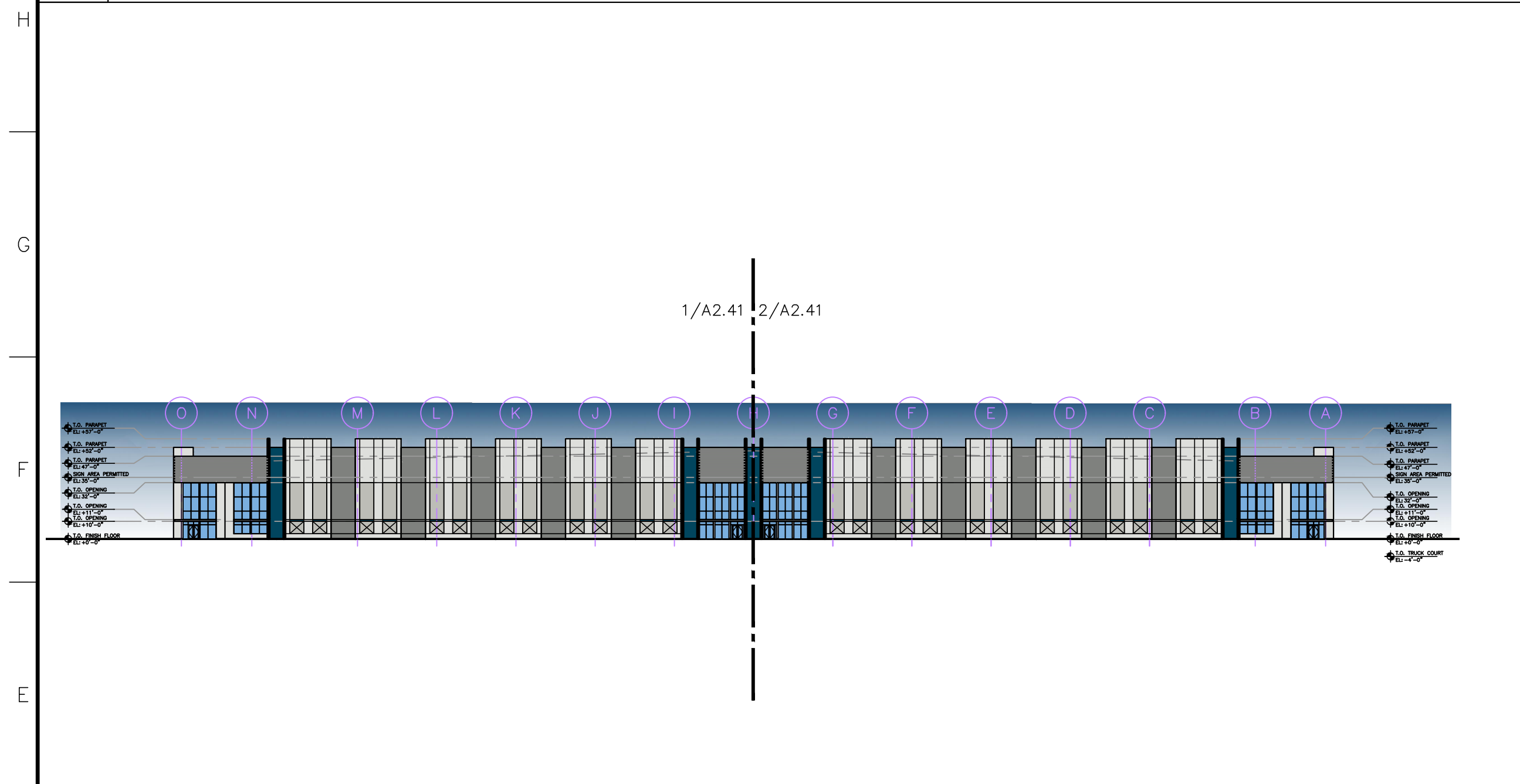
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Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
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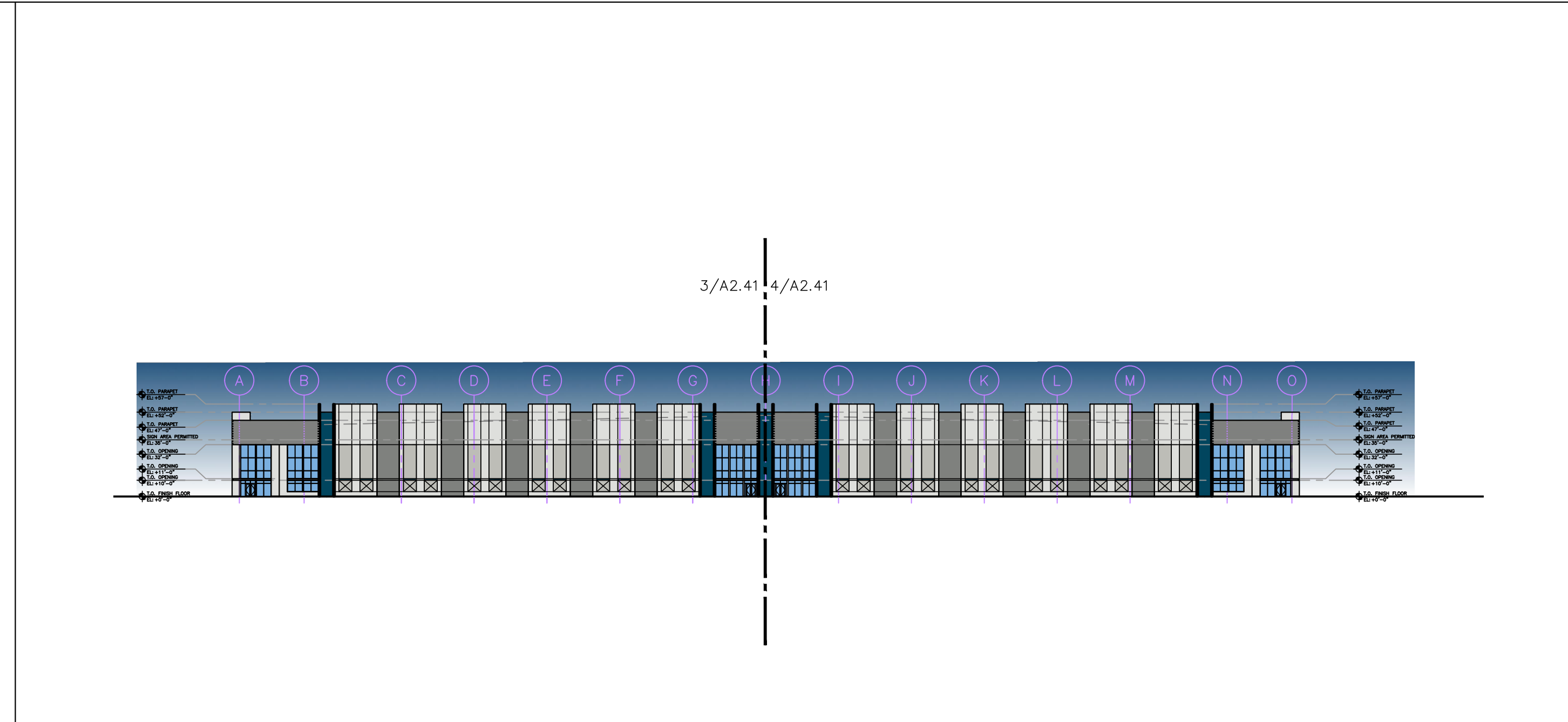
**4 WEST ELEVATION**

A2.40 SCALE: 1/16"=1'-0"



**3 NORTH ELEVATION**

A2.40 SCALE: 1/16"=1'-0"

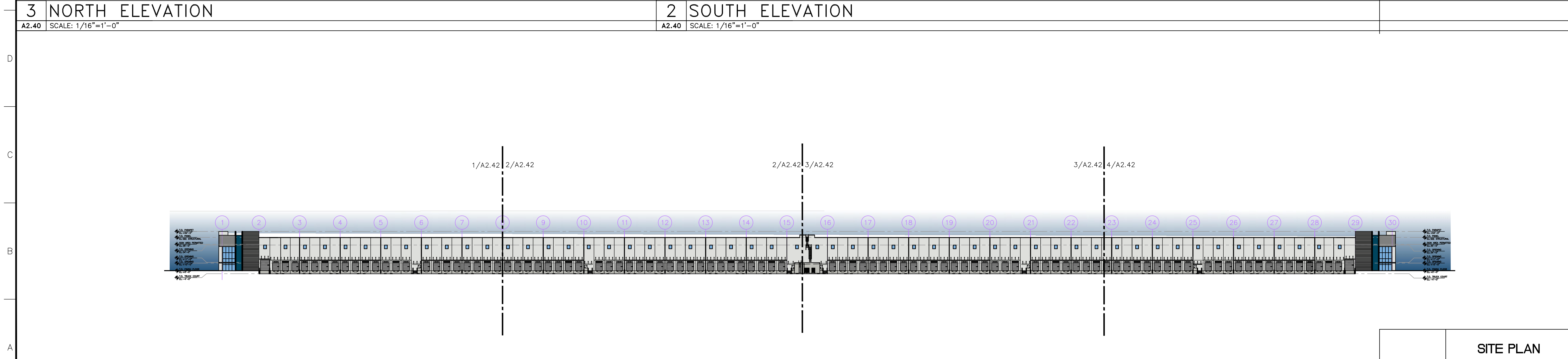


**2 SOUTH ELEVATION**

A2.40 SCALE: 1/16"=1'-0"

**PAINT COLOR LEGEND**

- SHERWIN WILLIAMS  
SW7067 – CITY SCAPE
- SHERWIN WILLIAMS  
SW7065 – ARGOS
- SHERWIN WILLIAMS  
SW7063 – NEBULOUS WHITE
- SHERWIN WILLIAMS  
SW6510 – LOYAL BLUE

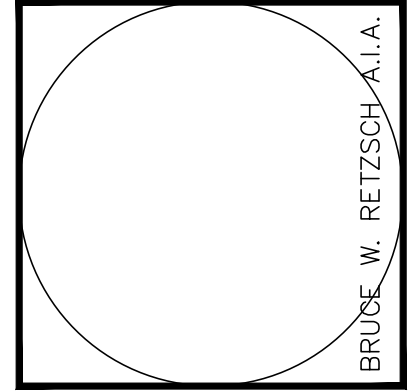


**1 EAST ELEVATION**

A2.40 SCALE: 1/16"=1'-0"

**SITE PLAN  
APPROVAL  
05/27/22**

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

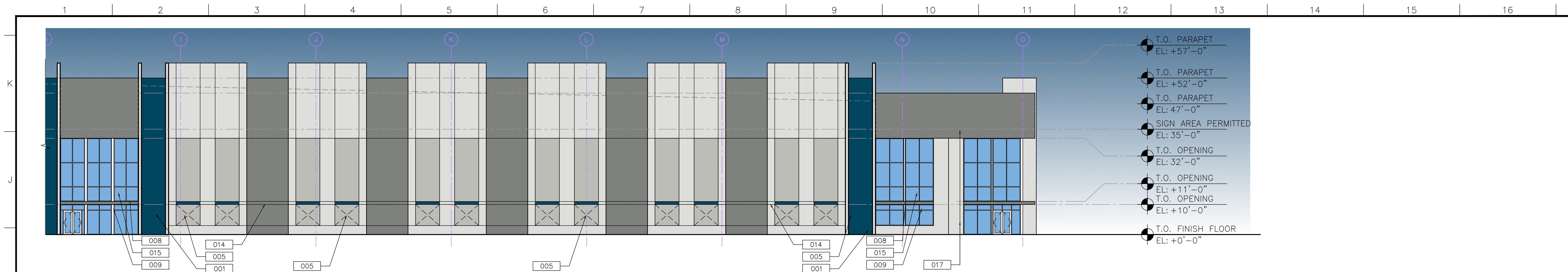

Drawing Title  
**BUILDING 4  
ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

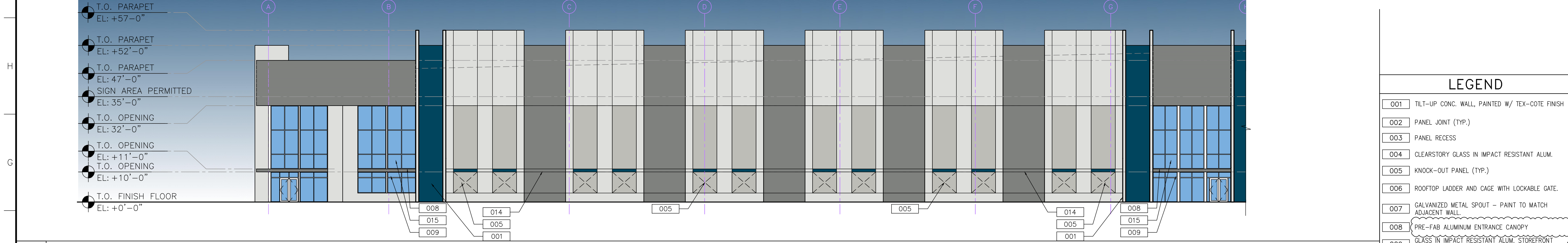
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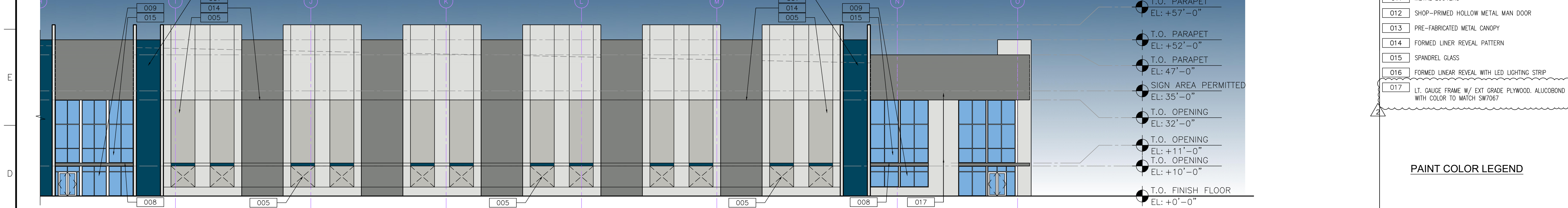
**4 SOUTH ELEVATION – INTERMEDIATE ENTRY**

A2.41 SCALE: 1/16"=1'-0"



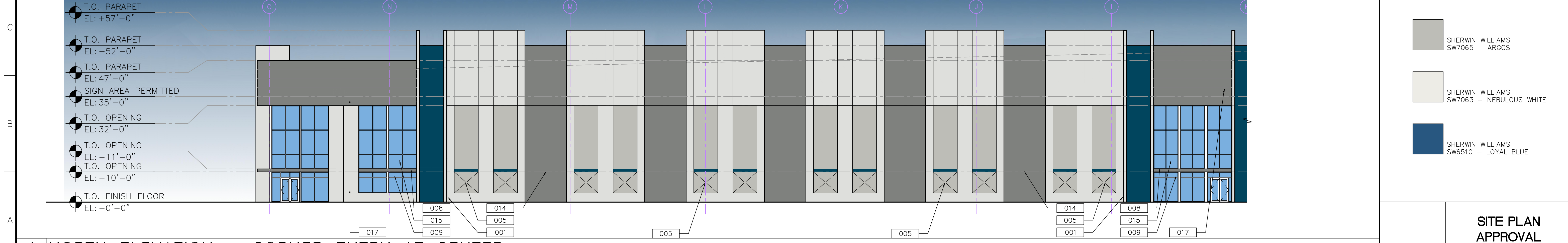
**3 SOUTH ELEVATION – CORNER ENTRY**

A2.41 SCALE: 1/16"=1'-0"



**2 NORTH ELEVATION – CORNER ENTRY AT CENTER**

A2.41 SCALE: 1/16"=1'-0"



**1 NORTH ELEVATION – CORNER ENTRY AT CENTER**

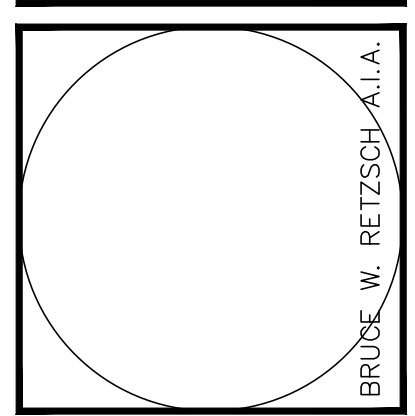
A2.41 SCALE: 1/16"=1'-0"

LEGEND	
001	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
002	PANEL JOINT (TYP.)
003	PANEL RECESS
004	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
005	KNOCK-OUT PANEL (TYP.)
006	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
007	GALVANIZED METAL SPOUT – PAINT TO MATCH ADJACENT WALL.
008	PRE-FAB ALUMINUM ENTRANCE CANOPY
009	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
010	OVERHEAD DOOR
011	METAL LOUVERS
012	SHOP-PRIMED HOLLOW METAL MAN DOOR
013	PRE-FABRICATED METAL CANOPY
014	FORMED LINER REVEAL PATTERN
015	SPANDREL GLASS
016	FORMED LINEAR REVEAL WITH LED LIGHTING STRIP
017	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

PAINT COLOR LEGEND	
	SHERWIN WILLIAMS SW7067 – CITY SCAPE
	SHERWIN WILLIAMS SW7065 – ARGOS
	SHERWIN WILLIAMS SW7063 – NEBULOUS WHITE
	SHERWIN WILLIAMS SW6510 – LOYAL BLUE

**SITE PLAN APPROVAL**  
05/27/22

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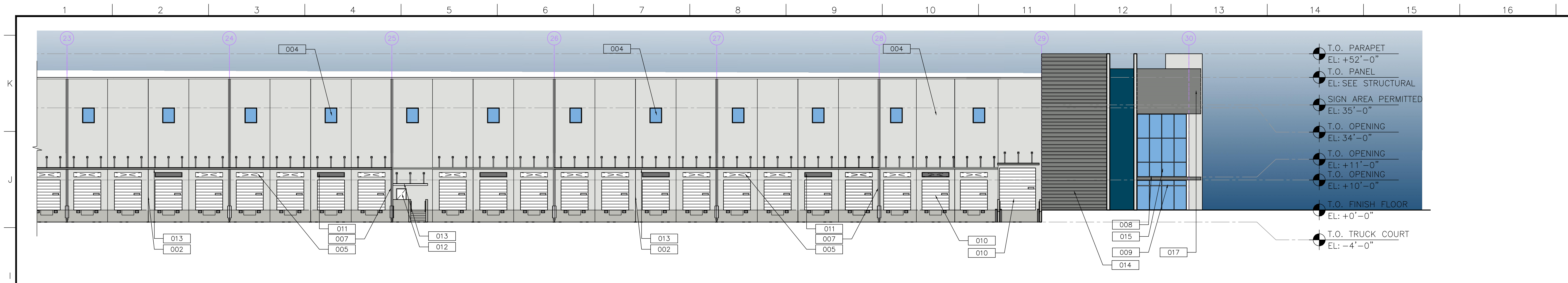
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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

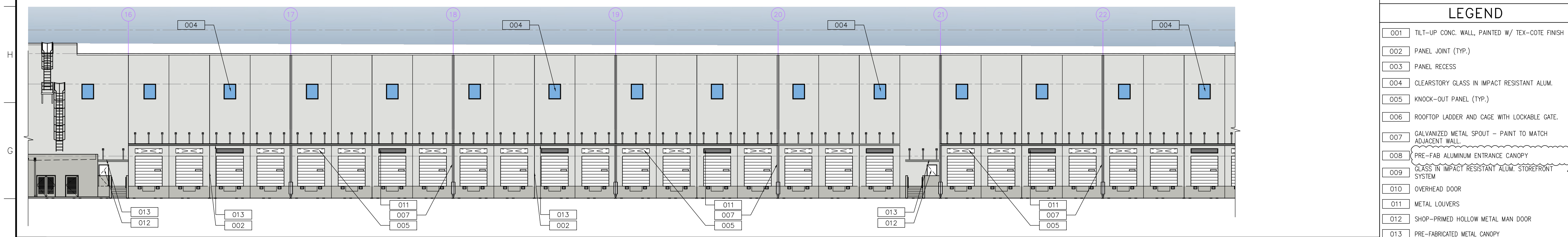
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**BUILDING 4 ELEVATIONS**  
Scale  
Project No. 21048.00  
Plot Date  
Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A2.41**



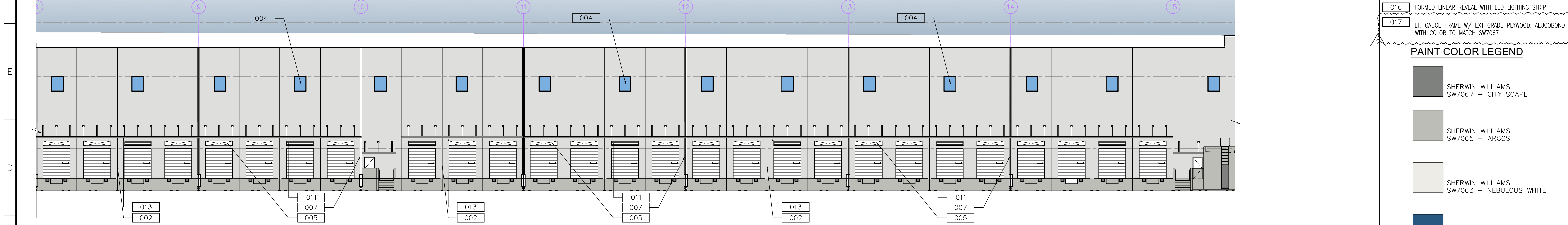
4 WEST ELEVATION - CORNER ENTRY

A2.42 SCALE: 1/16"=1'-0"



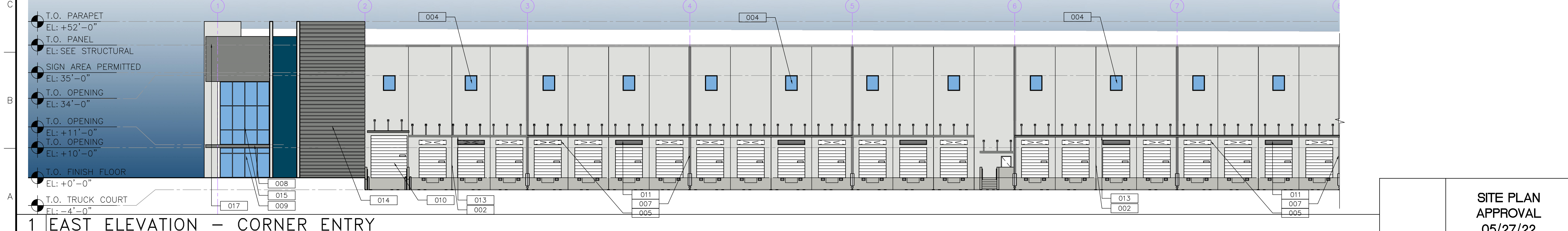
3 WEST ELEVATION - INTERMEDIATE ENTRY

A2.42 SCALE: 1/16"=1'-0"



2 EAST ELEVATION - INTERMEDIATE ENTRY

A2.42 SCALE: 1/16"=1'-0"



1 EAST ELEVATION - CORNER ENTRY

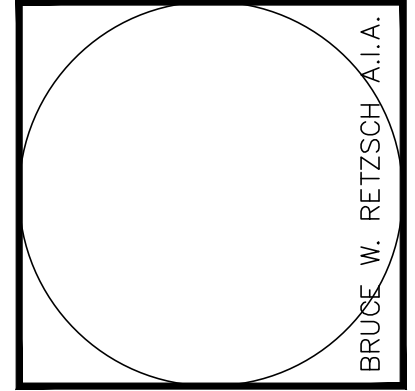
A2.42 SCALE: 1/16"=1'-0"

LEGEND	
001	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
002	PANEL JOINT (TYP.)
003	PANEL RECESS
004	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
005	KNOCK-OUT PANEL (TYP.)
006	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
007	GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL
008	PRE-FAB ALUMINUM ENTRANCE CANOPY
009	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
010	OVERHEAD DOOR
011	METAL LOUVERS
012	SHOP-PRIMED HOLLOW METAL MAN DOOR
013	PRE-FABRICATED METAL CANOPY
014	FORMED LINER REVEAL PATTERN
015	SPANDREL GLASS
016	FORMED LINER REVEAL WITH LED LIGHTING STRIP
017	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD, ALUCOBOND WITH COLOR TO MATCH SW7067

PAINT COLOR LEGEND	
[Color Swatch]	SHERWIN WILLIAMS SW7067 - CITY SCAPE
[Color Swatch]	SHERWIN WILLIAMS SW7065 - ARGOS
[Color Swatch]	SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
[Color Swatch]	SHERWIN WILLIAMS SW6510 - LOYAL BLUE

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS
Δ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**BUILDING 4 ELEVATIONS**

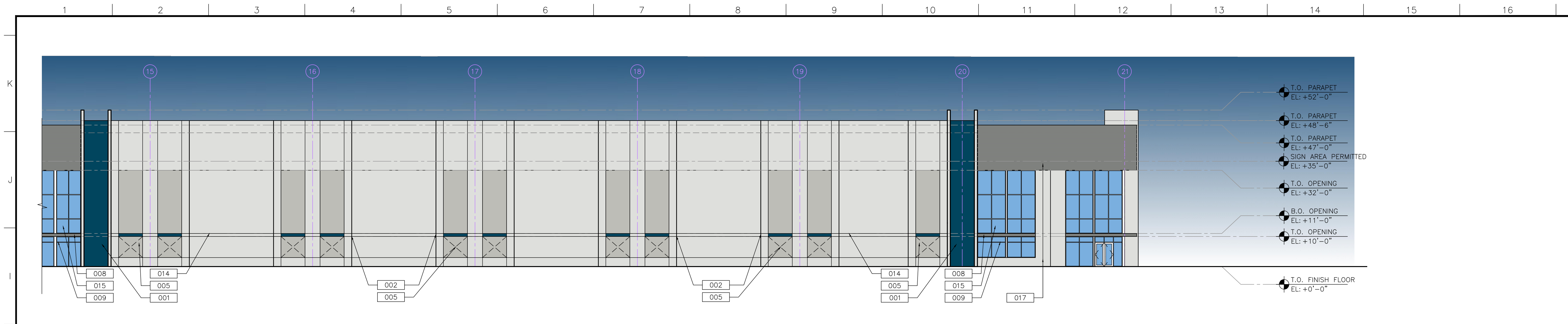
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

**SITE PLAN APPROVAL**  
05/27/22

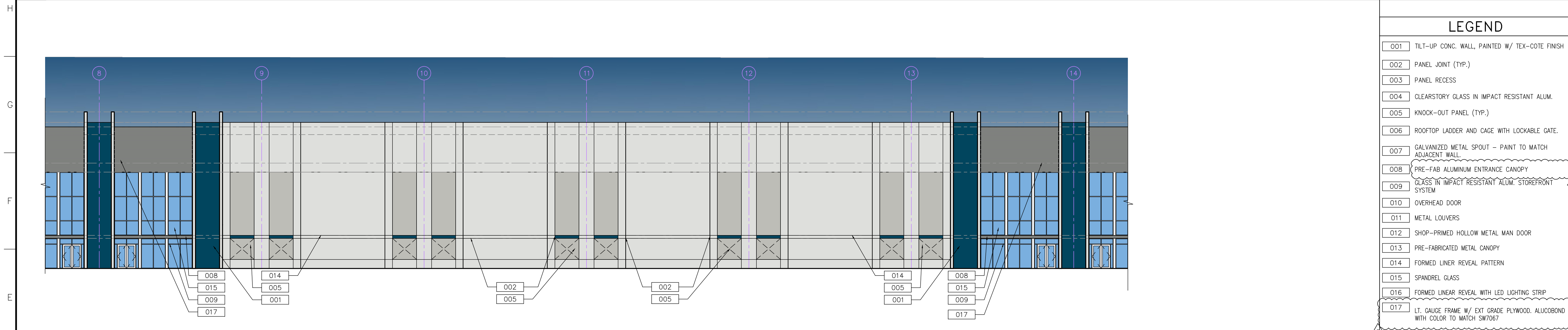
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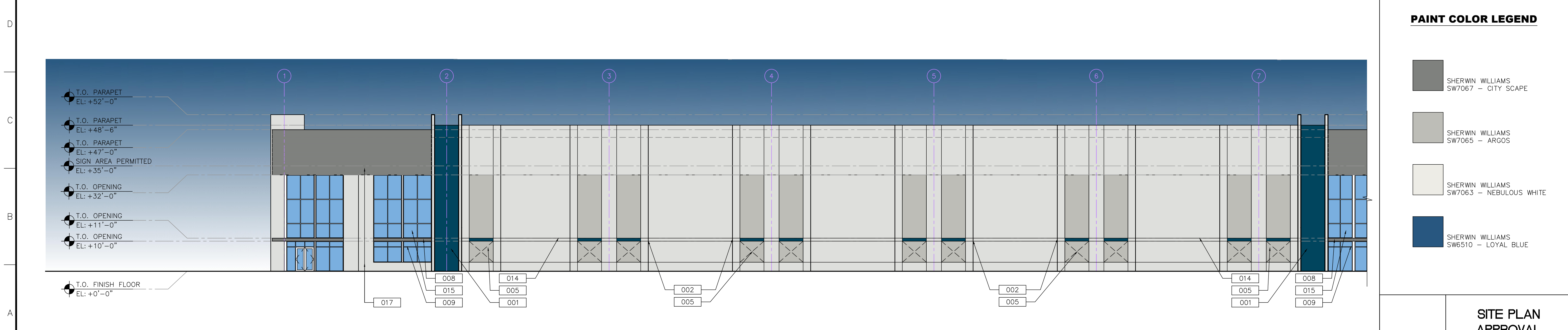
**3 EAST ELEVATION - CORNER**

A2.51 SCALE: 1/16"=1'-0"



**2 EAST ELEVATION - CENTER**

A2.51 SCALE: 1/16"=1'-0"



**1 EAST ELEVATION - CORNER**

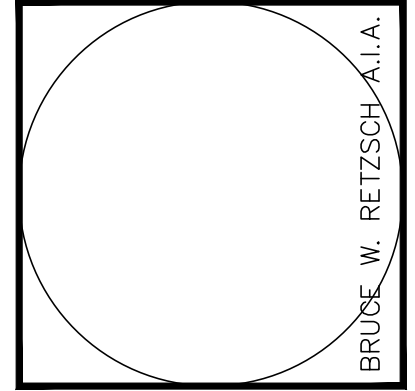
A2.51 SCALE: 1/16"=1'-0"

LEGEND	
001	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
002	PANEL JOINT (TYP.)
003	PANEL RECESS
004	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
005	KNOCK-OUT PANEL (TYP.)
006	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
007	GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
008	PRE-FAB ALUMINUM ENTRANCE CANOPY
009	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
010	OVERHEAD DOOR
011	METAL LOUVERS
012	SHOP-PRIMED HOLLOW METAL MAN DOOR
013	PRE-FABRICATED METAL CANOPY
014	FORMED LINER REVEAL PATTERN
015	SPANDREL GLASS
016	FORMED LINER REVEAL WITH LED LIGHTING STRIP
017	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

PAINT COLOR LEGEND	
	SHERWIN WILLIAMS SW7067 - CITY SCAPE
	SHERWIN WILLIAMS SW7065 - ARGOS
	SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
	SHERWIN WILLIAMS SW6510 - LOYAL BLUE

**SITE PLAN APPROVAL**  
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**BRIDGE POINT DORAL**  
CITY OF DORAL

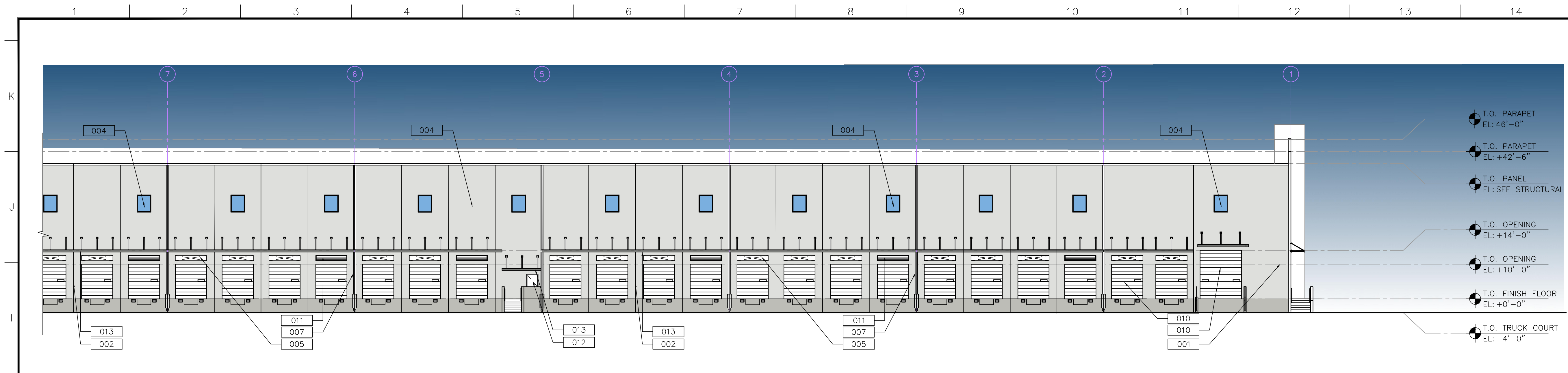
REVISIONS	DATE
1	10/10/22

Δ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**BUILDING 5 ELEVATIONS**  
Scale  
Project No. 21048.00  
Plot Date

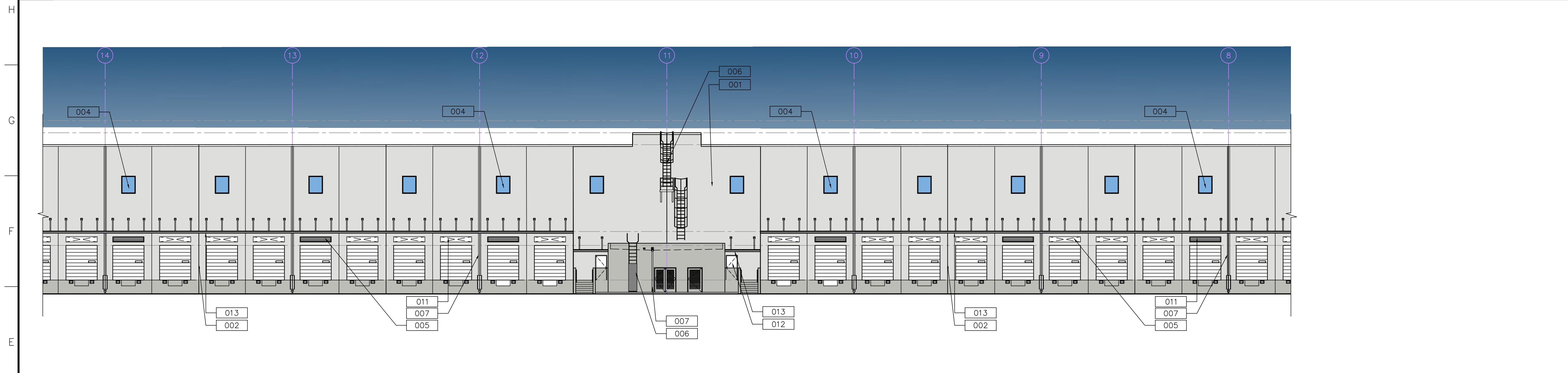
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Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

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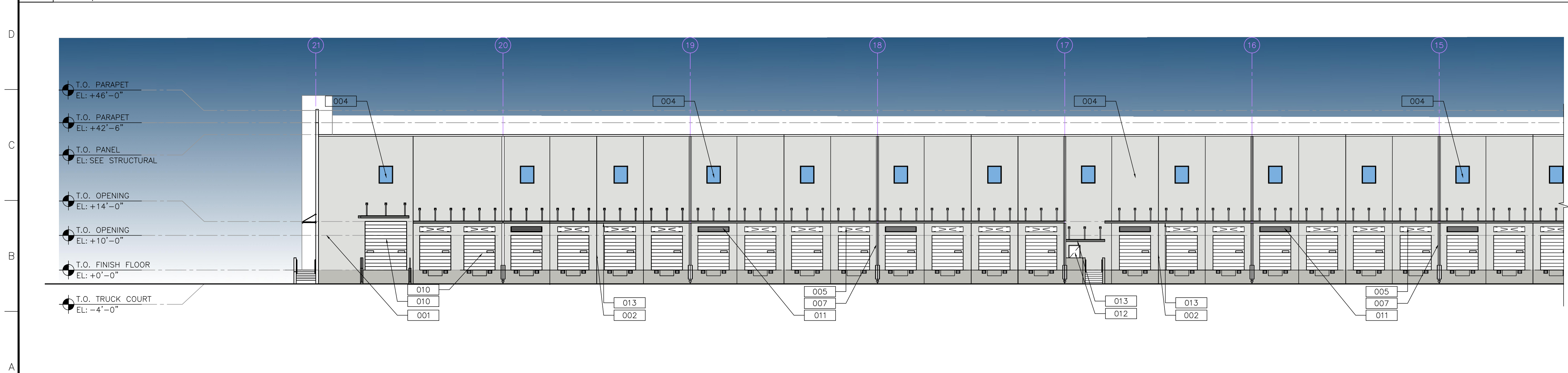
**3 WEST ELEVATION - CORNER**

A2.52 SCALE: 1/16"=1'-0"



**2 WEST ELEVATION - ISLAND**

A2.52 SCALE: 1/16"=1'-0"



**1 WEST ELEVATION - CORNER**

A2.52 SCALE: 1/16"=1'-0"

**LEGEND**

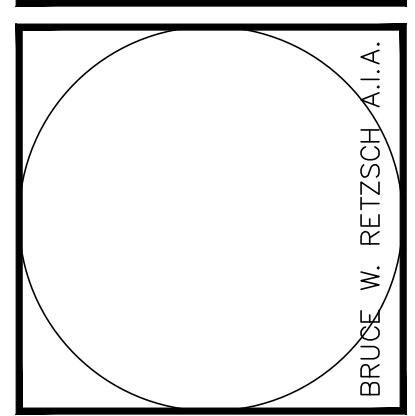
- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
- 002 PANEL JOINT (TYP.)
- 003 PANEL RECESS
- 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
- 005 KNOCK-OUT PANEL (TYP.)
- 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
- 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
- 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
- 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
- 010 OVERHEAD DOOR
- 011 METAL LOUVERS
- 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
- 013 PRE-FABRICATED METAL CANOPY
- 014 FORMED LINER REVEAL PATTERN
- 015 SPANDREL GLASS
- 016 FORMED LINER REVEAL WITH LED LIGHTING STRIP
- 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

**PAINT COLOR LEGEND**

- SHERWIN WILLIAMS SW7067 - CITY SCAPE
- SHERWIN WILLIAMS SW7065 - ARGOS
- SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
- SHERWIN WILLIAMS SW6510 - LOYAL BLUE

**SITE PLAN APPROVAL**  
05/27/22

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**BRIDGE POINT DORAL**  
CITY OF DORAL

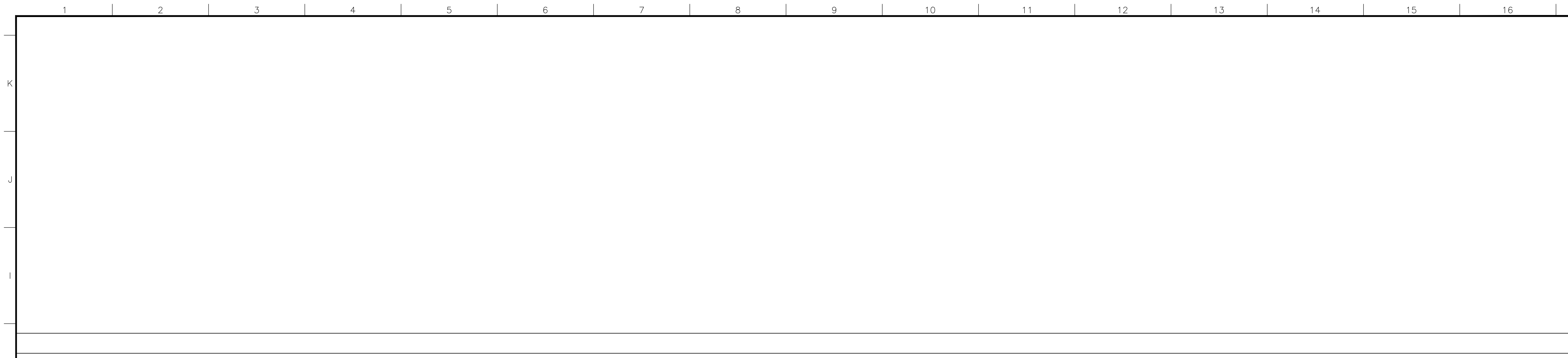
REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

Drawing Title  
**BUILDING 5 ELEVATIONS**  
Scale  
Project No. 21048.00  
Plot Date

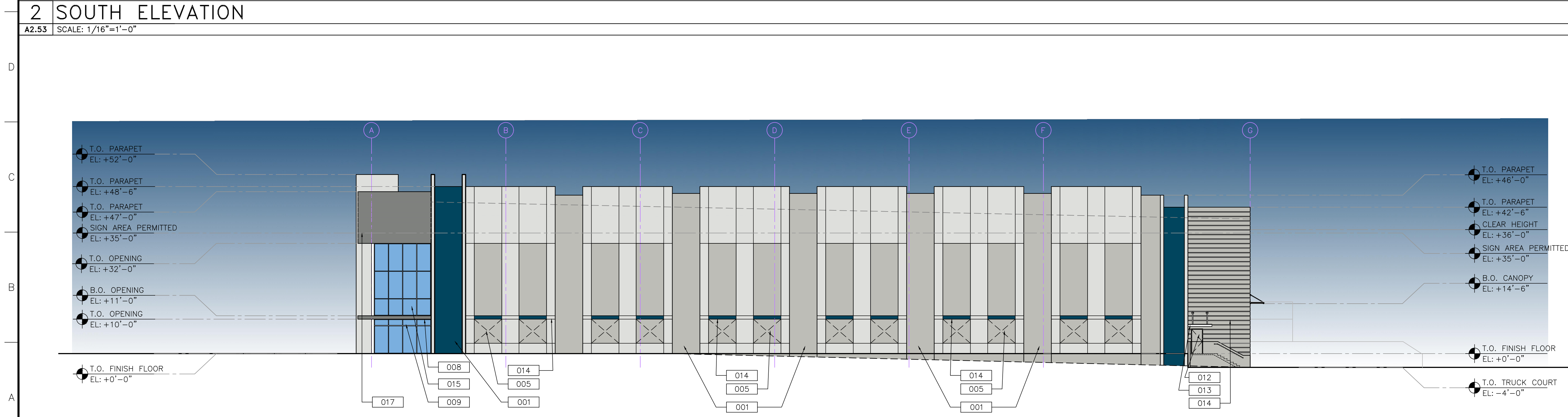
Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A2.52**



**2 SOUTH ELEVATION**

A2.53 SCALE: 1/16"=1'-0"



**1 NORTH ELEVATION**

A2.53 SCALE: 1/16"=1'-0"

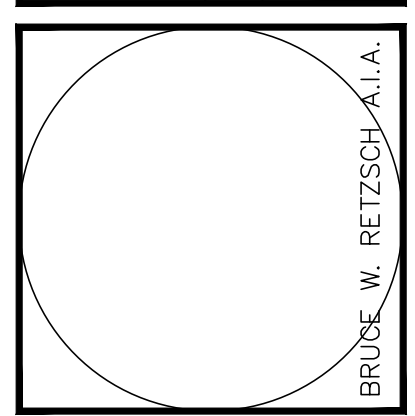
LEGEND	
001	TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
002	PANEL JOINT (TYP.)
003	PANEL RECESS
004	CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
005	KNOCK-OUT PANEL (TYP.)
006	ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
007	GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
008	PRE-FAB ALUMINUM ENTRANCE CANOPY
009	GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
010	OVERHEAD DOOR
011	METAL LOUVERS
012	SHOP-PRIMED HOLLOW METAL MAN DOOR
013	PRE-FABRICATED METAL CANOPY
014	FORMED LINER REVEAL PATTERN
015	SPANDREL GLASS
016	FORMED LINER REVEAL WITH LED LIGHTING STRIP
017	LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

PAINT COLOR LEGEND	
	SHERWIN WILLIAMS SW7067 - CITY SCAPE
	SHERWIN WILLIAMS SW7065 - ARGOS
	SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
	SHERWIN WILLIAMS SW6510 - LOYAL BLUE

**SITE PLAN APPROVAL**  
05/27/22

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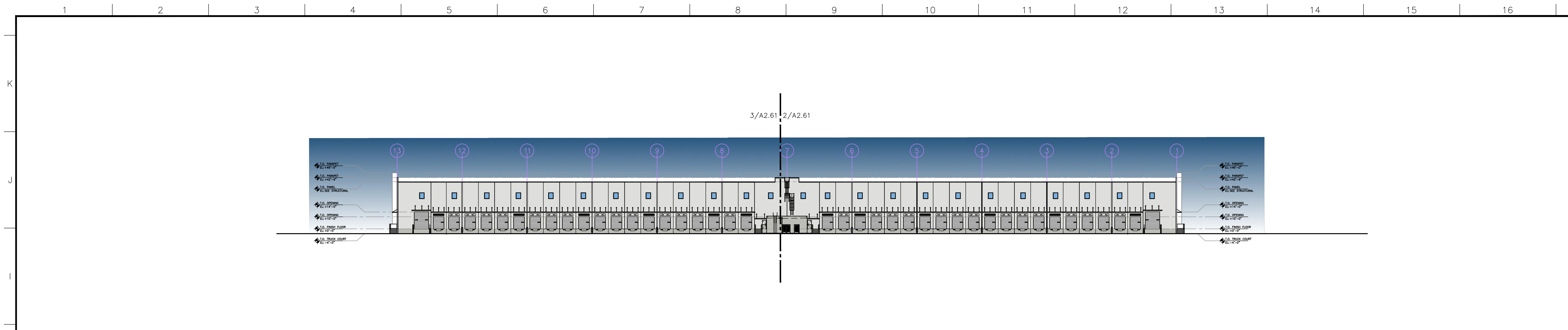
REVISIONS
Δ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**BUILDING 5 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**A2.53**



4 WEST ELEVATION -

A2.60 SCALE: 1/64"=1'-0"



3 SOUTH ELEVATION -

A2.60 SCALE: 1/64"=1'-0"

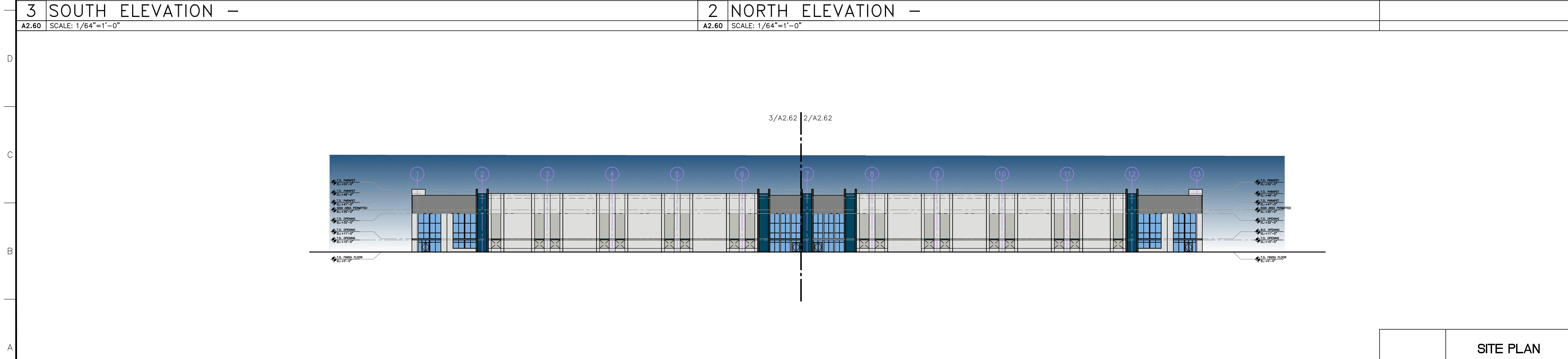


2 NORTH ELEVATION -

A2.60 SCALE: 1/64"=1'-0"

PAINT COLOR LEGEND

- SHERWIN WILLIAMS  
SW7067 - CITY SCAPE
- SHERWIN WILLIAMS  
SW7065 - ARGOS
- SHERWIN WILLIAMS  
SW7063 - NEBULOUS WHITE
- SHERWIN WILLIAMS  
SW6510 - LOYAL BLUE

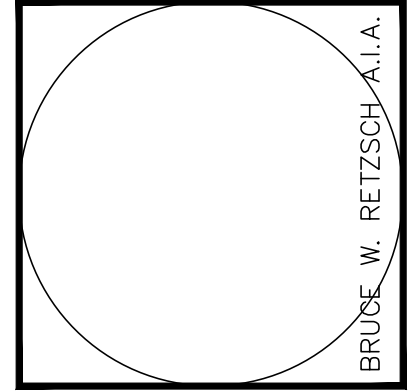


1 EAST ELEVATION -

A2.60 SCALE: 1/64"=1'-0"

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BRIDGE POINT DORAL

CITY OF DORAL

REVISIONS


Drawing Title  
**BUILDING 6 ELEVATIONS**

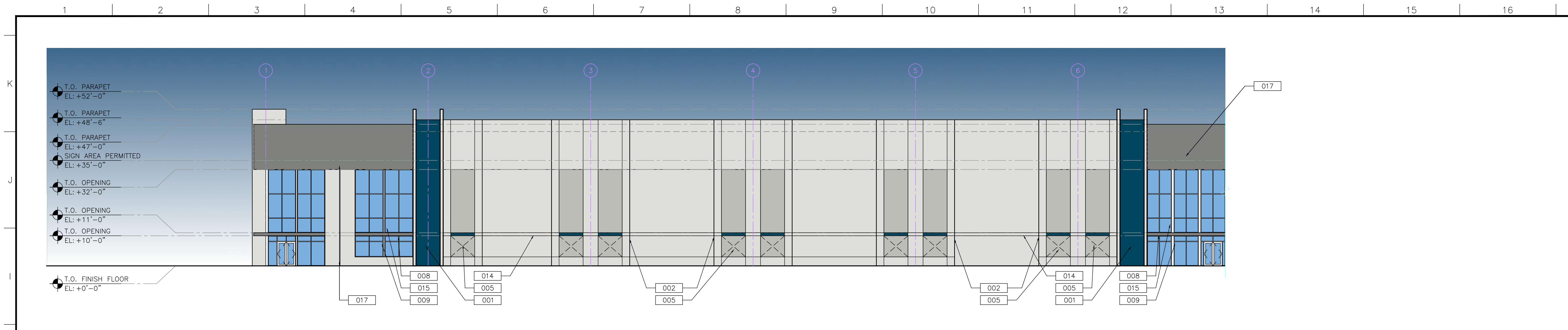
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Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
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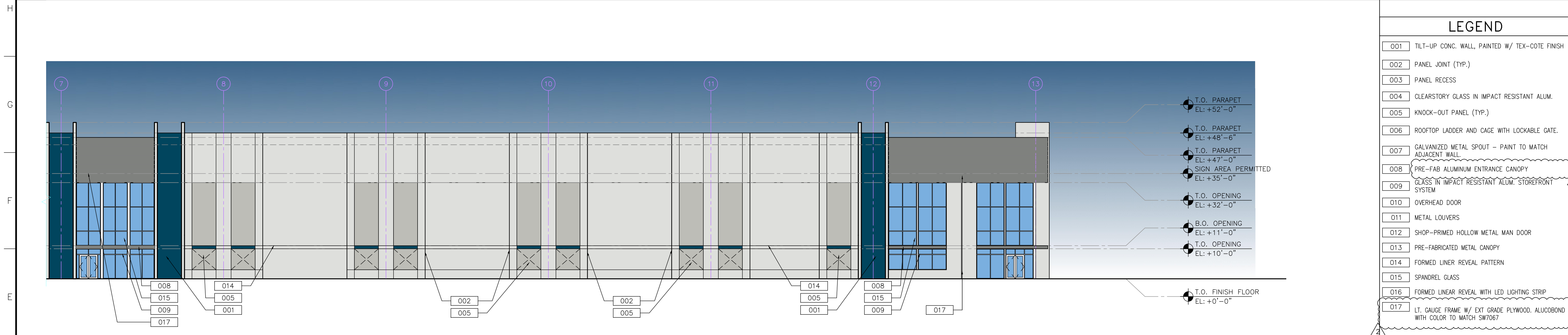






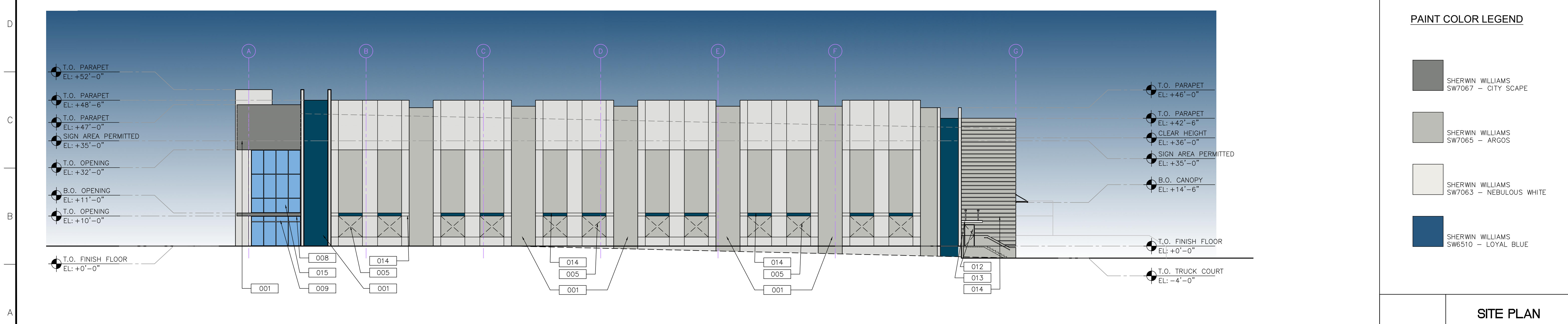
**3 EAST ELEVATION - CORNER**

A2.62 SCALE: 1/16"=1'-0"



**2 EAST ELEVATION - CORNER**

A2.62 SCALE: 1/16"=1'-0"



**1 NORTH ELEVATION**

A2.62 SCALE: 1/16"=1'-0"

**LEGEND**

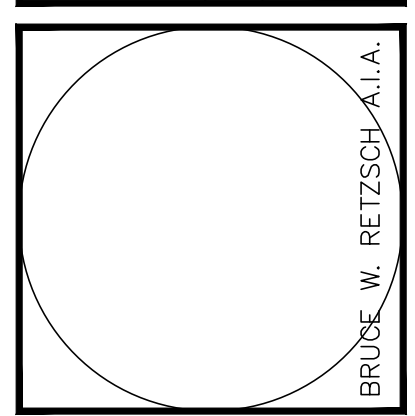
- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH
- 002 PANEL JOINT (TYP.)
- 003 PANEL RECESS
- 004 CLEARSTORY GLASS IN IMPACT RESISTANT ALUM.
- 005 KNOCK-OUT PANEL (TYP.)
- 006 ROOFTOP LADDER AND CAGE WITH LOCKABLE GATE.
- 007 GALVANIZED METAL SPOUT - PAINT TO MATCH ADJACENT WALL.
- 008 PRE-FAB ALUMINUM ENTRANCE CANOPY
- 009 GLASS IN IMPACT RESISTANT ALUM. STOREFRONT SYSTEM
- 010 OVERHEAD DOOR
- 011 METAL LOUVERS
- 012 SHOP-PRIMED HOLLOW METAL MAN DOOR
- 013 PRE-FABRICATED METAL CANOPY
- 014 FORMED LINER REVEAL PATTERN
- 015 SPANDREL GLASS
- 016 FORMED LINER REVEAL WITH LED LIGHTING STRIP
- 017 LT. GAUGE FRAME W/ EXT GRADE PLYWOOD. ALUCOBOND WITH COLOR TO MATCH SW7067

**PAINT COLOR LEGEND**

- SHERWIN WILLIAMS SW7067 - CITY SCAPE
- SHERWIN WILLIAMS SW7065 - ARGOS
- SHERWIN WILLIAMS SW7063 - NEBULOUS WHITE
- SHERWIN WILLIAMS SW6510 - LOYAL BLUE

**SITE PLAN APPROVAL**  
05/27/22

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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	SITE PLAN APPROVAL COMMENT

Drawing Title  
**BUILDING 6 ELEVATIONS**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
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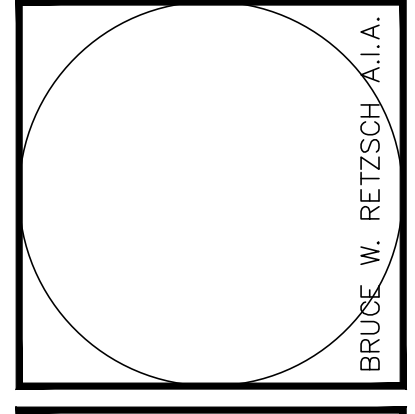


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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS


Drawing Title  
**3D RENDERING**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

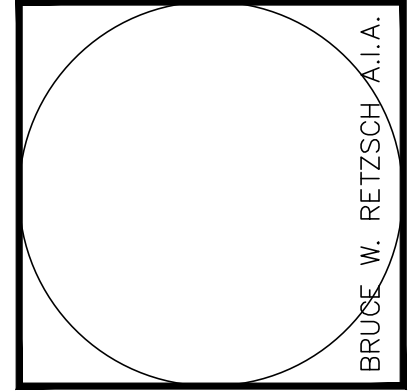
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**SITE PLAN APPROVAL**  
**05/27/22**



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**BRIDGE POINT DORAL**

CITY OF DORAL

REVISIONS


Drawing Title  
**3D RENDERING**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
 Project Director: CSM  
 Project Manager:  
 Drafted by: GRC  
 Checked by:

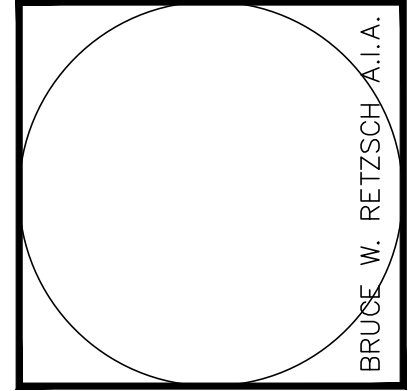
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**SITE PLAN  
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**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS

1	SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**3D RENDERING**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
 Project Director: CSM  
 Project Manager:  
 Drafted by: GRC  
 Checked by:

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**SITE PLAN APPROVAL**  
05/27/22



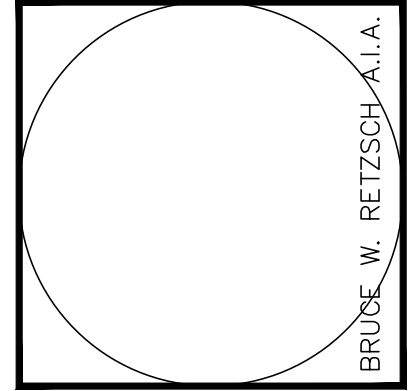


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CITY OF DORAL

REVISIONS	
▲ SITE PLAN APPROVAL COMMENT: 08/16/22	
▲ SITE PLAN APPROVAL COMMENT: 10/10/22	

Drawing Title  
**3D RENDERING**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

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**SITE PLAN APPROVAL**  
**05/27/22**

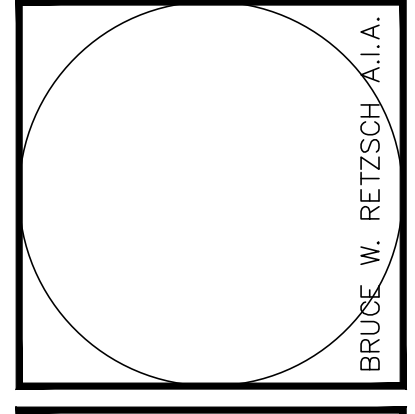


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CITY OF DORAL

REVISIONS
△ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**3D RENDERING**  
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

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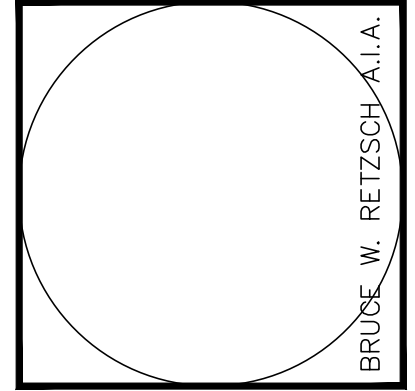
**SITE PLAN  
APPROVAL  
05/27/22**



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CITY OF DORAL

REVISIONS	
△ SITE PLAN APPROVAL COMMENT: 08/16/22	
△ SITE PLAN APPROVAL COMMENT: 10/10/22	
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Drawing Title  
**3D RENDERING**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

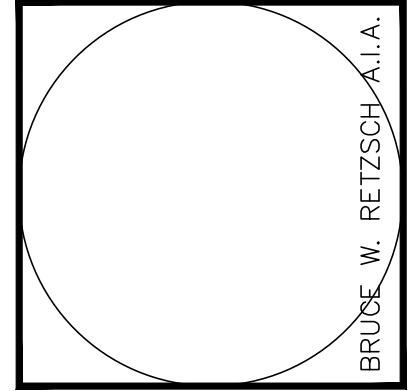
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**SITE PLAN APPROVAL**  
**05/27/22**

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 CITY OF DORAL

REVISIONS

1	SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**3D RENDERING**

Scale  
 Project No. 21048.00  
 Plot Date

Principal: BWR  
 Project Director: CSM  
 Project Manager:  
 Drafted by: GRC  
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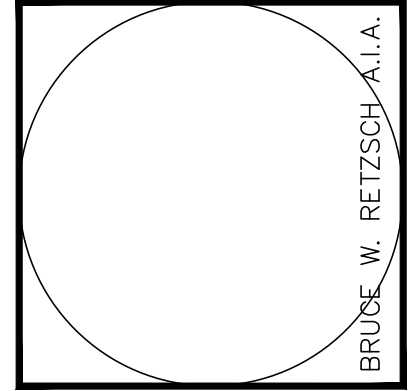
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**SITE PLAN APPROVAL**  
**05/27/22**



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 CITY OF DORAL

REVISIONS	
▲ SITE PLAN APPROVAL COMMENT: 08/16/22	
▲ SITE PLAN APPROVAL COMMENT: 10/10/22	
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Drawing Title  
**3D RENDERING**

Scale  
 Project No. 21048.00  
 Plot Date

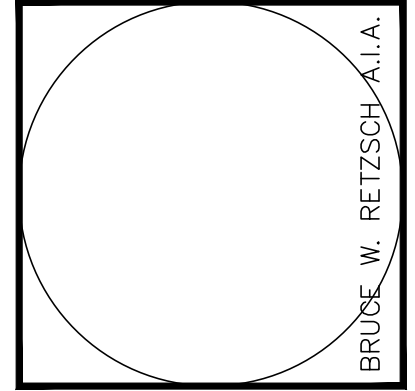
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Sheet No.  
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**SITE PLAN APPROVAL**  
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CITY OF DORAL

REVISIONS
△ SITE PLAN APPROVAL COMMENT: 10/10/22

Drawing Title  
**3D RENDERING**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

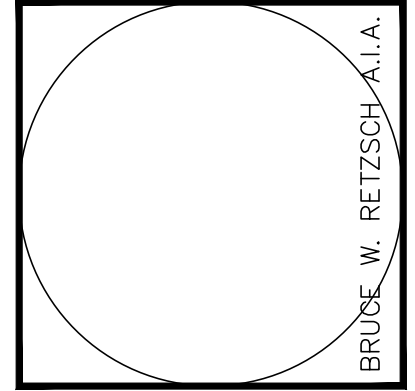
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**SITE PLAN APPROVAL**  
**05/27/22**



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CONSULTANT  
INFO/LOGO

**BRIDGE POINT DORAL**  
CITY OF DORAL

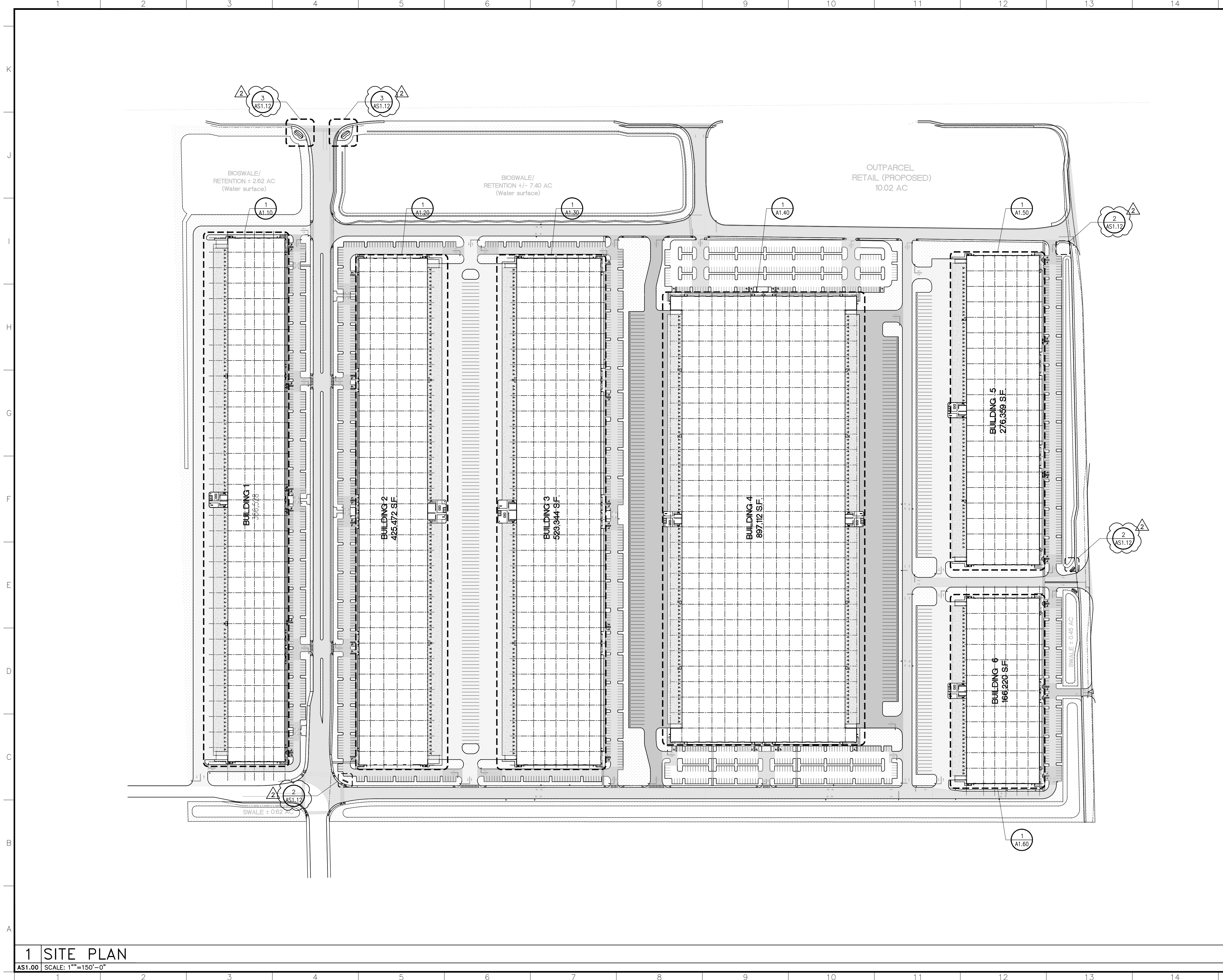
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▲ SITE PLAN APPROVAL COMMENT: 10/10/22	
▲ SITE PLAN APPROVAL COMMENT: 10/10/22	
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▲ SITE PLAN APPROVAL COMMENT: 10/10/22	

Drawing Title  
**3D RENDERING**  
Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

**SITE PLAN APPROVAL**  
05/27/22

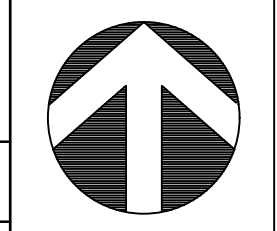
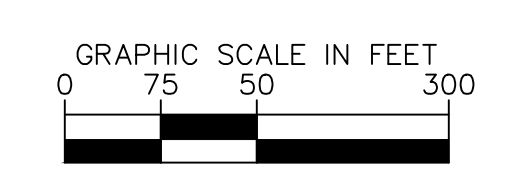
Sheet No.  
**A4.61**



**1 SITE PLAN**  
AS1.00 SCALE: 1"=150'-0"

**SITE PLAN NOTES:**

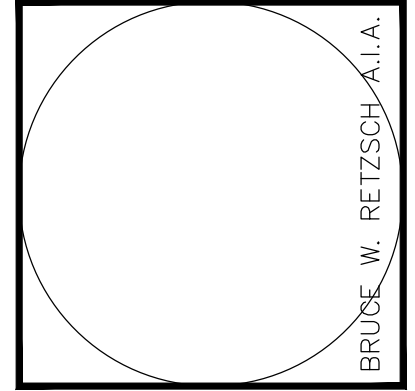
1. SITE PLAN IS TO BE USED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR BUILDING CORNER LOCATIONS, HARDSCAPE, LANDSCAPE LAYOUT, ETC.
2. REFER TO CIVIL DRAWINGS FOR HANDICAP PARKING SPACE AND REGULAR PARKING SPACE DIMENSIONS AND DETAILS.



**SITE PLAN APPROVAL**  
05/27/22

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**CONSULTANT INFO/LOGO**

**BRIDGE POINT DORAL**  
CITY OF DORAL

REVISIONS
<p>▲ SITE PLAN APPROVAL COMMENT: 10/10/22</p>

Drawing Title  
**SITE PLAN**

Scale  
Project No. 21048.00  
Plot Date

Principal: BWR  
Project Director: CSM  
Project Manager:  
Drafted by: GRC  
Checked by:

Sheet No.  
**AS1.00**



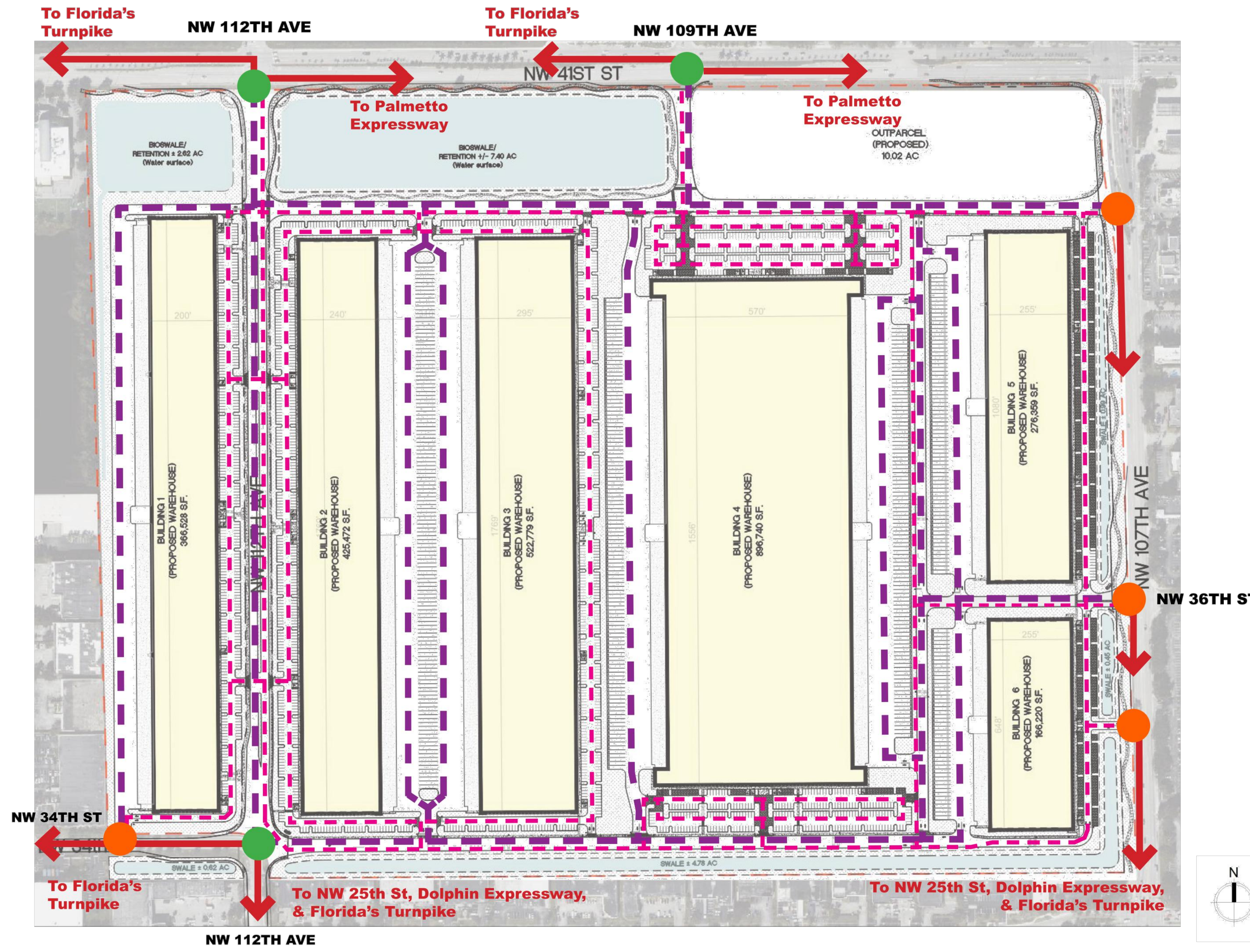
# BRIDGE POINT DORAL DISTRIBUTION CENTER

**REVISED**  
9:23 am, Jan 11, 2023

## VEHICULAR ACCESS

BRIDGE POINT DORAL DISTRIBUTION CENTER WILL SERVE AS AN EMPLOYMENT CENTER AT THE INTERSECTION OF TWO IMPORTANT CITY ROADWAYS. THE VEHICULAR TRAFFIC PATTERNS FOR PASSENGER CARS AND TRUCKS PROVIDED HEREIN ARE DESIGNED TO ENSURE CONNECTIVITY TO NW 41ST STREET AND NW 107TH AVENUE, THE PROJECT'S MAIN FRONTAGE ROAD. THE PROJECT ACCESS POINTS SHALL BE DESIGNED TO CONNECT EFFICIENTLY TO THE EXISTING ROADWAY NETWORK AND MINIMIZE POTENTIAL TRAFFIC IMPACTS, INCLUDING CONNECTION OF NW 112TH AVENUE BETWEEN NW 34TH AND 41ST STREETS.

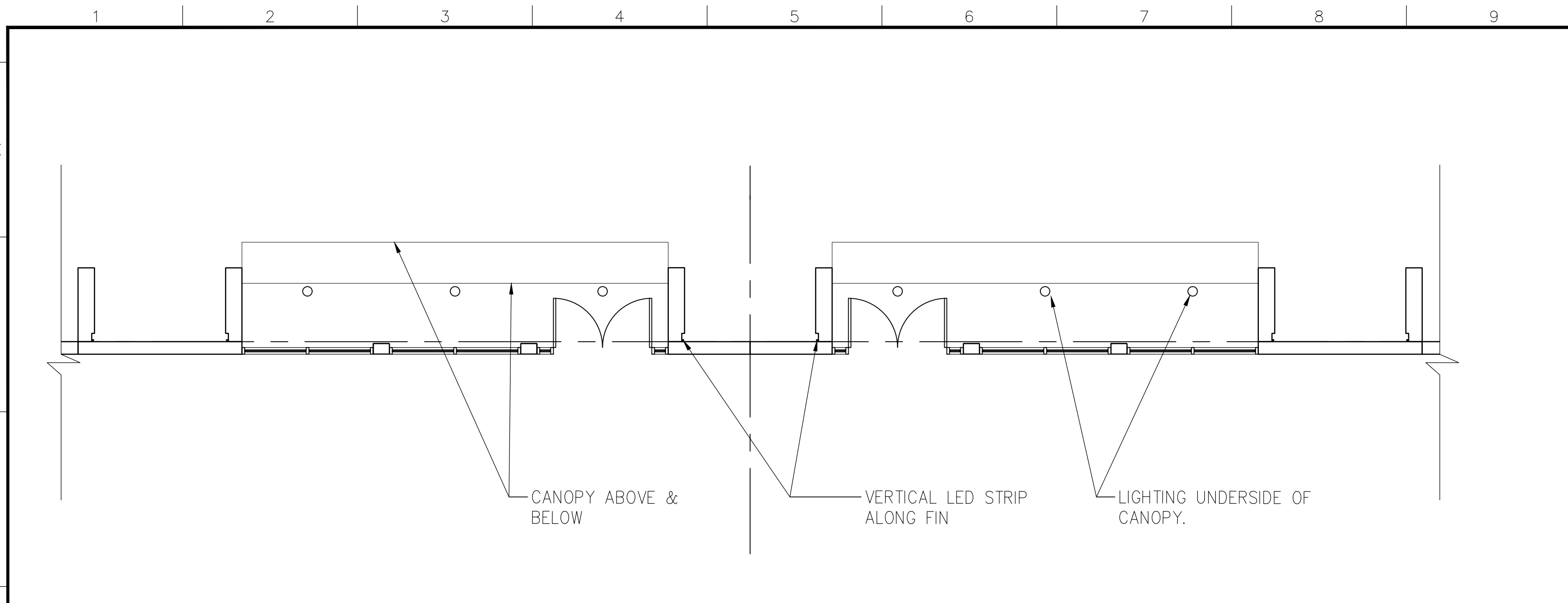
**NOTE:** IT IS INTENDED THAT THE PRIMARY USES WITHIN THE INDUSTRIAL COMPONENT WILL BE FOR LOGISTICS AND OFFICE. HOWEVER, NOTWITHSTANDING THE FOREGOING, ALL USES PERMITTED IN THE INDUSTRIAL (I) CATEGORY OF THE CITY OF DORAL COMPREHENSIVE PLAN AND THE INDUSTRIAL (I) ZONING DISTRICT AS PROVIDED IN SECTION 53-128 OF THE CITY CODE SHALL BE PERMITTED WITHIN THE ENTIRETY OF BRIDGE POINT DORAL DISTRIBUTION CENTER.



## VEHICULAR ACCESS

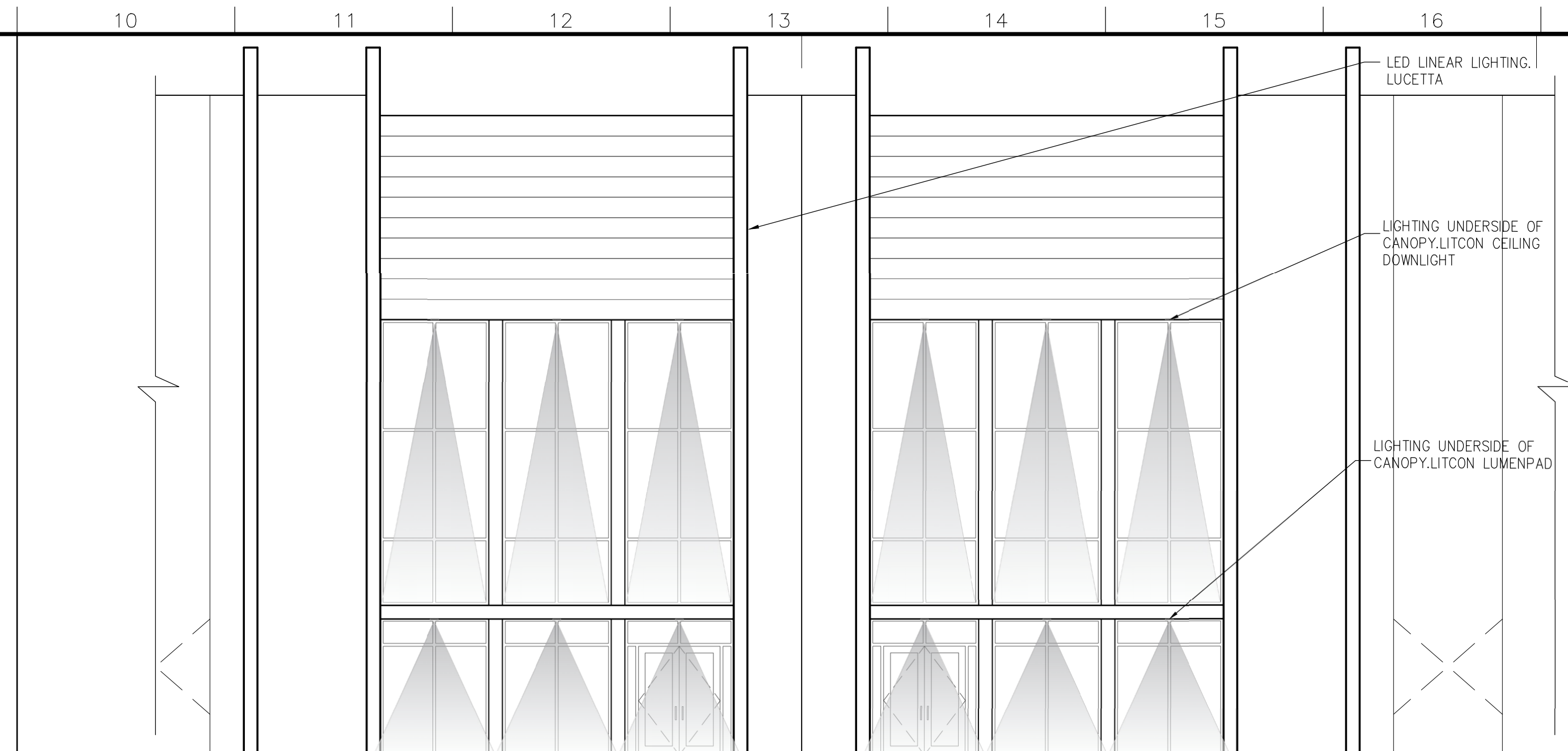
**SITE PLAN NOTES:**  
1. SITE PLAN IS TO BE USED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR BUILDING CORNER LOCATIONS, HARDSCAPE, LANDSCAPE LAYOUT, ETC.  
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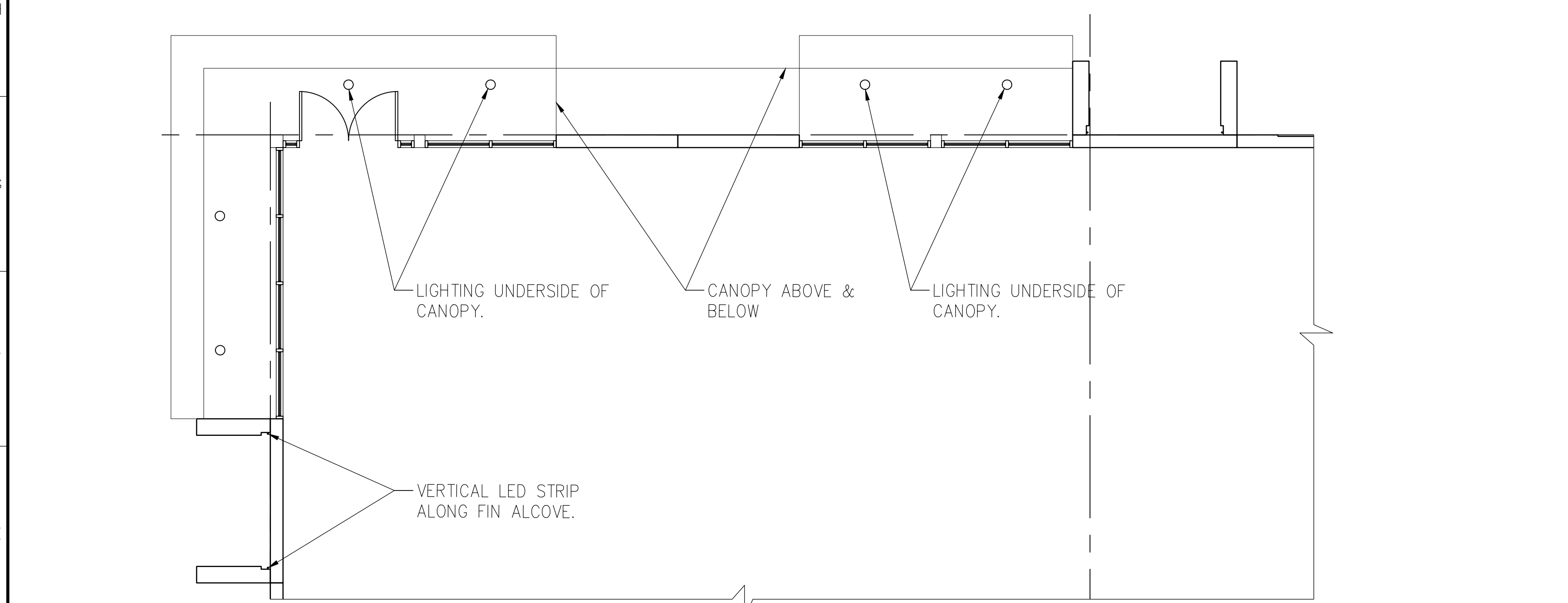
3 TYPICAL WAREHOUSE INTERMEDIATE ENTRY (LIGHTING)

AS1.11 SCALE: 3/16" = 1'-0"



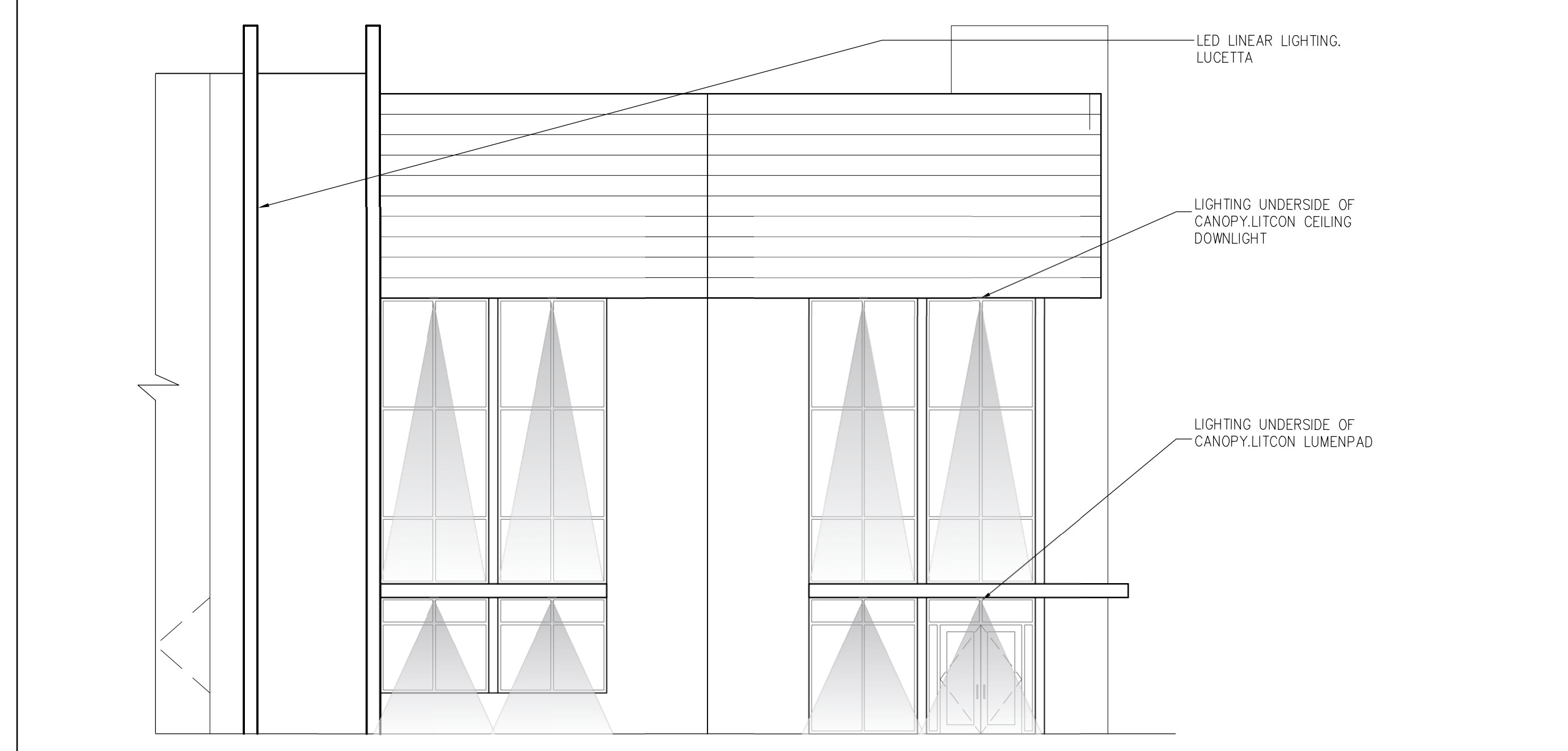
1 TYPICAL WAREHOUSE INTERMEDIATE ENTRY (LIGHTING)

AS1.11 SCALE: 3/16" = 1'-0"



4 TYPICAL WAREHOUSE CORNER ENTRY (LIGHTING)

AS1.11 SCALE: 3/16" = 1'-0"



2 TYPICAL WAREHOUSE CORNER ENTRY (LIGHTING)

AS1.11 SCALE: 3/16" = 1'-0"

**LITON** TYPE CATALOG PROJECT

**DL340 - 4" ROUND CEILING DOWNLIGHT (IP65)**  
1000LM/150LM (15W/2W)

**SPECIFICATION**

Application: This DL Series ceiling downlight is designed for use in surface ceiling or pendant mount in both indoor and outdoor settings. (Downlight is for commercial and most spaces that require lighting from above. Downlight is not intended for residential use.)

Features: Round rim, aluminum with powder coat finish, clear tempered glass lens, and silicone gasket. Finishes are listed in the following table.

Finish	Color
White	White
Black	Black
Grey	Grey
Blue	Blue
Green	Green
Red	Red
Yellow	Yellow
Orange	Orange
Pink	Pink
Purple	Purple
Clear	Clear

**ORDERING EXAMPLE: DL340-845-EMC**

DL340	Finish	LUMEN*	BEAM SPREAD	Downlight	LED	OPTIONS
DL340	White	1000lm	24°	Downlight	LED	None
DL340	Black	1000lm	24°	Downlight	LED	None
DL340	Grey	1000lm	24°	Downlight	LED	None
DL340	Blue	1000lm	24°	Downlight	LED	None
DL340	Green	1000lm	24°	Downlight	LED	None
DL340	Red	1000lm	24°	Downlight	LED	None
DL340	Yellow	1000lm	24°	Downlight	LED	None
DL340	Orange	1000lm	24°	Downlight	LED	None
DL340	Pink	1000lm	24°	Downlight	LED	None
DL340	Purple	1000lm	24°	Downlight	LED	None
DL340	Clear	1000lm	24°	Downlight	LED	None

**LUCETTA** TYPE CATALOG PROJECT

**ENCAPSULATED Linear Lighting**

**Full diffusion, precision light quality, and physical durability for reliably beautiful lighting. Suitable for every application, including indoor and outdoor, submerged in water, and in extreme weather conditions. But American Act compliant and made in the USA.\***

- Single LED strip lighting for 100' or more continuous lengths, fully and custom.
- Specification Standard LED lighting option available.
- Excellent anti-vandal and tamper resistant features.
- Top handling and side handling options with multiple output levels.
- 30' standard for outdoor use.
- IP67 for submersible applications.
- For use in indoor and outdoor spaces.
- IEEE compliant approved.
- \*Made in the USA with foreign parts / But American Act compliant.
- 5 Year Warranty.

Lumens	Voltage	Performance	Beam Style	Model	Lumens	CCT	Run Length	Mounting	Driver
1000	120V	50	15°	TE-150	1000	3000K	3000'	Run Length (ft)	WMS, White Management System
1000	120V	50	15°	TE-150	1000	4000K	3000'	Run Length (ft)	MAG, Mag Management System
1000	120V	50	15°	TE-150	1000	5000K	3000'	Run Length (ft)	LIT, Lit Management System
1000	120V	50	15°	TE-150	1000	6000K	3000'	Run Length (ft)	SHK, Sky Management System
1000	120V	50	15°	TE-150	1000	7000K	3000'	Run Length (ft)	POD, Power of Day Management System

**Warranty:** 5 Years 2 Years 3 Years 2 Years Cold

**Accessories:** Single LED strip lighting, 100' or more continuous lengths, fully and custom.

**LITON** TYPE CATALOG PROJECT

**LCMPD7R - 7" LUMENPAD ROUND**  
LED DOWNLIGHT SURFACE MOUNT 1100LM/140LM (14W)

**ORDERING - Example: LCMPD7R-T30**

Finish	W	Depth	Beam*	Color Temperature	Material
White	7"	2 1/8"	24°	3000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	3000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	4000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	5000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	6000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	7000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	8000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	9000K	Die Cast Aluminum - Black
Black	7"	2 1/8"	24°	10000K	Die Cast Aluminum - Black

**ACCESSORIES:** LUMENPAD-BLANK, LUMENPAD-10, LUMENPAD-15, LUMENPAD-20, LUMENPAD-25, LUMENPAD-30, LUMENPAD-35, LUMENPAD-40, LUMENPAD-45, LUMENPAD-50, LUMENPAD-55, LUMENPAD-60, LUMENPAD-65, LUMENPAD-70, LUMENPAD-75, LUMENPAD-80, LUMENPAD-85, LUMENPAD-90, LUMENPAD-95, LUMENPAD-100.

**V-Sconce-II LED Specifications**

**Ordering Information**

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSC-II	T1	14C	3.0	3K	120V	WM	PO-120	UP	None
	T2	35C	3.0	4K	120V	WM	PO-120	UP	None
	T3	48C	3.0	5K	120V	WM	PO-120	UP	None
	T4	75C	3.0	6K	120V	WM	PO-120	UP	None
	T5	100C	3.0	7K	120V	WM	PO-120	UP	None
	T6	150C	3.0	8K	120V	WM	PO-120	UP	None
	T7	200C	3.0	9K	120V	WM	PO-120	UP	None
	T8	270C	3.0	10K	120V	WM	PO-120	UP	None
	T9	350C	3.0	11K	120V	WM	PO-120	UP	None
	T10	450C	3.0	12K	120V	WM	PO-120	UP	None

**VISIONAIRE LIGHTING**

VL-PANING-001-F37 REV. 0

5 EXTERIOR DOWNLIGHT

AS1.11 SCALE:

6 EXT. LED LINEAR STRIP

AS1.11 SCALE:

7 CANOPY DOWNLIGHT

AS1.11 SCALE:

8 WALL MOUNT

AS1.11 SCALE:

SITE PLAN APPROVAL 05/27/22

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CONSULTANT INFO/LOGO

BRIDGE POINT DORAL  
CITY OF DORAL

REVISIONS  
SITE PLAN APPROVAL COMMENT: 05/16/22

Drawing Title  
LIGHTING DETAIL

Scale  
Project No. 21048.00  
Plot Date

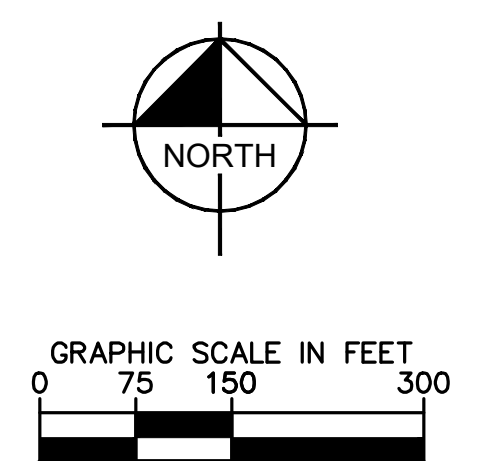
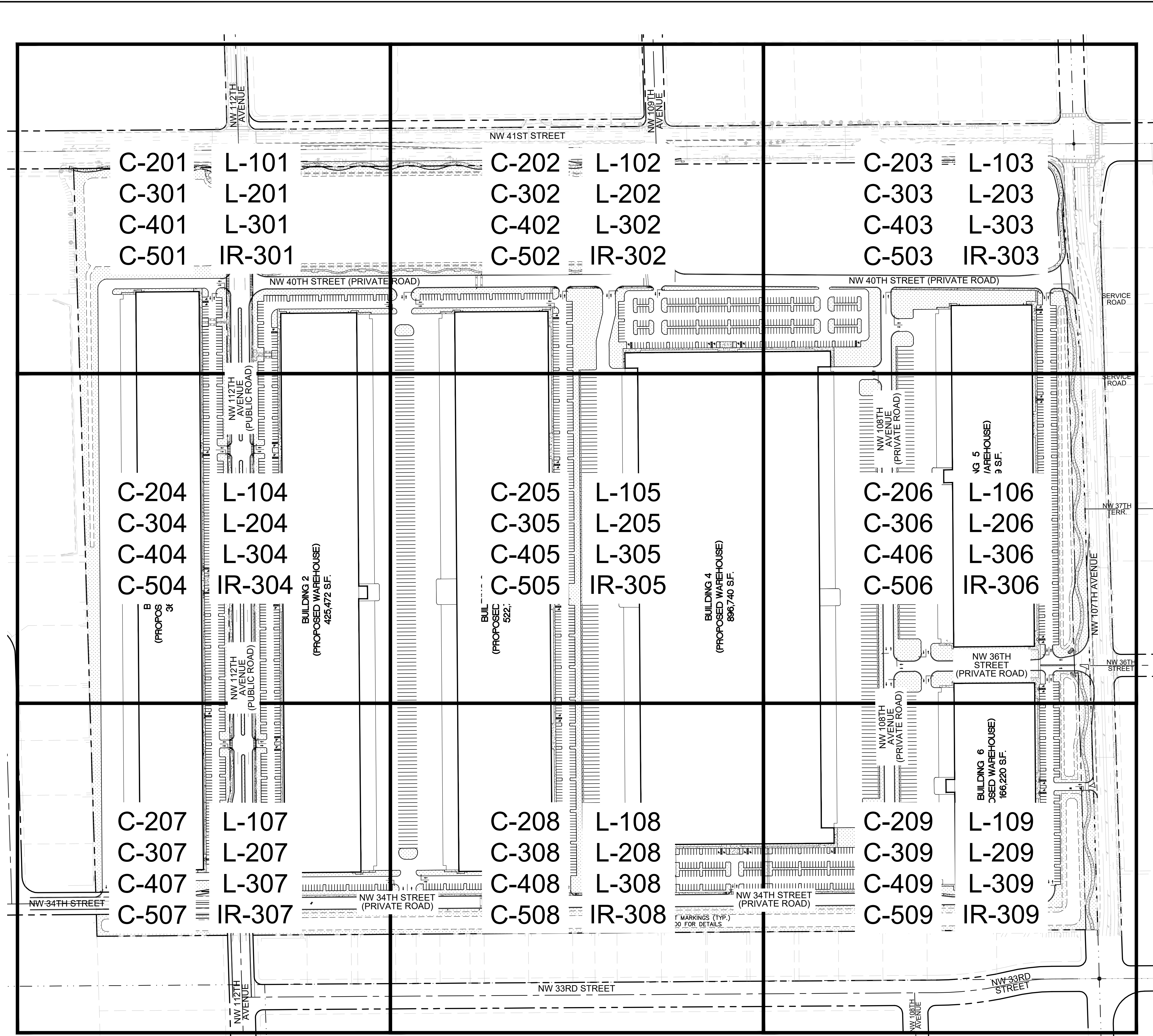
Principal: BWR  
Project Director: CSM  
Project Manager: GRC  
Drafted by:  
Checked by:

Sheet No.  
AS1.11





Plotted By: Armstrong, Cory. Sheet: Sct: BRIDGE POINT DORAL. Layout: KEY MAP. December 01, 2022. 06:44:10pm. k:\VMB-Civil\143422000 - Lemon Site\Civil\CADD\PlanSheets\C-101 KEY MAP.dwg  
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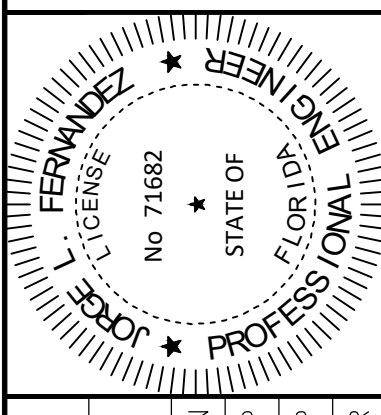
**LEGEND:**

RIGHT-OF-WAY LINE/ PROPERTY LINE  
 CENTER LINE OF ROADWAY  
 BUILDING OUTLINE

NO.	REVISIONS	DATE	BY

**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



KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**KEY MAP**

**BRIDGE POINT DORAL**

CITY OF DORAL    FL

SHEET NUMBER  
**C-101**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JORGE LUIS FERNANDEZ, P.E., ON THE DATE ADJACENT TO THE SEAL.

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Check positive response codes before you dig!

12.01.2022

# GENERAL NOTES AND SPECIFICATIONS:

## I. APPLICABLE CODES

- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF DORAL PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES WATER CONTROL SECTION (DRER), MIAMI-DADE PUBLIC SERVICES, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE SPECIFIC PURPOSE SURVEY BY:
 

PULICE LAND SURVEYORS, INC.  
5381 N NOB HILL RD  
SUNRISE, FL 33351  
954-572-1777
- ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D., 1929.
- PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.
- EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
- EXISTING STRUCTURES, TREES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINAGE WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
- THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
- ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
- THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), M-DCPWD STANDARDS AND SPECIFICATIONS, MDWASD STANDARD BRIDGE AND SPECIFICATIONS, AND ALL OTHER APPLICABLE STANDARD AND/OR SPECIFICATIONS PERTAINING TO THE PROJECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY AND ALL DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SHIELD OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CONTACT BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE TESTING AGENCY.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.
- IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

## II. PRECONSTRUCTION RESPONSIBILITIES

- THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
- TWO (2) BUSINESS DAYS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 811 AND ANY OTHER UTILITY COMPANIES WHICH MIGHT BE AFFECTED.
- UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.
- THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
- THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

## III. OBSERVATIONS AND TESTING

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS, UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.
- THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
  - SANITARY SEWAGE COLLECTION SYSTEM:
    - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
    - INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
  - PRESSURE TEST AS REQUIRED BY DRER
  - STORM DRAINAGE--(EXFILTRATION TRENCH DEPTH)
    - EXFILTRATION TRENCH DEPTH
  - WATER SYSTEM--(PRESSURE TEST AND BACTERIOLOGICAL TEST)
  - SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
  - LIME ROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (FLAT BOARDING ALSO REQUIRED.)
  - ASPHALT PAVEMENT
  - FINAL WALK-THROUGH INSPECTION - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
  - CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
  - PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
  - PRIOR TO BACKFILLING WATER MAINS AND SERVICES
  - PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
  - AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF LIMEROCK BASE.
  - AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
  - INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
  - AT SUBSTANTIAL COMPLETION
  - FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.
- SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

## IV. SHOP DRAWINGS

- PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:
    - DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
    - ALL DRAINAGE PIPES.
    - TRENCH DRAINS.
    - EXFILTRATION FILTER FABRIC
    - ALL WATER AND SEWER SYSTEM COMPONENTS
    - ASPHALT PAVEMENT MIX DESIGN
    - CONCRETE MIX FOR PAVEMENT
    - MATERIAL SUBSTITUTION REQUESTS
  - ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H2O LOAD RATING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.
- IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS AS REQUIRED.

## V. TEMPORARY FACILITIES

- TEMPORARY FACILITIES
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
  - THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
- TRAFFIC REGULATION
  - THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), FDOT AND M-DCPWD.
  - ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
  - NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

## VI. PROJECT CLOSE OUT:

- CLEANING UP
  - DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER AND THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.
  - WHERE MATERIAL OR DEBRIS SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
  - THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
  - WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
  - ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
- ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- PROJECT RECORD DOCUMENTS
  - DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
  - PRIOR TO CONSTRUCTION THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
- CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

## VII. STORM DRAINAGE

- GENERAL
  - CATCH BASIN GRATES AND MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES, AS REQUIRED.
  - ALL ONSITE STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE M-DCPWD AND FDOT INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 

SECTION	TITLE
310	EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE STRUCTURES
320	DRAINAGE PIPE
340	STORM SEWER MANHOLES
350	CATCH BASINS
355	INLETS
360	SEEPAGE DRAIN (EXFILTRATION DRAIN)
- ALL EXFILTRATION TRENCH SHALL BE AS PER S.D. 1.1 OF THE M-DCPWD AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED IN THE DETAILS SHEET. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
- ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.
- ALL DRAINAGE CATCH BASIN FRAMES AND GRATES, AND STORM DRAINAGE MANHOLE RIMS SHALL BE AS MANUFACTURED BY U.S. FOUNDRY OR APPROVED EQUAL.
- THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY M-DCPWD. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
- SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE CORRUGATED METAL PIPE (C.M.P.) OR HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURERS AND TYPES APPROVED BY M-DCPWD. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
- PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

## VIII. PAVING

- GENERAL
  - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
  - ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
  - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
  - PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER FDOT AND MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
  - CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
  - NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
- MATERIALS AND INSTALLATION
  - ALL ON SITE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH M-DCPWD INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 

SECTION	TITLE
30	EXCAVATION AND EMBANKMENT
33	STABILIZATION
51	LIMEROCK BASE
100	PRIME AND TACK COATS
145	CONCRETE SIDEWALK SPECIFICATIONS
- TESTING
  - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE M-DCPWD.

## IX. PAVEMENT MARKINGS AND TRAFFIC SIGNS

- PAVEMENT MARKINGS
  - INSTALLATION: ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARD INDEX #17346, WHERE SHOWN ON THE PLANS.
  - MATERIALS:
    - WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FOLLOWING: CONTRACTOR PROVIDE ALL SITE SIGNAGE, SYMBOLS AND STRIPING FOR FIRE LANES, AUTOMOBILE PARKING AND HANDICAP PARKING STALLS. STRIPING TO BE 4" WIDE, 2 COATS, 6 MILS DRY FILM THICKNESS PER COAT. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE.
    - WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - PROTECTION:
 

THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
- TRAFFIC SIGNS
  - INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE M.U.T.C.D. (LATEST EDITION) IN LOCATIONS SHOWN ON PLANS.
  - MATERIALS: FOLLOW DIVISION 01 SPECIFICATIONS (GENERAL REQUIREMENTS OF MIAMI-DADE COUNTY TRAFFIC SIGNALS & SIGN RESOURCES.

## MIAMI DADE COUNTY - STANDARD DETAILS

DETAIL	DESCRIPTION	PAGE
SD 1.1	EXFILTRATION TRENCH	1 & 2 OF 2
SD 2.2	PRECAST CATCH BASIN	1 & 2 OF 2
SD 2.3	CATCH BASIN FRAME AND GRATE	1 OF 2

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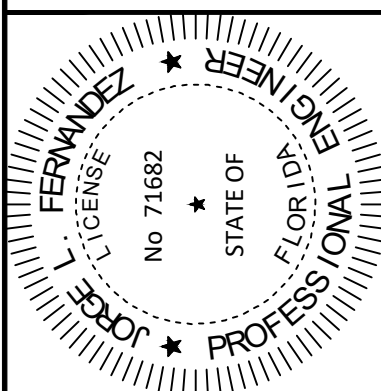
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# GENERAL NOTES

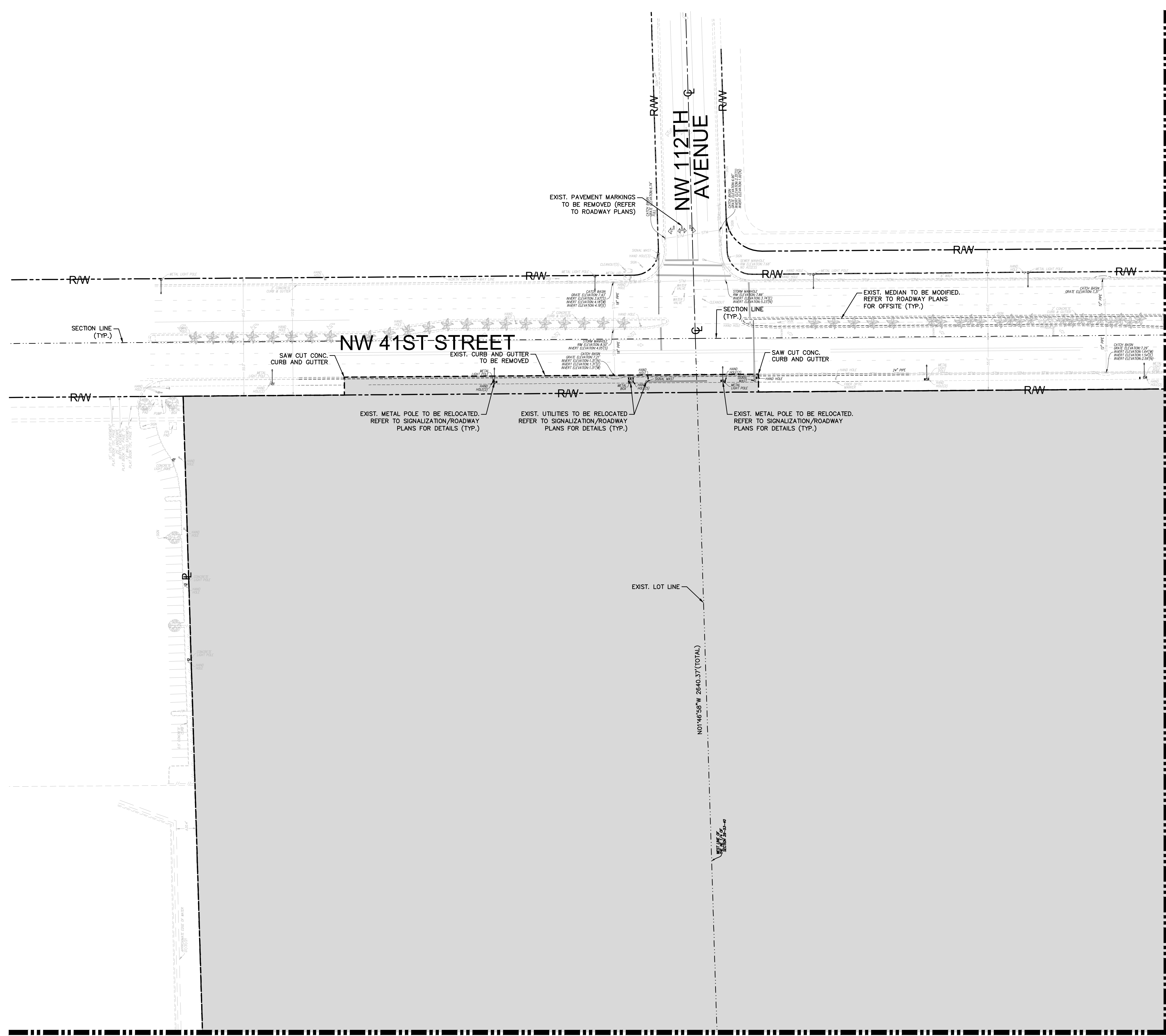
# BRIDGE POINT DORAL

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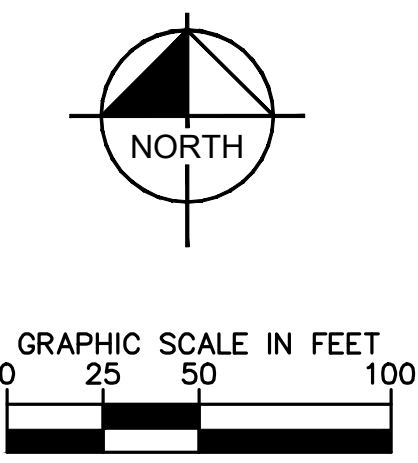


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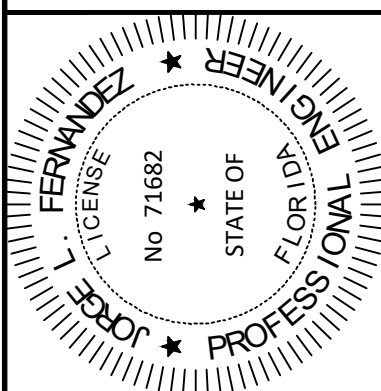
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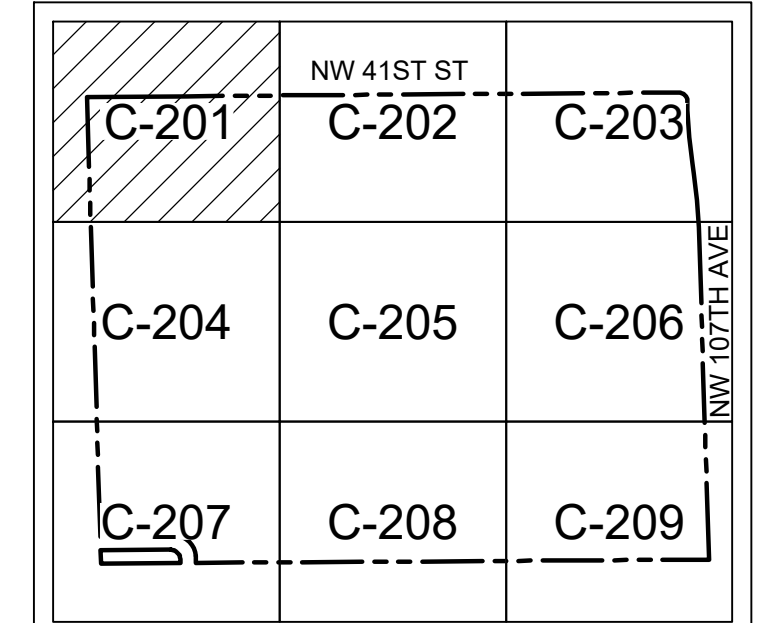
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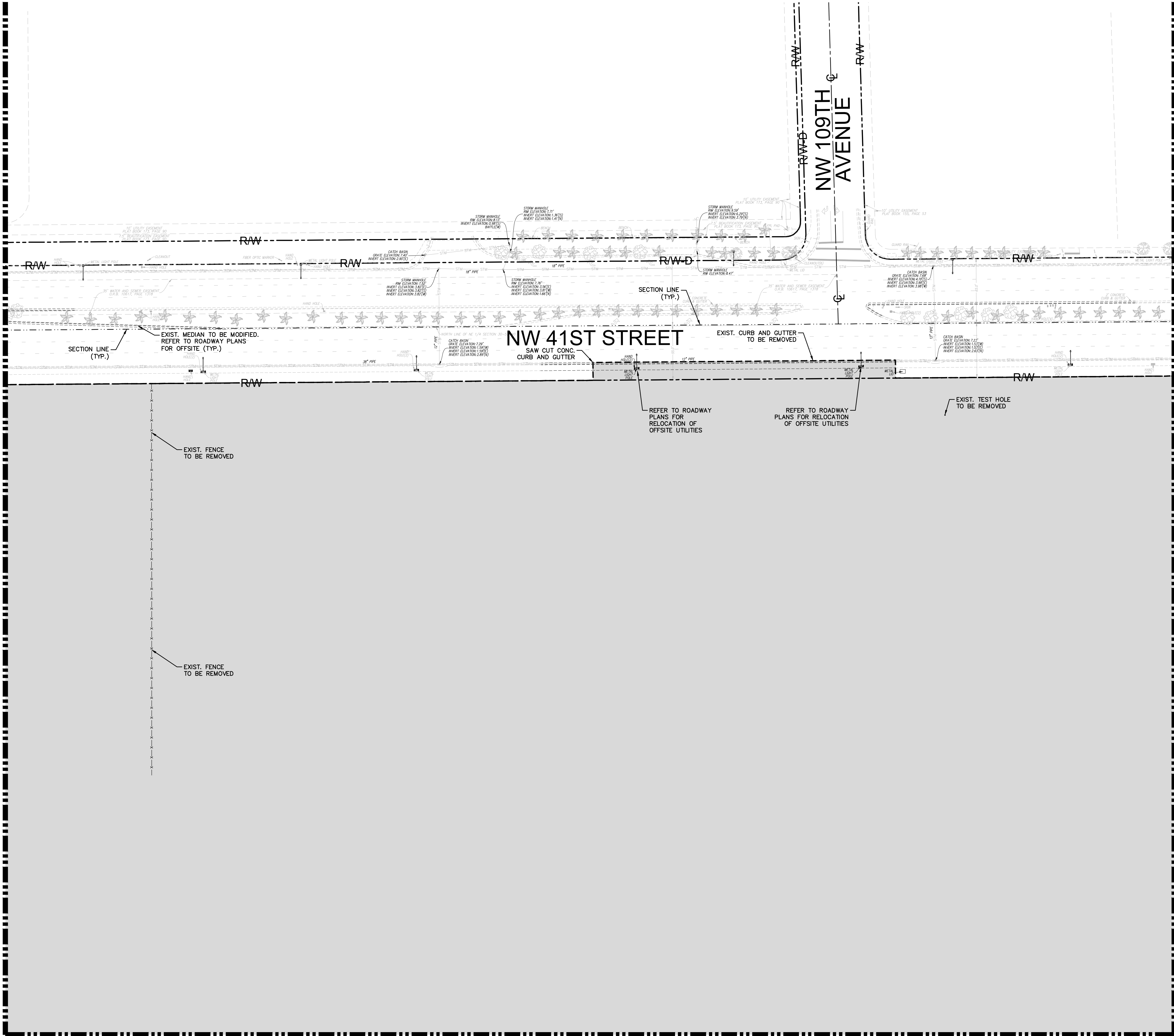
**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
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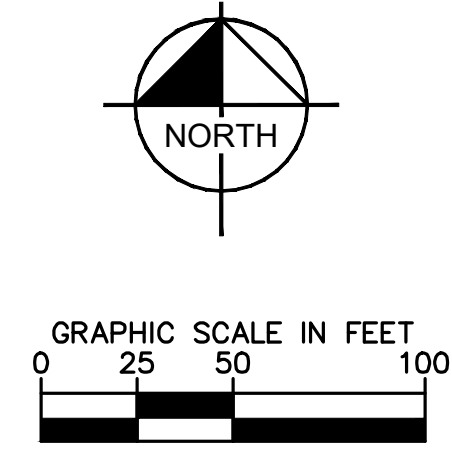
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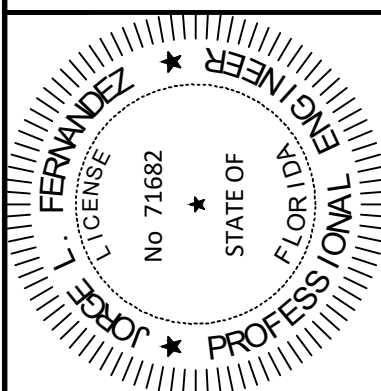


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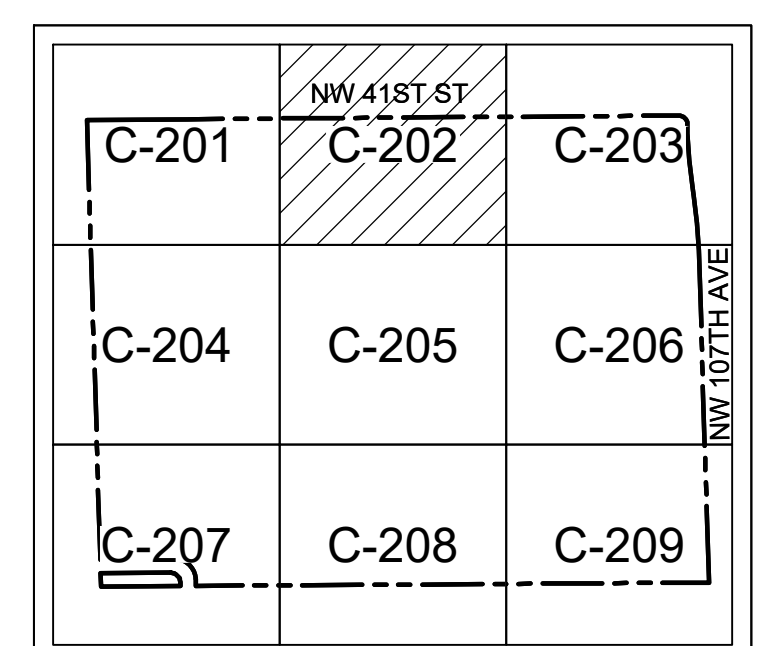
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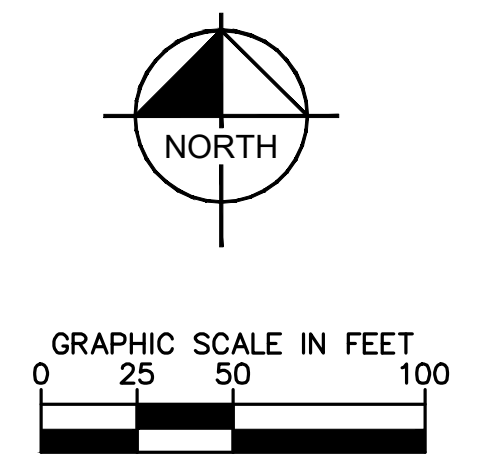
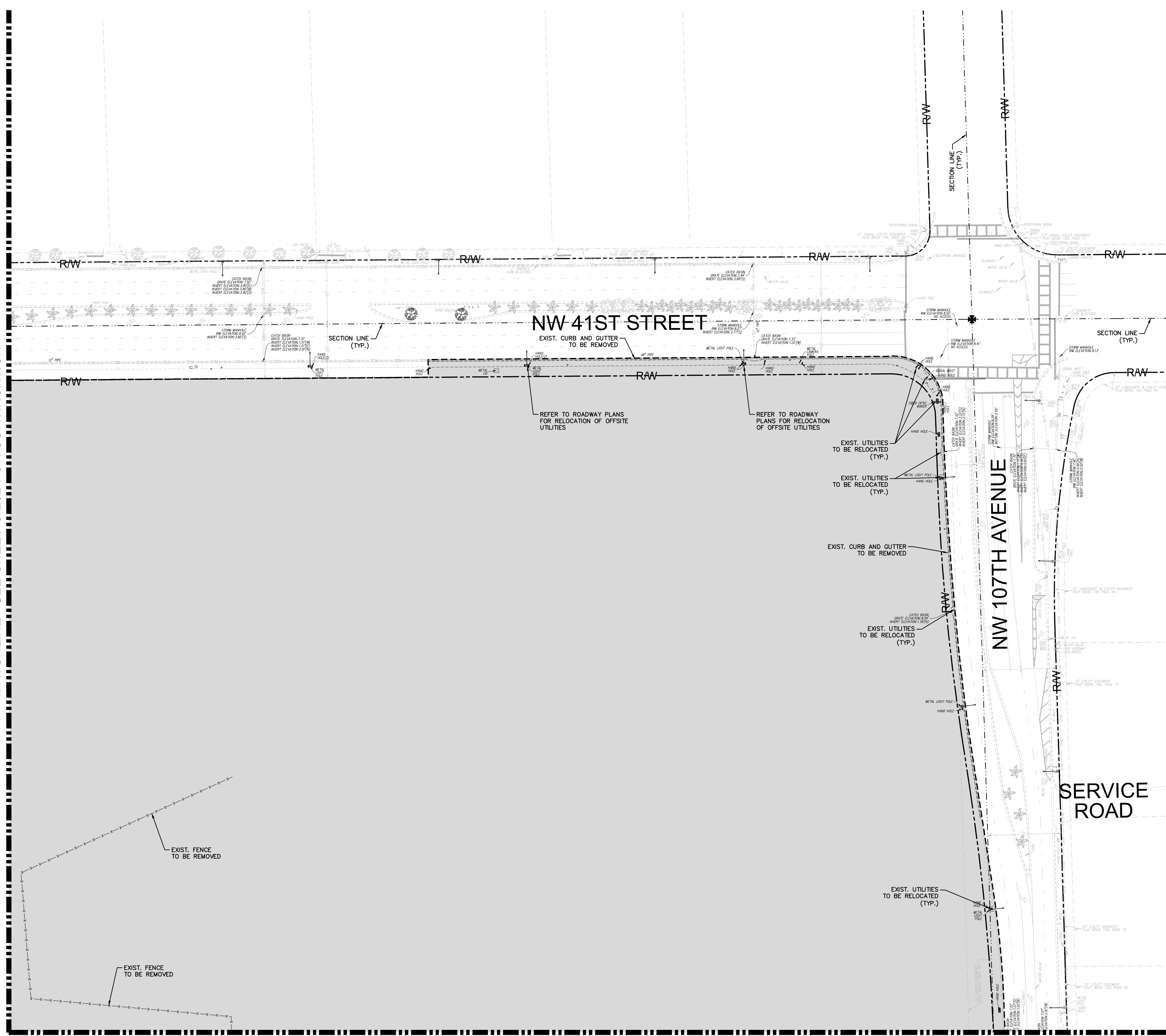
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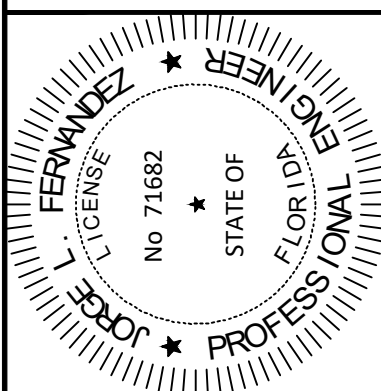


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**DEMOLITION PLAN**

C-201	NW 41ST ST C-202	C-203
C-204	C-205	C-206
C-207	C-208	C-209

**KEYMAP**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

**Sunshine811**  
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SHEET NUMBER  
**C-203**

12.01.2022

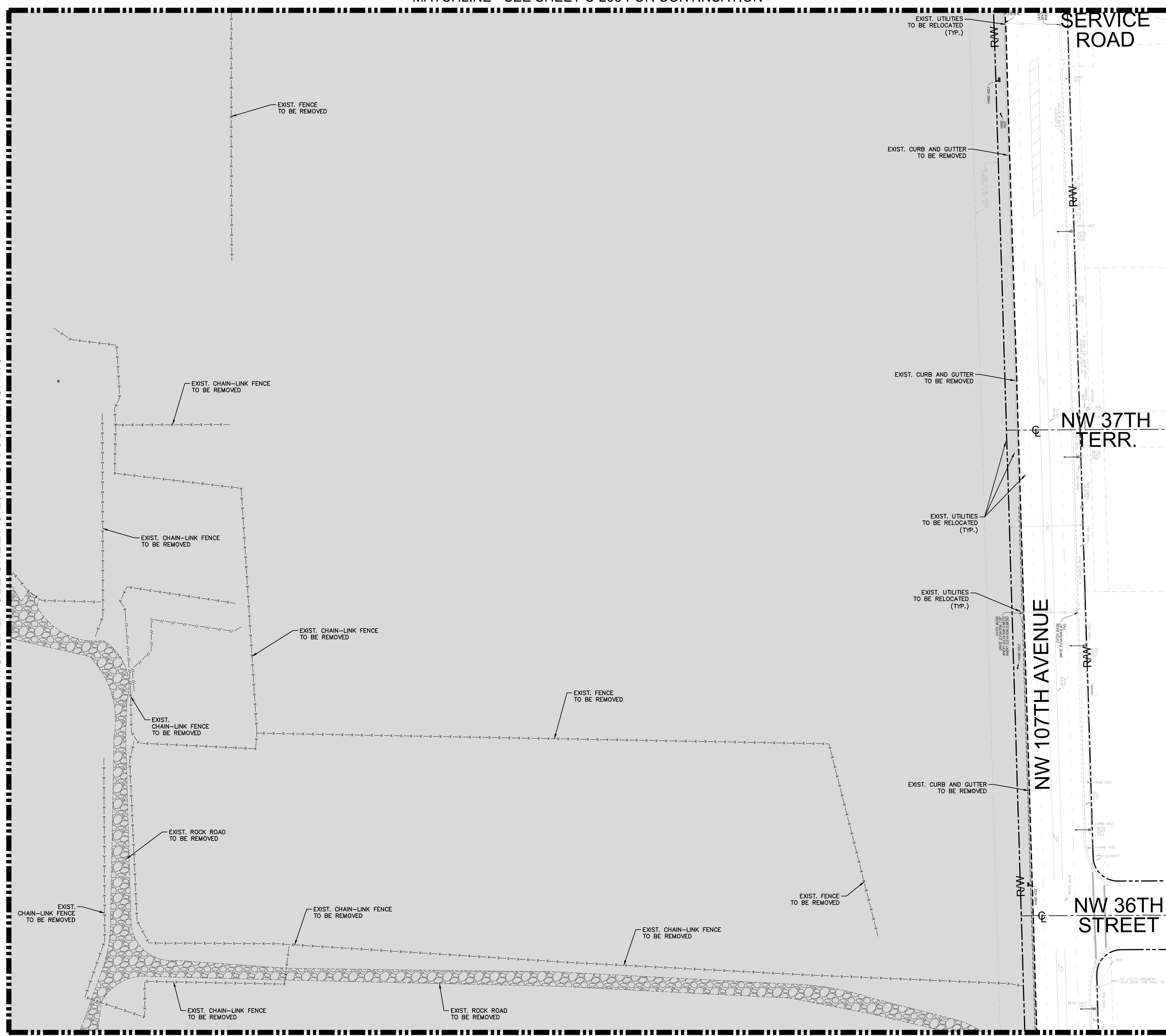




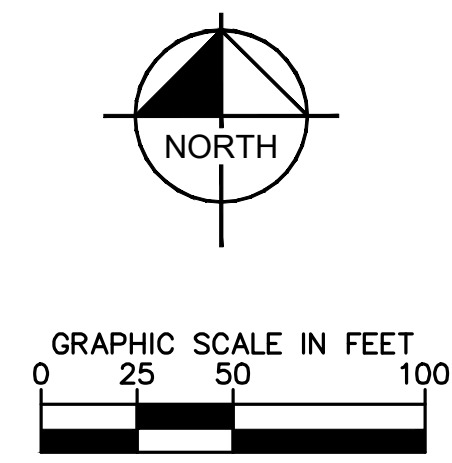
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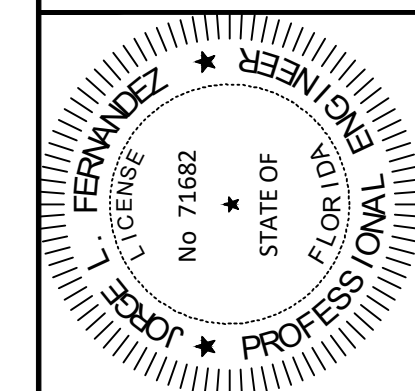
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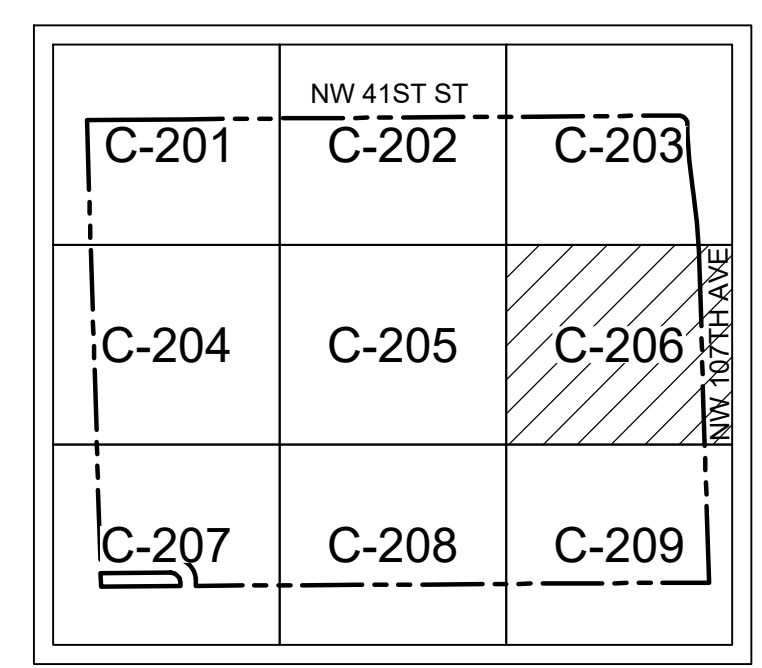
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- SECTION LINE
- LIMITS OF DEMOLITION

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**DEMOLITION PLAN**

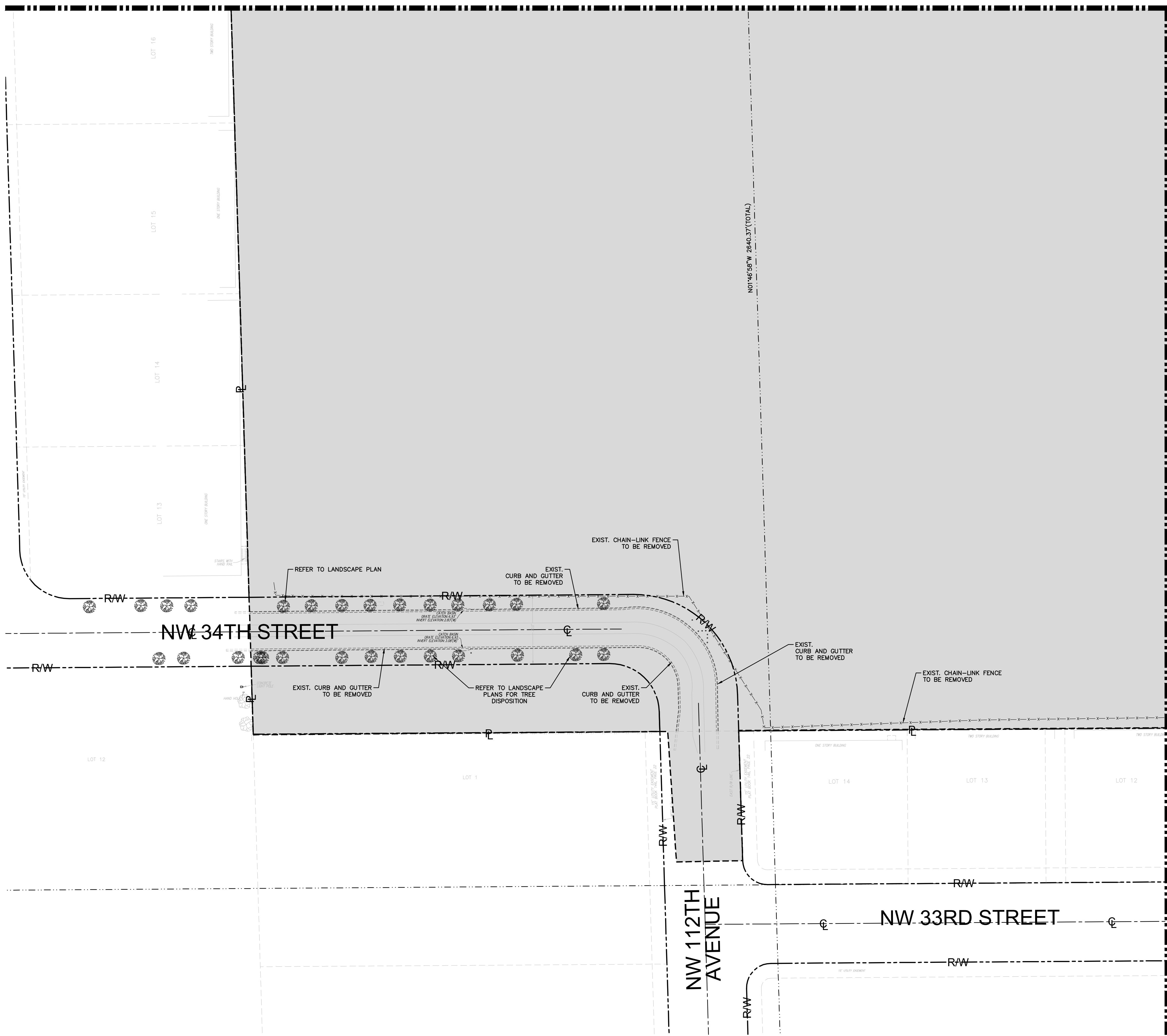
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**BRIDGE INDUSTRIAL**

CITY OF DORAL  
 SHEET NUMBER  
**C-206**

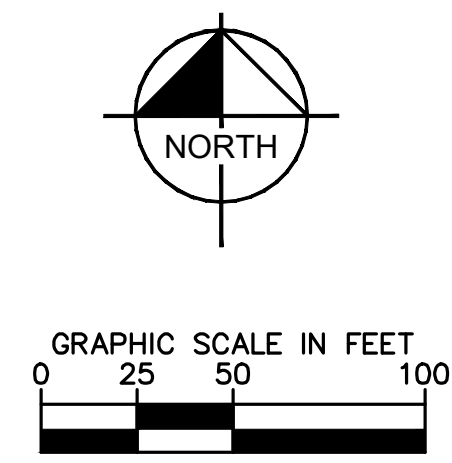
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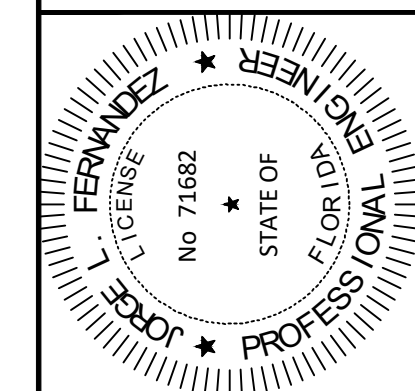
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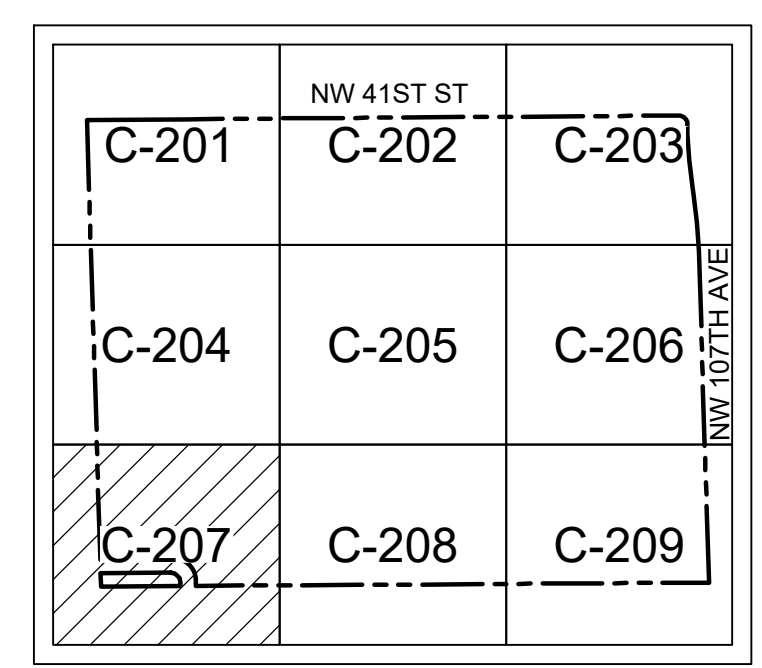
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**DEMOLITION PLAN**



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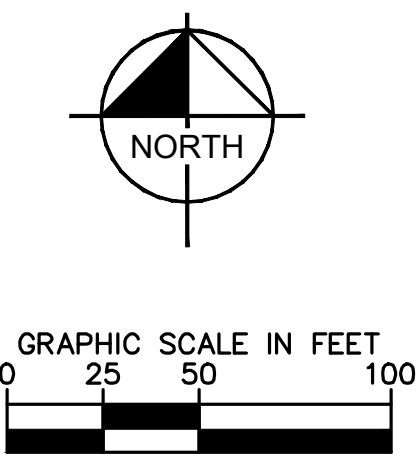
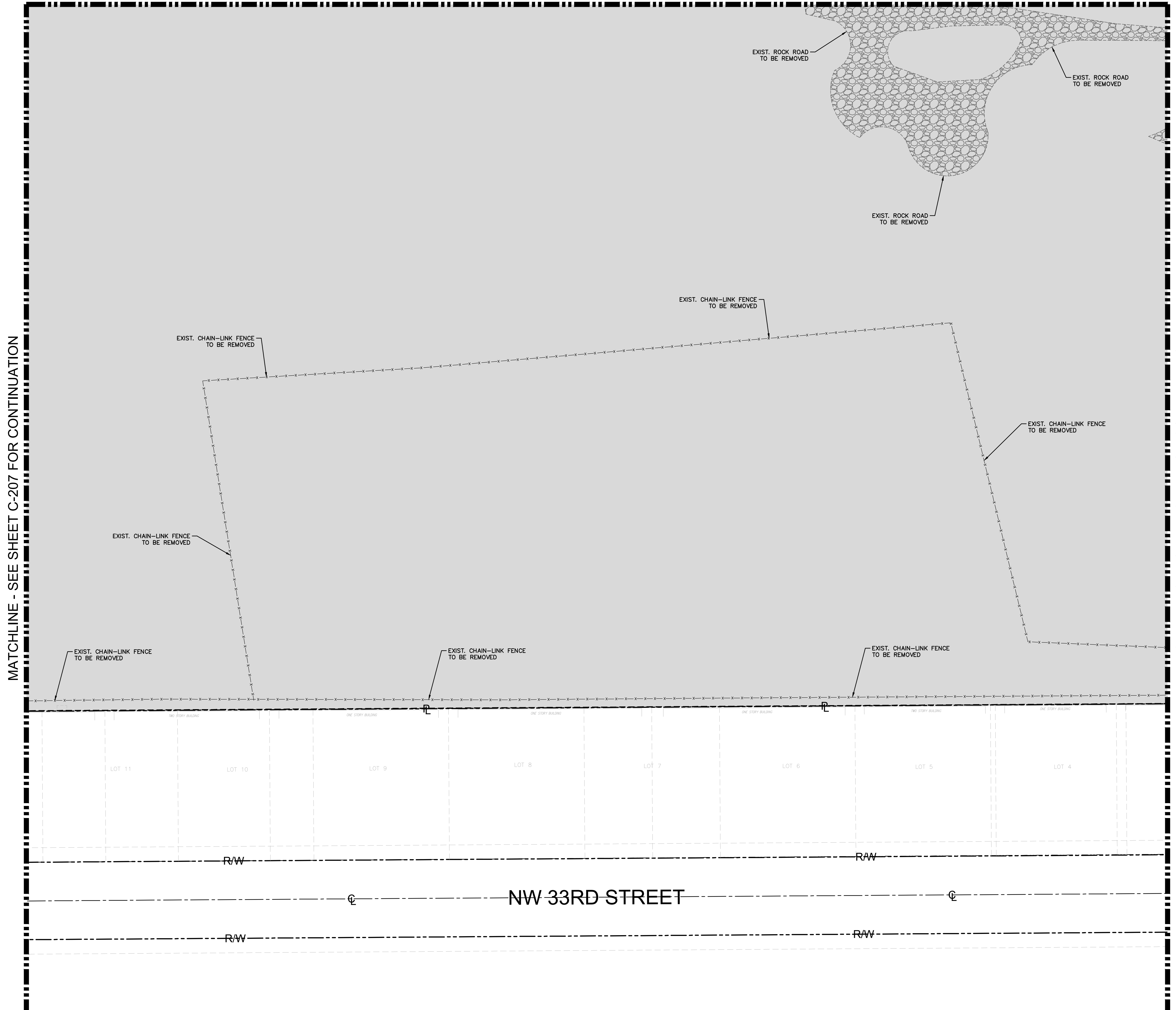
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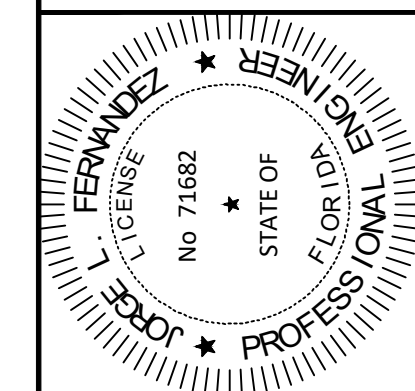
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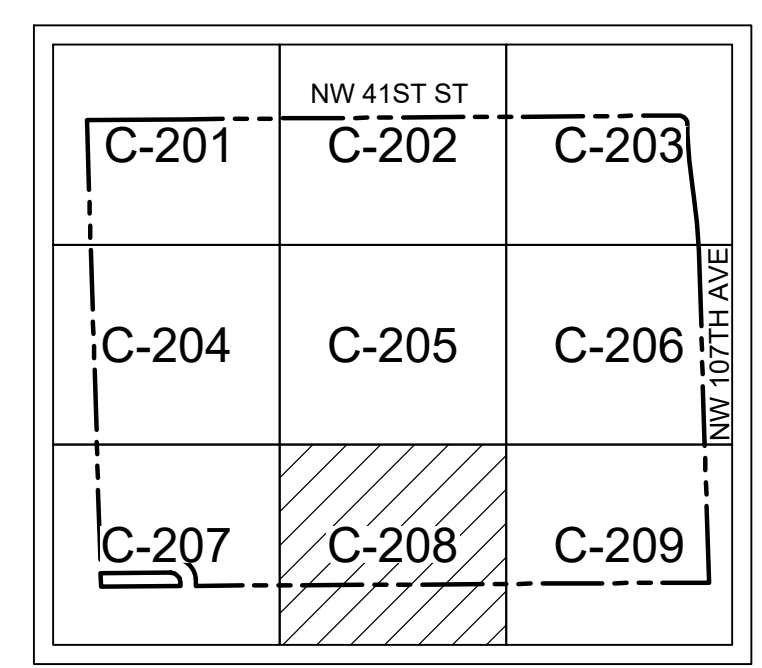
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**DEMOLITION PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**C-208**

12.01.2022





**BEST MANAGEMENT PRACTICES (BMPs):**

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI-DADE 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. SEDIMENTATION 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 THIS DRAWING, 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 EQUIPMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPMENT 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. TOPSOIL CANNOT BE STOCKPILED INSIDE THE PROPERTY FOR REFUSE.
K. 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 IN THE DETENTION POND 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 (SILT FENCES, 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. A TEMPORARY SEDIMENT TRAP SHOULD 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.
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:**

- K. 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 STABILIZATION 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 GROUND COVER (SEE TEMPORARY STABILIZATION 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.

**SPILL CONTROL PRACTICES:**

- IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
B. 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.
C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
G. 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.
H. 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.

**STABILIZATION PRACTICES:**

- A. TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.
B. PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.65A, 1.65B AND 1.65C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.
C. STABILIZATION WILL BE INITIATED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF WORK CEASING, UNLESS CONSTRUCTION ACTIVITY WILL RESUME IN THAT AREA WITHIN 21 DAYS AFTER WORK STOPPAGE. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.
D. CONTRACTOR TO ENSURE THAT EXISTING VEGETATION ON OR ADJACENT TO THE PROPOSED SITE IS PRESERVED AND DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
E. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
F. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(c)

**STRUCTURAL PRACTICES:**

- A. EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-OFF AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.
B. SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.
C. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(c)

**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.
E. ANY CONSTRUCTION DEBRIS GENERATED AS A RESULT OF THIS PROJECT WILL BE DISPOSED OF OFF-SITE AT AN APPROPRIATE WASTE FACILITY.
F. CONCRETE WASHOUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED TO PREVENT DISCHARGE OUTSIDE OF THE PROJECT LIMITS AND INTO THE WATERWAYS.

**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 DEMOTE 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.

**INSPECTION AND 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. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
C. THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED, SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
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.
H. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
I. 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.
J. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
K. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

**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.

**STORMWATER POLLUTION PREVENTION PRACTICES:(FOR PROJECTS OF 0.5 ACRES OR MORE CITY ORDINANCE NUMBER 13081)**

- 1. TREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN SPECIAL PROVISIONS, THE CONSTRUCTION PLANS, AND/OR PER TREE ORDINANCE 12636.
2. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED ON SHEET C-302.
3. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
4. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
5. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE OF INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE.
6. CURB INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLETS SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY ROCK BAGS. ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BE REPLACED WITH NEW ONES.
7. STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
8. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BY NOTED AND CORRECTED.
9. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPAL SEPARATE STORMWATER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT ALLOWED. REFER TO PUBLIC WORKS BULLETIN NO. 25.
10. THE USE OF SANITARY SEWERS, FRENCH DRAINS, COVER DITCHES AND/OR ROCK DRAINS FOR THE DISPOSAL OF WASTEWATER IS EXPRESSLY PROHIBITED. REFER TO PUBLIC WORKS BULLETIN NO. 25.

**PROJECT DESCRIPTION:**

PROJECT LOCATION: SW CORNER OF NW 107TH AVE & NW 41ST STREET DORAL, FLORIDA 33178

- 1. PROJECT LIMITS: TOTAL PROJECT AREA IS APPROXIMATELY 175.84 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 175.84 ACRES.
2. CONSTRUCTION ACTIVITY: CONSTRUCTION OF PROPOSED BUILDING, PARKING AREA, SIDEWALKS, LANDSCAPING, UTILITIES, AND DRAINAGE SYSTEM.
3. MAJOR SOIL DISTURBING ACTIVITIES: CLEARING AND GRUBBING, INSTALLATION OF DRAINAGE SYSTEM, INSTALLATION OF UTILITIES, CONSTRUCTION OF BUILDING FOUNDATION.
4. DEWATERING IS ANTICIPATED FOR THIS SITE.
5. SOIL CHARACTERISTICS: THE SOIL TYPE WITHIN THE PROJECT'S LIMIT OF DISTURBANCE IS CLASSIFIED AS URBAN SOIL AND IS NOT HIGHLY ERODIBLE.
6. RUNOFF COEFFICIENTS: EXISTING: 0.40 DURING CONSTRUCTION 0.90 PROPOSED 0.90

**SEQUENCE OF CONSTRUCTION:**

SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

- 1. PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING, INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN, STANDARD DETAILS, NPDES REQUIREMENTS, AND MIAMI-DADE COUNTY PUBLIC WORKS ENGINEERING STANDARD FOR DESIGN AND CONSTRUCTION MANUAL.
2. BEGIN CLEARING AND GRUBBING.
3. INSTALL DRAINAGE SYSTEM, INCLUDING: CONCRETE INLETS, DRAIN BASINS, DRAINAGE PIPES AND EXFILTRATION TRENCHES.
4. INSTALL INLET PROTECTION AND ROCK BAGS ON ALL INLETS AND MANHOLES IN THE LOCATIONS SHOWN ON THE PLANS AND PER THE STANDARD DETAILS PROVIDED AND MIAMI-DADE COUNTY PUBLIC WORKS ENGINEERING STANDARD FOR DESIGN AND CONSTRUCTION MANUAL.
5. PREPARE SUB-BASE MATERIAL.
6. BEGIN ASPHALT AND CONCRETE INSTALLATION.
7. AFTER COMPLETION OF SITE WORK, BEGIN SITE STABILIZATION AND PERMANENT SEEDING.
8. ONCE SITE STABILIZATION IS COMPLETE, CONTRACTOR TO CLEAN ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE.
9. ONCE A UNIFORM 70% VEGETATIVE COVER OF PERENNIAL VEGETATION IS ACHIEVED ACROSS THE ENTIRE DISTURBED AREA THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES MAY BEGIN.

Plotted By: Armstrong, Cory - Sheet: Sate-BRIDGE-POINT DORAL - Layout: C-300 EROSION CONTROL NOTES - December 01, 2022 - 08:45:31pm - K:\MIB-Civil\143422000 - Lenton\_Site\Civil\CAD\Drawings\C-300 EROSION CONTROL NOTES.dwg - This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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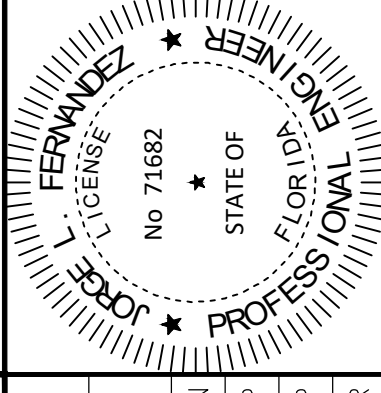
BRIDGE POINT DORAL PREPARED FOR BRIDGE INDUSTRIAL CITY OF DORAL EROSION CONTROL NOTES



SHEET NUMBER C-300

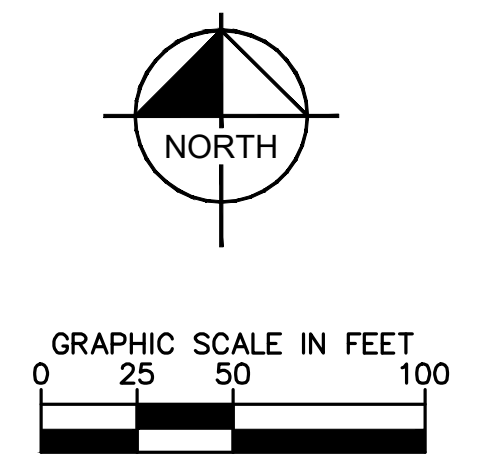
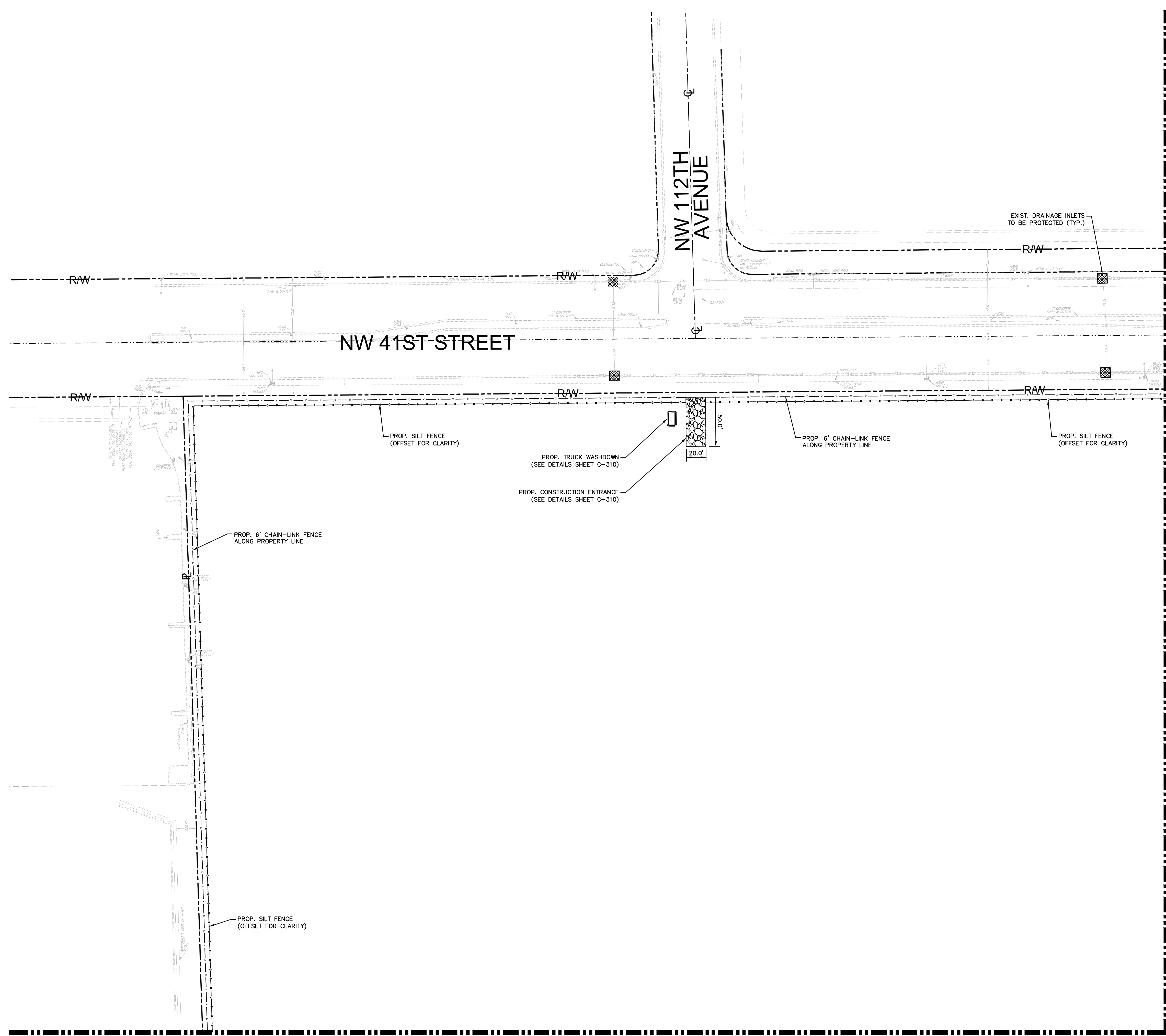
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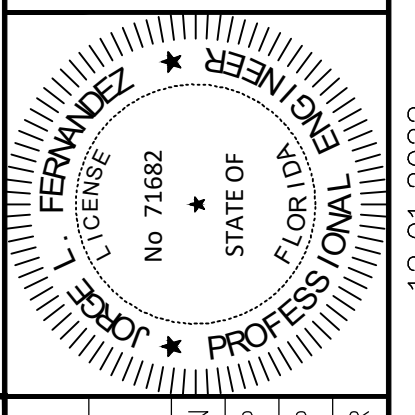
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED SILT FENCE
- PROP. 6' TEMP. CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. EROSION CONTROL INLET PROTECTION

**NOTES:**

1. CONTRACTOR SHALL MAINTAIN SITE AND OFFSITE ADJACENT AREA IN A CLEAN MANNER. DUST SHALL BE CONTROLLED FROM MIGRATING OFFSITE AND CONSTRUCTION DEBRIS FOUND SHALL BE REMOVED DAILY.
2. ALL EROSION AND SEDIMENT CONTROL BMPs IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT.

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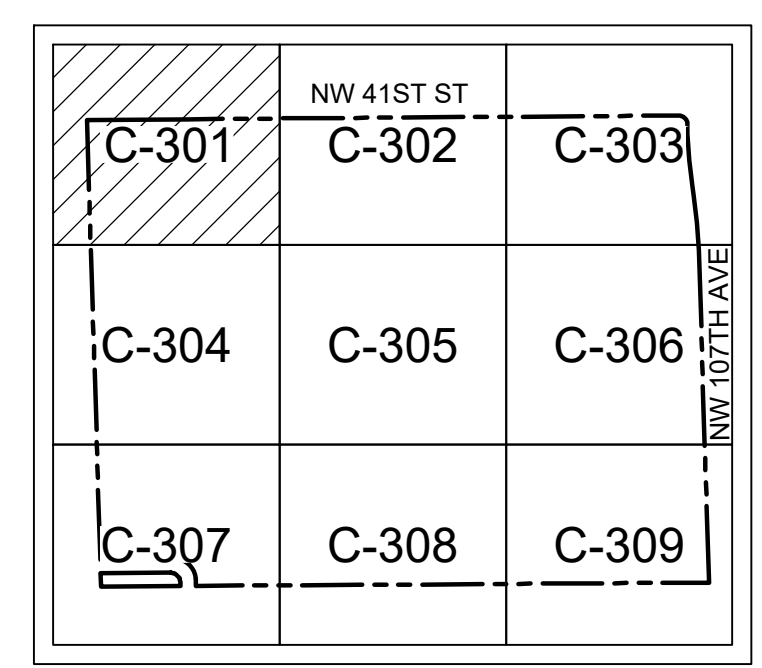
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**EROSION CONTROL PLAN**



**KEYMAP**

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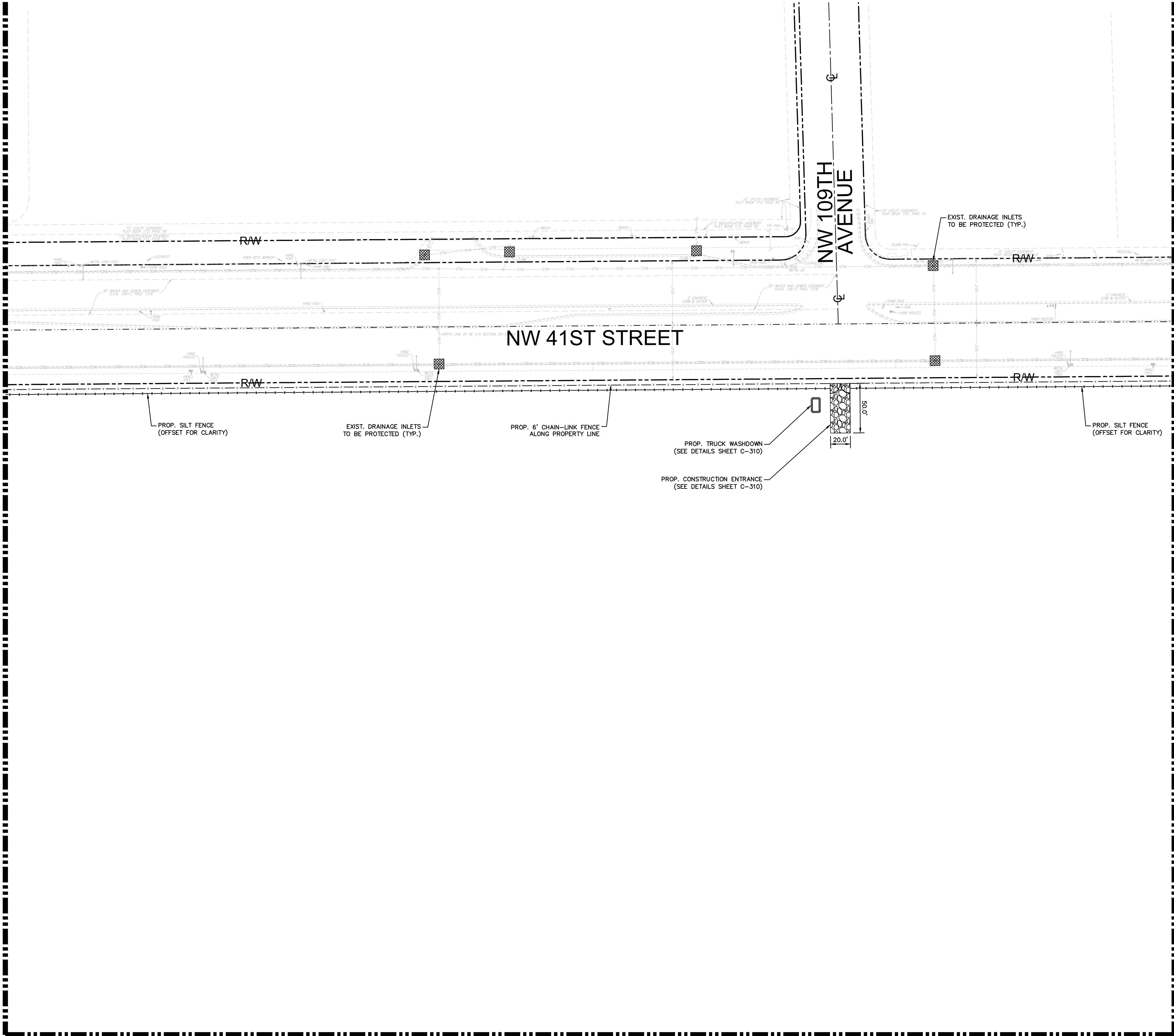
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**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

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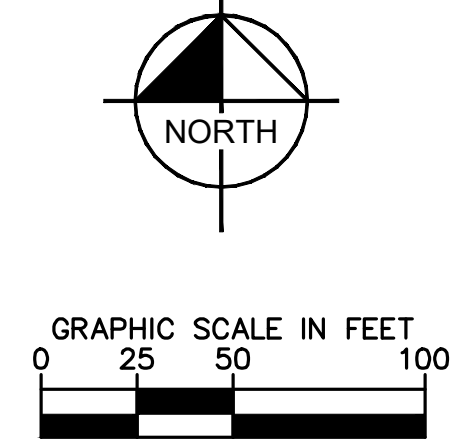
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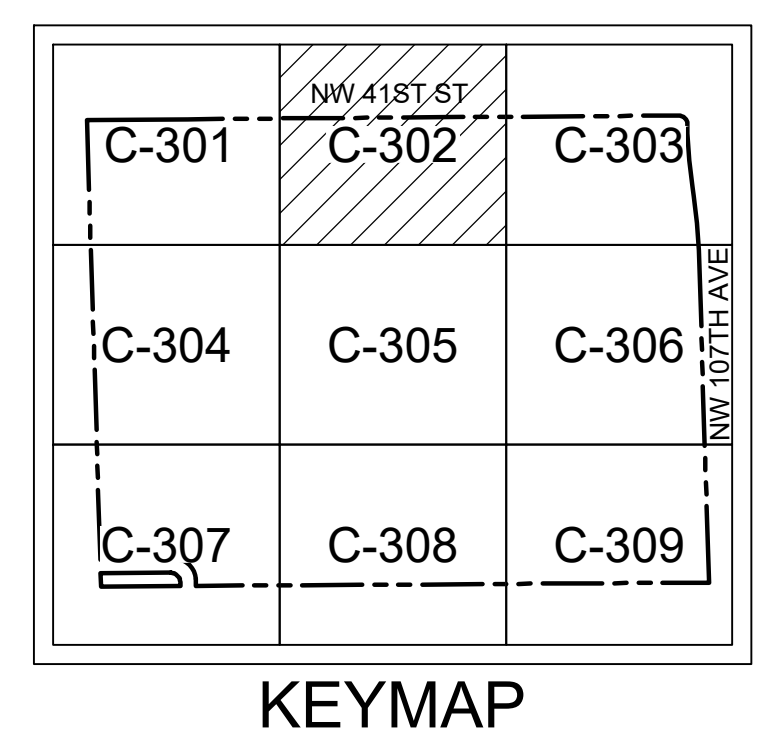
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**EROSION CONTROL PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

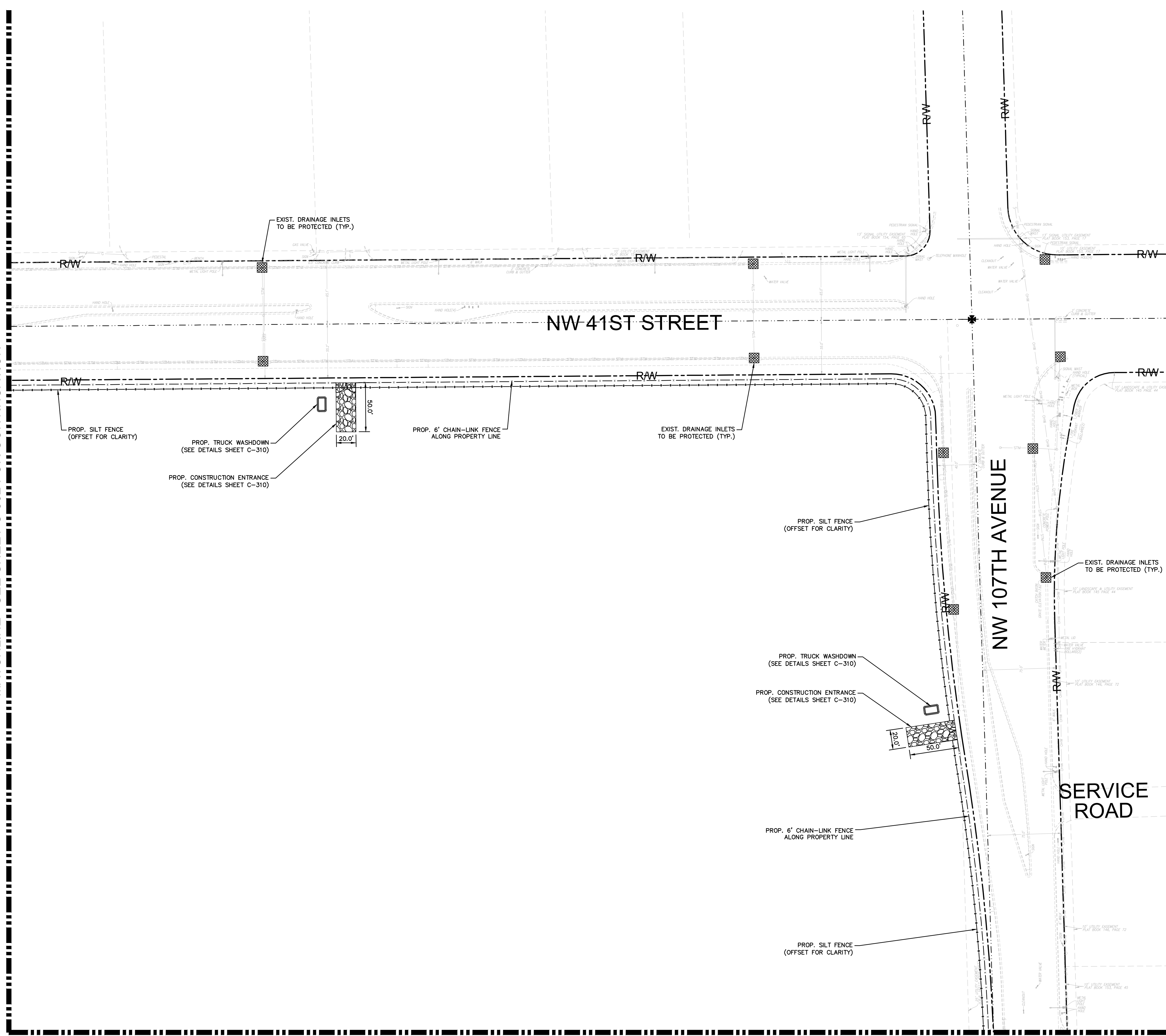
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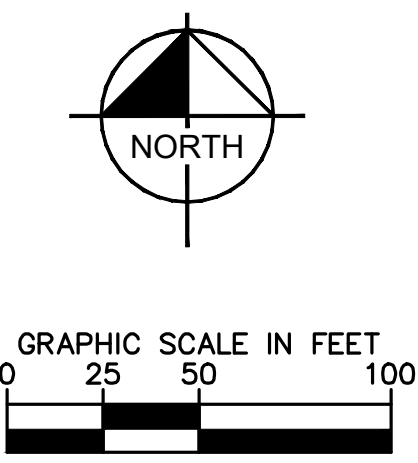
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**Professional Engineer**  
 JOSE L. FERNANDEZ, P.E.  
 No. 71682  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

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**EROSION CONTROL PLAN**

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C-304	C-305	C-306
C-307	C-308	C-309

KEYMAP

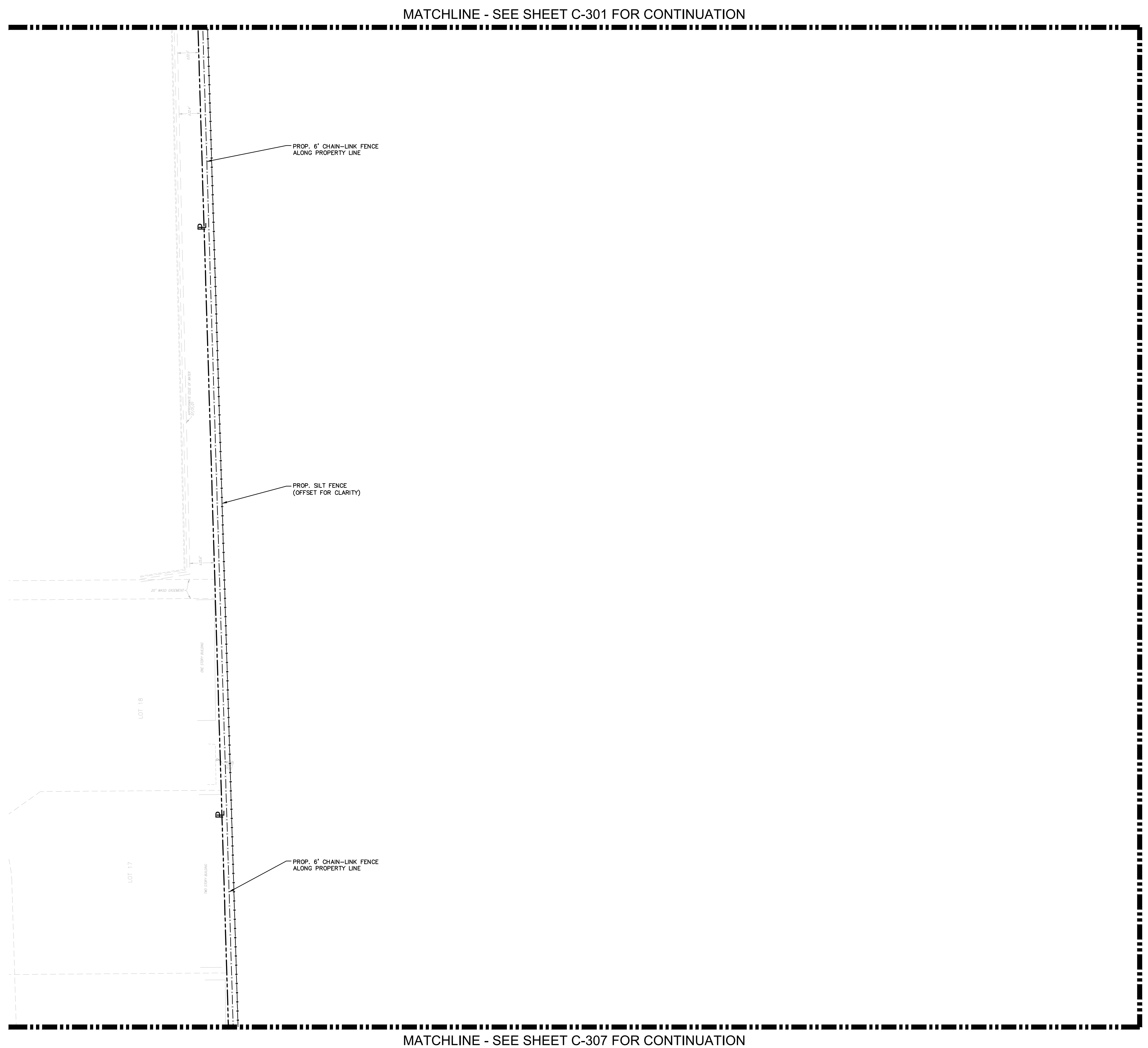
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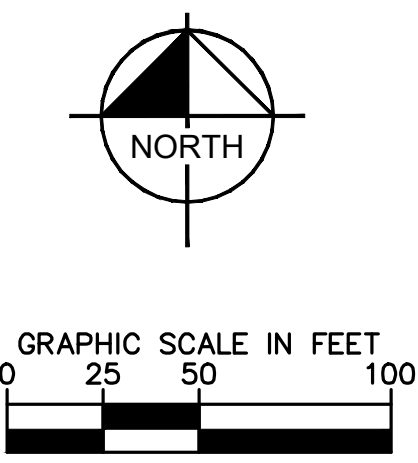
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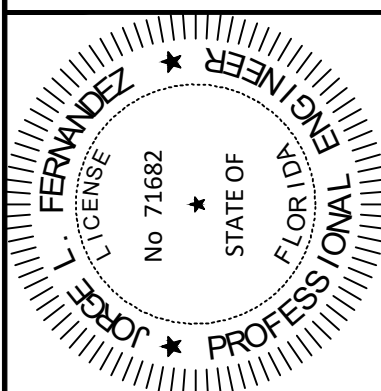
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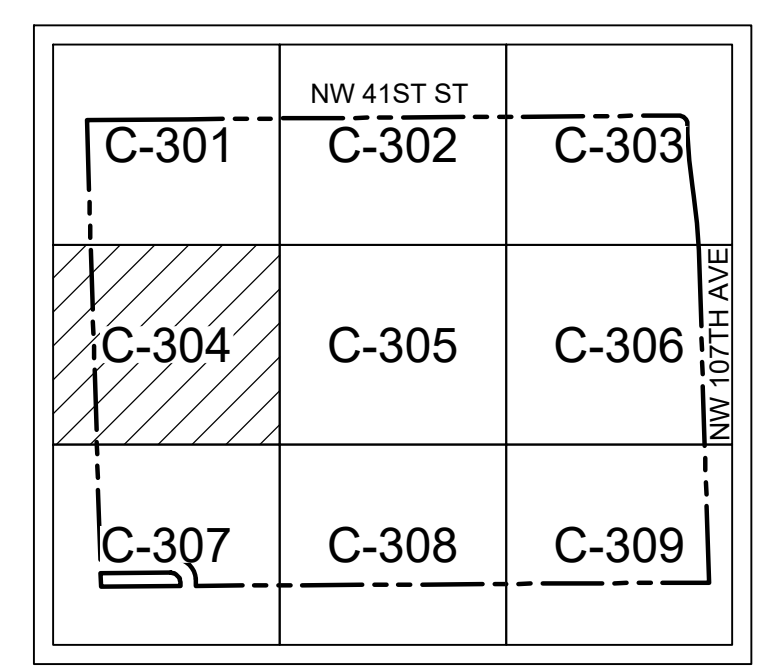
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KHA PROJECT	14-3422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR



**KEYMAP**

**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!

**EROSION CONTROL PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**C-304**

No.	REVISIONS	DATE	BY

**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

12.01.2022

Plotted By: Armstrong, Cory, Sheet: Set: BRIDGE POINT DORAL, Layout: C-305 EROSION CONTROL PLAN, December 01, 2022, 06:45:44pm, K:\MIB\_Civil\CADD\PlanSheets\C-301 to C-309 EROSION CONTROL PLAN.dwg  
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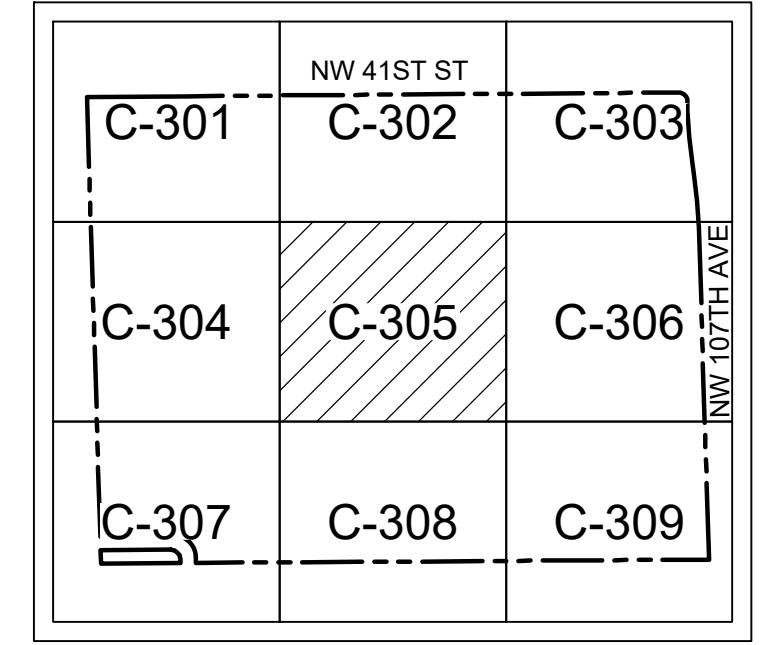
MATCHLINE - SEE SHEET C-304 FOR CONTINUATION



MATCHLINE - SEE SHEET C-302 FOR CONTINUATION

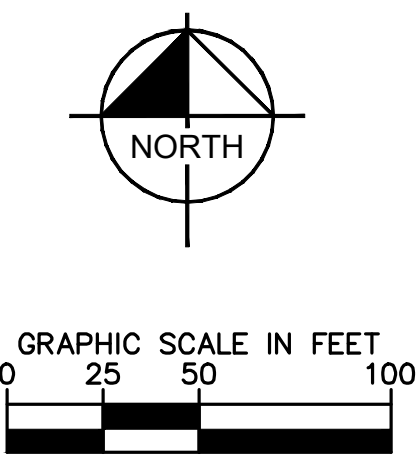
MATCHLINE - SEE SHEET C-308 FOR CONTINUATION

MATCHLINE - SEE SHEET C-306 FOR CONTINUATION



KEYMAP

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**LEGEND:**

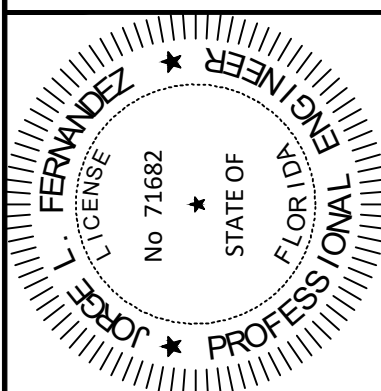
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED SILT FENCE
- PROP. 6' TEMP. CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. EROSION CONTROL INLET PROTECTION

**NOTES:**

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KHA PROJECT	14-3422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR



**EROSION CONTROL PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**C-305**

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 PHONE: 305-673-2025  
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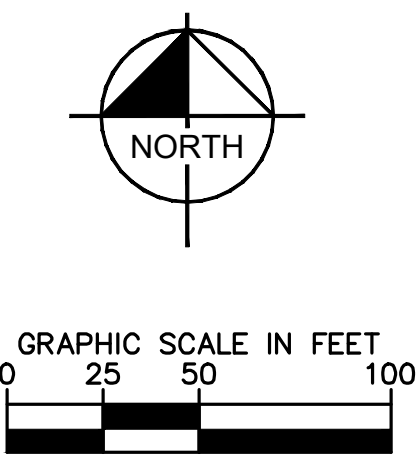
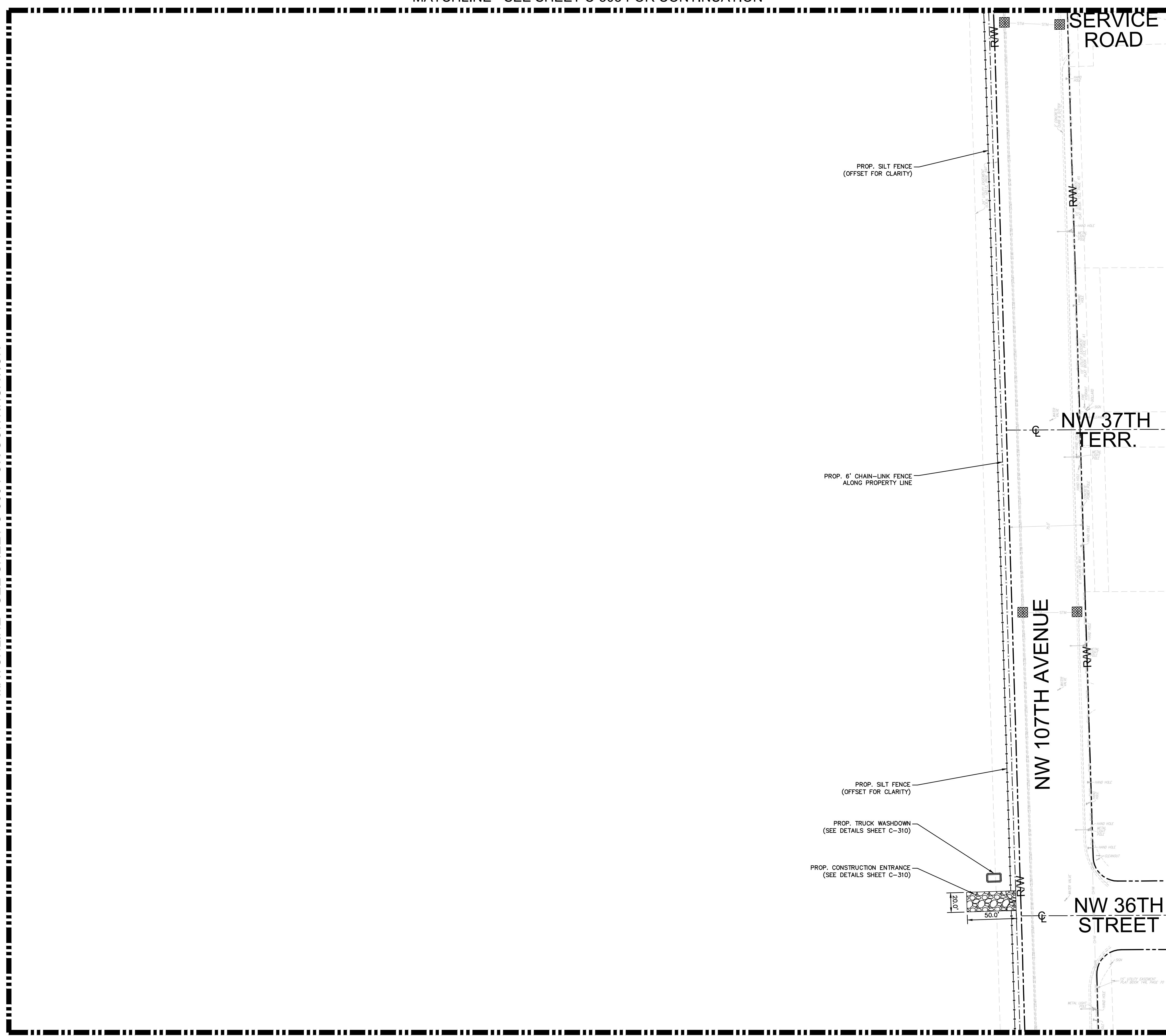
12.01.2022

Plotted By: Armstrong, Cory... Sheet: Set: BRIDGE POINT DORAL... Layout: C-306 EROSION CONTROL PLAN... December 01, 2022... 06:45:46pm... K:\MIB-Civil\CADD\PlanSheets\C-301 to C-309 EROSION CONTROL PLAN.dwg  
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MATCHLINE - SEE SHEET C-305 FOR CONTINUATION

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

MATCHLINE - SEE SHEET C-309 FOR CONTINUATION



**LEGEND:**

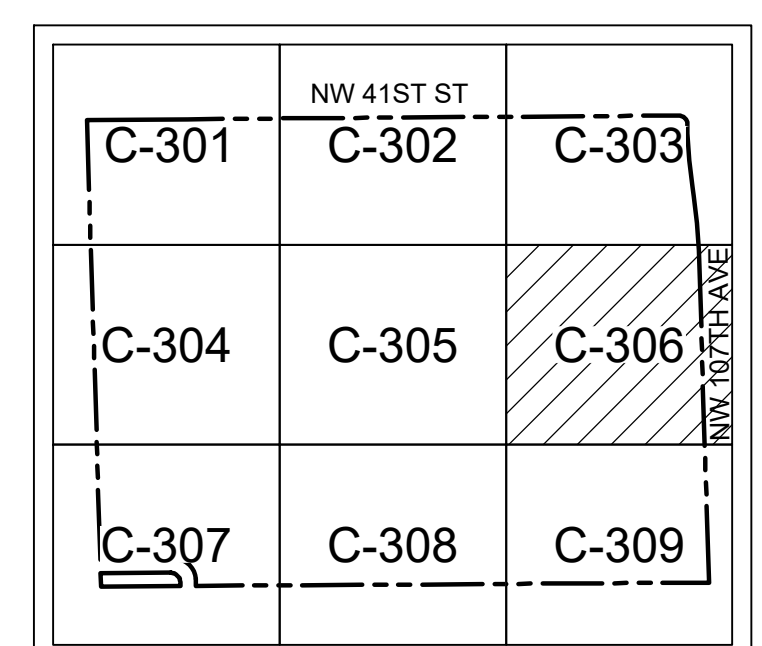
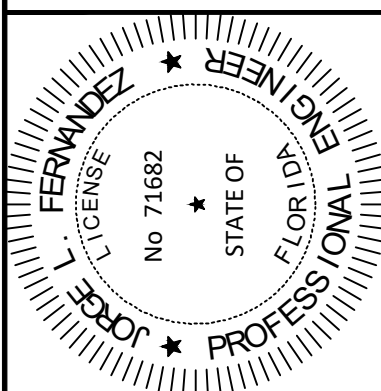
- PROPERTY LINE AND/OR RIGHT-OF-WAY
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- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. EROSION CONTROL INLET PROTECTION

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KHA PROJECT 14-3422000  
 DATE 12.01.2022  
 SCALE AS SHOWN  
 DESIGNED BY JMP  
 DRAWN BY JMP  
 CHECKED BY JRR



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**EROSION CONTROL PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**C-306**

No.	REVISIONS	DATE	BY

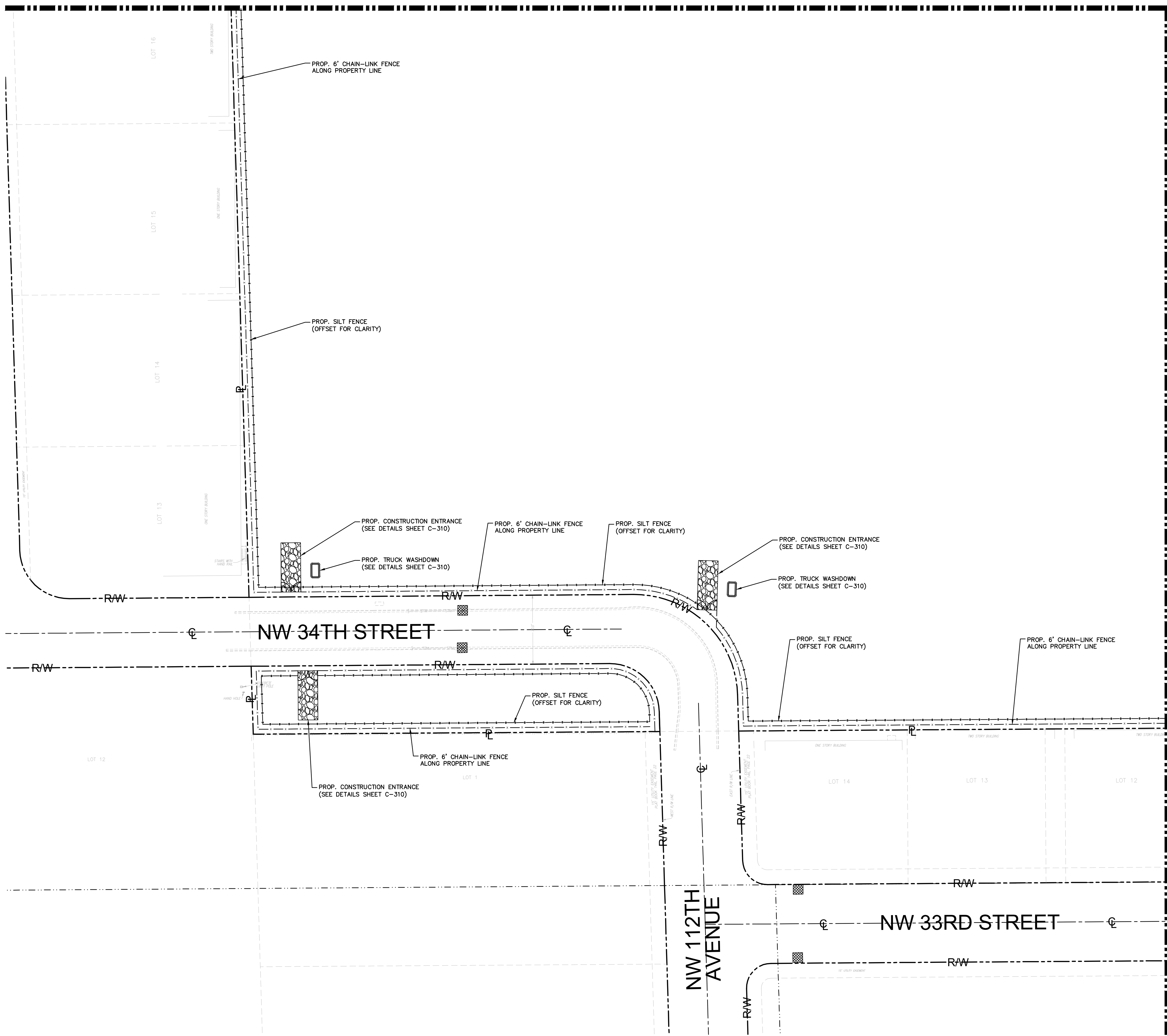
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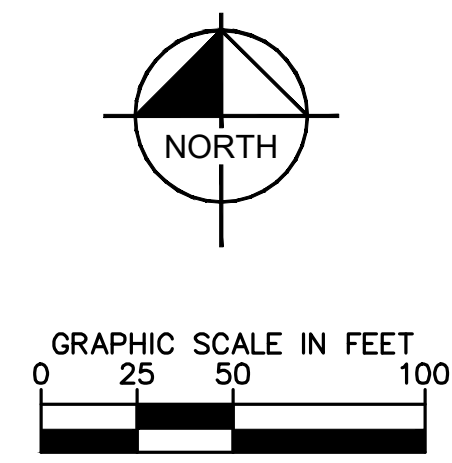


Plotted By: Armstrong, Cory. Sheet: Set: BRIDGE POINT DORAL. Layout: C-307 EROSION CONTROL PLAN. December 01, 2022. 06:45:48pm. K:\MIB\Civil\CADD\PlanSheets\C-301 to C-309 EROSION CONTROL PLAN.dwg  
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MATCHLINE - SEE SHEET C-304 FOR CONTINUATION



MATCHLINE - SEE SHEET C-308 FOR CONTINUATION



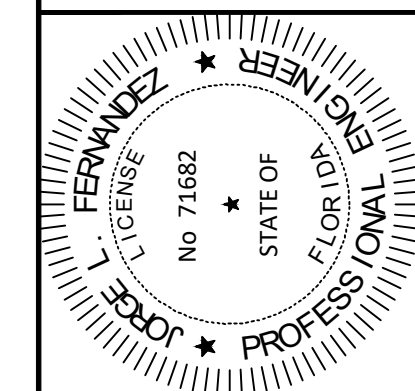
**LEGEND:**

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- PROP. EROSION CONTROL INLET PROTECTION

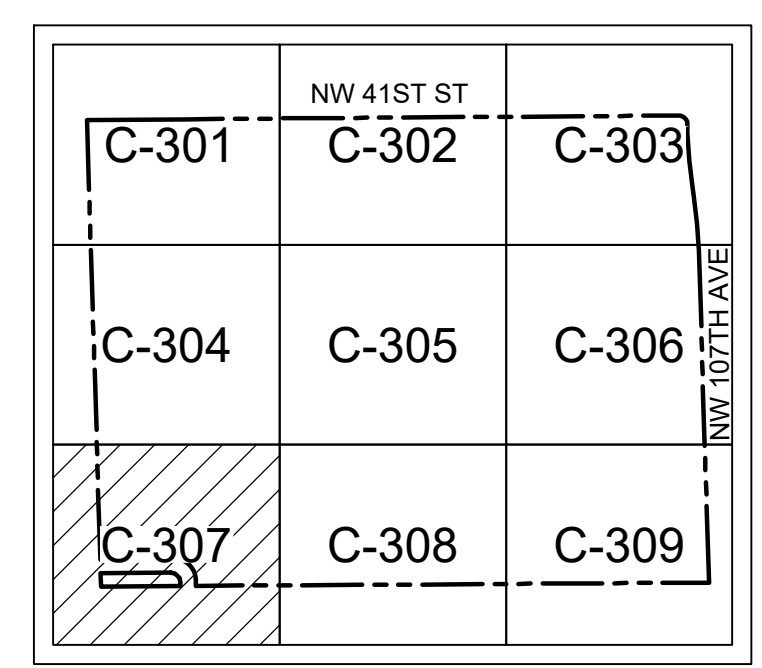
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**EROSION CONTROL PLAN**

BRIDGE POINT DORAL  
 PREPARED FOR BRIDGE INDUSTRIAL  
 CITY OF DORAL FL

SHEET NUMBER  
**C-307**

No.	REVISIONS	DATE	BY

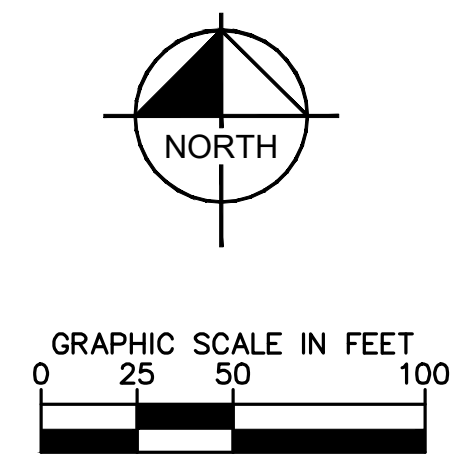
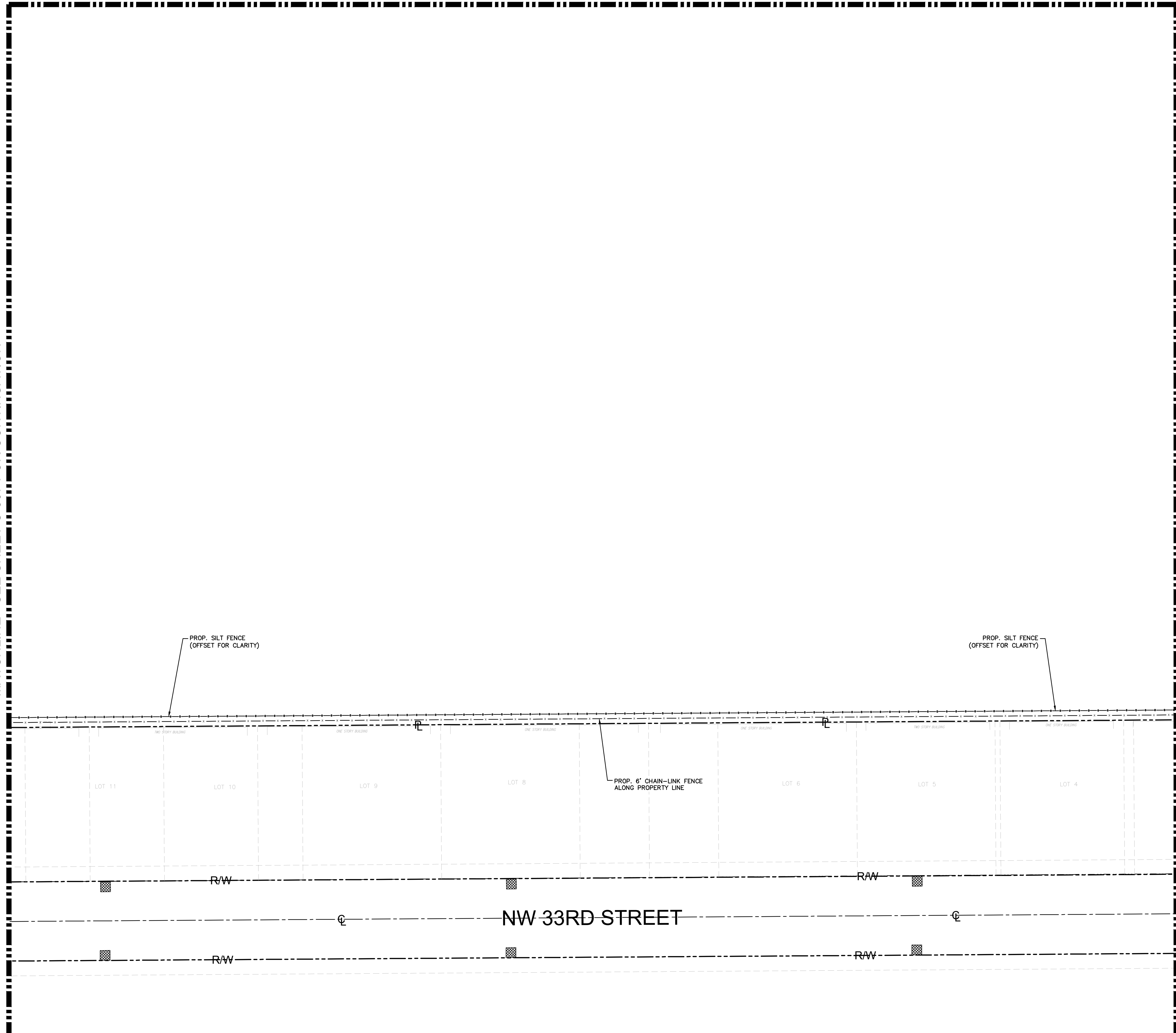
12.01.2022

Plotted By: Armstrong, Cory. Sheet: Set: BRIDGE POINT DORAL. Layout: C-308 EROSION CONTROL PLAN. December 01, 2022. 06:45:49pm. K:\MIB\_Civil\CADD\PlanSheets\C-301 to C-309 EROSION CONTROL PLAN.dwg  
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MATCHLINE - SEE SHEET C-305 FOR CONTINUATION

MATCHLINE - SEE SHEET C-307 FOR CONTINUATION

MATCHLINE - SEE SHEET C-309 FOR CONTINUATION



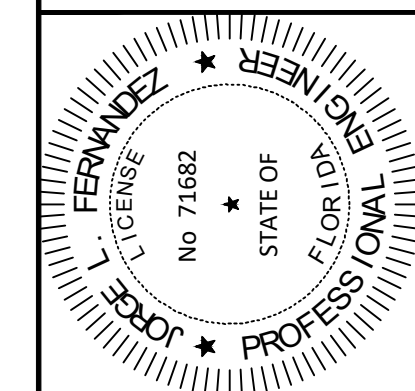
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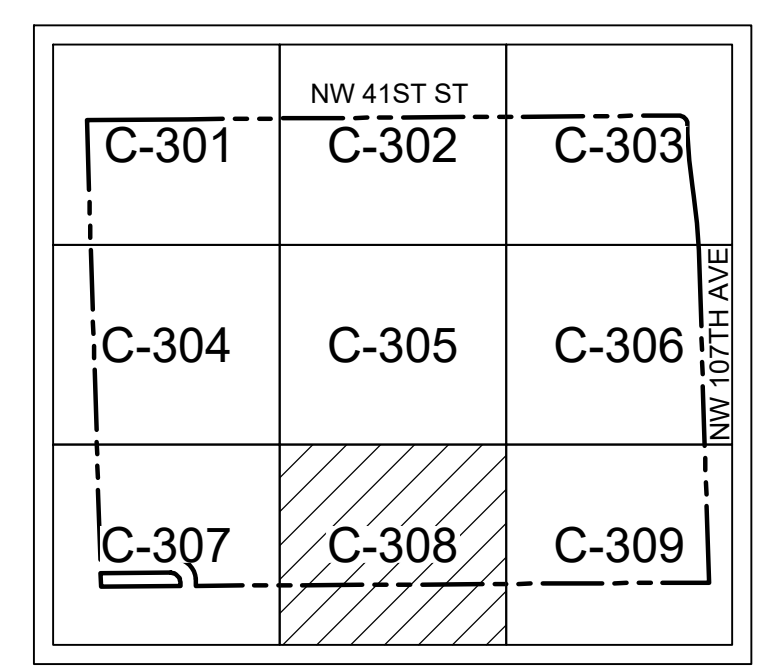
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KHA PROJECT	14-3422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR



KEYMAP

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No.	REVISIONS	DATE	BY

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**EROSION CONTROL PLAN**

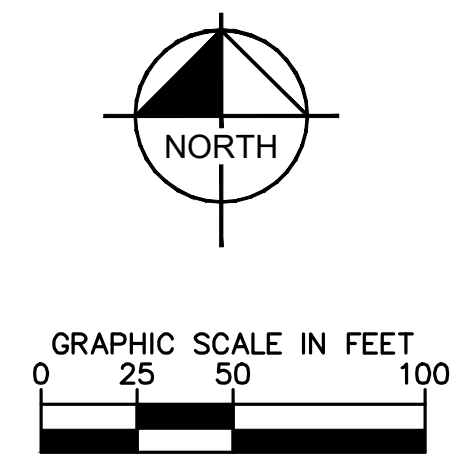
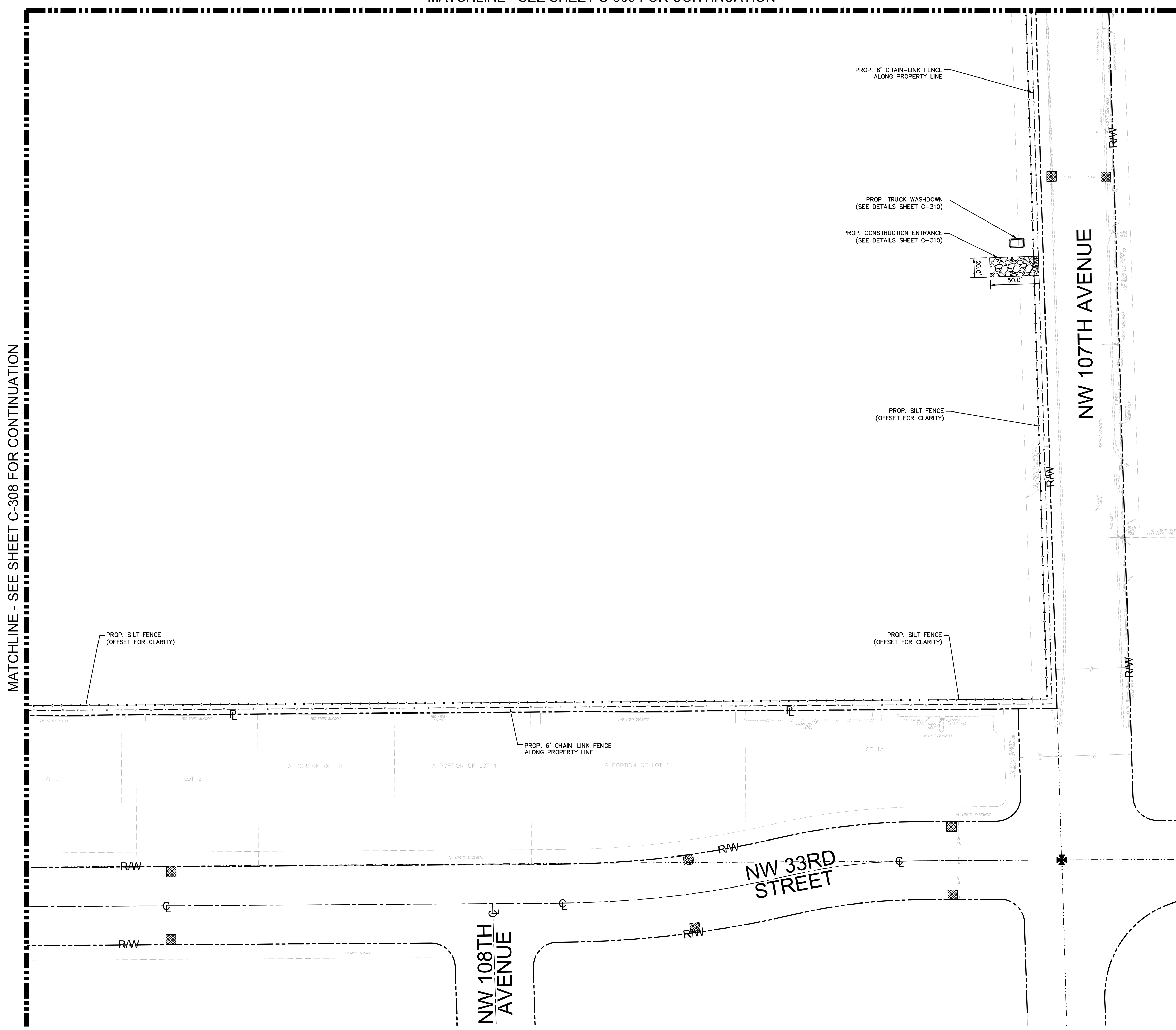
**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**C-308**

12.01.2022

Plotted By: Armstrong, Cory. Sheet: Set: BRIDGE POINT DORAL. Layout: C-309 EROSION CONTROL PLAN. December 01, 2022. 06:45:51pm. K:\MIB-Civil\CADD\PlanSheets\C-301 to C-309 EROSION CONTROL PLAN.dwg  
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MATCHLINE - SEE SHEET C-306 FOR CONTINUATION



**LEGEND:**

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- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. EROSION CONTROL INLET PROTECTION

**NOTES:**

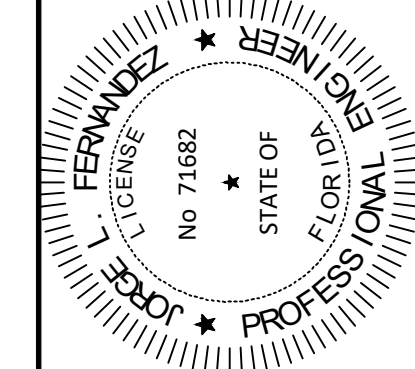
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MATCHLINE - SEE SHEET C-308 FOR CONTINUATION

No.	REVISIONS	DATE	BY

**Kimley»Horn**

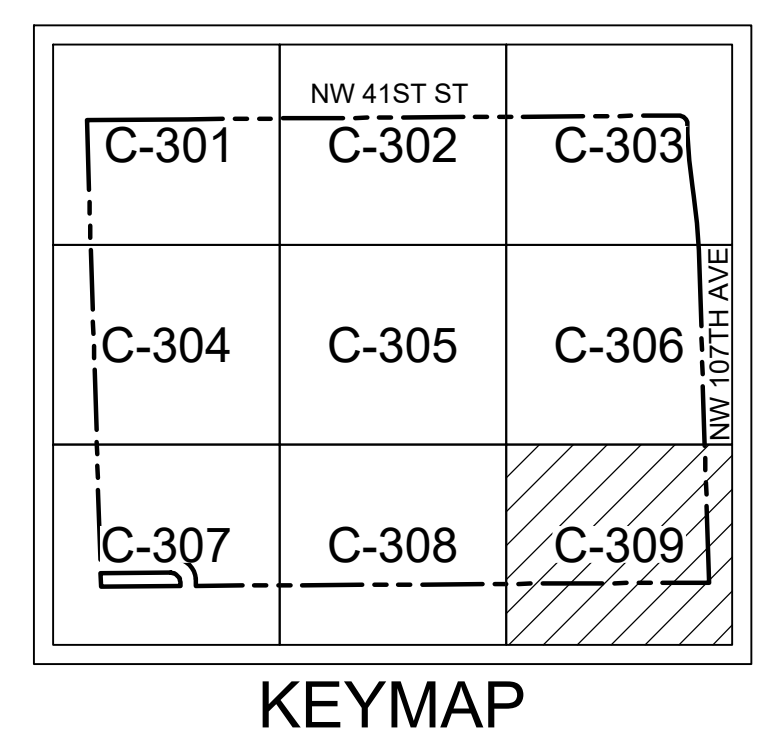
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DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**EROSION CONTROL PLAN**



**Sunshine811**

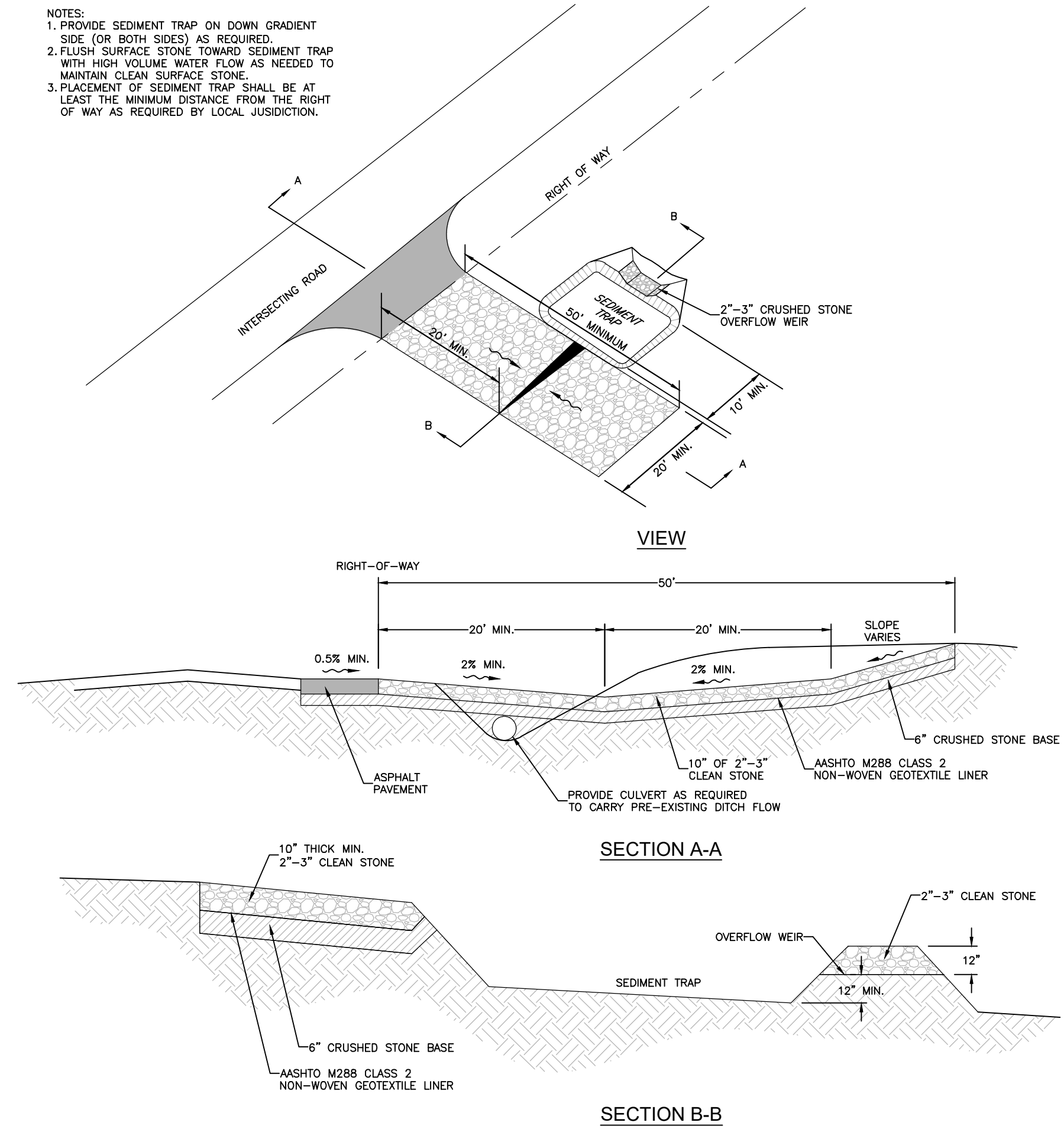
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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

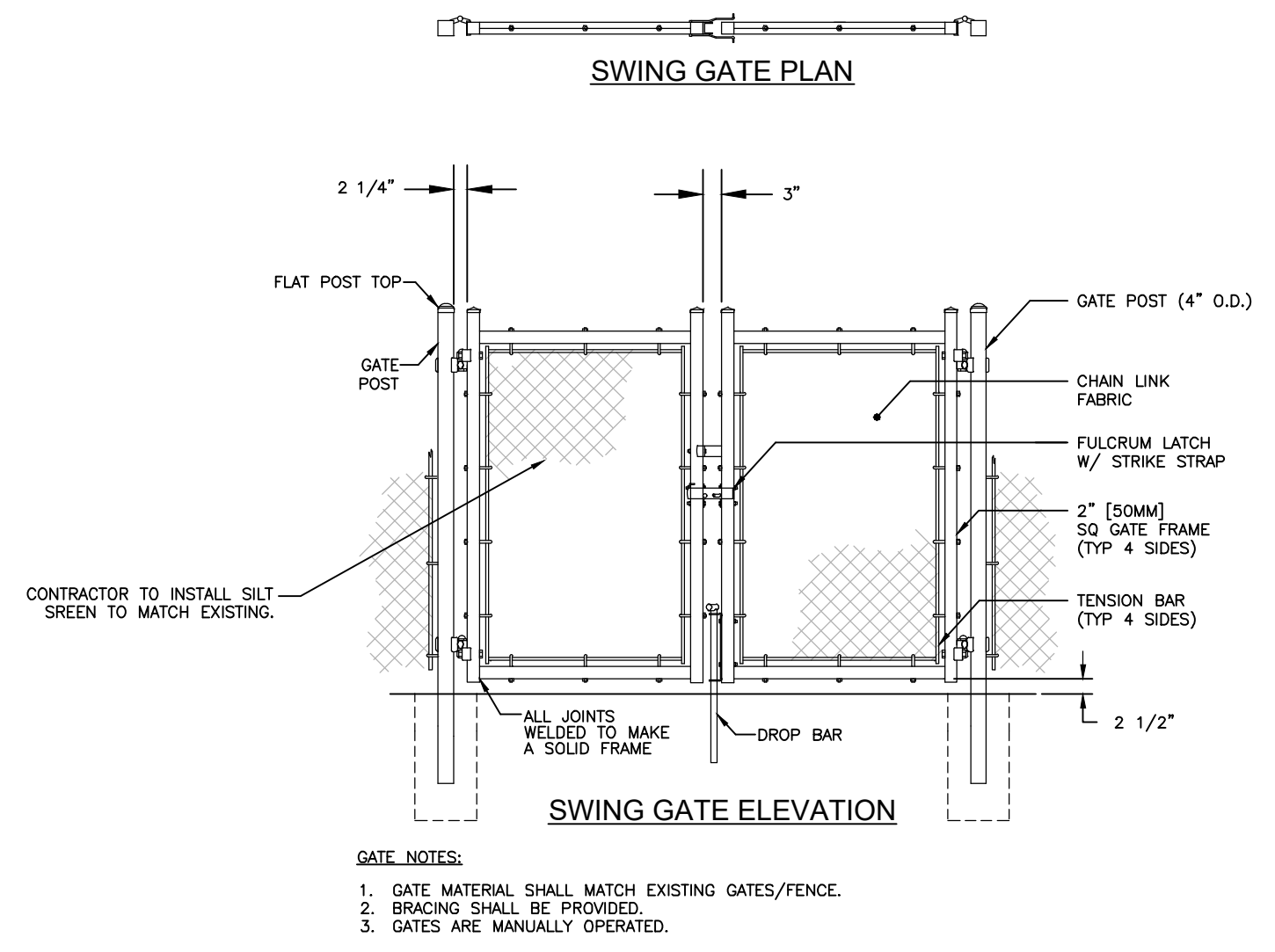
SHEET NUMBER  
**C-309**

Plotted By: Armstrong, Cory. Sheet: S&E BRIDGE POINT DORAL. L:\Dorad\C-310 EROSION CONTROL DETAILS December 01, 2022 08:45:56pm K:\WEB\Civil\CADD\PlanSheets\C-310 EROSION CONTROL DETAILS.dwg  
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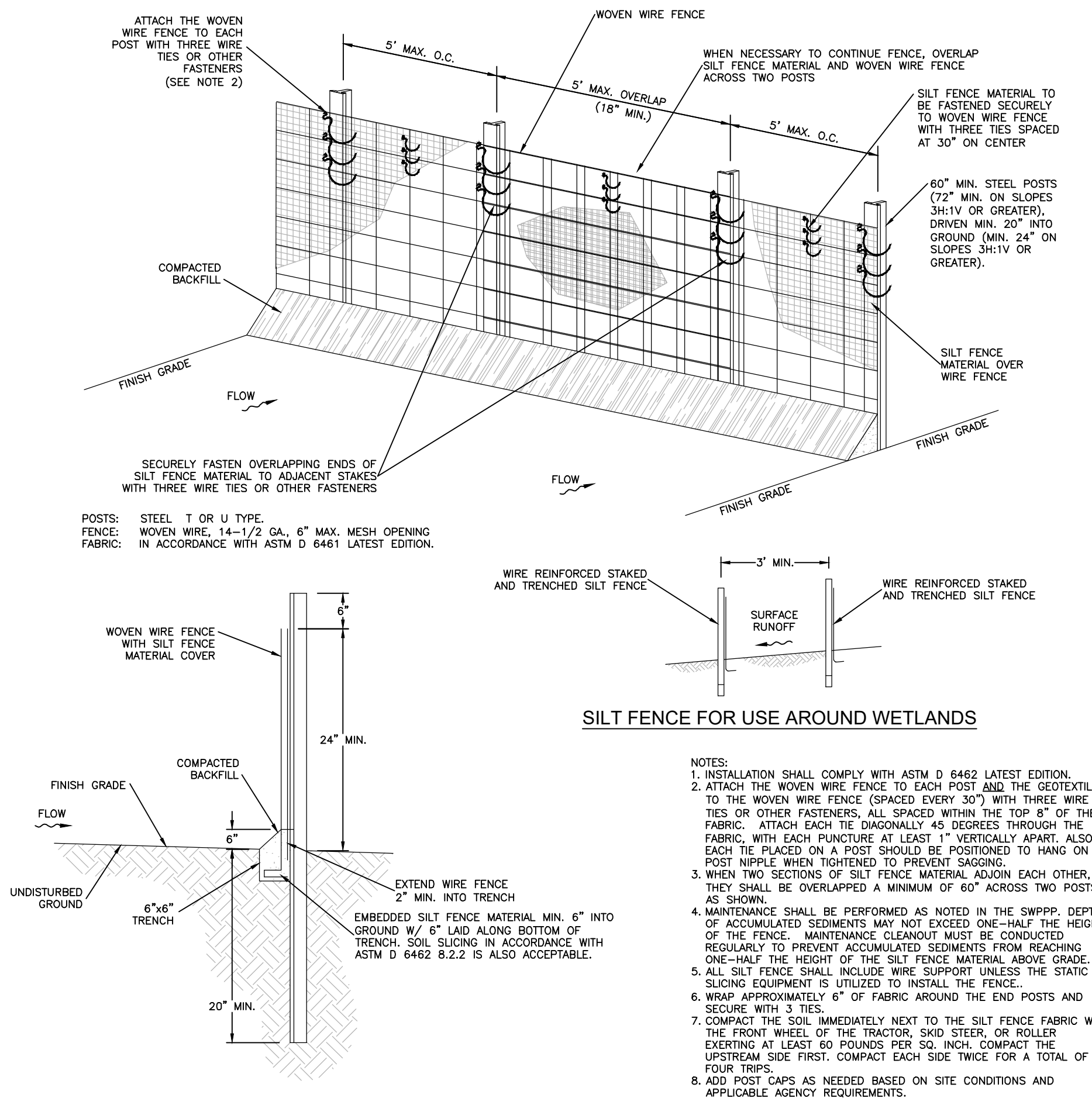
- NOTES:**
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
  2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
  3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.



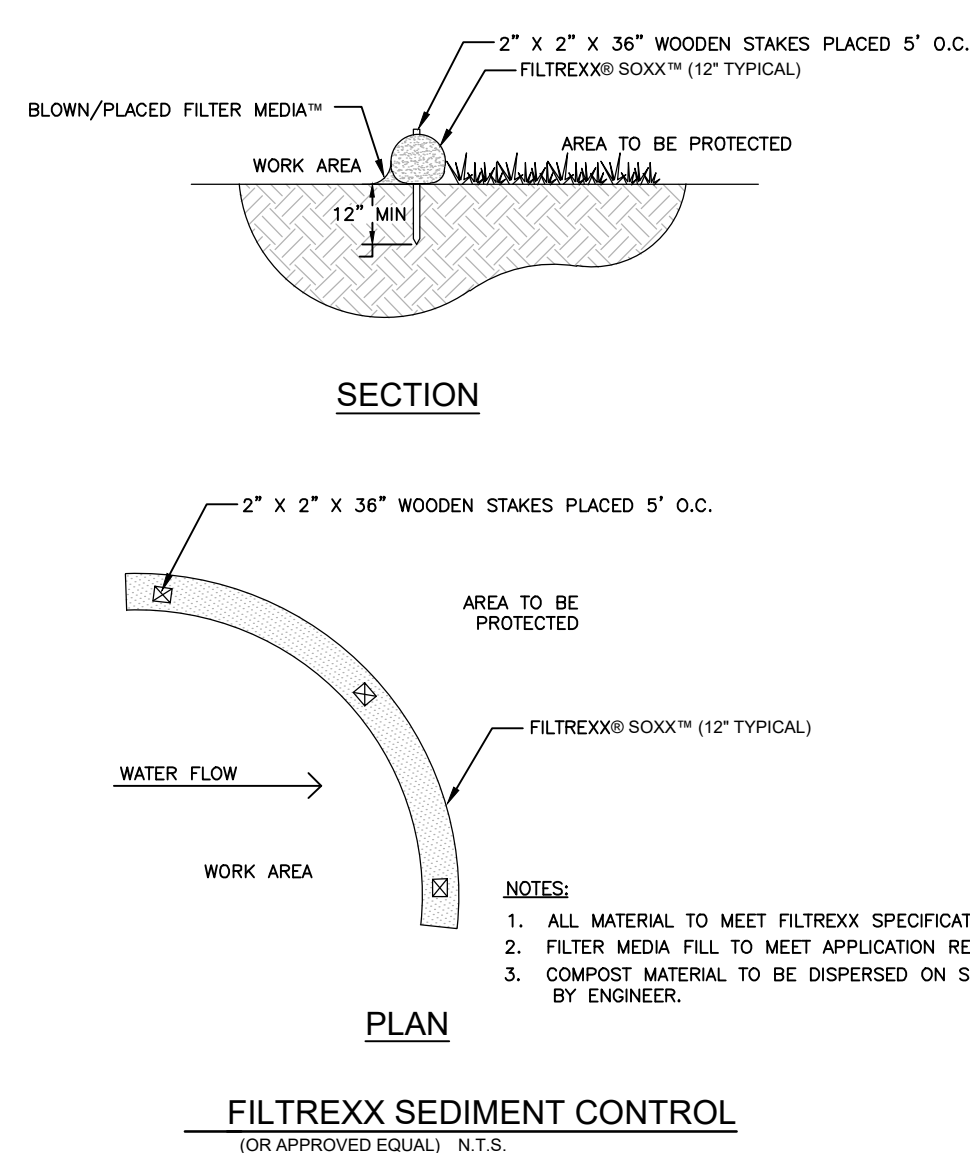
**CONSTRUCTION ENTRANCE**  
N.T.S.



**TEMPORARY 24' WIDE SWING GATES**  
(FIRE DEPARTMENT ACCESSIBLE)  
N.T.S.

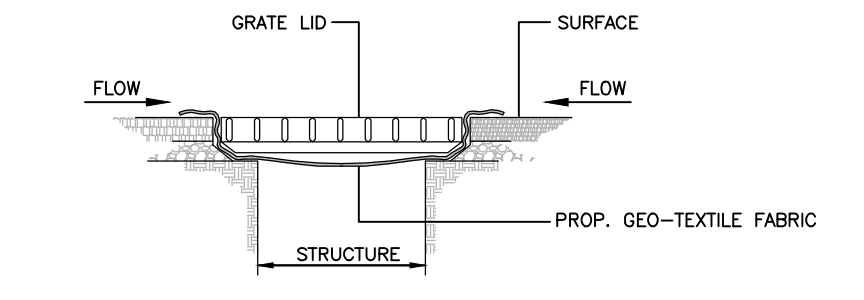


**WIRE REINFORCED SILT FENCE INSTALLATION**  
N.T.S.

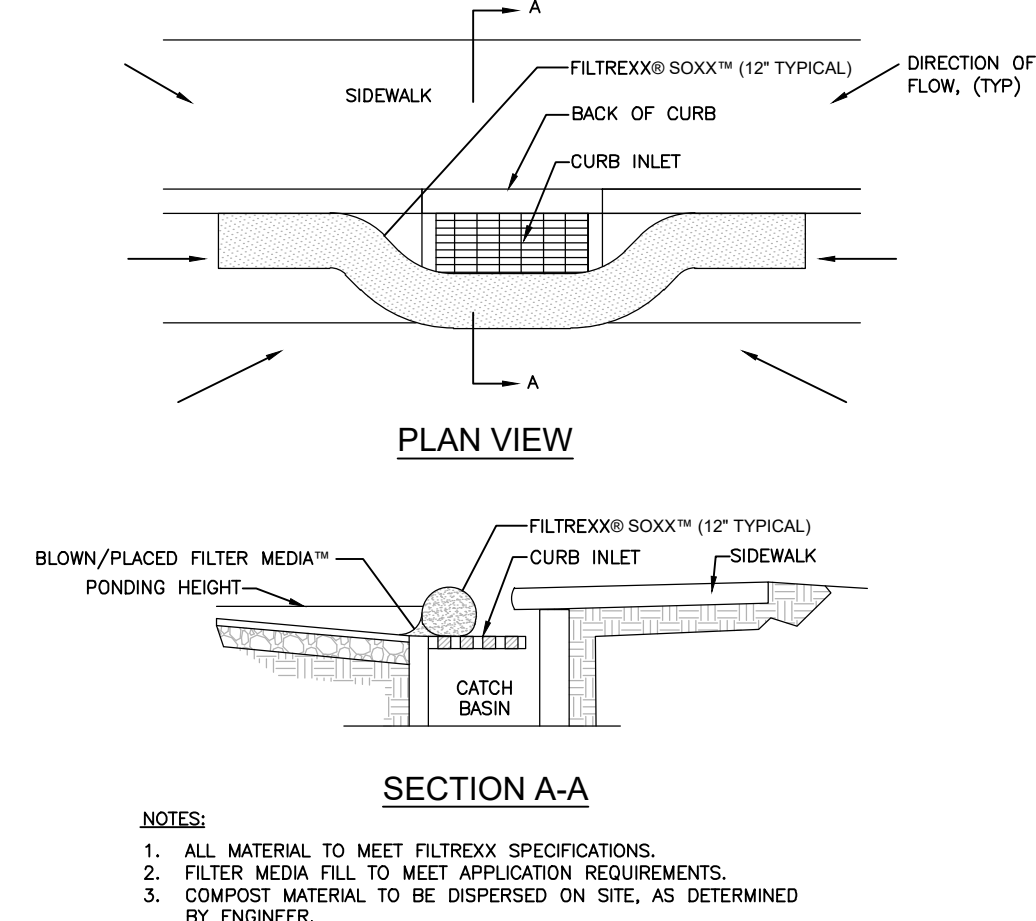


**FILTREXX SEDIMENT CONTROL**  
(OR APPROVED EQUAL) N.T.S.

CONTRACTOR MAY USE SILT FENCE OF FILTREXX SOXX AS APPROPRIATE



**CATCH BASIN/ TRENCH DRAIN/ DRAINAGE WELL SEDIMENT BARRIER DETAIL**  
N.T.S.

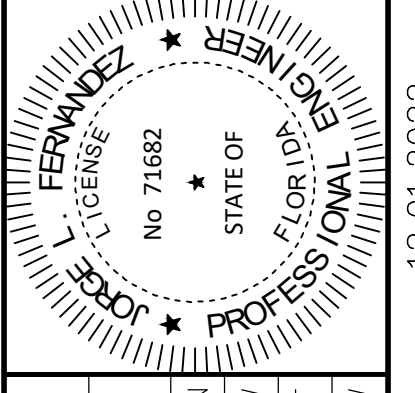


**FILTREXX INLET PROTECTION**  
(OR APPROVED EQUAL) N.T.S.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

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KHA PROJECT	14-3422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

**EROSION CONTROL DETAILS**

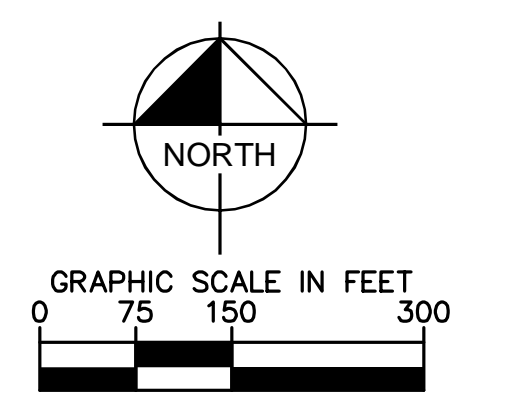
**BRIDGE POINT DORAL**  
PREPARED FOR  
**BRIDGE INDUSTRIAL**  
CITY OF DORAL

**Sunshine811**

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Plotted By: Jurd, Chaddl. Sheet: Set: BRIDGE POINT DORAL. LAYOUT: C-400. PRELIMINARY SITE PLAN. January 11, 2023. 11:32:10am. K:\MIB-Chadl\143422000 - Laramon Site\DWG\143422000 - Preliminary Site Plan.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**REVISED**  
12:13 pm, Jan 12, 2023

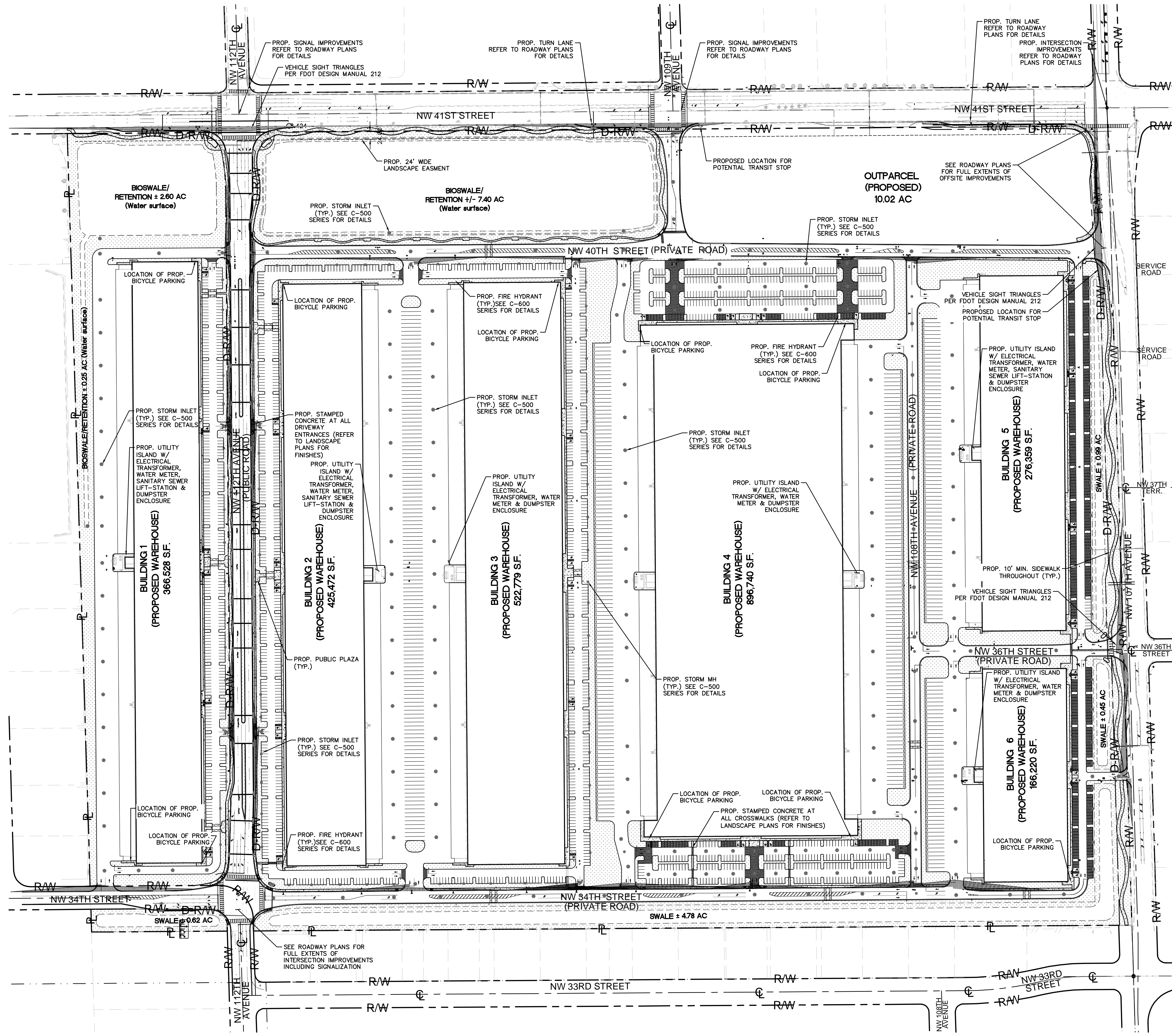


**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- DEDICATED RIGHT-OF-WAY LINE
- CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- LOCATION OF SIGHT VISIBILITY TRIANGLES

**NOTE:**

1. ALL LIGHTING SHALL BE ENERGY EFFICIENT LED.



**BRIDGE POINT DORAL SITE  
FOLLOWING 3030-000-0020  
ZONING DISTRICT:  
INDUSTRIAL COMMERCIAL (IC)**

MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
GROSS PRIVATE PROPERTY TOTAL AREA (S.F.)	-	7,631,712
RIGHT OF WAY DEDICATION (S.F.)	-	314,389
PRIVATE PROPERTY TOTAL AREA (S.F.)	-	7,317,323
OUTPARCEL	-	436,471
TOTAL BUILDING COVERAGE (S.F.)	50%	2,655,035
PAVEMENT (S.F.)	-	2,600,873
HEAT REFLECTIVE MATERIAL (STAMPED CONCRETE)	20%	571,635
TOTAL OPEN SPACE (S.F.)	20%	1,624,943
TOTAL BIOSWALE POND AREA (S.F.)	-	446,490
TOTAL SWALE AREA (S.F.)	-	297,950
TOTAL GREEN AREA (S.F.)	-	878,503

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
NW 41ST	20'	392'
SIDE (W)	20'	143'
NW 107TH AVE	20'	135'
SIDE (S)	20'	69'

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
NW 41ST	7'	309'
SIDE (W)	7'	19'
NW 107TH AVE	7'	74'
SIDE (S)	7'	34'

DESCRIPTION	TOTAL BUILDING (SF)	WAREHOUSE (SF)	OFFICE (SF)	PARKING REQUIRED	PARKING PROVIDED
PROPOSED BUILDING 1	366,528	329,875	36,653	292	306
PROPOSED BUILDING 2	425,472	382,925	42,547	338	389
PROPOSED BUILDING 3	523,344	471,010	52,334	415	421
PROPOSED BUILDING 4	897,112	854,051	43,061	576	576
PROPOSED BUILDING 5	276,359	252,868	23,491	210	211
PROPOSED BUILDING 6	166,220	156,247	9,973	116	116
				1,947 SPACES	2,019 SPACES

**BRIDGE POINT DORAL SITE  
FLOOD ZONE: X, AH**

ELEVATIONS	HIGH	LOW
BASE FLOOD	-	6' (AH)
BACK OF SIDEWALKS	8.72'	7.87'
CROWN	9.66'	7.95'
PROPOSED LOWEST FLOOR	-	11.50
PROPOSED LOWEST MACHINERY ELEVATION	-	11.5
FIRM PANEL NUMBER	12086C0267L, 12086C0286L	

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Check positive response codes before you dig!

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**OVERALL SITE PLAN**

**BRIDGE POINT DORAL**  
PREPARED FOR  
**BRIDGE INDUSTRIAL**  
CITY OF DORAL

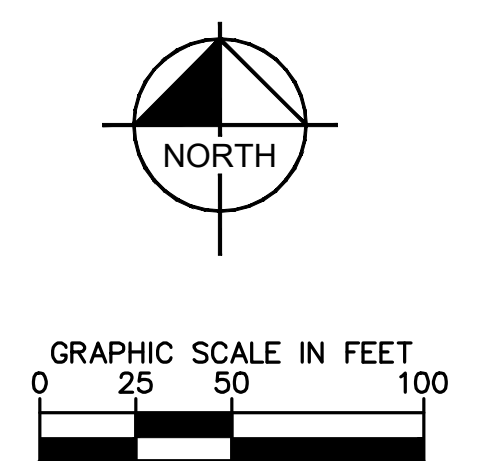
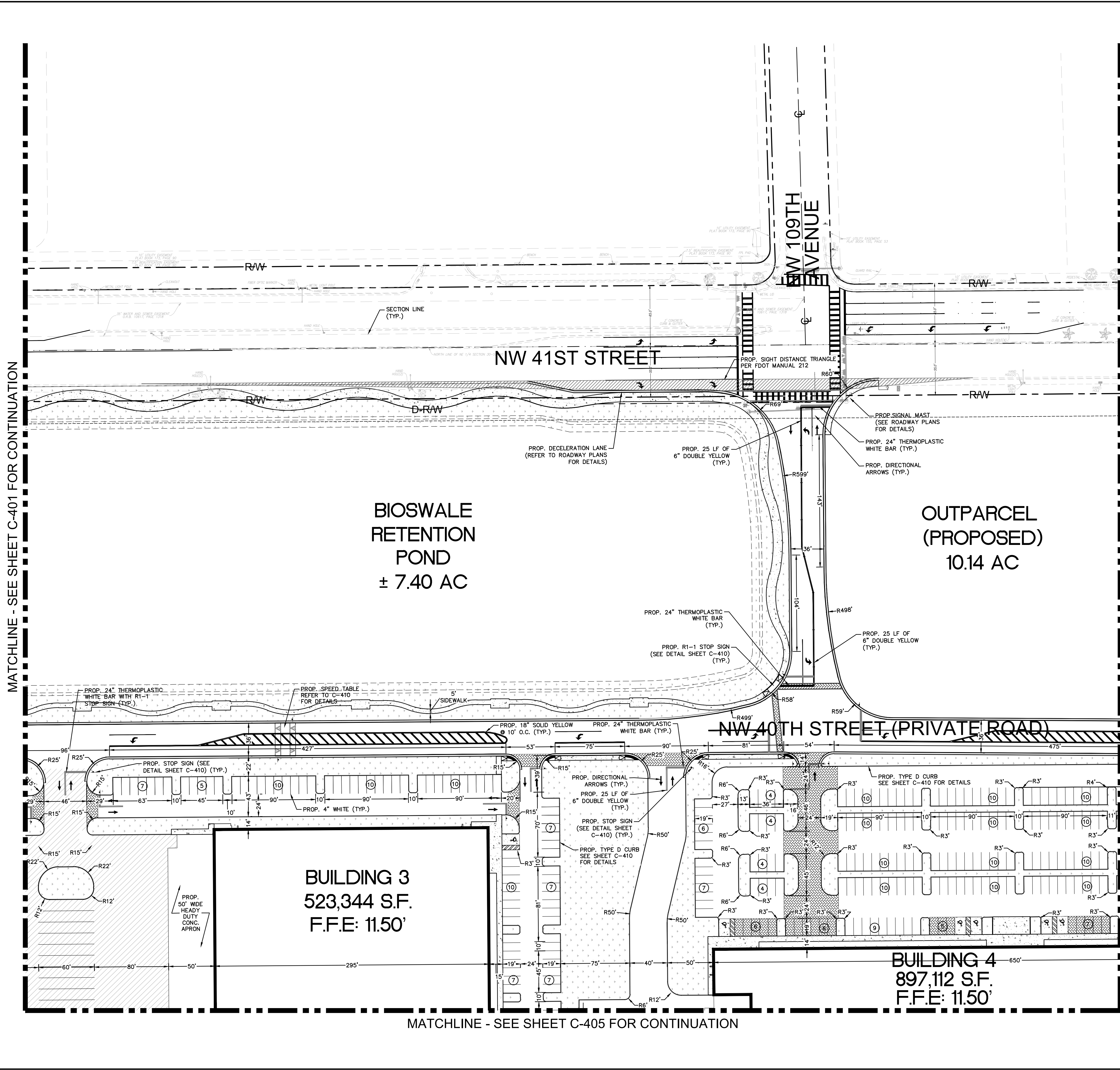
SHEET NUMBER  
**C-400**

DATE: 01.11.2023  
SCALE: AS SHOWN  
DESIGNED BY: JMP  
DRAWN BY: JMP  
CHECKED BY: JRR

NO. OF REVISIONS: 0



Plotted By: Armstrong, Cory. Sheet: Site-Bridge Point DORAL. Layout: C-402 SITE PLAN December 01, 2022. 06:46:30pm. K:\MIB\_Divil\143422000 - Lemon Site\Civil\CADD\PlanSheets\C-401 to C-409 SITE PLAN.dwg  
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- LEGEND:**
- RIGHT-OF-WAY LINE/ PROPERTY LINE
  - DEDICATED RIGHT-OF-WAY LINE
  - CENTER LINE OF ROADWAY
  - BUILDING OUTLINE
  - LANDSCAPE AREA
  - CONCRETE
  - PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

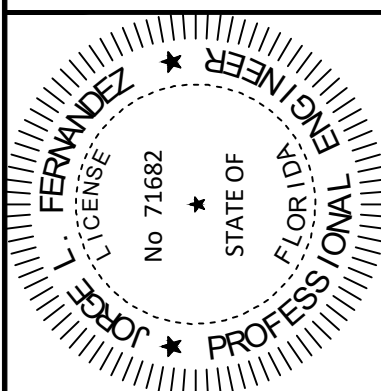
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MATCHLINE - SEE SHEET C-403 FOR CONTINUATION

MATCHLINE - SEE SHEET C-405 FOR CONTINUATION

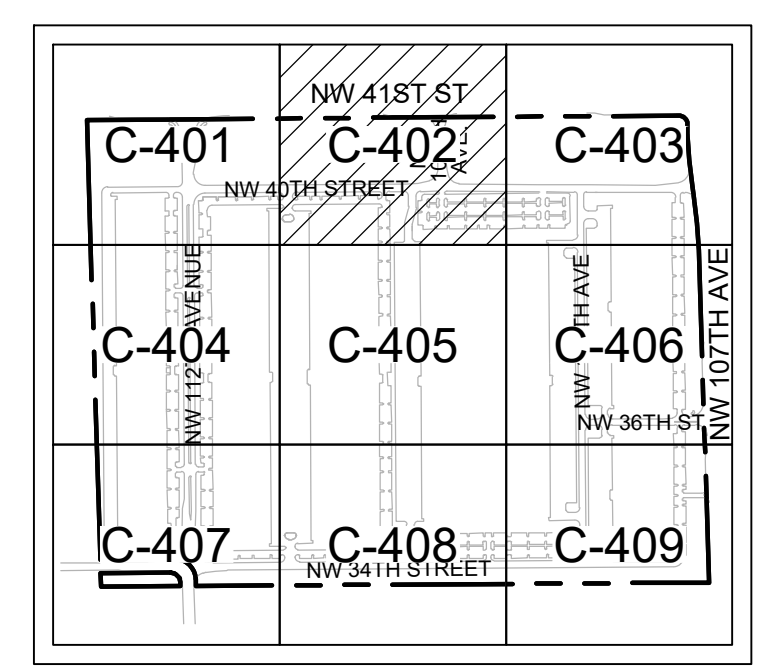
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KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR



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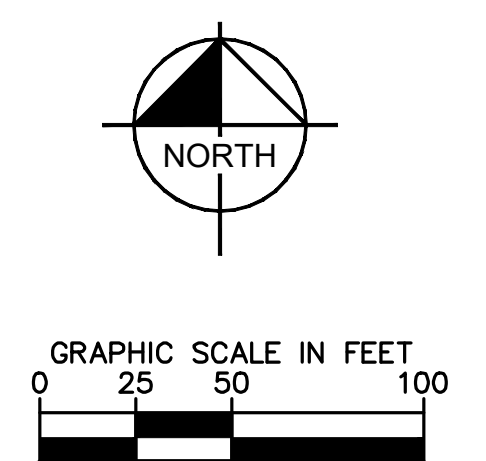
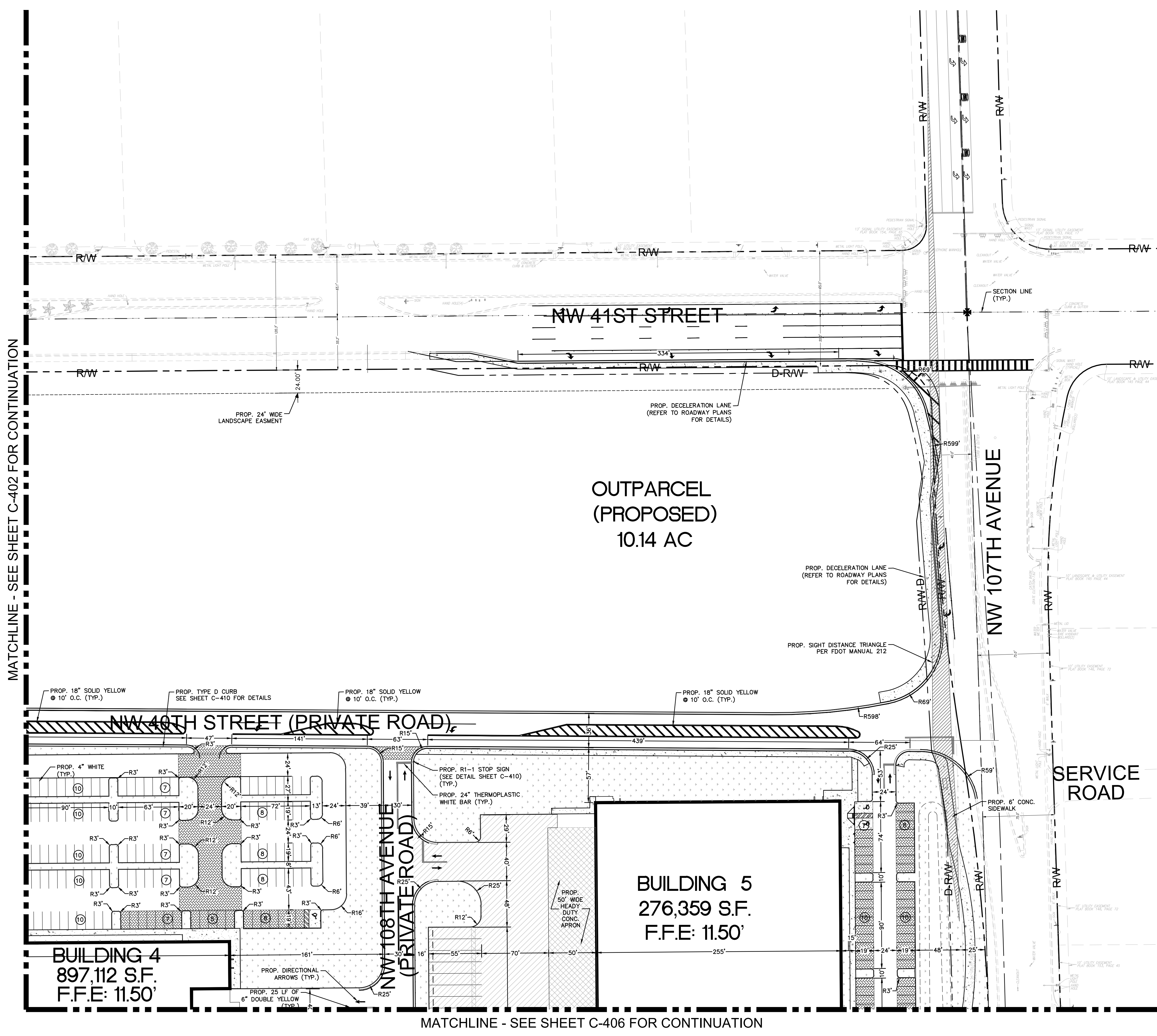
**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

**SITE PLAN**

SHEET NUMBER  
**C-402**

12.01.2022

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**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- DEDICATED RIGHT-OF-WAY LINE
- CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- LANDSCAPE AREA
- CONCRETE
- PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

No.	REVISIONS	DATE	BY

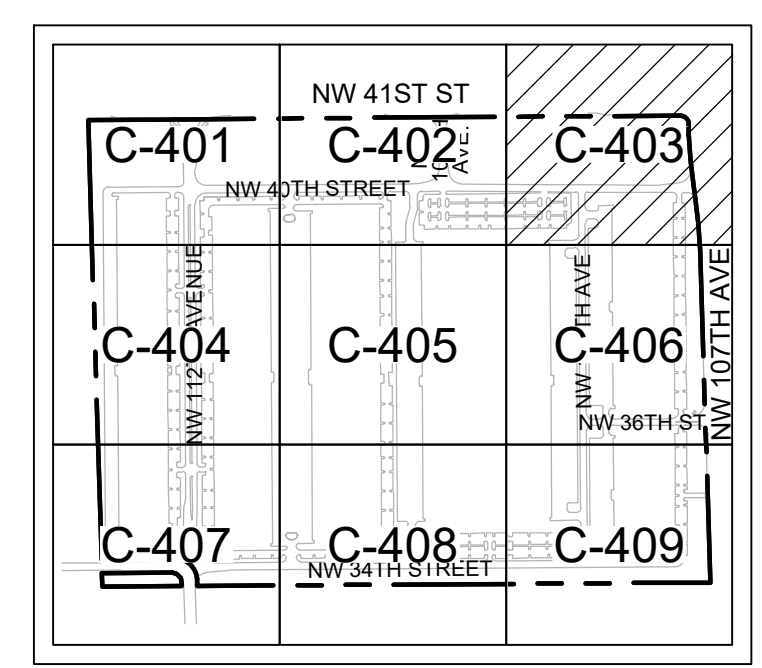
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KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

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SITE PLAN	
BRIDGE POINT	DORAL
PREPARED FOR	
BRIDGE INDUSTRIAL	
CITY OF DORAL FL	



**KEYMAP**

Sunshine811

Call 811 or visit sunshine811.com two full  
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 buried facilities located and marked.  
 Check positive response codes before you dig!

SHEET NUMBER	C-403
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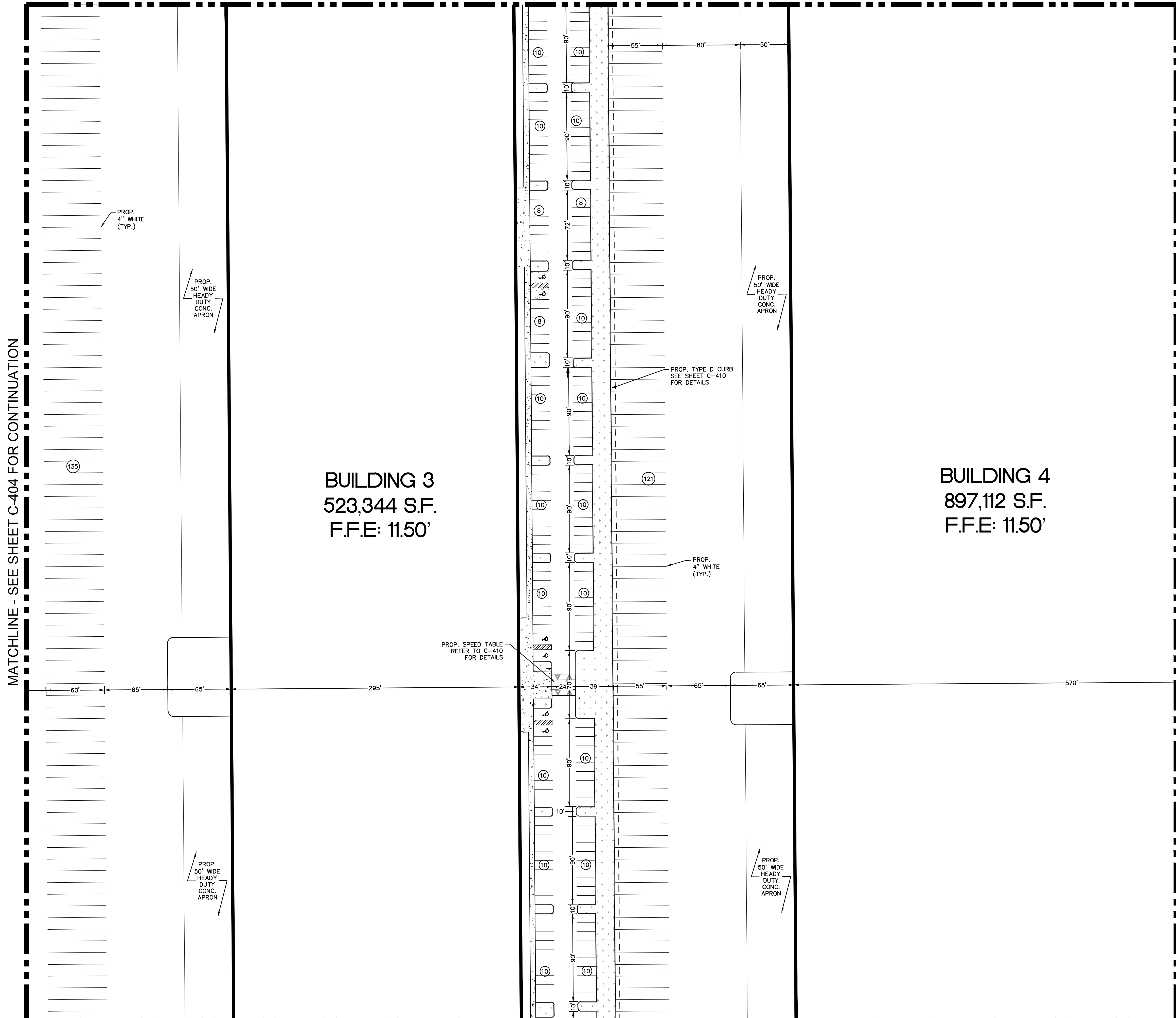
12.01.2022



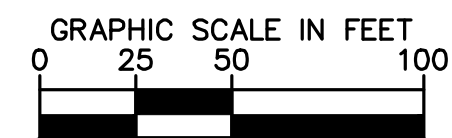
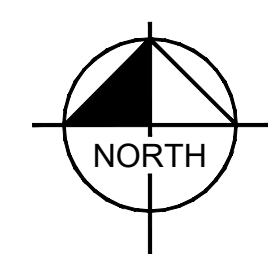


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MATCHLINE - SEE SHEET C-402 FOR CONTINUATION



MATCHLINE - SEE SHEET C-408 FOR CONTINUATION



**LEGEND:**

- RW** - - - **R** RIGHT-OF-WAY LINE/ PROPERTY LINE
- D-RW** ——— **D** DEDICATED RIGHT-OF-WAY LINE
- CL** ——— **CL** CENTER LINE OF ROADWAY
- **B** BUILDING OUTLINE
- LANDSCAPE AREA
- CONCRETE
- PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

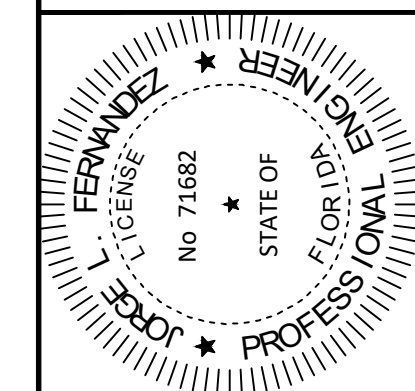
MATCHLINE - SEE SHEET C-404 FOR CONTINUATION

MATCHLINE - SEE SHEET C-406 FOR CONTINUATION

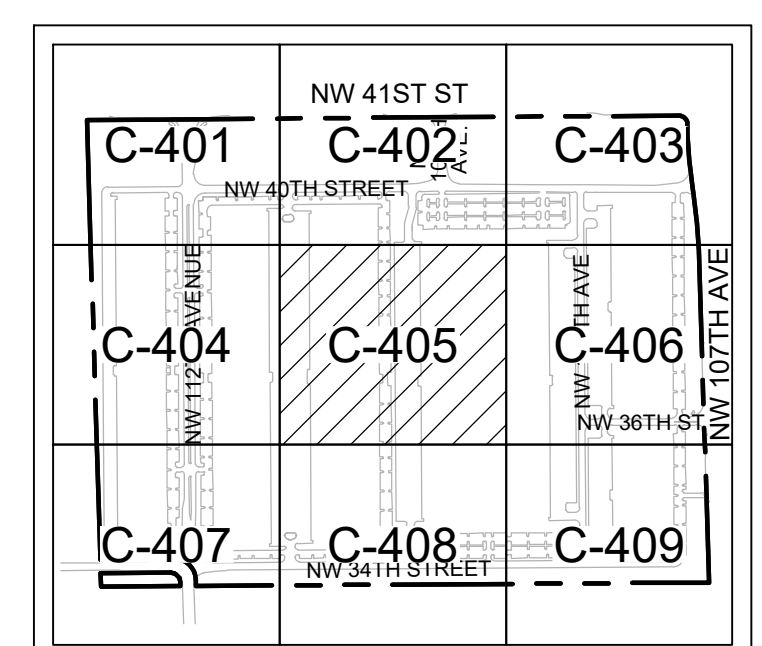
**BUILDING 3**  
523,344 S.F.  
F.F.E: 11.50'

**BUILDING 4**  
897,112 S.F.  
F.F.E: 11.50'

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KHA PROJECT	14-3422000
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SCALE	AS SHOWN
DESIGNED BY	JMP
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CHECKED BY	JRR



**KEYMAP**

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**SITE PLAN**

**BRIDGE POINT  
DORAL**  
PREPARED FOR  
**BRIDGE INDUSTRIAL**  
CITY OF DORAL FL

SHEET NUMBER  
**C-405**

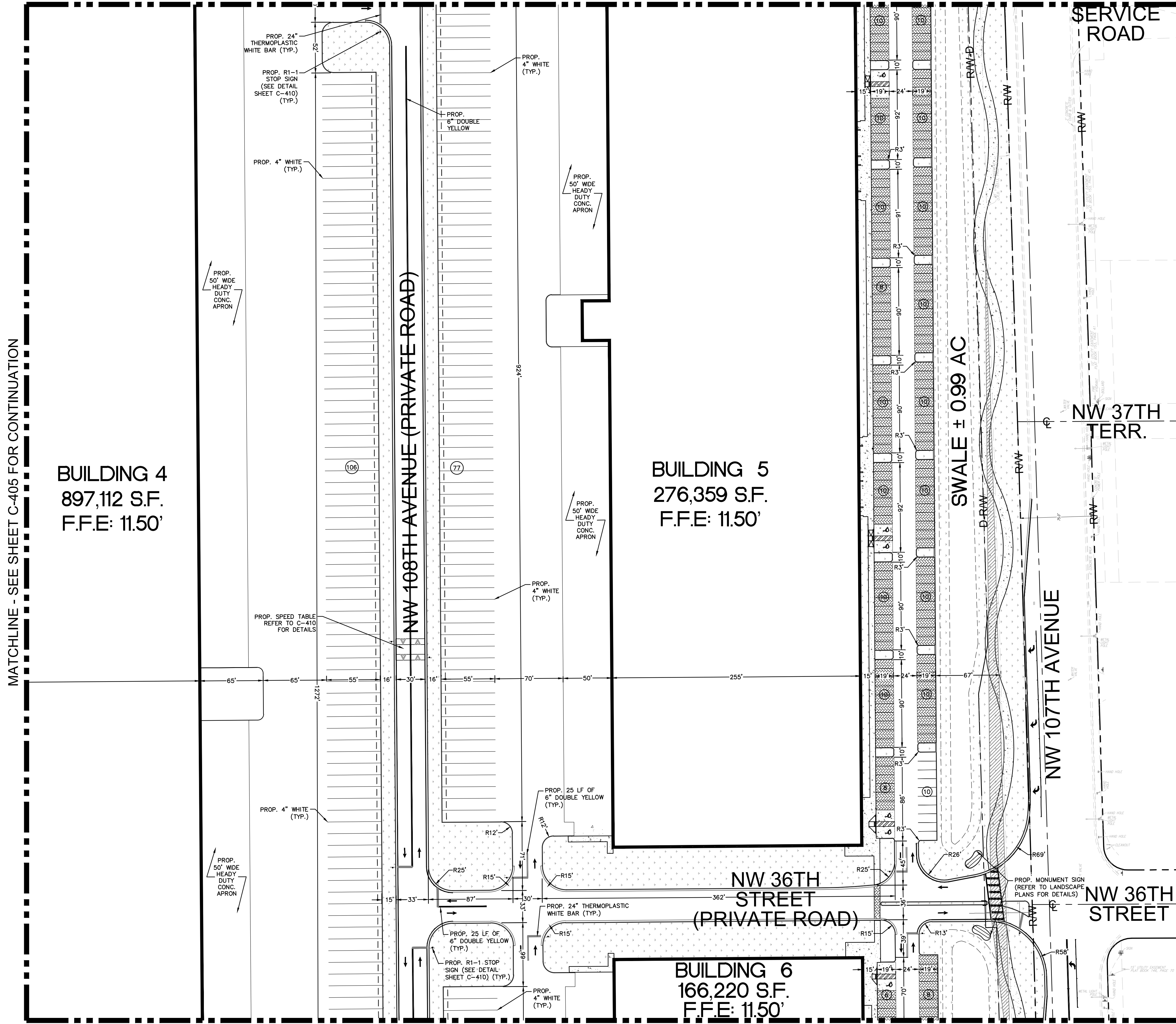
NO.	REVISIONS	DATE	BY

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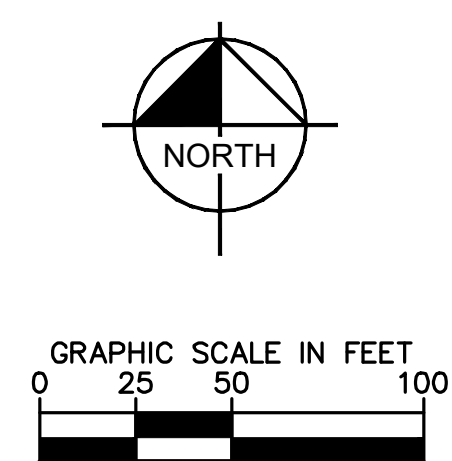
12.01.2022

Plotted By: Armstrong, Cory - Sheet: S:\BRIDGE POINT DORAL - Layout\C-406 SITE PLAN December 01, 2022 06:47:12pm K:\MIB-Civil\143422000 - Lerman Site\Civil\CADD\PlanSheets\C-401 to C-409 SITE PLAN.dwg  
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MATCHLINE - SEE SHEET C-403 FOR CONTINUATION



MATCHLINE - SEE SHEET C-409 FOR CONTINUATION



- LEGEND:**
- RW — — — — — RIGHT-OF-WAY LINE/ PROPERTY LINE
  - D-RW — — — — — DEDICATED RIGHT-OF-WAY LINE
  - C — — — — — CENTER LINE OF ROADWAY
  - — — — — BUILDING OUTLINE
  - [Stippled Area] LANDSCAPE AREA
  - [Solid Area] CONCRETE
  - [Hatched Area] PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

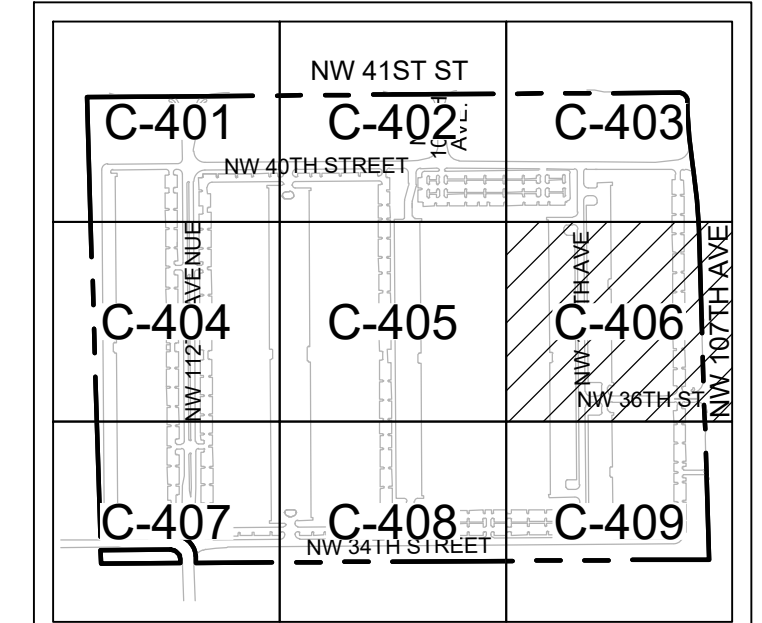
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Professional Engineer Seal for Jose L. Hernandez, P.E., License No. 71682, State of Florida.

KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

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**SITE PLAN**



**Sunshine811**

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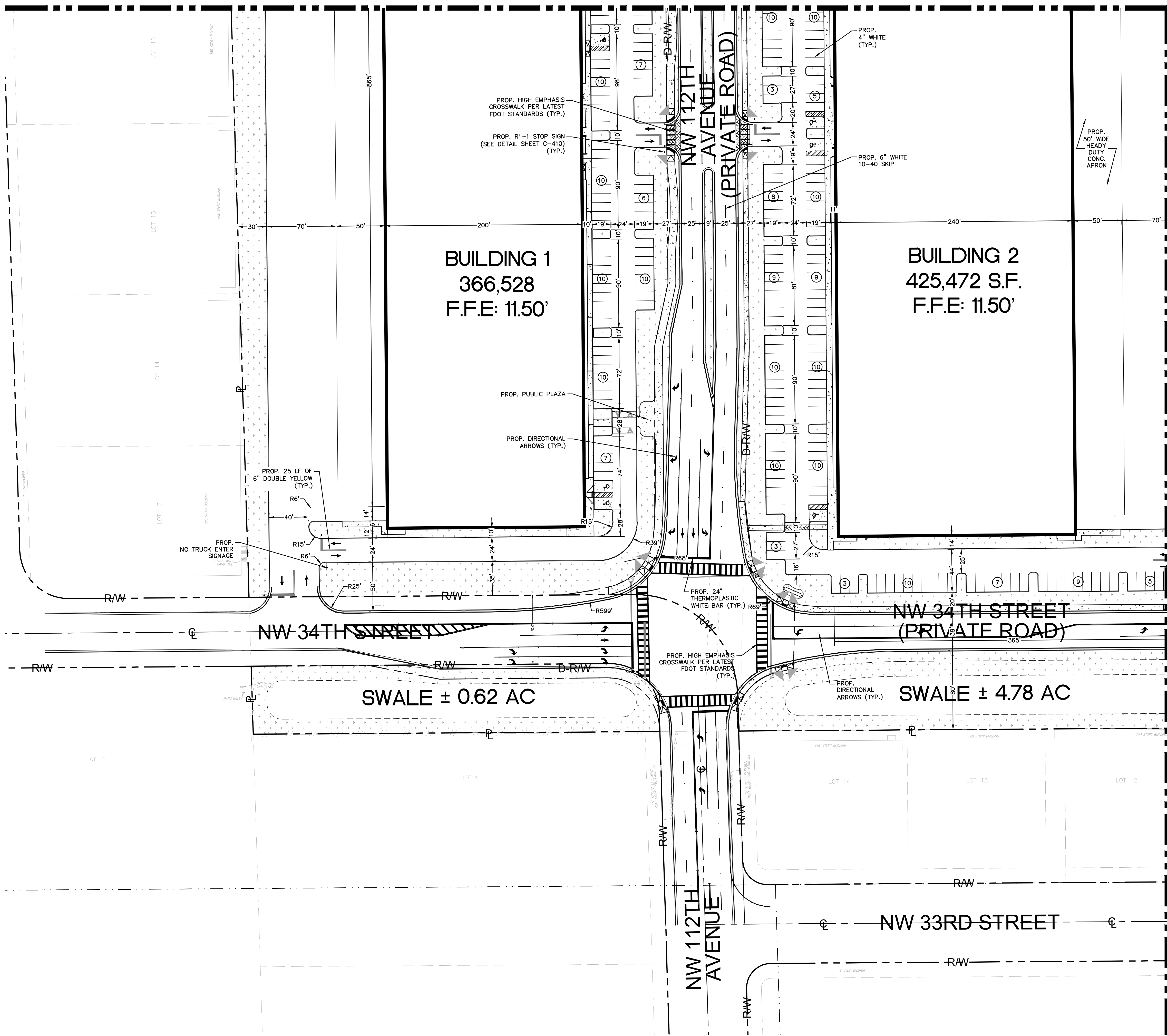
**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
**C-406**

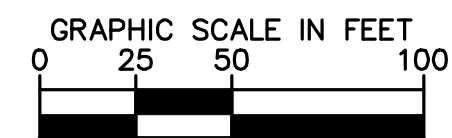
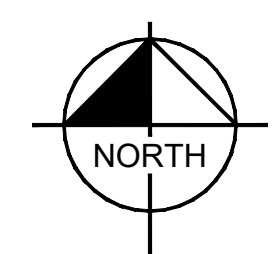
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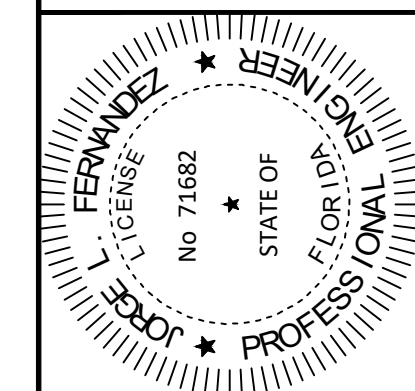
MATCHLINE - SEE SHEET C-408 FOR CONTINUATION



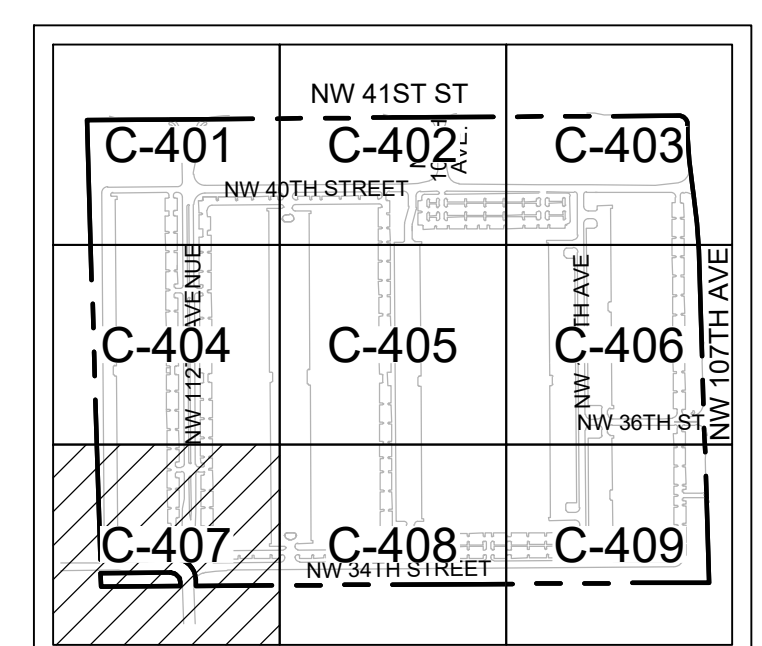
**LEGEND:**

- R/W --- P RIGHT-OF-WAY LINE/ PROPERTY LINE
- D-R/W --- DEDICATED RIGHT-OF-WAY LINE
- C --- CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- LANDSCAPE AREA
- CONCRETE
- PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

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KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR



**KEYMAP**

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 Check positive response codes before you dig!

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**SITE PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

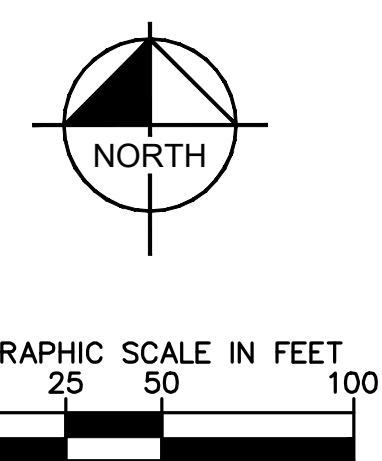
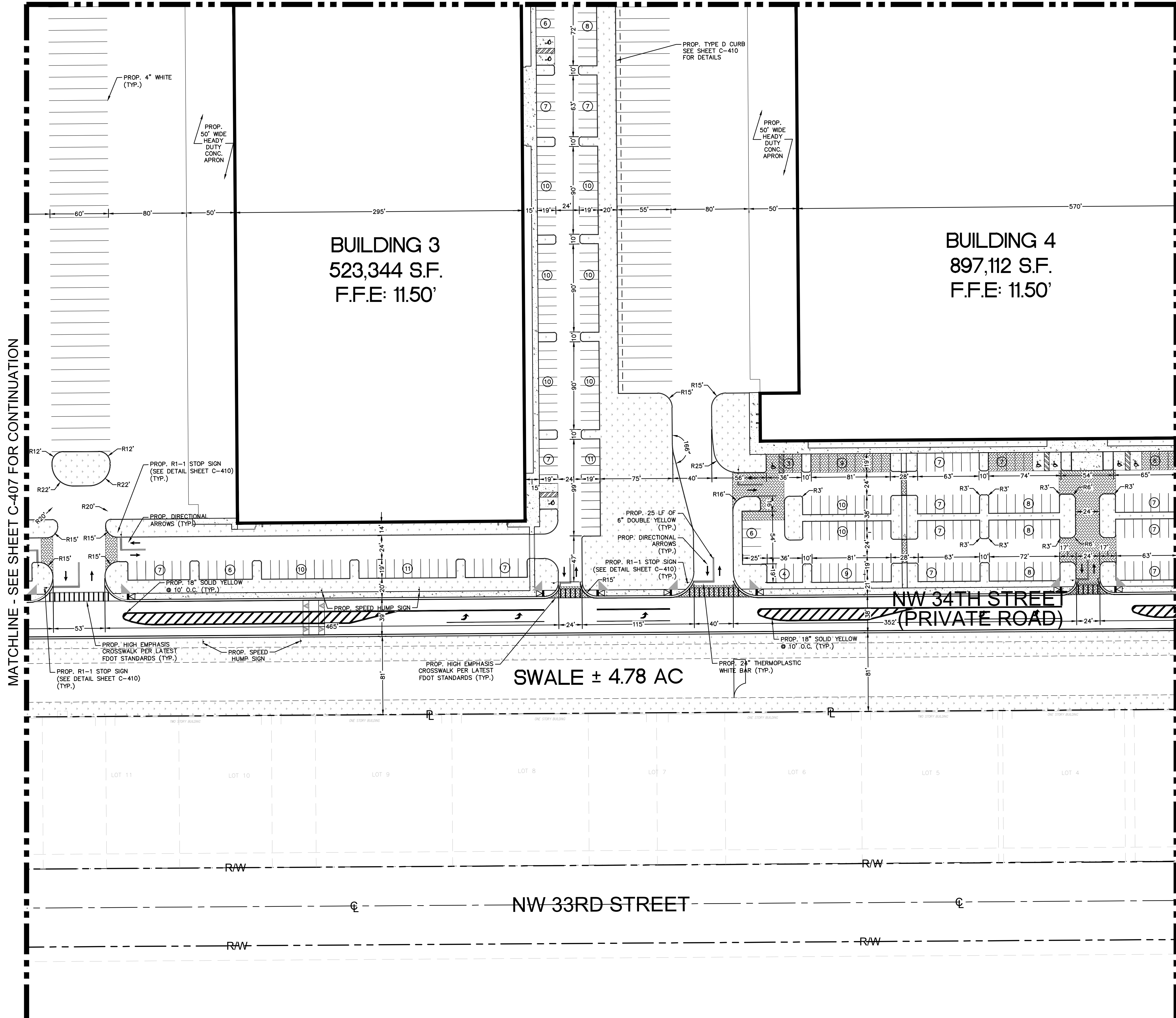
DATE: 12.01.2022

SHEET NUMBER  
**C-407**

NO.	REVISIONS	DATE	BY

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MATCHLINE - SEE SHEET C-405 FOR CONTINUATION



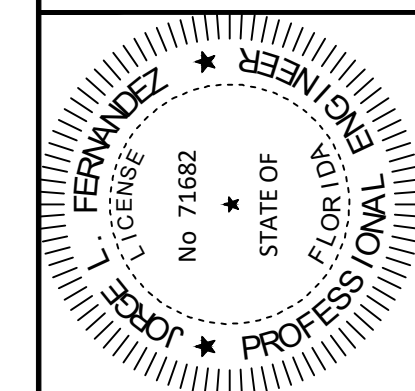
- LEGEND:**
- RW --- P RIGHT-OF-WAY LINE/ PROPERTY LINE
  - D-RW --- DEDICATED RIGHT-OF-WAY LINE
  - CL --- CENTER LINE OF ROADWAY
  - BUILDING OUTLINE
  - LANDSCAPE AREA
  - CONCRETE
  - PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

MATCHLINE - SEE SHEET C-407 FOR CONTINUATION

MATCHLINE - SEE SHEET C-409 FOR CONTINUATION

NO.	REVISIONS	DATE	BY

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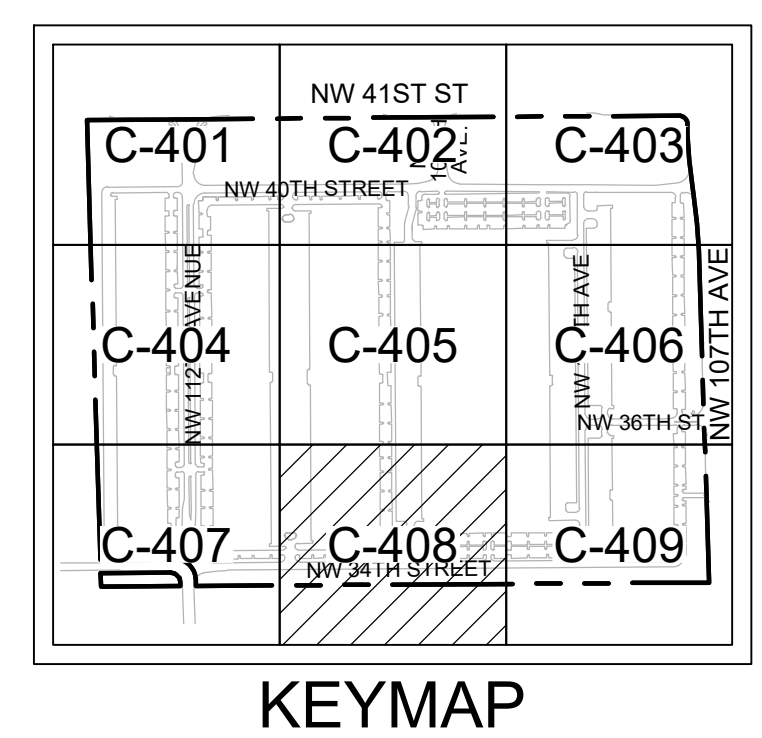


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KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**SITE PLAN**

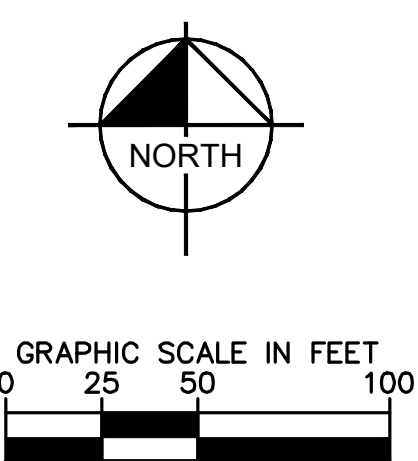
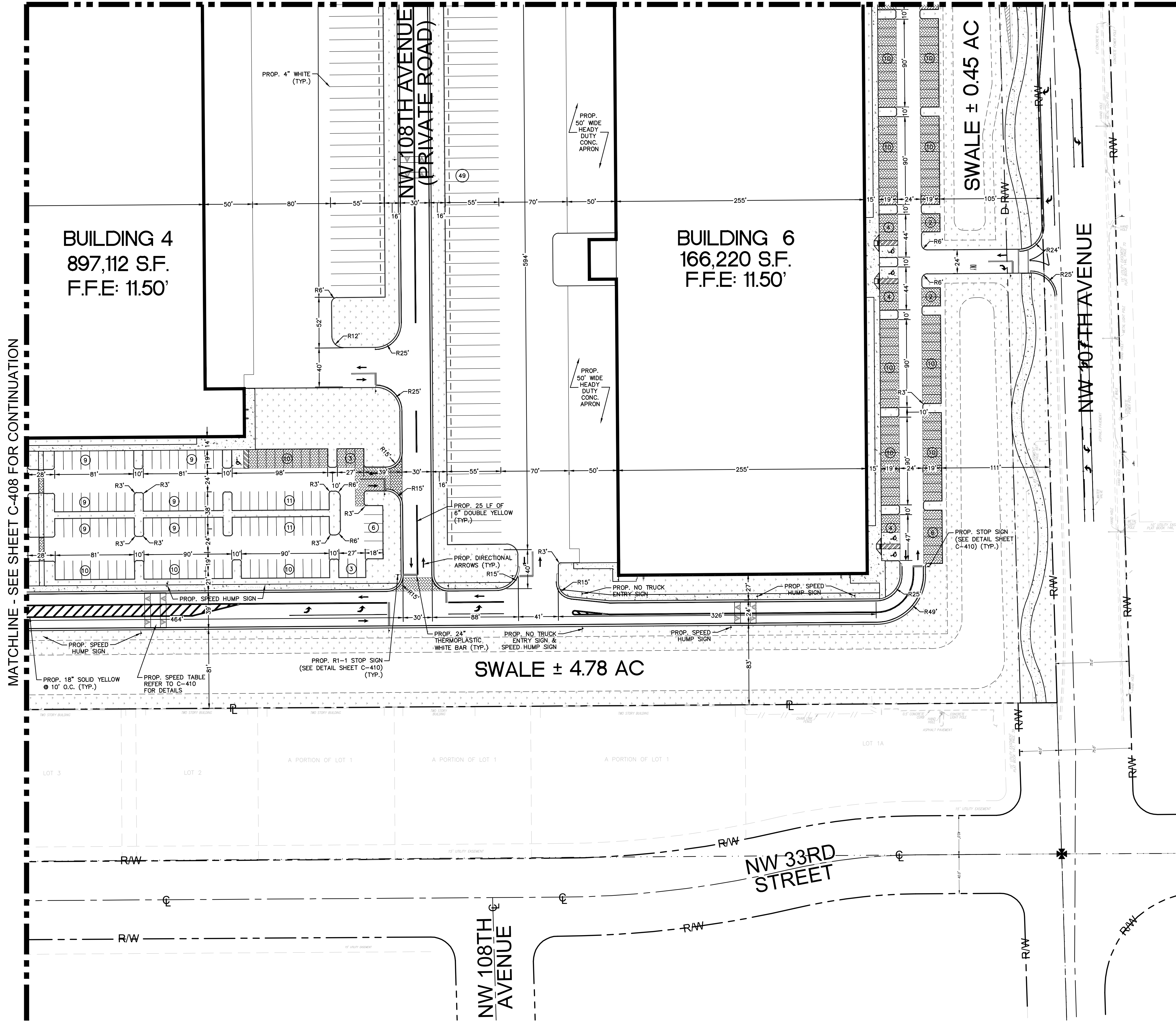


**Sunshine811**  
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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL  
 SHEET NUMBER  
**C-408**

Plotted By: Armstrong, Cory. Sheet: Sct:BRIDGE POINT DORAL. L:\dout\C-409 SITE PLAN December 01, 2022. 06:47:44pm. K:\WEB\Civil\43422000 - Lemmon Site\Civil\CADD\PlanSheets\C-401 to C-409 SITE PLAN.dwg  
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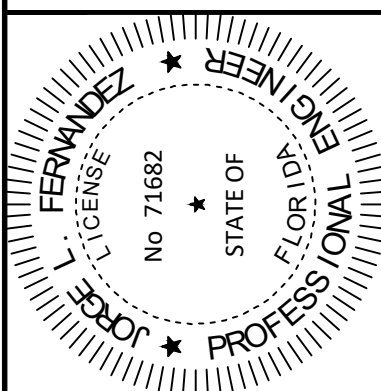
- LEGEND:**
- RAW --- P RIGHT-OF-WAY LINE/ PROPERTY LINE
  - D-RAW --- DEDICATED RIGHT-OF-WAY LINE
  - C --- CENTER LINE OF ROADWAY
  - BUILDING OUTLINE
  - [Stippled Area] LANDSCAPE AREA
  - [Hatched Area] CONCRETE
  - [Cross-hatched Area] PROP. STAMPED CONCRETE (REFER TO LANDSCAPE PLANS FOR FINISH NOTES)

MATCHLINE - SEE SHEET C-408 FOR CONTINUATION

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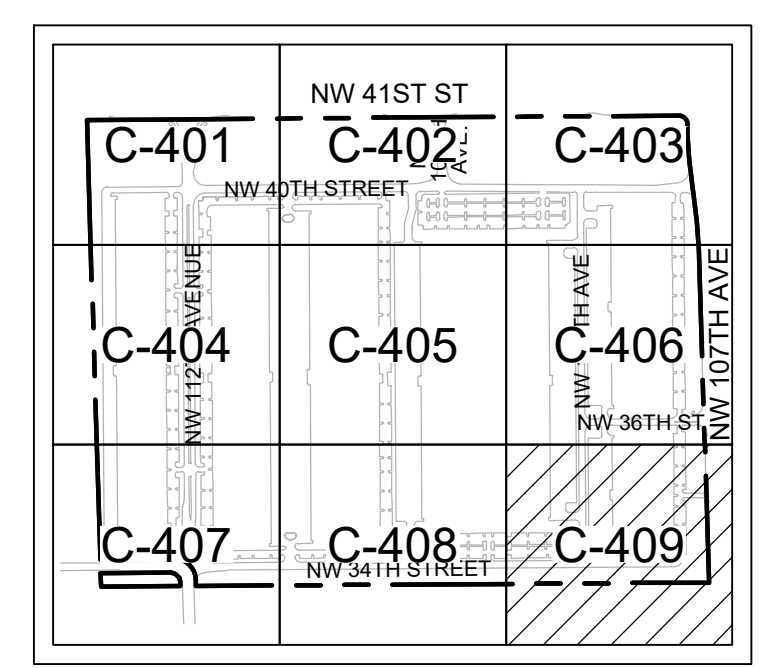
NO.	REVISIONS	DATE	BY

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



KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**SITE PLAN**



KEYMAP

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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
**C-409**

12.01.2022

Plotted By: Armstrong, Copy: Sheet: SITE BRIDGE POINT DORAL, L:\DORAL\C-410 SITE PLAN DETAILS December 01, 2022 06:47:54pm K:\MIB\CIVIL\43422000 - Lemon\_Site\CIVIL\CADD\PlanSheets\C-410 SITE PLAN DETAILS.dwg  
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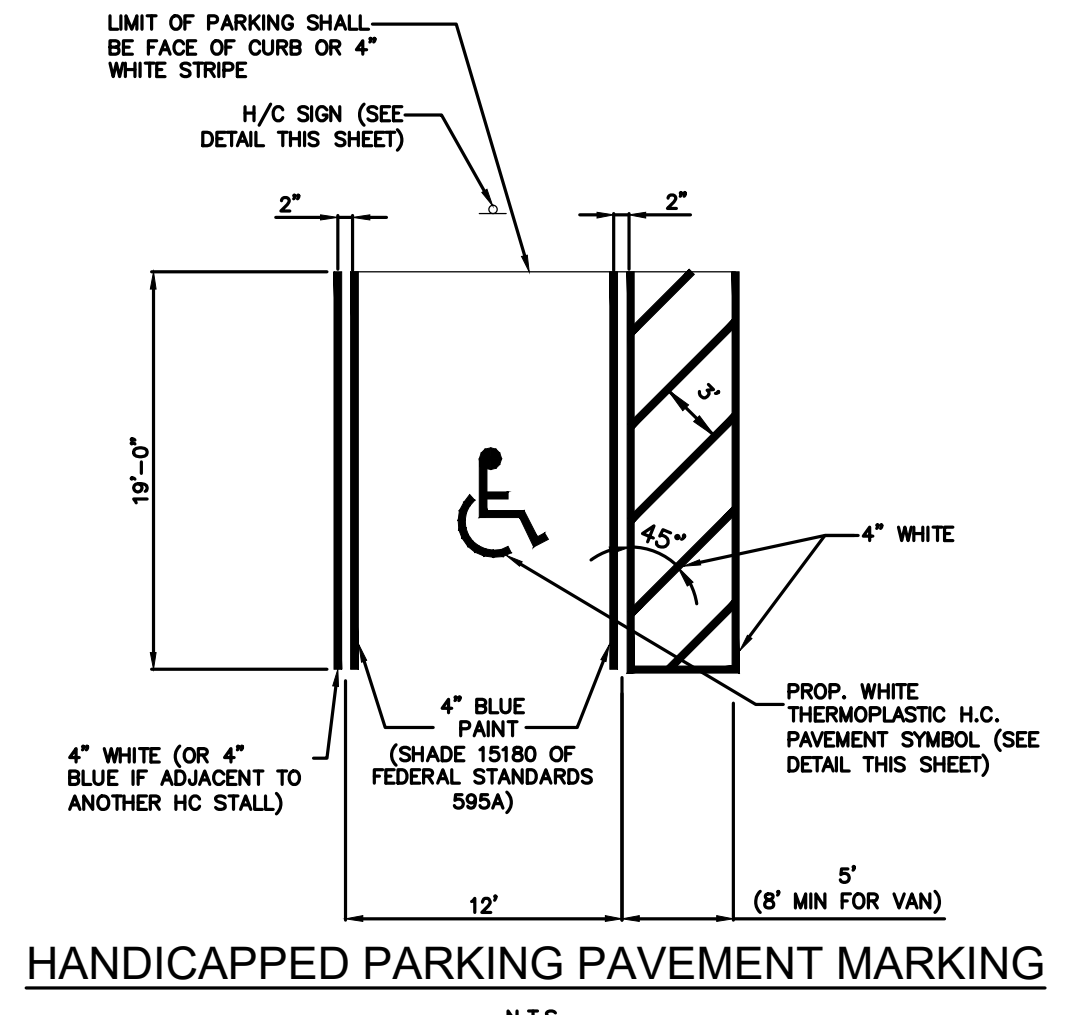
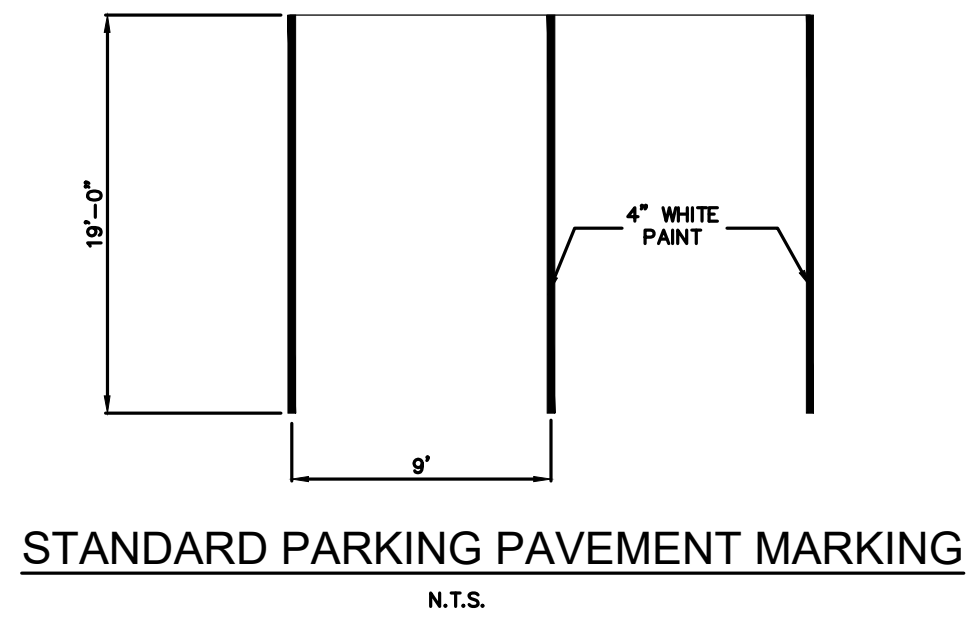
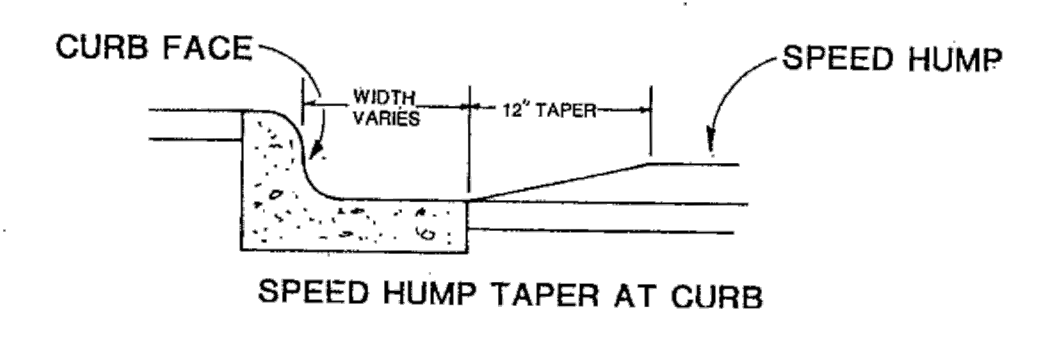
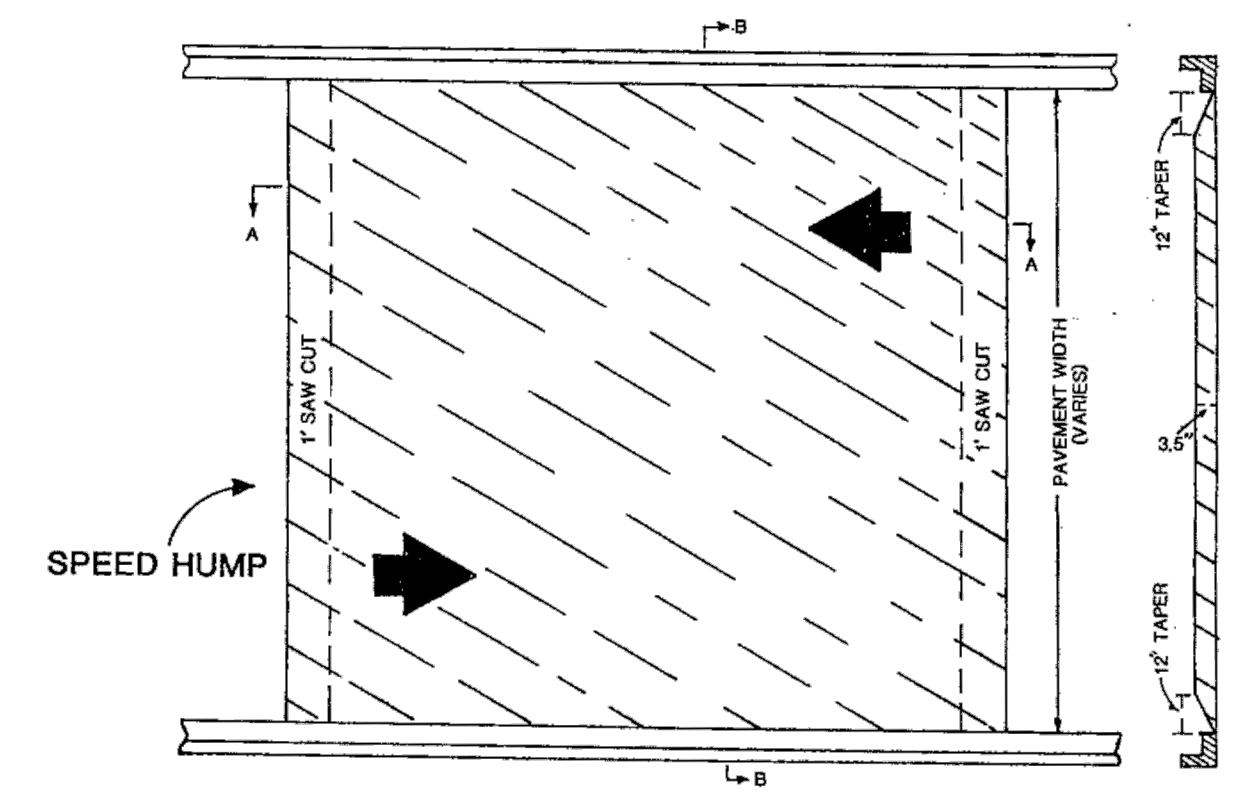
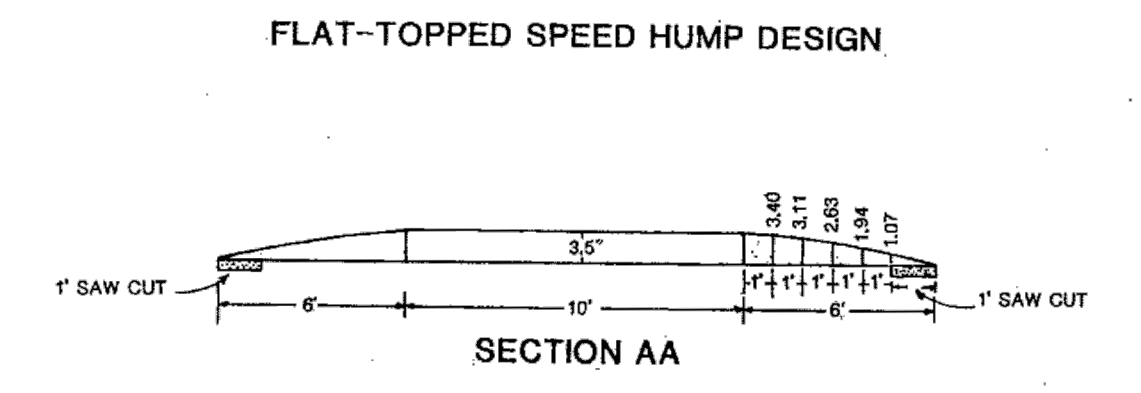
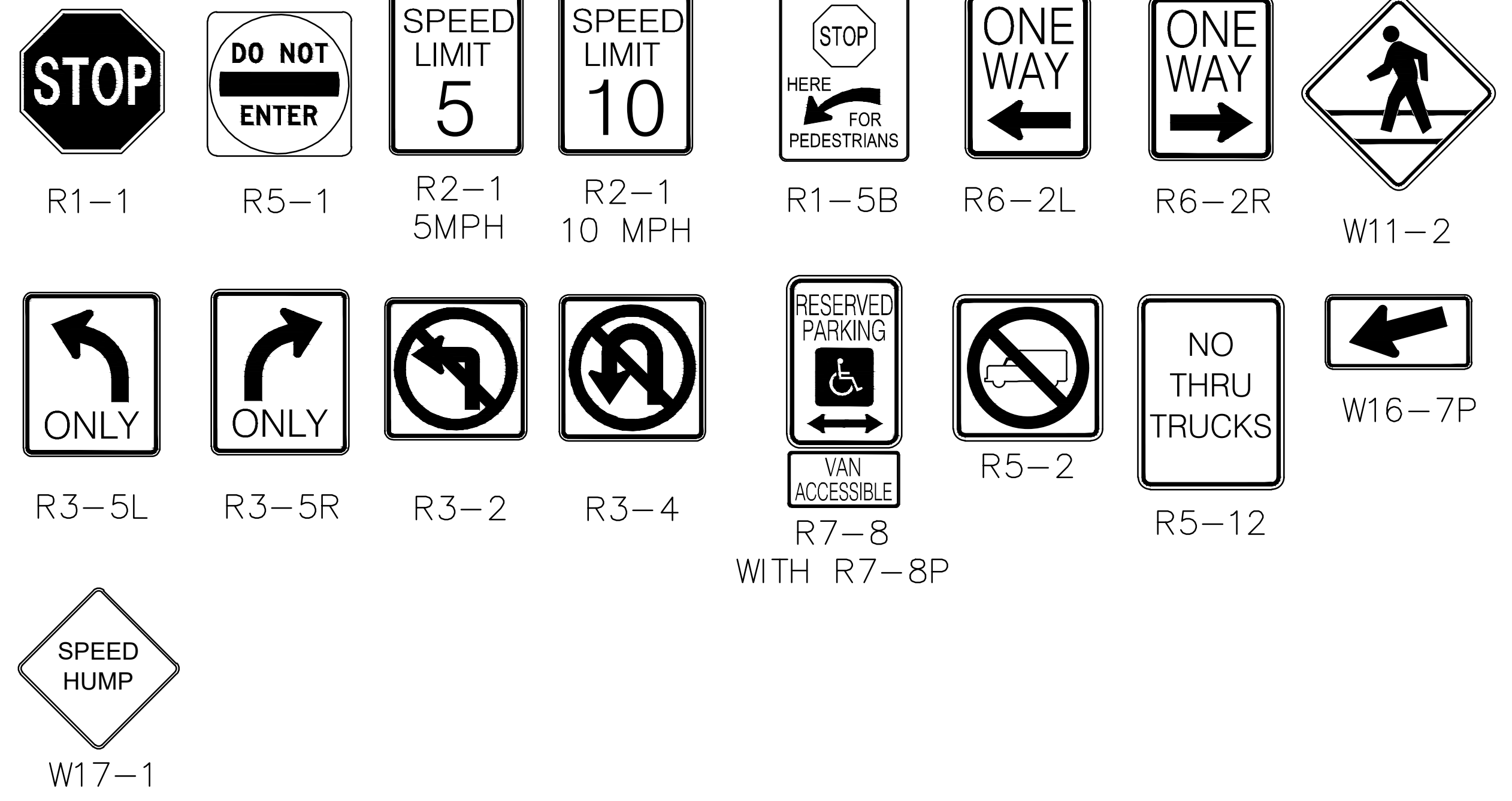
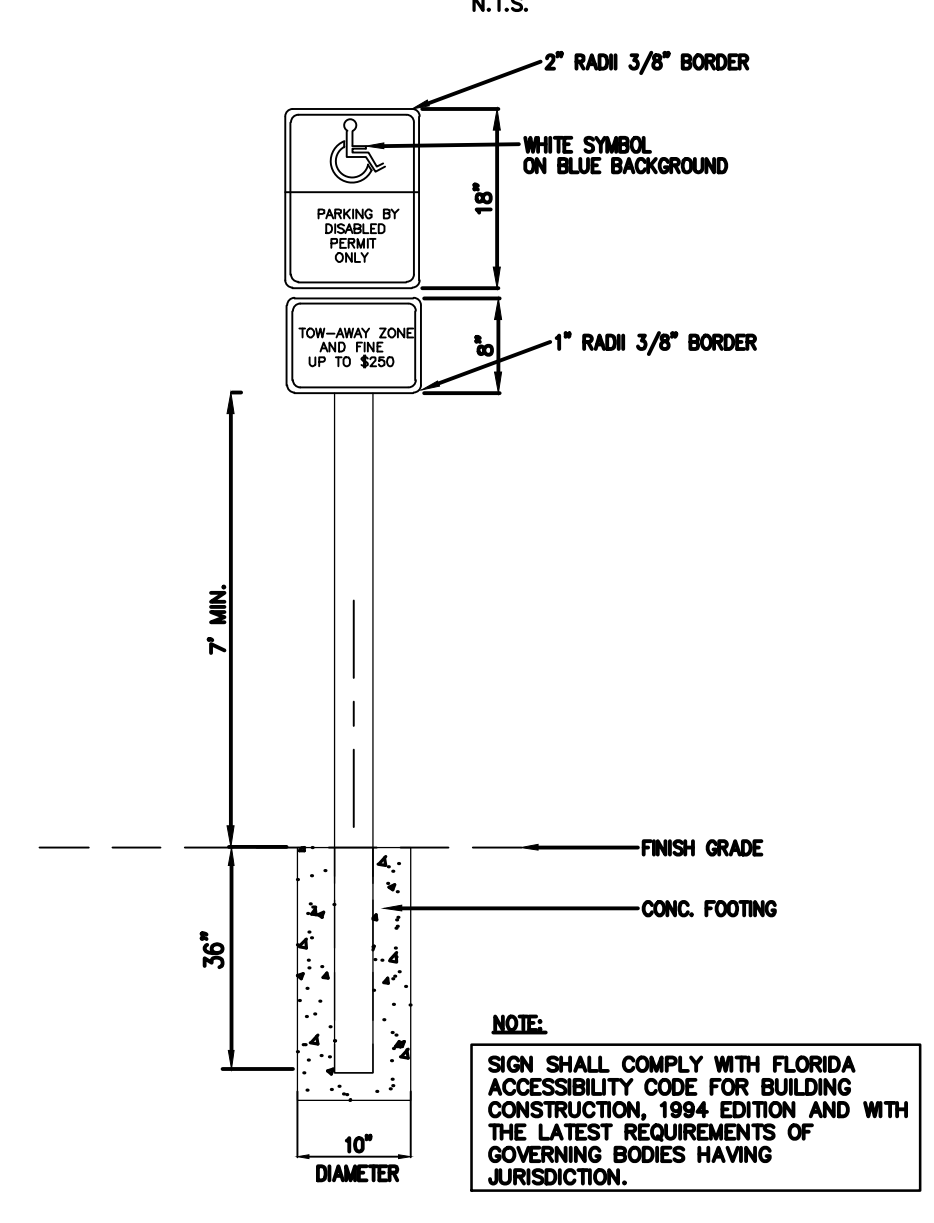
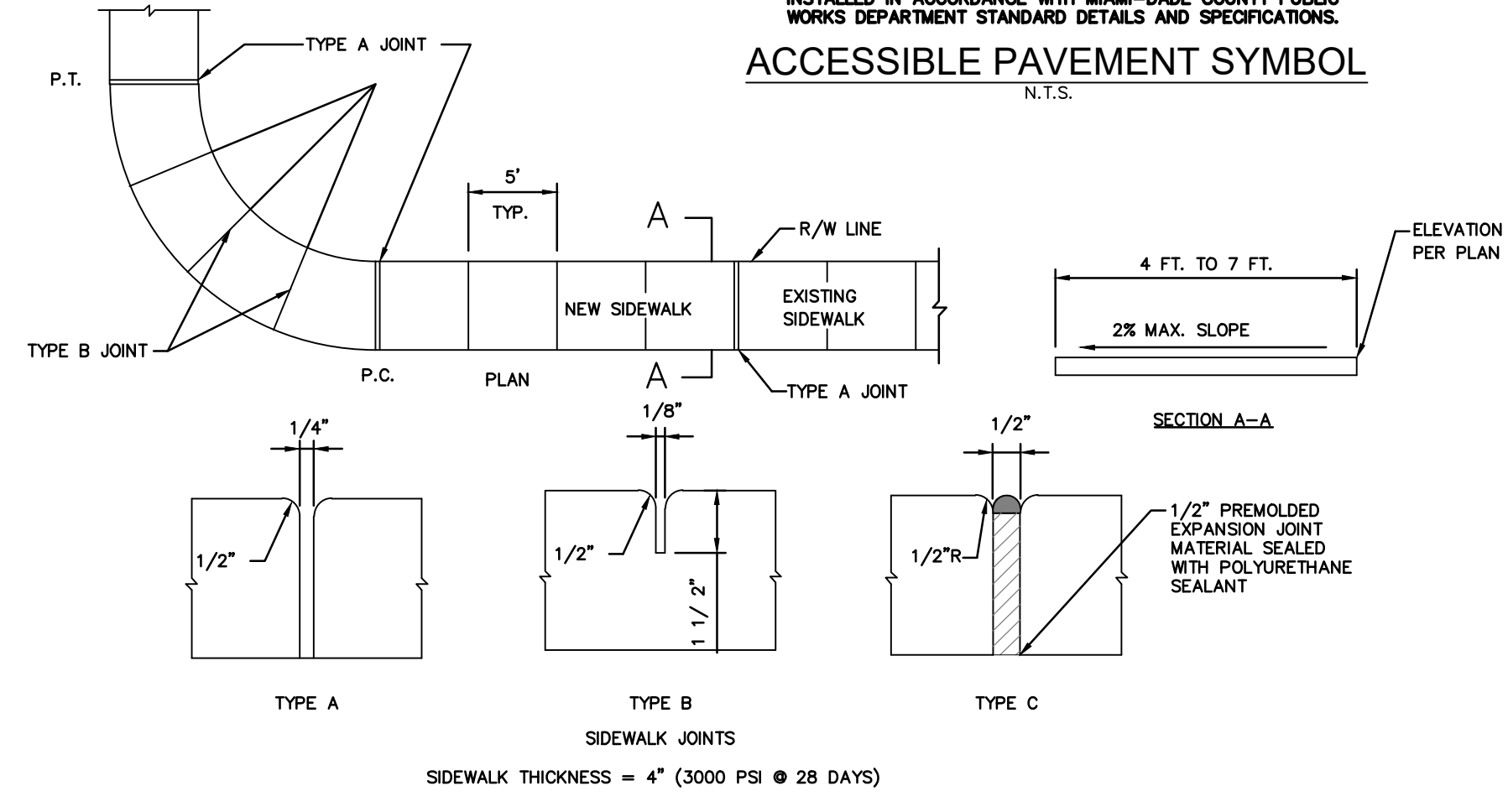
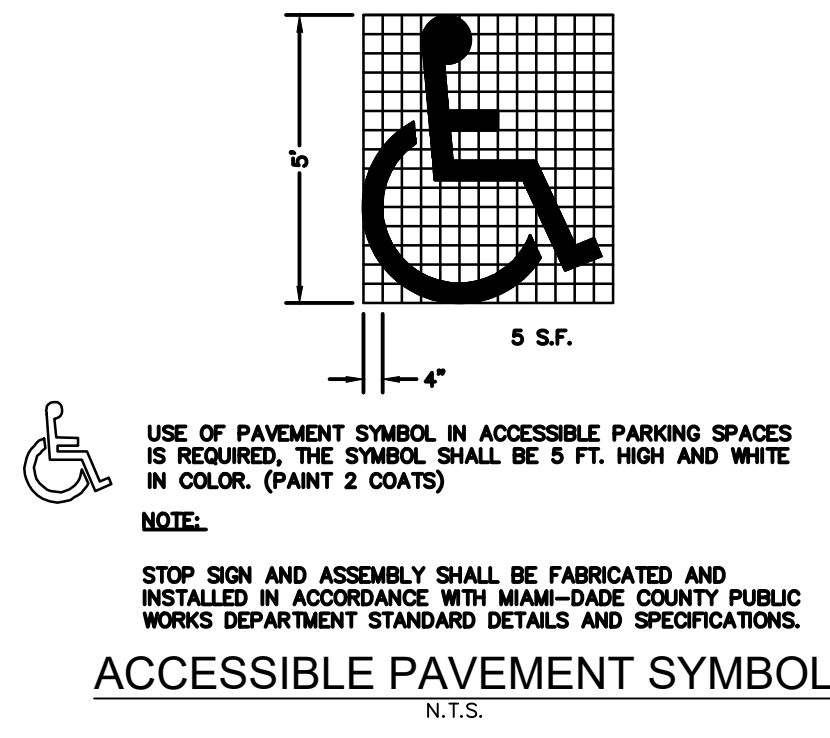


TABLE OF SIDEWALK JOINTS	
	LOCATION
A	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALK.
B	5'-0" CENTER TO CENTER ON SIDEWALK.
C	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.



**CONCRETE SIDEWALK DETAILS**  
N.T.S.

**TYPE "D" VERTICAL CURB**  
N.T.S.

**TYPE "F" CURB AND GUTTER**  
N.T.S.

**ACCESSIBLE PARKING SIGN**  
N.T.S.

**TYPICAL BICYCLE RACK DETAIL**  
N.T.S.

**PATTERNED PAVEMENT DETAIL**  
N.T.S.

NO.	REVISIONS	DATE	BY

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**Professional Engineer**  
 STATE OF FLORIDA  
 No. 71682  
 J. R. RAY

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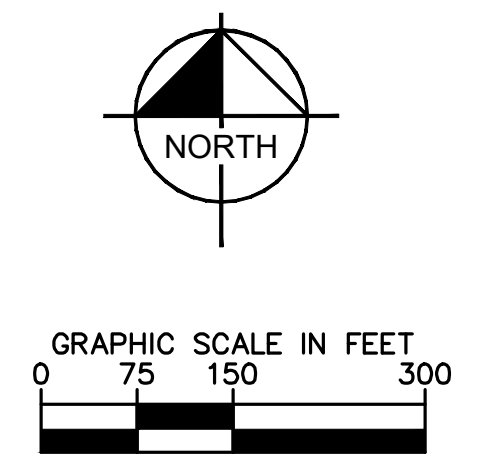
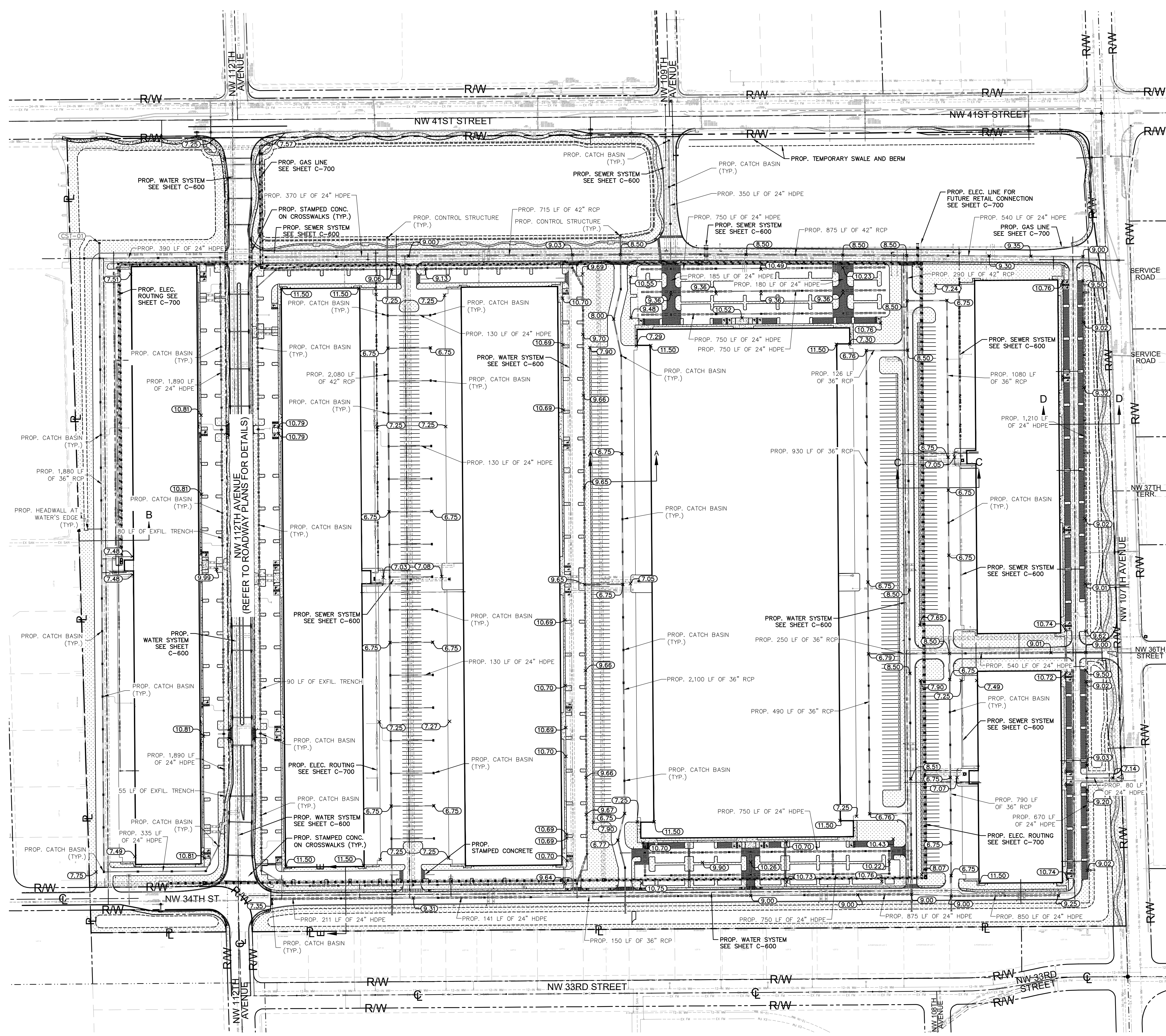
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DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**SITE PLAN DETAILS**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

**Sunshine811**  
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 Check positive response codes before you dig!

Plotted By: Armstrong, Copy Sheet: S:\BRIDGE POINT DORAL - D:\041-C-500 OVERALL PAVING GRADING AND DRAINAGE PLAN - December 01, 2022 - 06:48:31pm K:\MIB-Civil\143422000 - Lemon Site\CIVIL\CADD\PlanSheets\C-500 OVERALL PAVING GRADING AND DRAINAGE.dwg  
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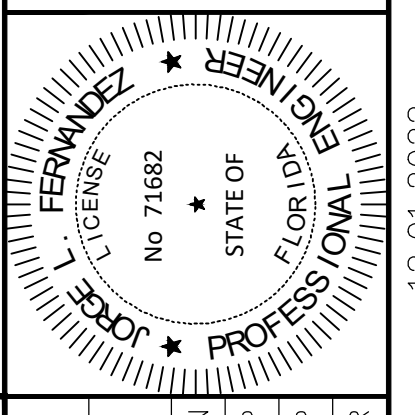


- LEGEND:**
- RIGHT-OF-WAY LINE/ PROPERTY LINE
  - CENTER LINE OF ROADWAY
  - BUILDING OUTLINE
  - PROP. STORM STRUCTURE
  - PROPOSED SPOT ELEVATION
  - PROPOSED SLOPE/FLOW ARROW
  - LANDSCAPE AREA
  - CONCRETE

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**OVERALL PAVING  
 GRADING AND  
 DRAINAGE PLAN**

**BRIDGE POINT  
 DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**

CITY OF DORAL  
 SHEET NUMBER  
**C-500**

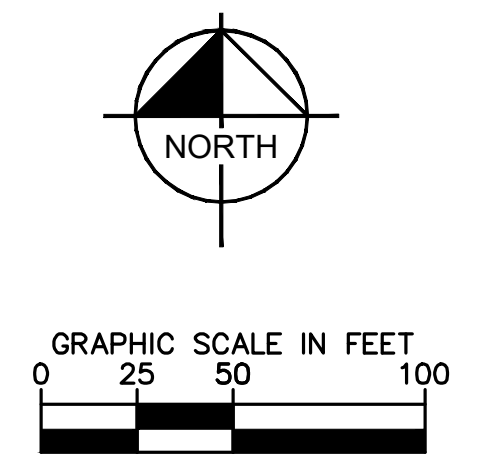
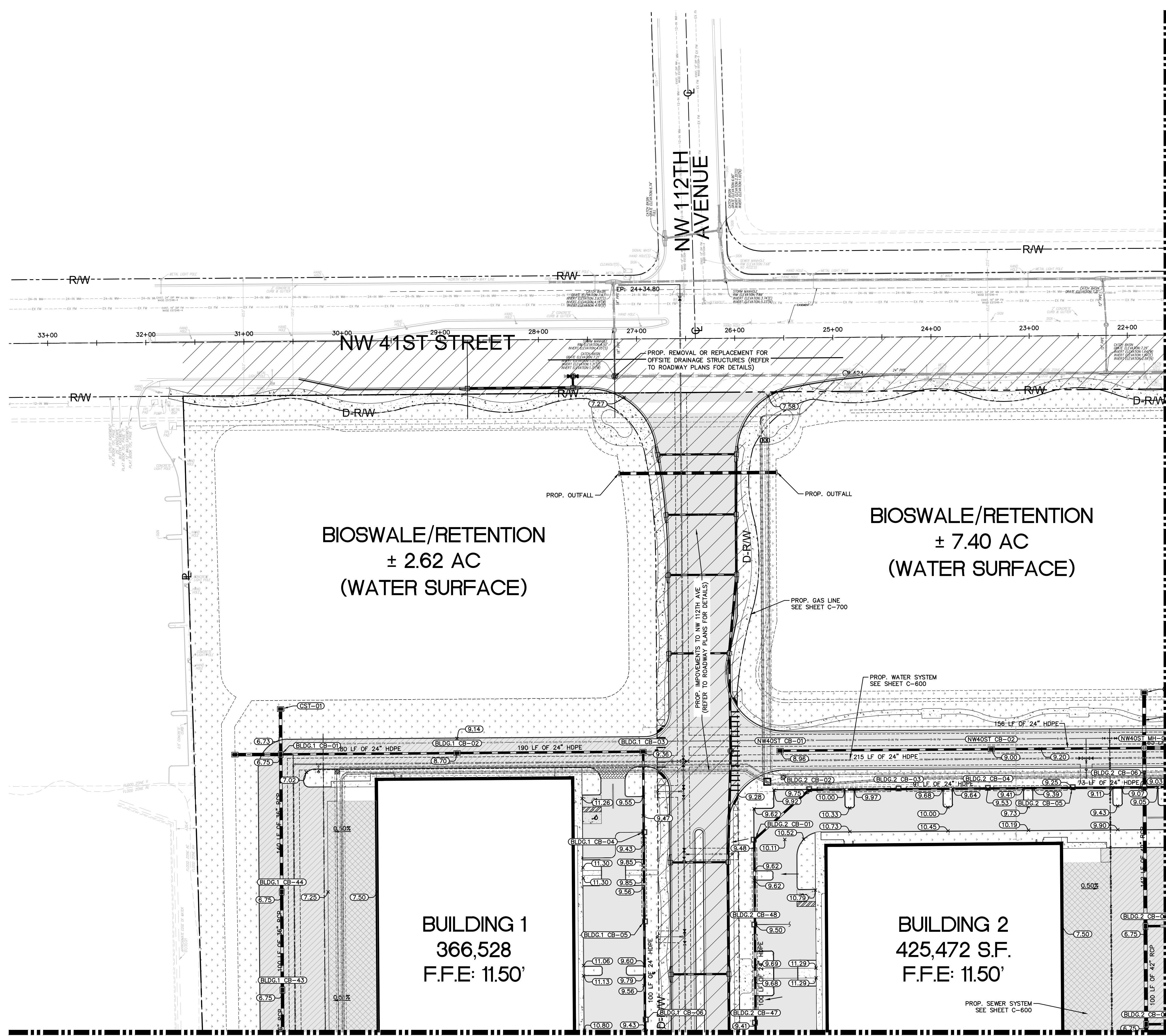
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  - LANDSCAPE AREA
  - CONCRETE
  - HEAVY DUTY CONCRETE
  - HEAVY DUTY ASPHALT
  - ASPHALT

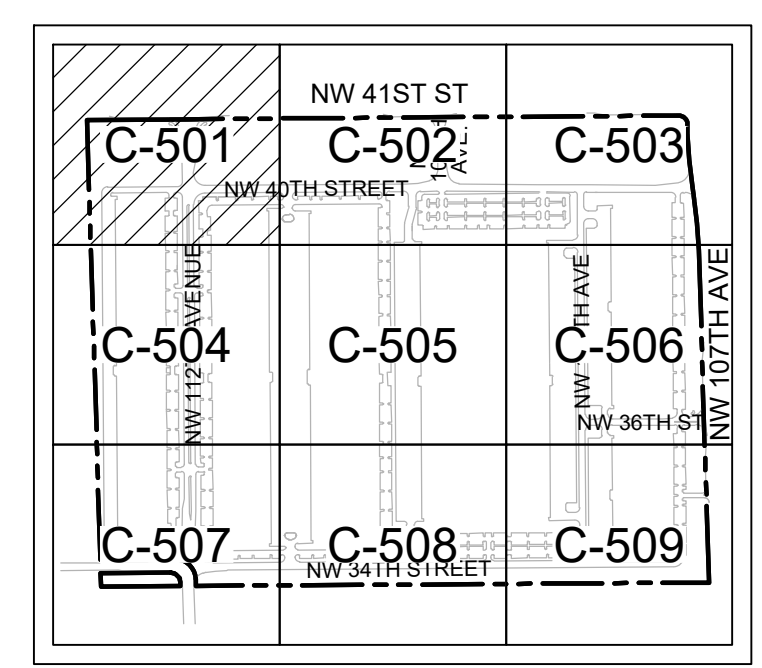
MATCHLINE - SEE SHEET C-502 FOR CONTINUATION

BIOSWALE/RETENTION  
± 2.62 AC  
(WATER SURFACE)

BIOSWALE/RETENTION  
± 7.40 AC  
(WATER SURFACE)

**BUILDING 1**  
366,528  
F.F.E: 11.50'

**BUILDING 2**  
425,472 S.F.  
F.F.E: 11.50'



KEYMAP

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DATE	12.01.2022
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DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**PAVING GRADING  
AND DRAINAGE PLAN**

**BRIDGE POINT  
DORAL**  
PREPARED FOR  
**BRIDGE INDUSTRIAL**

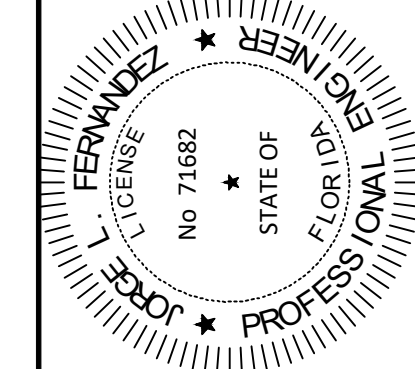


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SHEET NUMBER  
**C-501**

No.	REVISIONS	DATE	BY

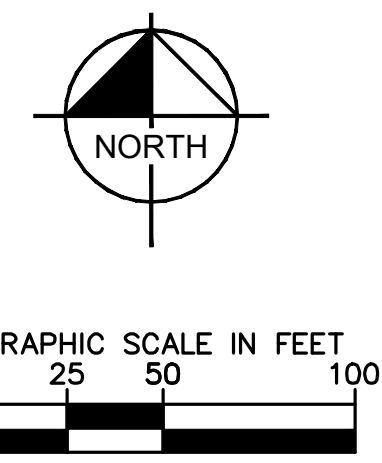
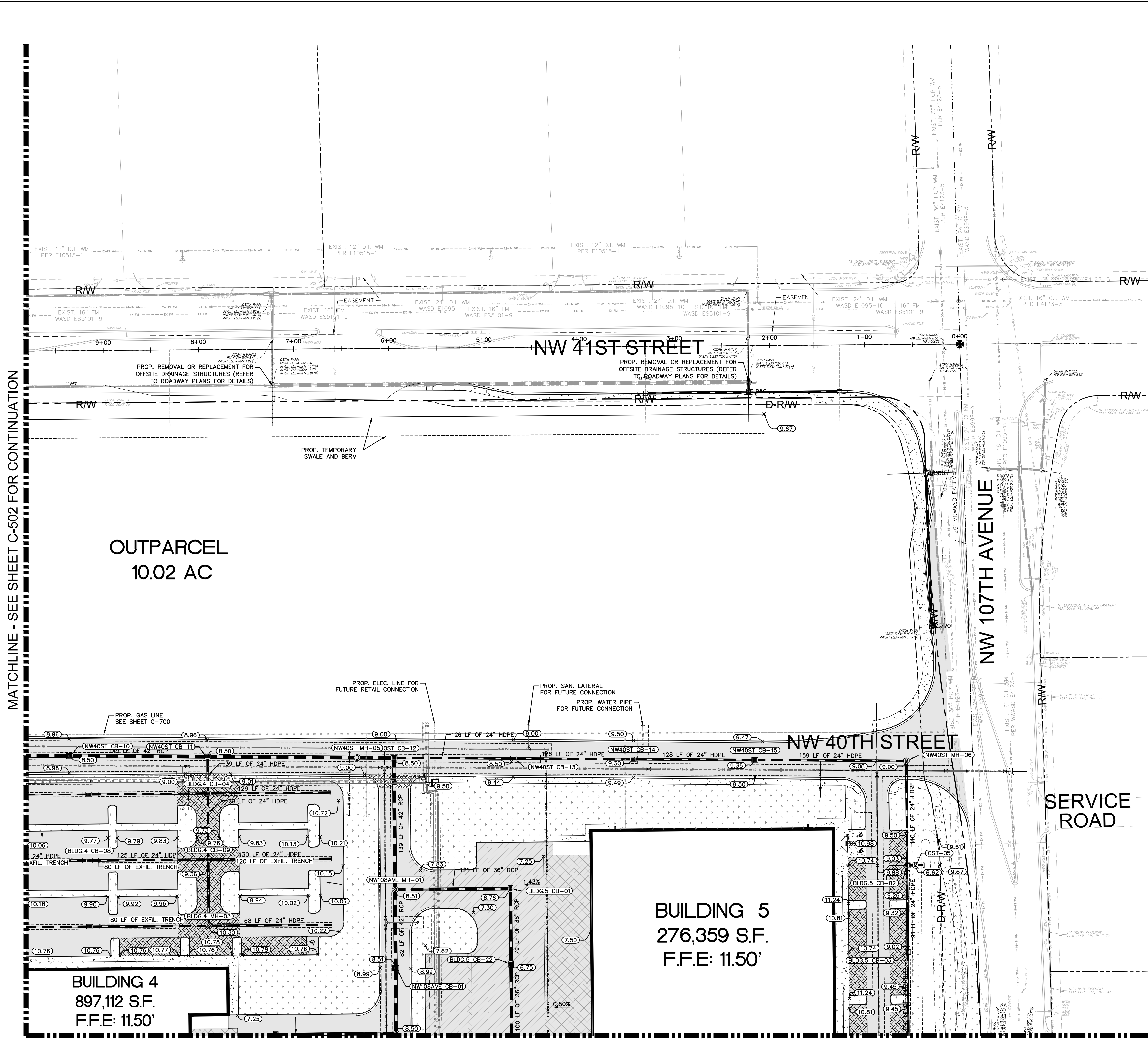
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  - CENTER LINE OF ROADWAY
  - BUILDING OUTLINE
  - PROP. STORM STRUCTURE
  - PROPOSED SPOT ELEVATION
  - PROPOSED SLOPE/FLOW ARROW
  - LANDSCAPE AREA
  - CONCRETE
  - HEAVY DUTY CONCRETE
  - HEAVY DUTY ASPHALT
  - ASPHALT

MATCHLINE - SEE SHEET C-502 FOR CONTINUATION

MATCHLINE - SEE SHEET C-506 FOR CONTINUATION

OUTPARCEL  
10.02 AC

BUILDING 5  
276,359 S.F.  
F.F.E.: 11.50'

BUILDING 4  
897,112 S.F.  
F.F.E.: 11.50'

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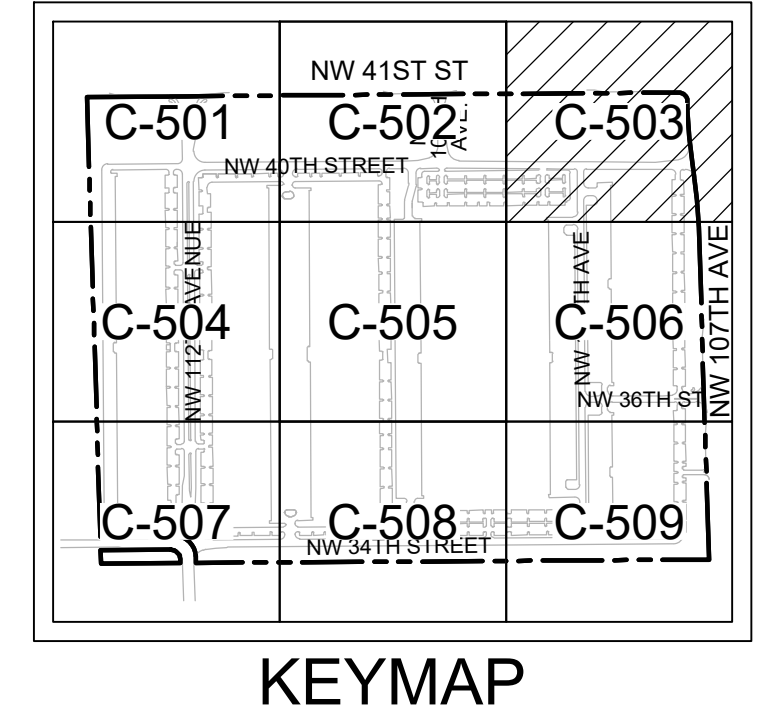
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PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 71682  
 J. JOSE ZEPEDA

KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**PAVING GRADING  
 AND DRAINAGE PLAN**



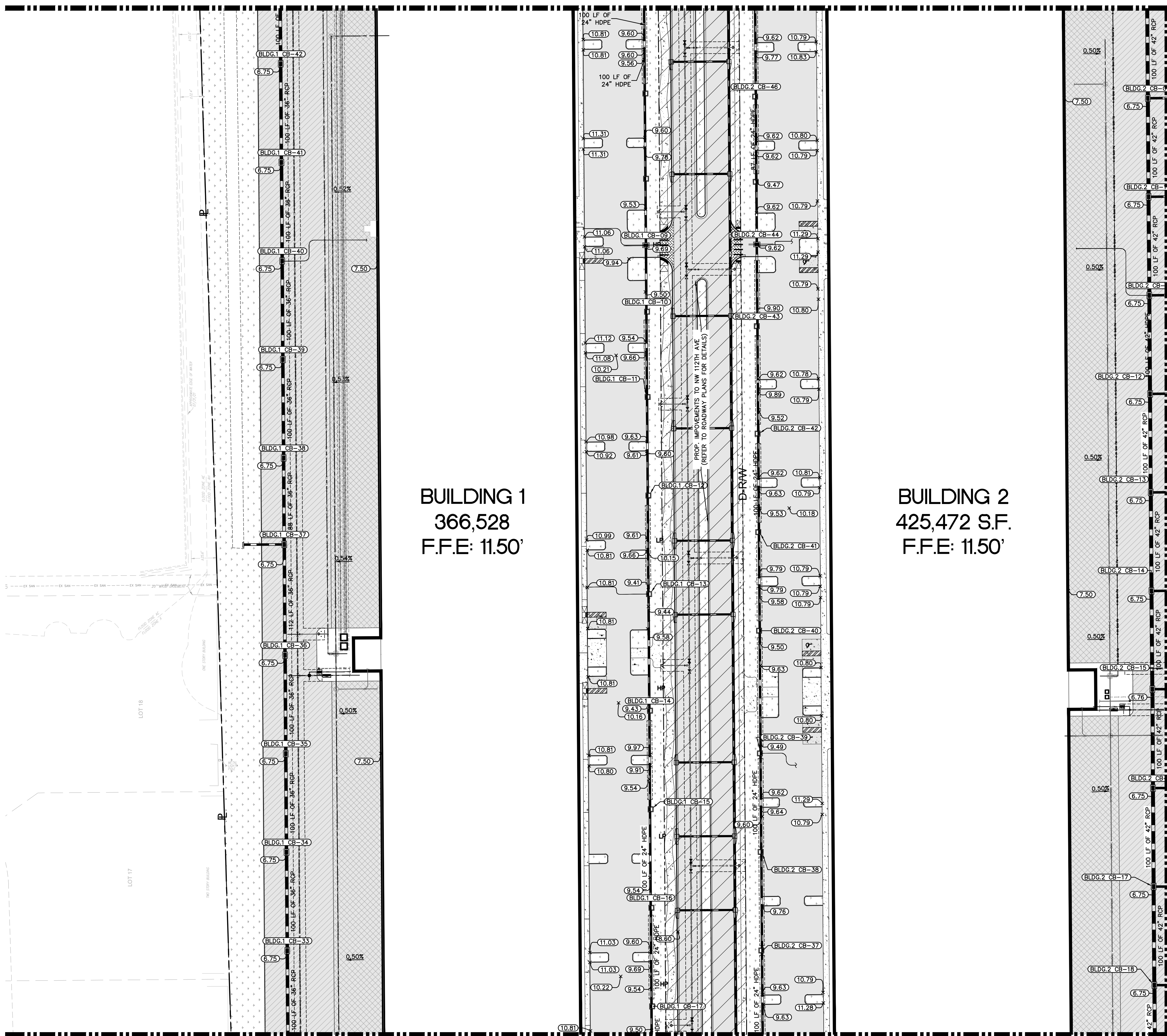
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BRIDGE POINT  
 DORAL  
 PREPARED FOR  
 BRIDGE INDUSTRIAL  
 CITY OF DORAL, FL  
 SHEET NUMBER  
**C-503**

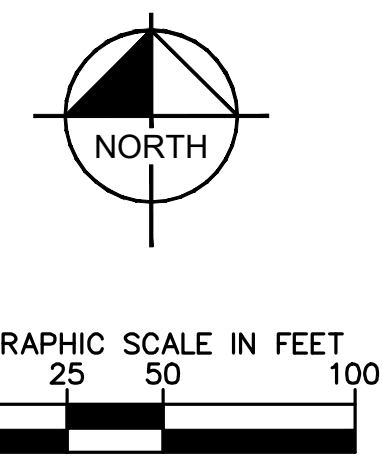
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MATCHLINE - SEE SHEET C-501 FOR CONTINUATION



MATCHLINE - SEE SHEET C-507 FOR CONTINUATION

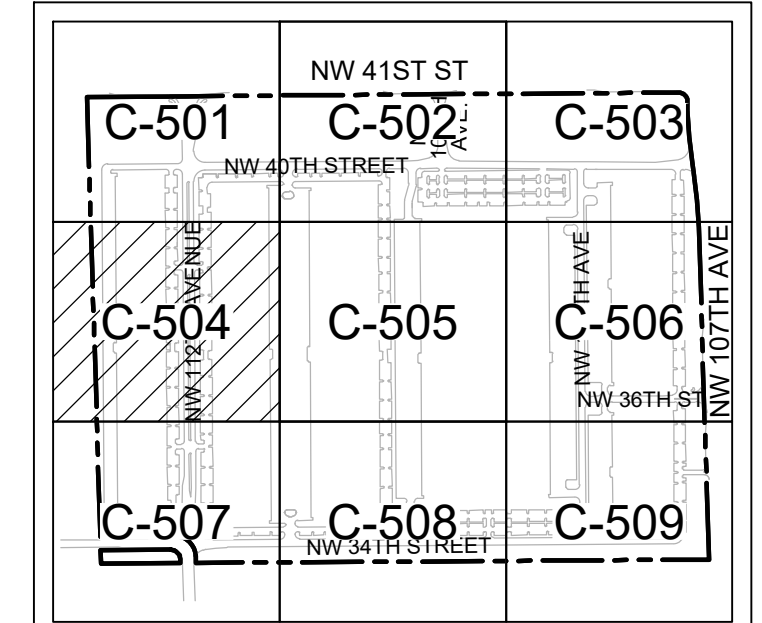


- LEGEND:**
- RIGHT-OF-WAY LINE/ PROPERTY LINE
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  - PROPOSED SPOT ELEVATION
  - PROPOSED SLOPE/FLOW ARROW
  - LANDSCAPE AREA
  - CONCRETE
  - HEAVY DUTY CONCRETE
  - HEAVY DUTY ASPHALT
  - ASPHALT

MATCHLINE - SEE SHEET C-505 FOR CONTINUATION

**BUILDING 1**  
366,528  
F.F.E: 11.50'

**BUILDING 2**  
425,472 S.F.  
F.F.E: 11.50'



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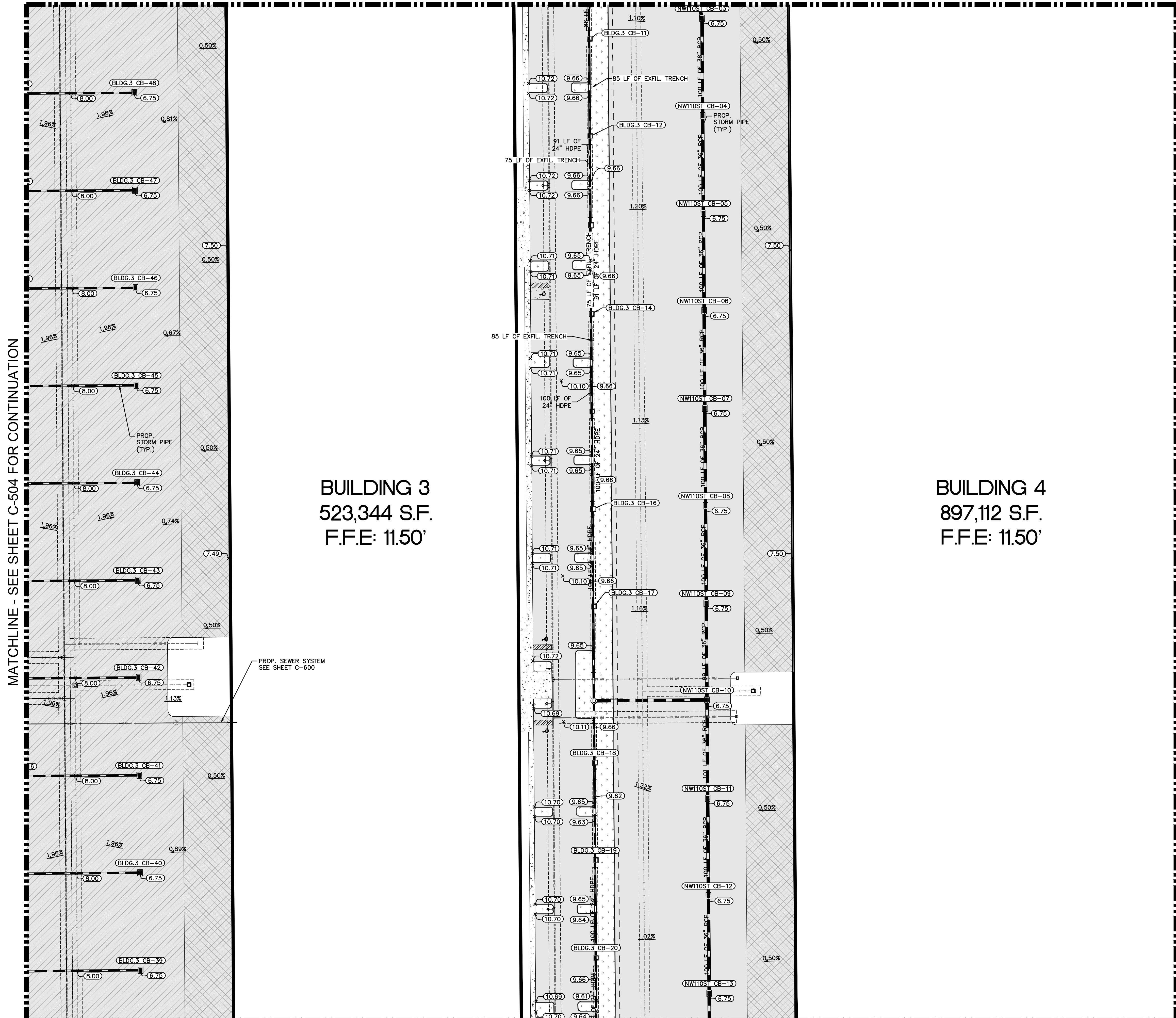
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<p><b>PAVING GRADING AND DRAINAGE PLAN</b></p>	<p>BRIDGE POINT DORAL PREPARED FOR BRIDGE INDUSTRIAL</p>																																	
<p>KHA PROJECT 143422000</p> <p>DATE 12.01.2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY JMP</p> <p>DRAWN BY JMP</p> <p>CHECKED BY JRR</p>	<p>CITY OF DORAL</p> <p>SHEET NUMBER <b>C-504</b></p>																																	
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12.01.2022

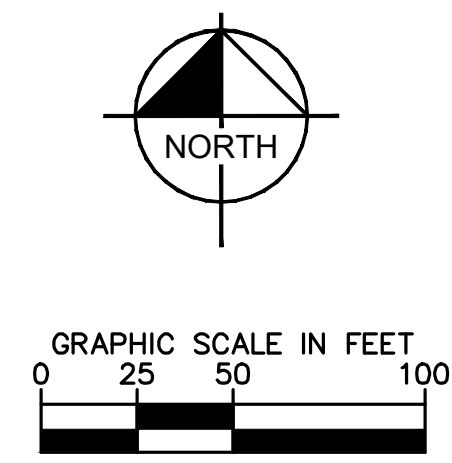
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MATCHLINE - SEE SHEET C-502 FOR CONTINUATION



**BUILDING 3**  
523,344 S.F.  
F.F.E: 11.50'

**BUILDING 4**  
897,112 S.F.  
F.F.E: 11.50'



**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- PROP. STORM STRUCTURE
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE/FLOW ARROW
- LANDSCAPE AREA
- CONCRETE
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- ASPHALT

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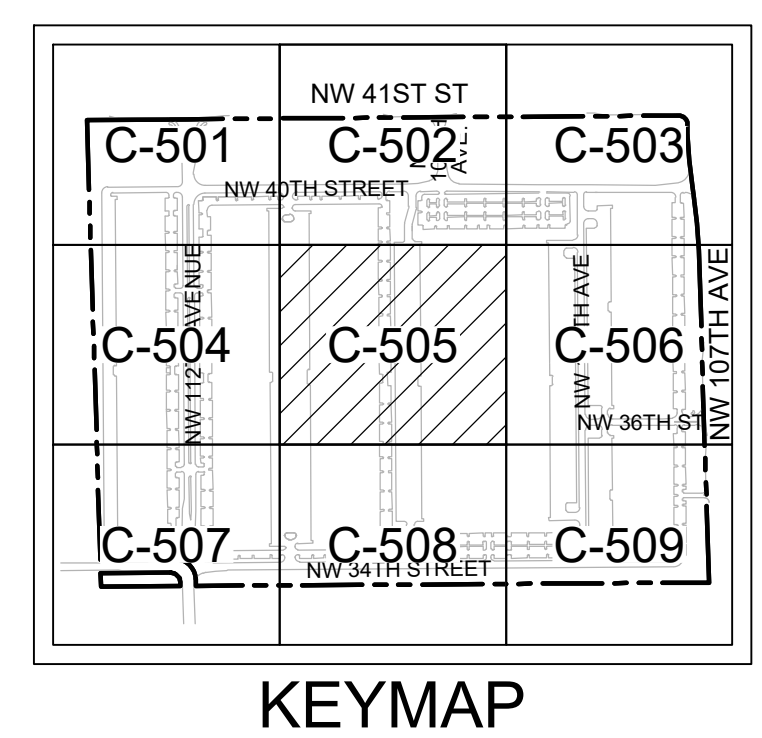
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 No. 71682  
 J. JOSE PERAZA

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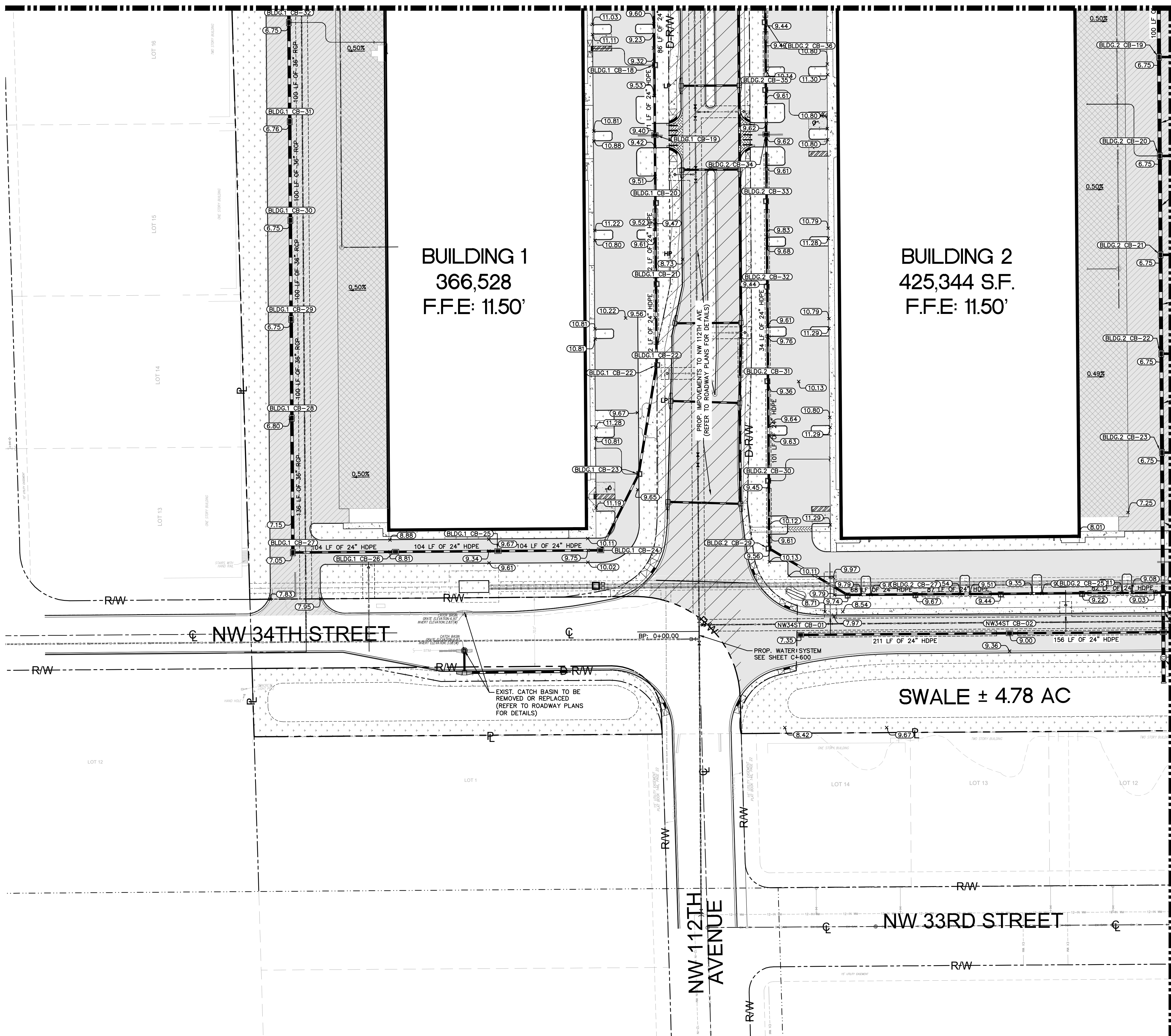
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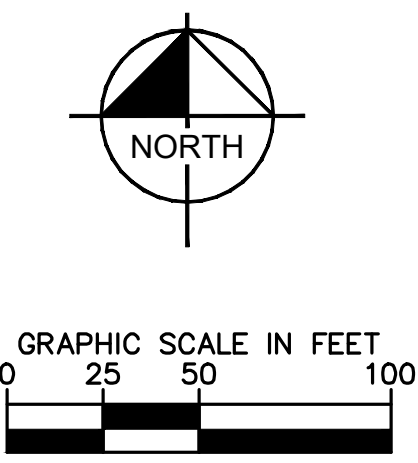


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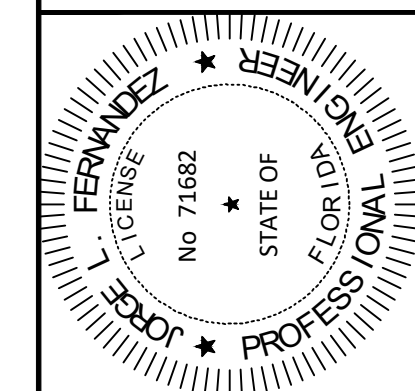
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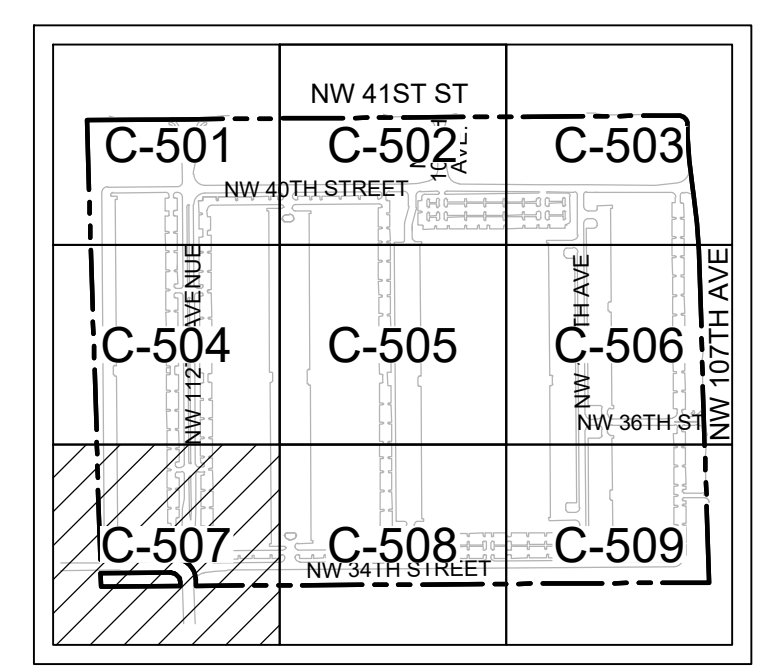
- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- PROP. STORM STRUCTURE
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE/FLOW ARROW
- LANDSCAPE AREA
- CONCRETE
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- ASPHALT

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**PAVING GRADING AND DRAINAGE PLAN**



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 Check positive response codes before you dig!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
**C-507**

NO.	REVISIONS	DATE	BY

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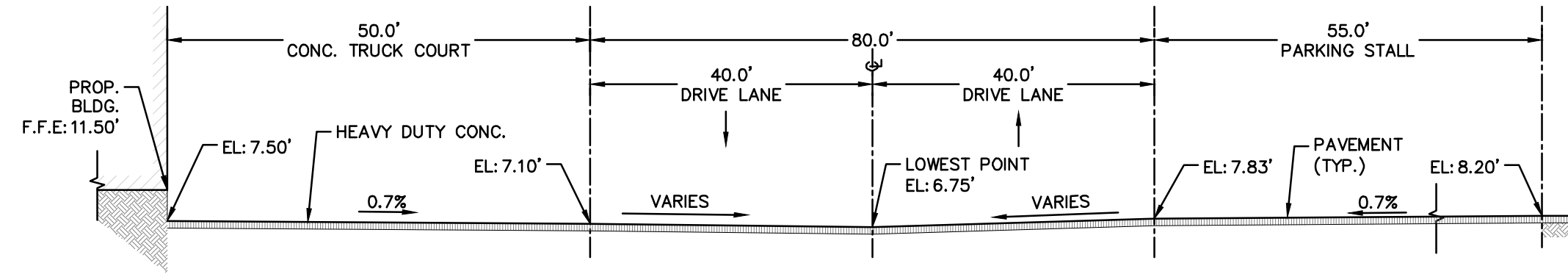
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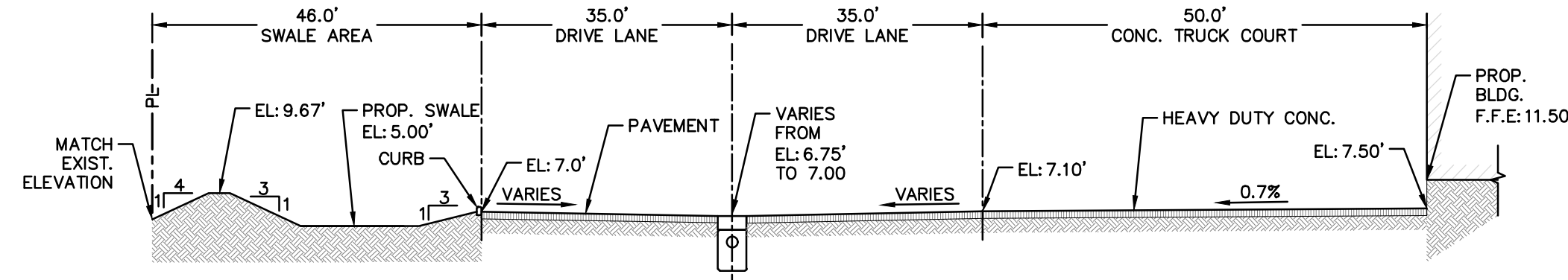




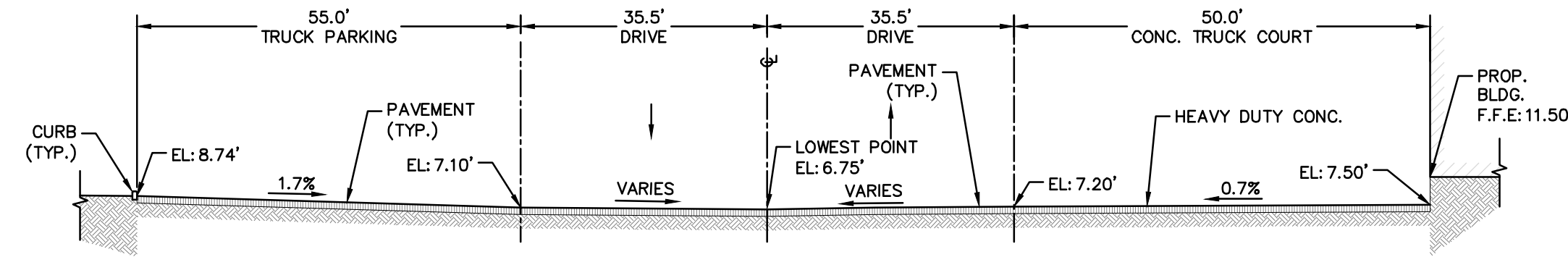
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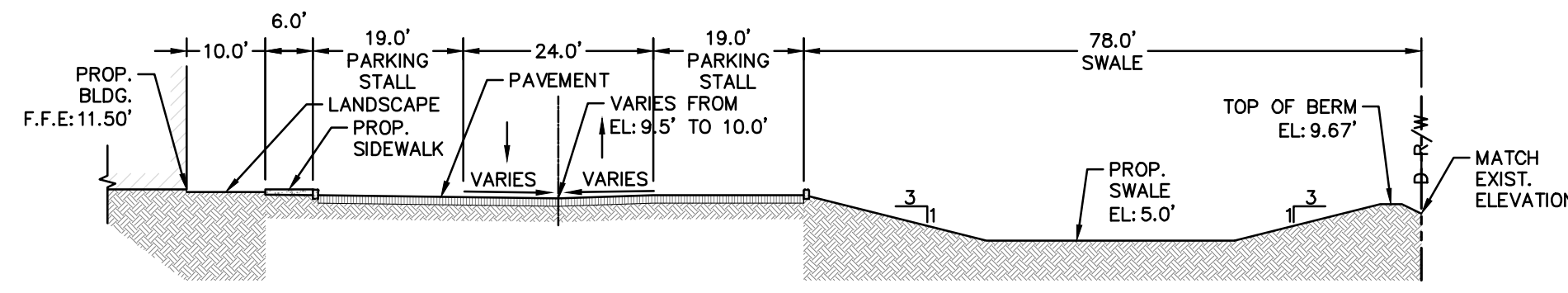
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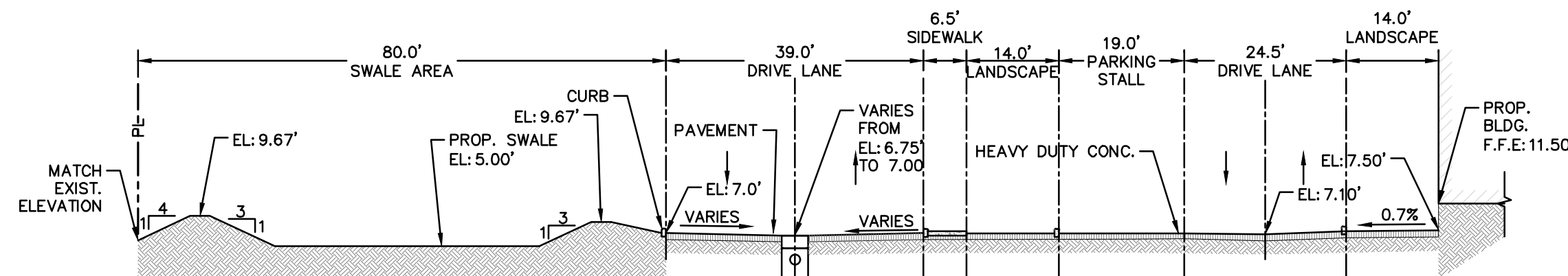
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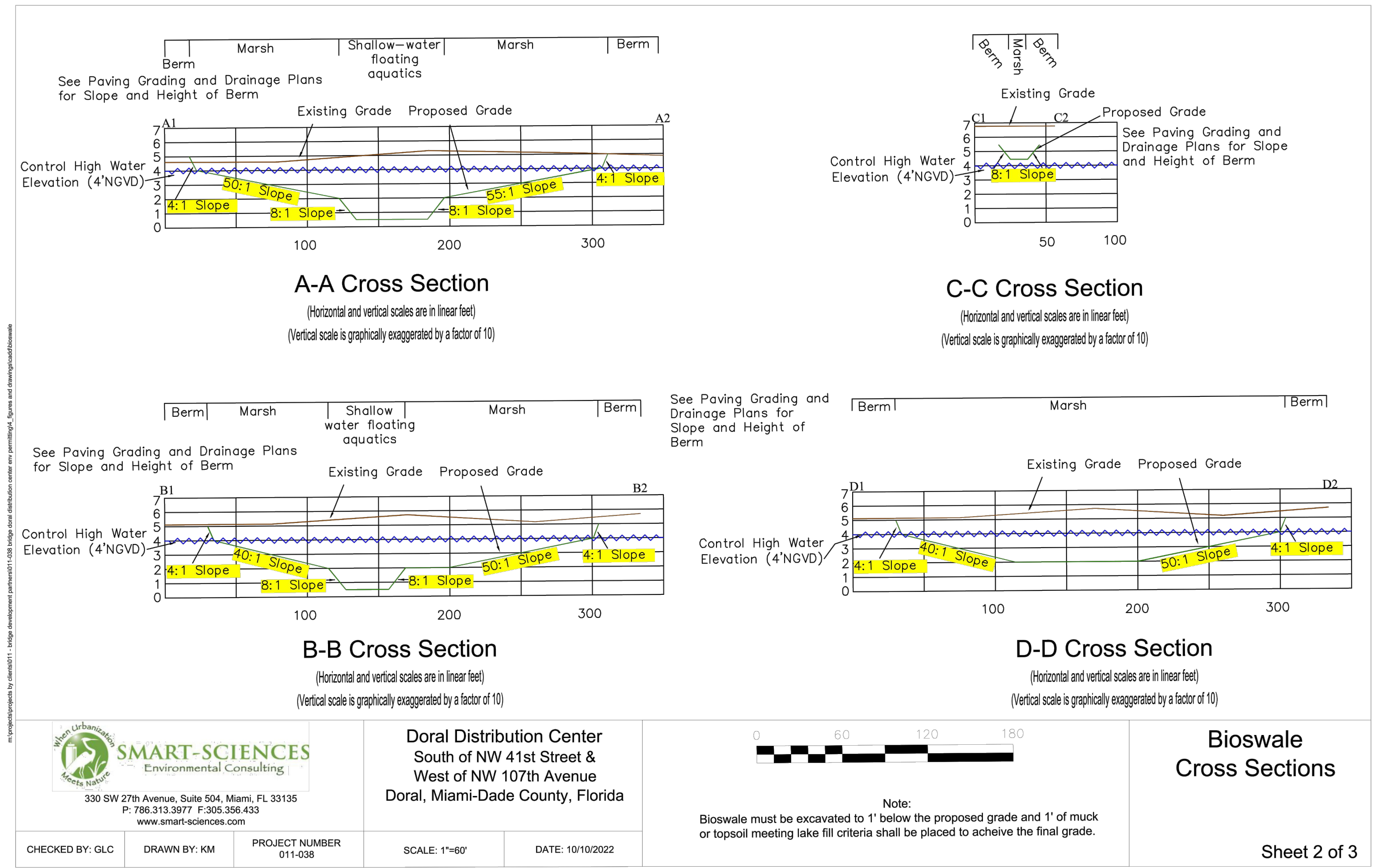
SECTION C  
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SECTION D  
SCALE: NTS



SECTION E  
SCALE: NTS

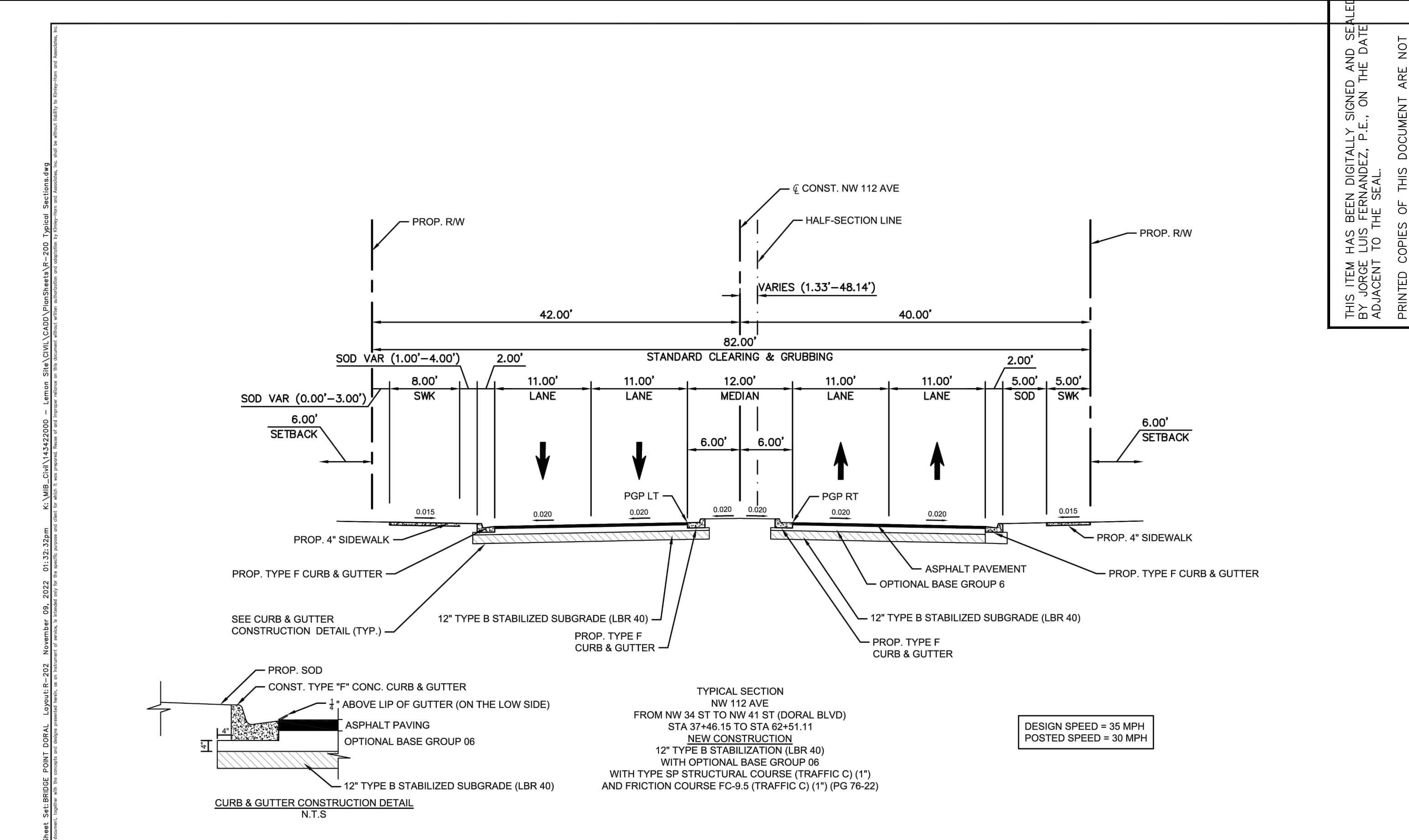


**SMART-SCIENCES**  
Environmental Consulting  
330 SW 27th Avenue, Suite 504, Miami, FL 33135  
P: 786.313.3977 F: 305.356.433  
www.smart-sciences.com

Doral Distribution Center  
South of NW 41st Street &  
West of NW 107th Avenue  
Doral, Miami-Dade County, Florida

CHECKED BY: GLC	DRAWN BY: KM	PROJECT NUMBER: 011-038	SCALE: 1"=60'	DATE: 10/10/2022
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Sheet 2 of 3



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KH PROJECT: 143422000  
DATE: 11.08.2022  
SCALE AS SHOWN  
DESIGNED BY: JC  
DRAWN BY: GL  
CHECKED BY: LA

BRIDGE POINT DORAL  
PREPARED FOR  
BRIDGE INDUSTRIAL

LICENSED PROFESSIONAL  
JACQUELINE CARRERA, P.E.  
77494  
FL

SHEET NUMBER: 5 of 202

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!

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BRIDGE POINT DORAL  
PREPARED FOR  
BRIDGE INDUSTRIAL  
CITY OF DORAL

SECTIONS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED IN ACCORDANCE WITH THE FLORIDA PROFESSIONAL ENGINEER STATUTE, CHAPTER 481, PART I, F.S., AND THE ELECTRONIC SIGNATURE ACT, CHAPTER 317, PART I, F.S.

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KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

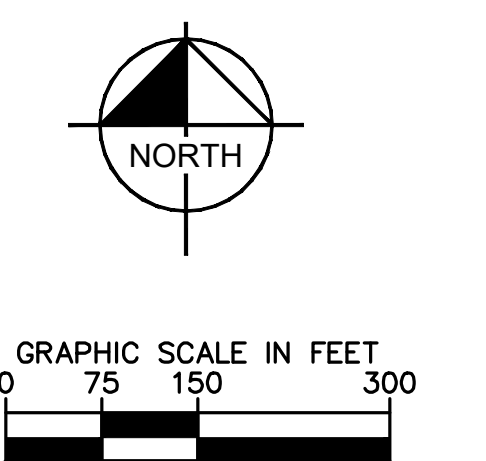
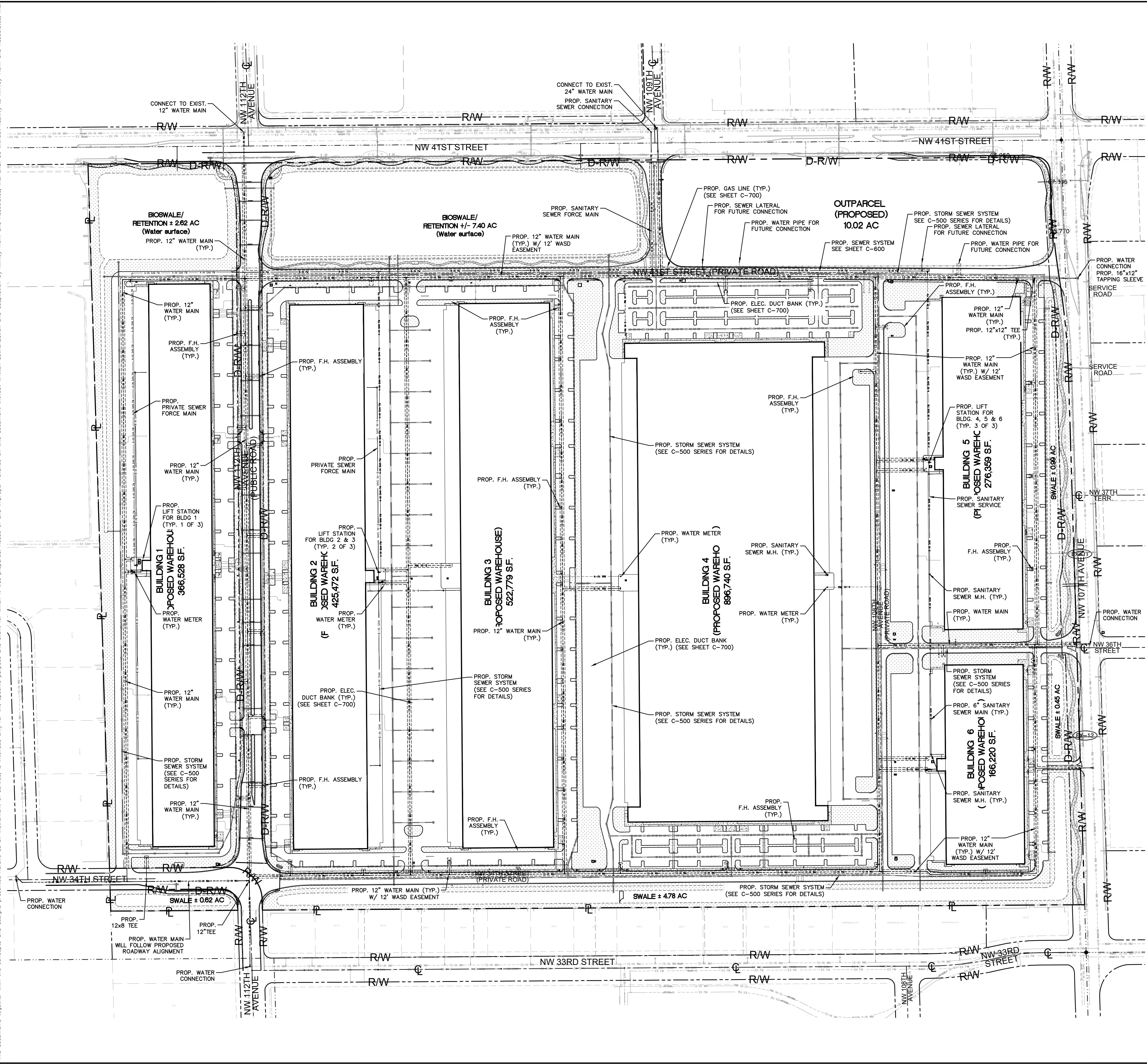
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SHEET NUMBER  
**C-510**





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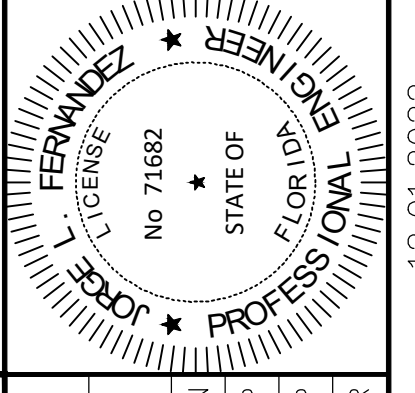


- LEGEND:**
- R/W ———— RIGHT-OF-WAY LINE/ PROPERTY LINE
  - D-R/W ———— DEDICATED RIGHT-OF-WAY LINE
  - C ———— CENTER LINE OF ROADWAY
  - ———— BUILDING OUTLINE

NO.	REVISIONS	DATE	BY

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KHA PROJECT	143422000
DATE	12.01.2022
SCALE	AS SHOWN
DESIGNED BY	JMP
DRAWN BY	JMP
CHECKED BY	JRR

**OVERALL WATER AND SEWER PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

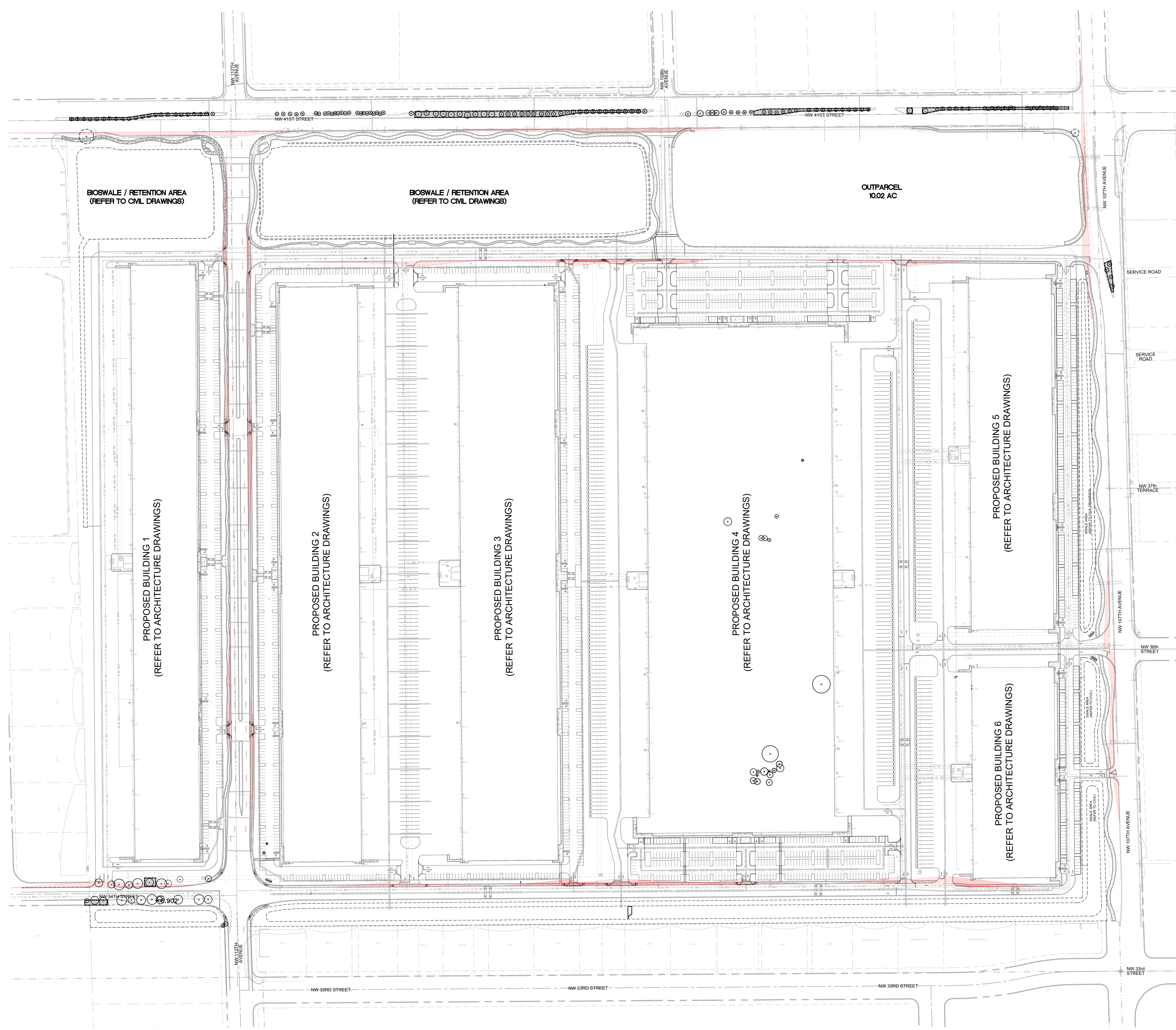
**Sunshine811**

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 Check positive response codes before you dig!

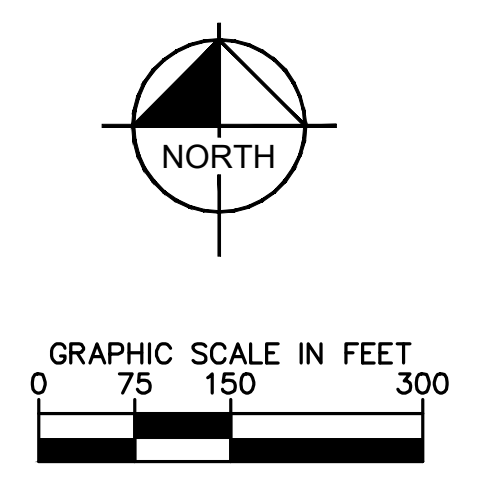
SHEET NUMBER  
**C-600**

12.01.2022

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - LAYOUT: L-100 TREE DISPOSITION - December 01, 2022 - 11:22:34am - \\kimley-horn.com\l\m\p\mb-civil\143422000 - l\m\on-site\landscapes\cadd\plan\sheet\l-100 TREE DISPOSITION.dwg  
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 By Stephanie Puglia at 9:14 am, Dec 05, 2022



**LEGEND:**

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- CENTER LINE OF ROADWAY
- BUILDING OUTLINE

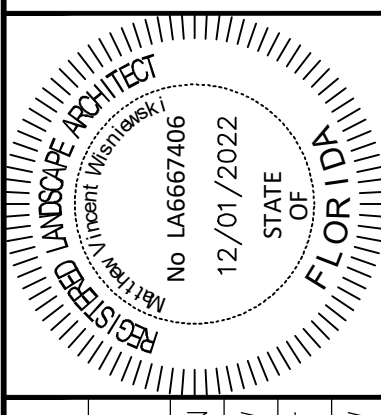
**TREE DISPOSITION GRAPHIC LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE NOT FOUND ON SURVEY (REFER TO TREE SURVEY)		PALM NOT FOUND ON SURVEY (REFER TO TREE SURVEY)
	TREE PROTECTION FENCE		

**NOTES:**

- INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. DATED 7/31/21 AND TREE SURVEY PREPARED BY SMART-SCIENCES DATED 07/15/2021, 02/18/2022 AND UPDATED 06/27/2022.
- REFER TO SHEETS L-101 THROUGH L-109 FOR TREE DISPOSITION ENLARGEMENT SHEETS.
- REFER TO SHEET L-110 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**OVERALL TREE DISPOSITION PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

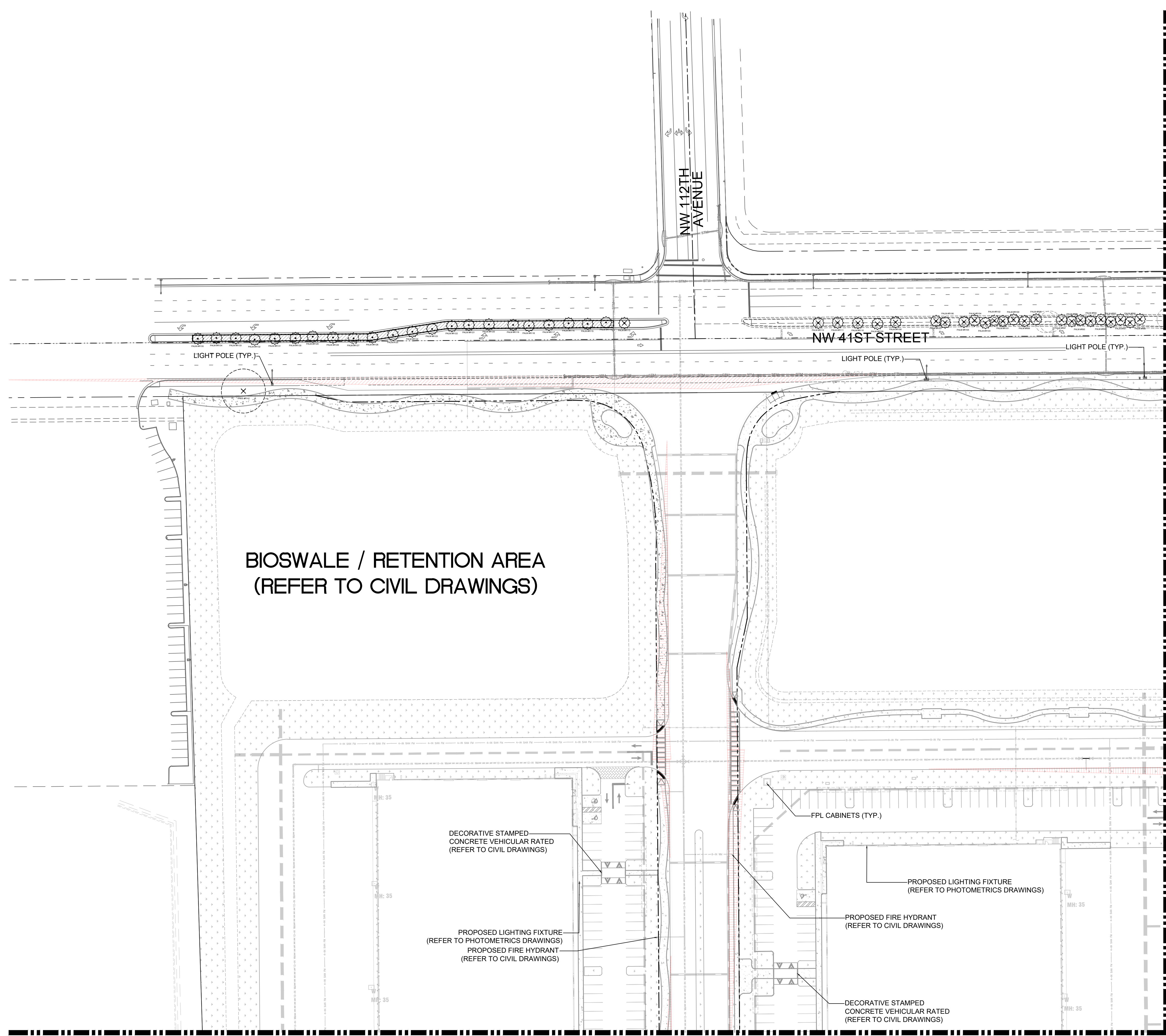
**Sunshine811**  
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 Check positive response codes before you dig!

SHEET NUMBER  
**L-100**

NO.	REVISIONS	DATE	BY

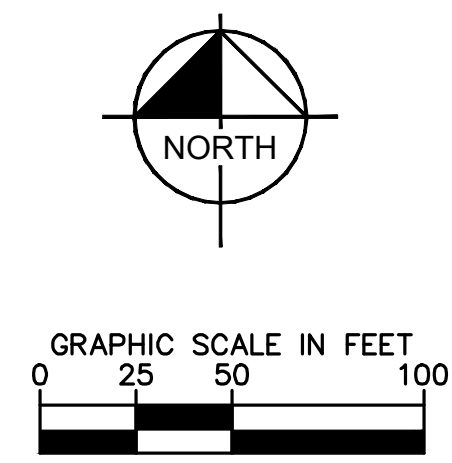
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MATCHLINE - SEE SHEET L-104 FOR CONTINUATION

MATCHLINE - SEE SHEET L-102 FOR CONTINUATION



**LEGEND:**

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- CENTER LINE OF ROADWAY
- MONUMENT LINE

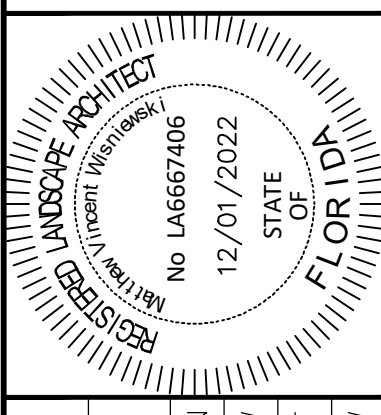
**TREE DISPOSITION GRAPHIC LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE NOT FOUND ON SURVEY (REFER TO TREE SURVEY)		PALM NOT FOUND ON SURVEY (REFER TO TREE SURVEY)
	TREE PROTECTION FENCE		

**NOTES:**

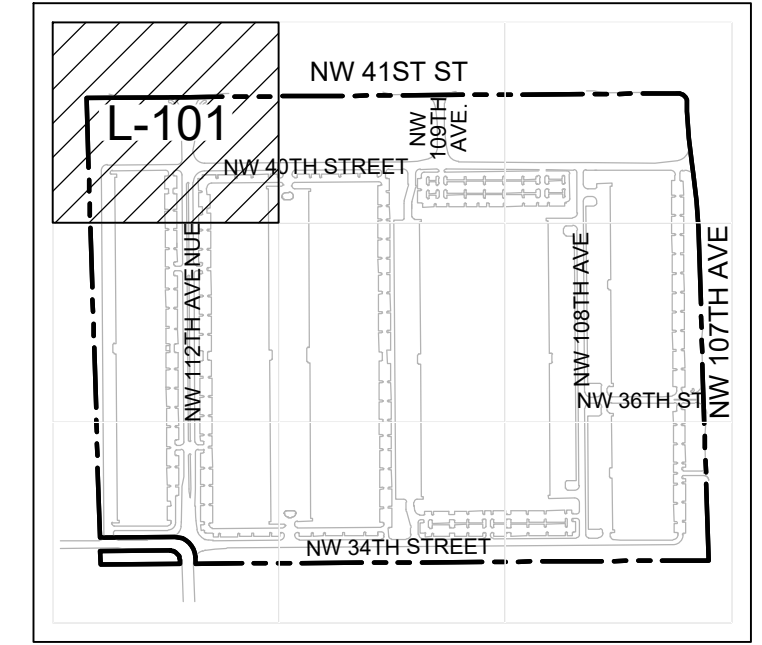
- INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. DATED 7/31/21 AND TREE SURVEY PREPARED BY SMART-SCIENCES DATED 07/15/2021, 02/18/2022 AND UPDATED 06/27/2022.
- REFER TO SHEET L-100 FOR OVERALL TREE DISPOSITION PLAN.
- REFER TO SHEETS L-101 THOUGH L-109 FOR TREE DISPOSITION ENLARGEMENT SHEETS.
- REFER TO SHEET L-110 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**TREE DISPOSITION PLAN**



**KEYMAP**

**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!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**L-101**

No.	REVISIONS	DATE	BY

**Kimley»Horn**

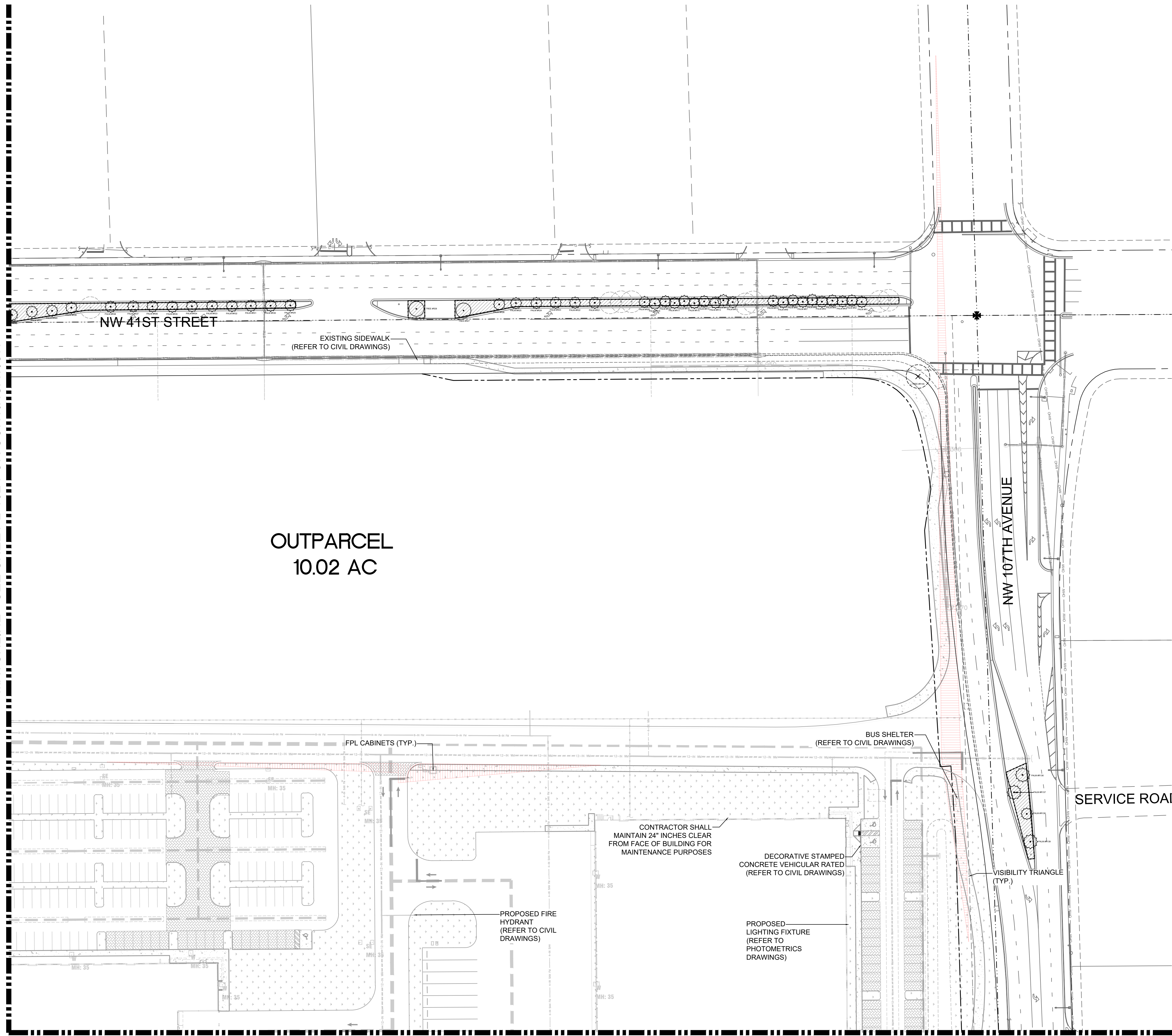
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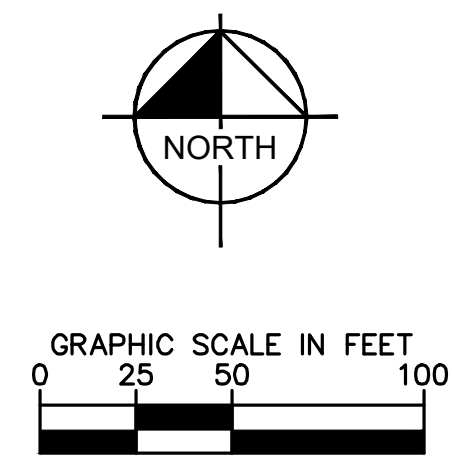


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MATCHLINE - SEE SHEET L-102 FOR CONTINUATION



MATCHLINE - SEE SHEET L-106 FOR CONTINUATION



**LEGEND:**

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE

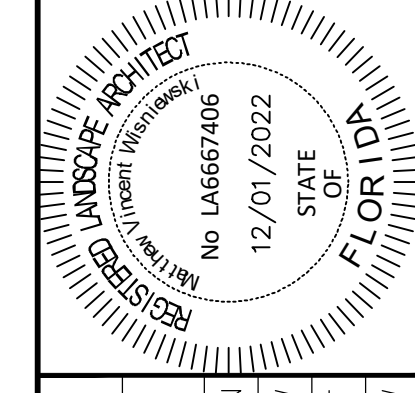
**TREE DISPOSITION GRAPHIC LEGEND**

- |   |   |   |  |
|---|---|---|--|
| <p> TREE #</p> <p> TREE #</p> <p> TREE #</p> <p> TREE #</p> <p> TREE #</p> <p> TREE #</p> | <p>EXISTING TREE TO REMAIN</p> <p>EXISTING TREE TO BE REMOVED</p> <p>EXISTING TREE NOT IN SCOPE</p> <p>TREE NOT FOUND ON SURVEY<br/>(REFER TO TREE SURVEY)</p> <p>TREE PROTECTION FENCE</p> | <p> PALM #</p> <p> PALM #</p> <p> PALM #</p> <p> PALM #</p> <p> PALM #</p> <p> PALM #</p> | <p>EXISTING PALM TO REMAIN</p> <p>EXISTING PALM TO BE REMOVED</p> <p>EXISTING PALM NOT IN SCOPE</p> <p>PALM NOT FOUND ON SURVEY<br/>(REFER TO TREE SURVEY)</p> |
|---|---|---|--|

**NOTES:**

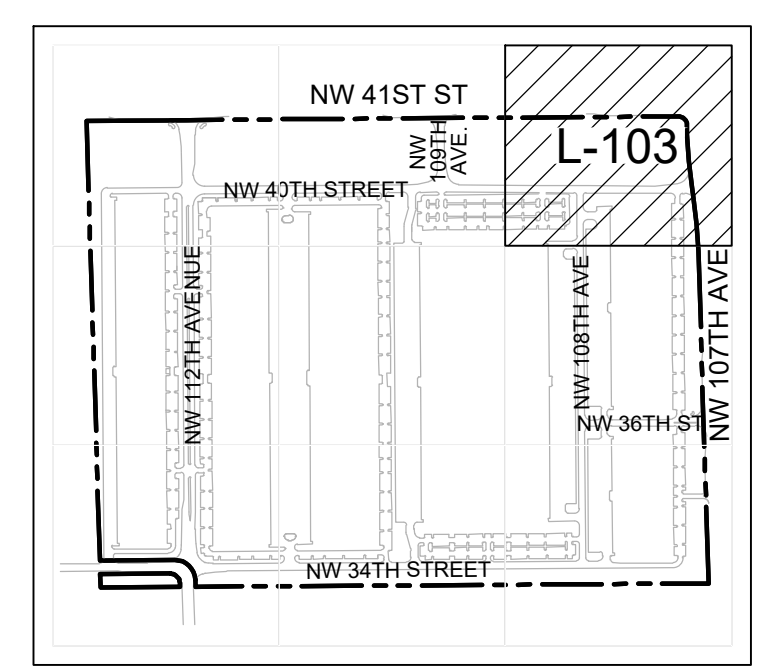
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2. REFER TO SHEET L-100 FOR OVERALL TREE DISPOSITION PLAN.
3. REFER TO SHEETS L-101 THOUGH L-109 FOR TREE DISPOSITION ENLARGEMENT SHEETS.
4. REFER TO SHEET L-110 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

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KHA PROJECT	143422000	DATE	DEC 2022	SCALE	AS SHOWN
DESIGNED BY	MW	DRAWN BY	CF	CHECKED BY	NW

**TREE DISPOSITION PLAN**



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!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**L-103**

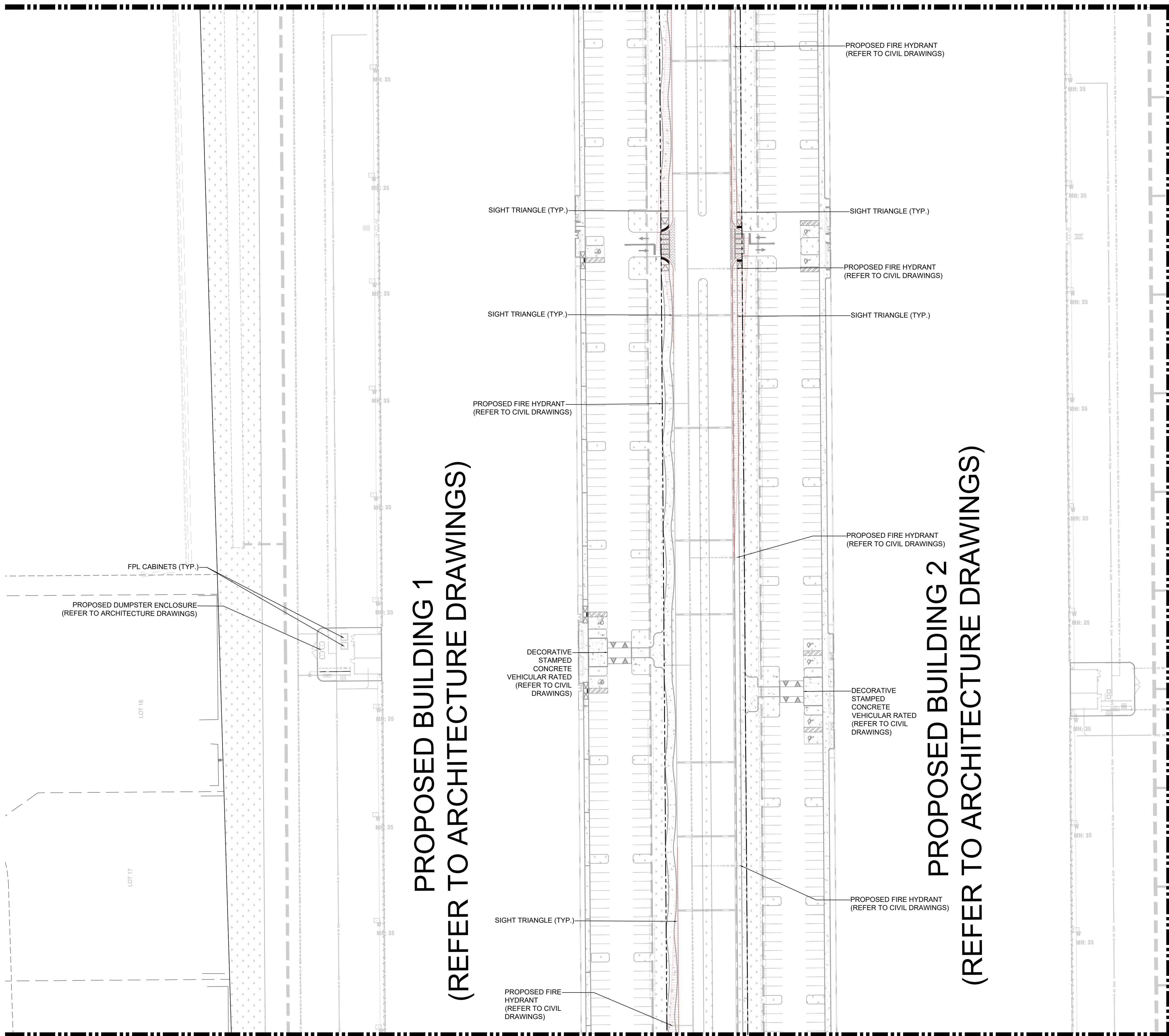
No.	REVISIONS	DATE

**Kimley»Horn**

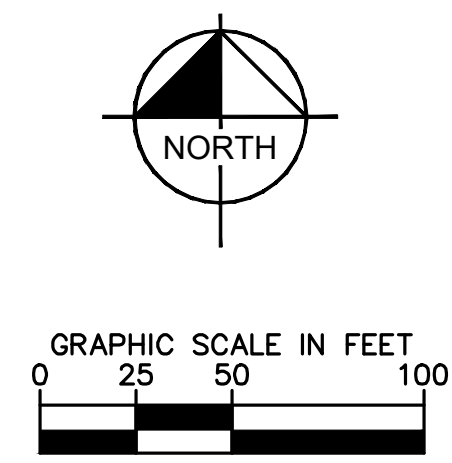
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MATCHLINE - SEE SHEET L-105 FOR CONTINUATION



MATCHLINE - SEE SHEET L-107 FOR CONTINUATION



**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE

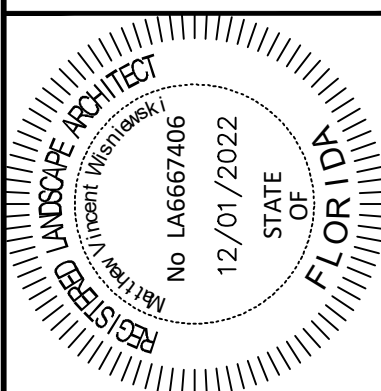
**TREE DISPOSITION GRAPHIC LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE NOT FOUND ON SURVEY (REFER TO TREE SURVEY)		PALM NOT FOUND ON SURVEY (REFER TO TREE SURVEY)
	TREE PROTECTION FENCE		

**NOTES:**

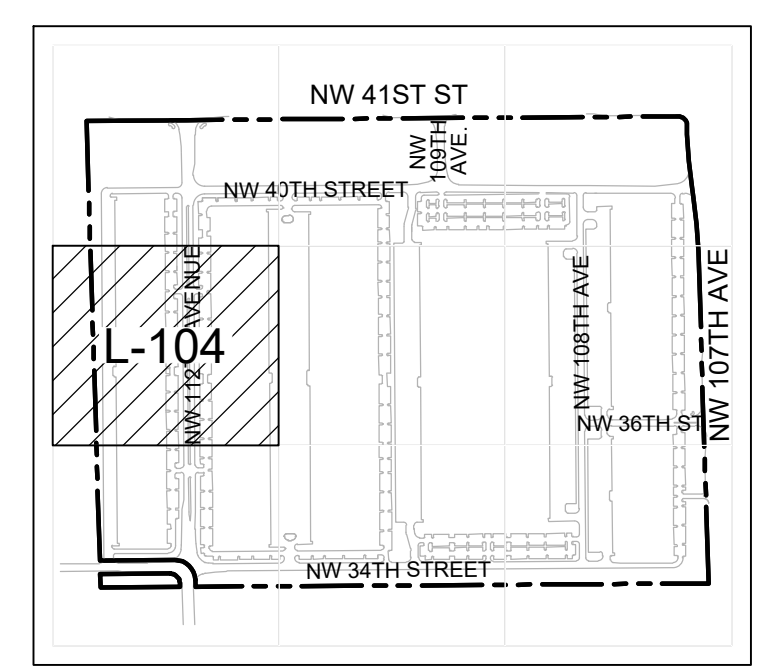
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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

**TREE DISPOSITION PLAN**



KEYMAP

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 Check positive response codes before you dig!

BRIDGE POINT DORAL  
 PREPARED FOR BRIDGE INDUSTRIAL  
 CITY OF DORAL  
 SHEET NUMBER L-104

No.	REVISIONS	DATE	BY

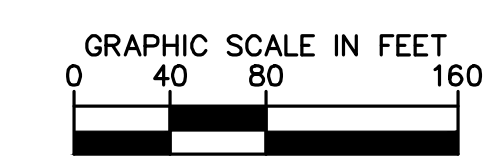
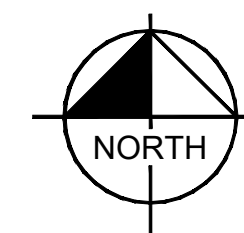
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MATCHLINE - SEE SHEET L-103 FOR CONTINUATION

OUTPARCEL  
10.02 AC



**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE

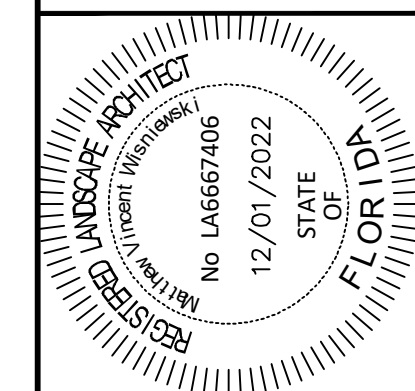
**TREE DISPOSITION GRAPHIC LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE NOT FOUND ON SURVEY (REFER TO TREE SURVEY)		PALM NOT FOUND ON SURVEY (REFER TO TREE SURVEY)
	TREE PROTECTION FENCE		

**NOTES:**

- INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. DATED 7/31/21 AND TREE SURVEY PREPARED BY SMART-SCIENCES DATED 07/15/2021, 02/18/2022 AND UPDATED 06/27/2022.
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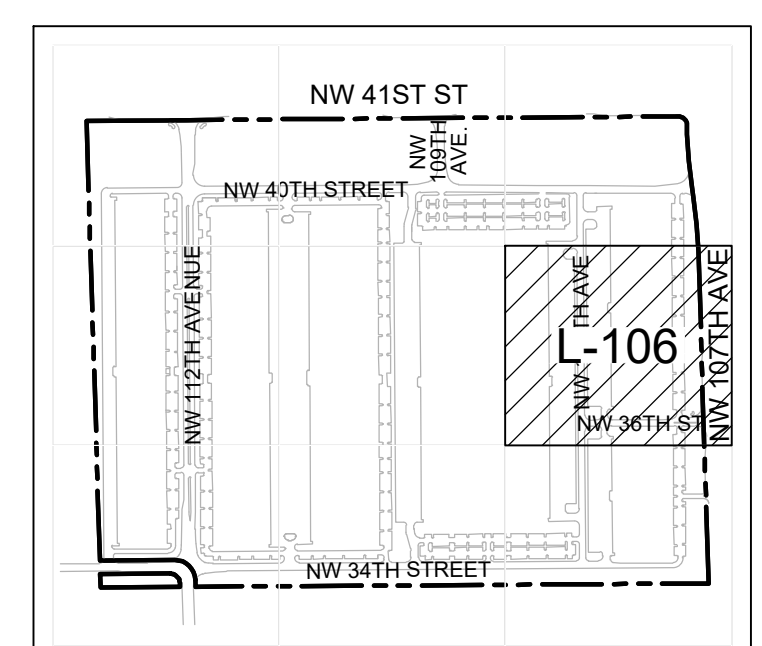
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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**TREE DISPOSITION PLAN**

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL



KEYMAP



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!

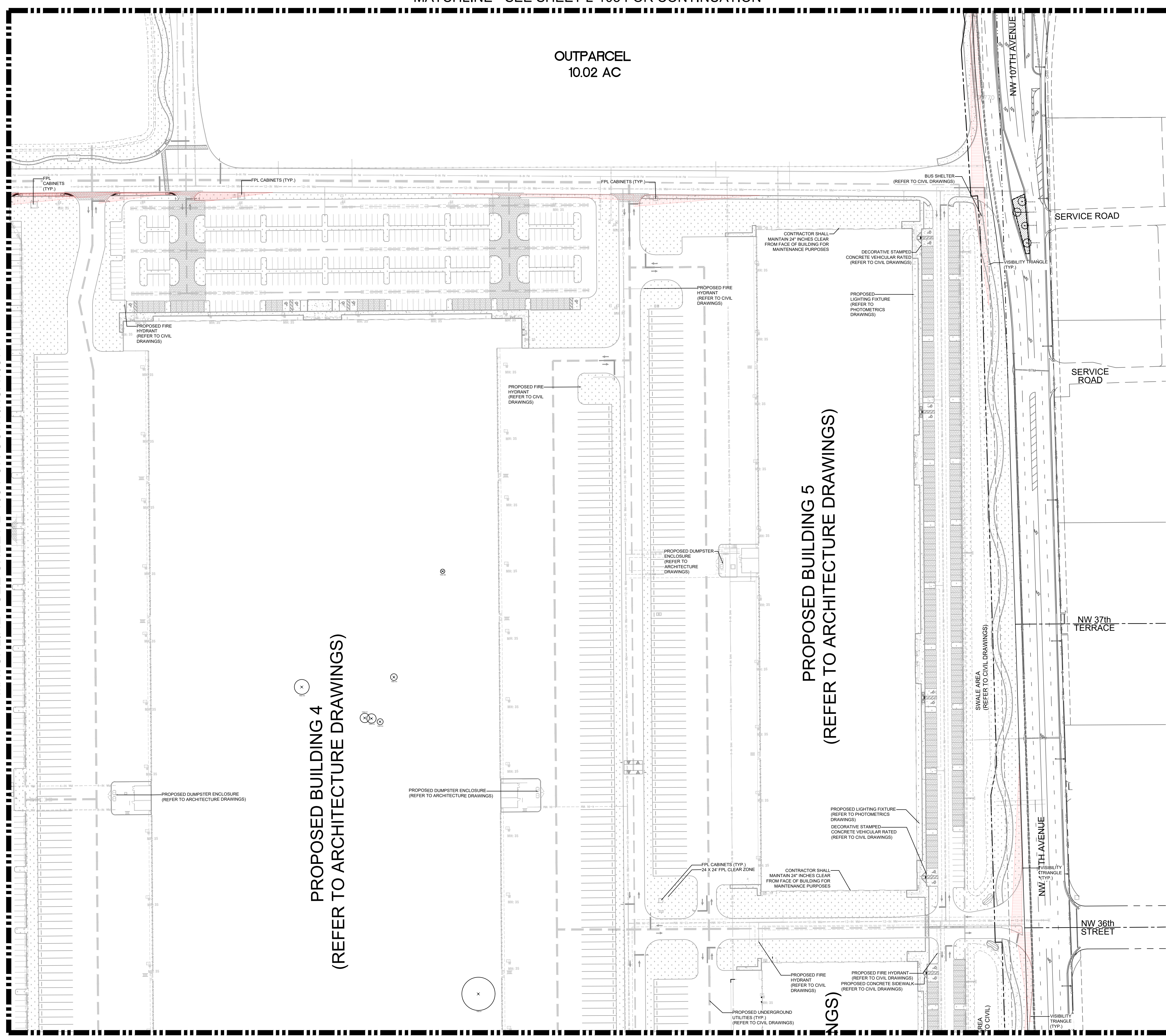
SHEET NUMBER  
**L-106**

MATCHLINE - SEE SHEET L-105 FOR CONTINUATION

**PROPOSED BUILDING 4**  
 (REFER TO ARCHITECTURE DRAWINGS)

**PROPOSED BUILDING 5**  
 (REFER TO ARCHITECTURE DRAWINGS)

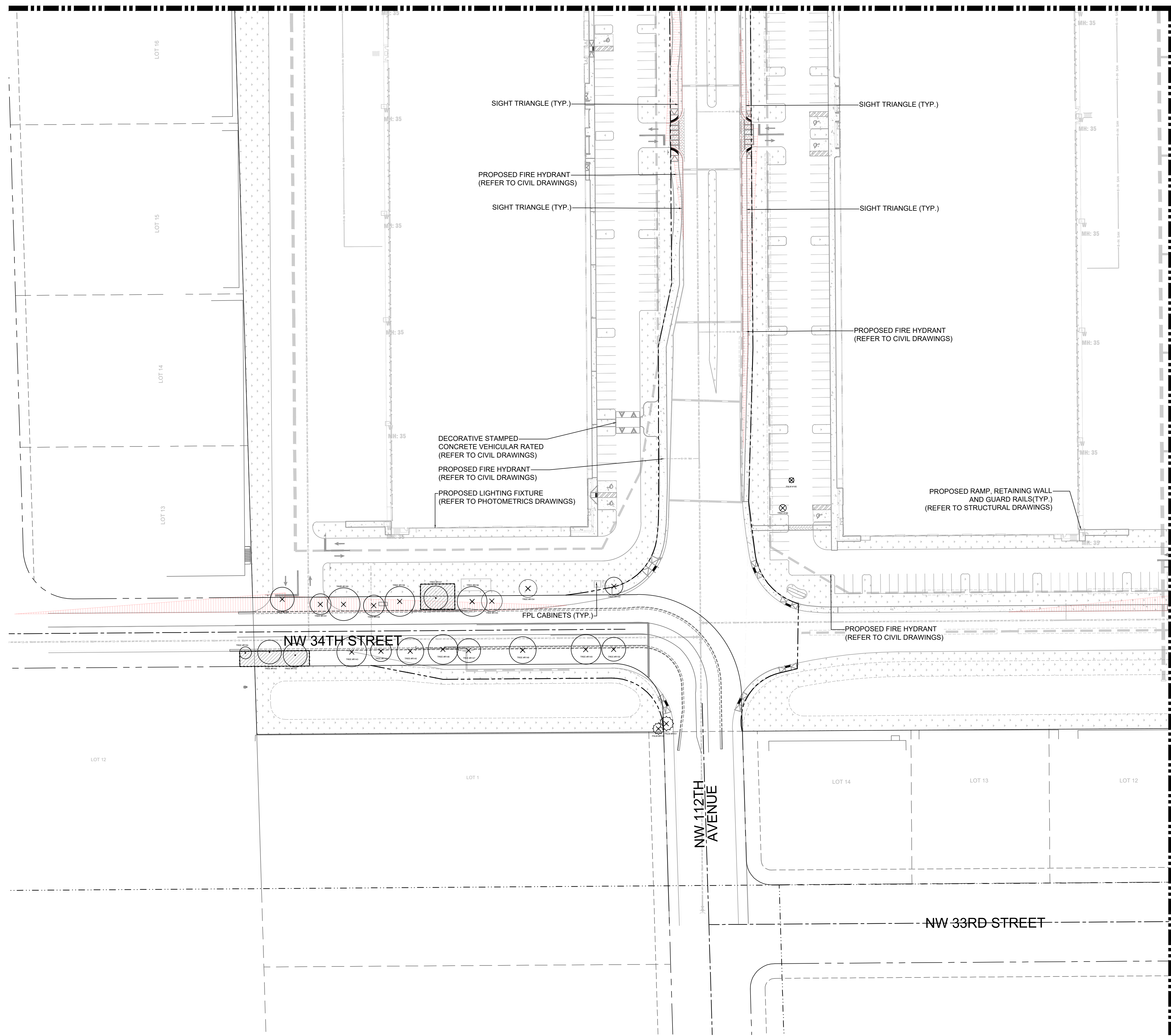
**PROPOSED BUILDING 6**  
 (REFER TO ARCHITECTURE DRAWINGS)



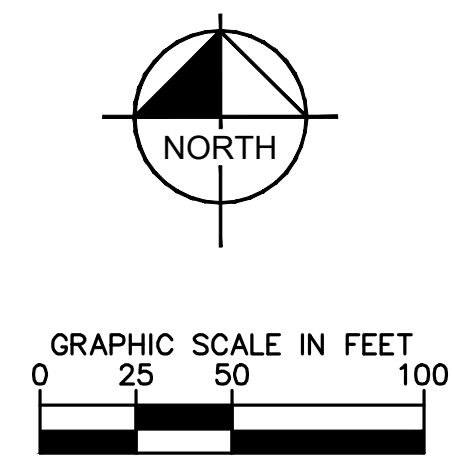
MATCHLINE - SEE SHEET L-109 FOR CONTINUATION

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-107 - TREE DISPOSITION PLAN - December 01, 2022 11:27:59am - \\kimley-horn.com\l\m\m\m\civil\143422000 - lemon.sites\landscaping\CADD\PlanSheets\L-101 to L-109 TREE DISPOSITION PLAN.dwg  
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MATCHLINE - SEE SHEET L-104 FOR CONTINUATION



MATCHLINE - SEE SHEET L-108 FOR CONTINUATION



**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE

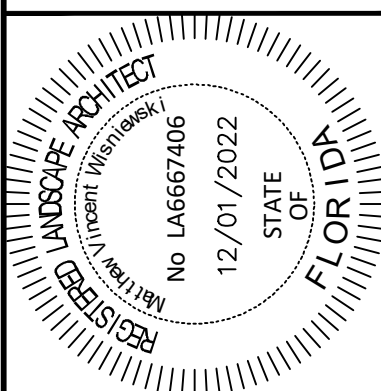
**TREE DISPOSITION GRAPHIC LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE NOT FOUND ON SURVEY (REFER TO TREE SURVEY)		PALM NOT FOUND ON SURVEY (REFER TO TREE SURVEY)
	TREE PROTECTION FENCE		

**NOTES:**

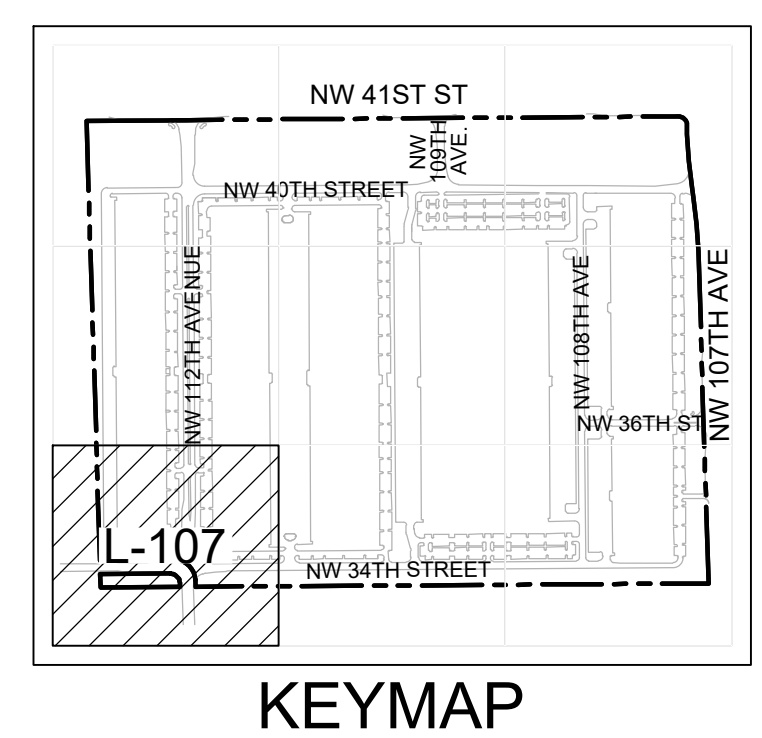
- INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. DATED 7/31/21 AND TREE SURVEY PREPARED BY SMART-SCIENCES DATED 07/15/2021, 02/18/2022 AND UPDATED 06/27/2022.
- REFER TO SHEET L-100 FOR OVERALL TREE DISPOSITION PLAN.
- REFER TO SHEETS L-101 THOUGH L-109 FOR TREE DISPOSITION ENLARGEMENT SHEETS.
- REFER TO SHEET L-110 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

**TREE DISPOSITION PLAN**



**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!

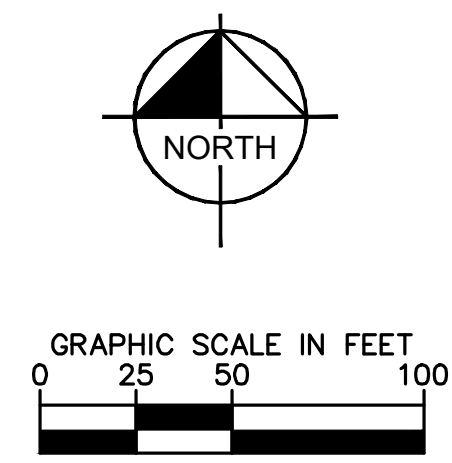
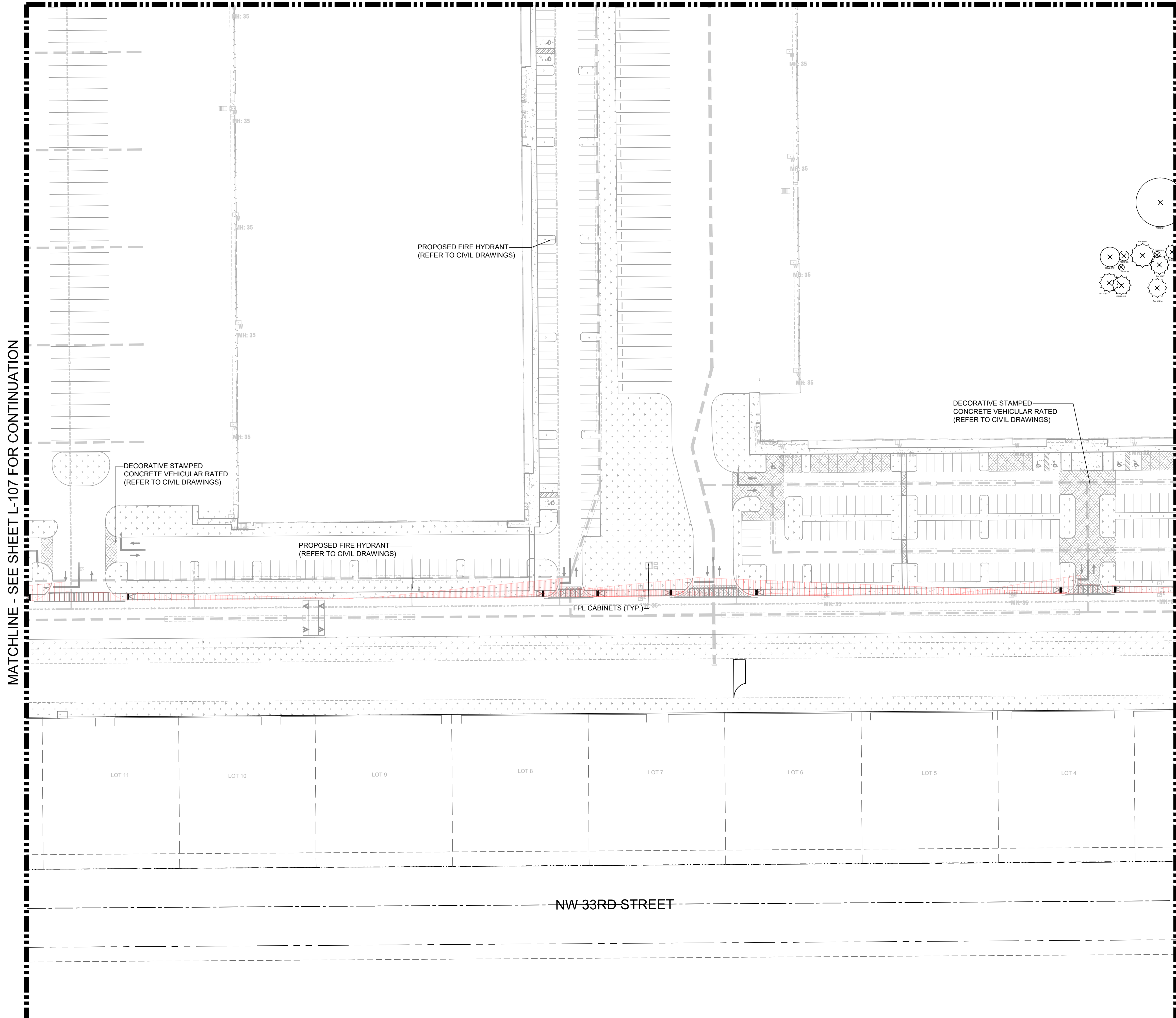
**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

NO.	REVISIONS	DATE	BY

SHEET NUMBER  
**L-107**

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - TREE DISPOSITION PLAN - December 01, 2022 11:28:42am - \\kimley-horn.com\l\m\m\m\l\43422000 - leman.sita.Landscape\CADD\PlanSheets\L-101 to L-108 TREE DISPOSITION PLAN.dwg  
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MATCHLINE - SEE SHEET L-105 FOR CONTINUATION



**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE

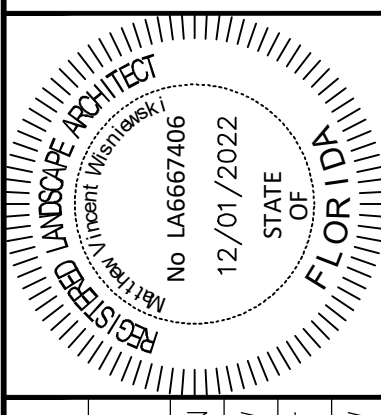
**TREE DISPOSITION GRAPHIC LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE NOT FOUND ON SURVEY (REFER TO TREE SURVEY)		PALM NOT FOUND ON SURVEY (REFER TO TREE SURVEY)
	TREE PROTECTION FENCE		

**NOTES:**

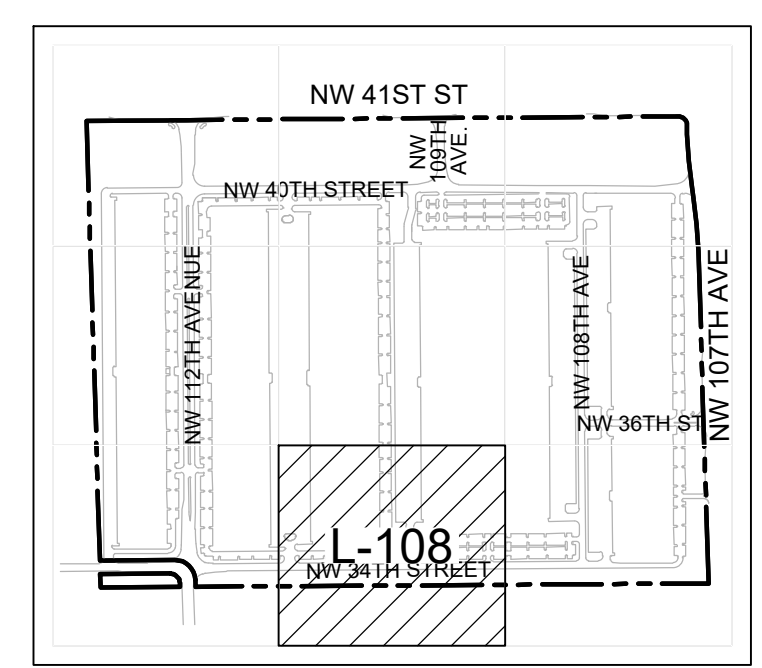
- INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. DATED 7/31/21 AND TREE SURVEY PREPARED BY SMART-SCIENCES DATED 07/15/2021, 02/18/2022 AND UPDATED 06/27/2022.
- REFER TO SHEET L-100 FOR OVERALL TREE DISPOSITION PLAN.
- REFER TO SHEETS L-101 THOUGH L-109 FOR TREE DISPOSITION ENLARGEMENT SHEETS.
- REFER TO SHEET L-110 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**TREE DISPOSITION PLAN**



**KEYMAP**

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 Check positive response codes before you dig!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
**L-108**

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - LAYOUT: L-110 TREE DISPOSITION LIST - November 30, 2022 - 06:51:42pm - \\kimley-horn.com\j... - lemon\_site\landscape\CAD\Drawn\Sheets\L-110\_TREE\_DISPOSITION.dwg  
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### TREE DISPOSITION LIST

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	CANOPY (FT)	CONDITION	DISPOSITION	NOTES	MITIGATION (SQFT)
1	Sacred Fig	<i>Ficus religiosa</i>	32.0	40	54	Good	Remove	Trunk damage, water sprouts, limb damage.	2,289.06
2	Coconut Palm	<i>Cocos nucifera</i>	8.5	13	20	Good	Remove		314.00
3	Mango	<i>Mangifera spp.</i>	4.7, 6.0, 5.5, 4.0, 6.2, 9.0	20	21	Fair	Remove		346.19
4	Coconut Palm	<i>Cocos nucifera</i>	8.0	10	15	Good	Remove		176.63
5	Mango	<i>Mangifera spp.</i>	2.3	15	3	Good	Remove		7.07
6	Coconut Palm	<i>Cocos nucifera</i>	8.1	10	25	Good	Remove		490.63
7	Coconut Palm	<i>Cocos nucifera</i>	8.6	10	20	Good	Remove		314.00
8	Sapodilla	<i>Manilkara zapota</i>	3.2	18	10	Good	Remove		78.50
9	Mango	<i>Mangifera spp.</i>	2.2, 1.0, 1.0	14	6	Good	Remove		28.26
10	Mango	<i>Mangifera spp.</i>	2.8, 3.5, 4.3	20	20	Good	Remove		314.00
11	Florida Stangler Fig	<i>Ficus aurea</i>	30"	50	72	Poor	Remove	*DBH is estimated due to tree growing on a trailer. Tree growing around a lead tree. Water sprouts.	8,138.88
12	Coconut Palm	<i>Cocos nucifera</i>	11.7	5	20	Good	Remove		314.00
13	Coconut Palm	<i>Cocos nucifera</i>	11.1	6	20	Good	Remove		314.00
14	Coconut Palm	<i>Cocos nucifera</i>	13.2	6	20	Good	Remove		314.00
15	Royal Poinciana	<i>Delonix regia</i>	10.1	22	25	Good	Remove		490.63
16	Mango	<i>Mangifera spp.</i>	5.1, 2.1, 4.1, 1.6	25	15	Good	Remove		176.63
17	Florida Avocado	<i>Persea americana</i>	8.5	25	15	Good	Remove		176.63
18	Gumbo Limbo	<i>Bursera simaruba</i>	9.6	15	10	Good	Remove		78.50
19	Mango	<i>Mangifera spp.</i>	2.9, 2.3	15	10	Good	Remove		78.50
20	Gumbo Limbo	<i>Bursera simaruba</i>	8"	18	7	Fair	Remove	*DBH was estimated due to close proximity to electric fence. Trunk damage.	38.47
21	Papaya	<i>Carica papaya</i>	4.3	12	4	Good	Remove		12.56
22	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	12	6	Fair	Remove	Significant trunk damage.	28.26
R1	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R2	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R3	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R4	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R5	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R6	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R7	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R8	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R9	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R10	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R11	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R12	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R13	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R14	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R15	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R16	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R17	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R18	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R19	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R20	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R21	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R22	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R23	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R24	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R25	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R26	Solitaire Palm	<i>Ptychosperma elegans</i>	4.0	10	12	Good	Remain		
R27	Live Oak	<i>Quercus virginiana</i>	7.0	15	15	Good	Remain		
R28	Live Oak	<i>Quercus virginiana</i>	6.8	15	15	Good	Remain		
R29	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R30	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R31	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R32	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R33	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R34	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R35	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R36	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R37	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R38	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R39	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R40	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R41	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R42	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R43	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R44	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remain		
R45	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R46	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R47	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R48	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R49	Royal Palm	<i>Roystonea regia</i>	16.1	20	18	Good	Remove		254.34
R50	Royal Palm	<i>Roystonea regia</i>	17.8	23	18	Good	Remove		254.34
R51	Royal Palm	<i>Roystonea regia</i>	18.6	20	18	Good	Remove	No issues	508.68
R52	Royal Palm	<i>Roystonea regia</i>	18.4	23	21	Good	Remove	No issues	692.37
R53	Tamarind	<i>Tamarindus indica</i>	3.0	10	15	Good	Remove		176.63
R54	Crepe Myrtle	<i>Lagerstroemia indica</i>	3.1	8	15	Good	Remove		176.63
R55	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remove		176.63
R56	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R57	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R58	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R59	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R60	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R61	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R62	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R63	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R64	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R65	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R66	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R67	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R68	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R69	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R70	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R71	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R72	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R73	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R74	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R75	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R76	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		

### TREE REPLACEMENT CALCULATIONS

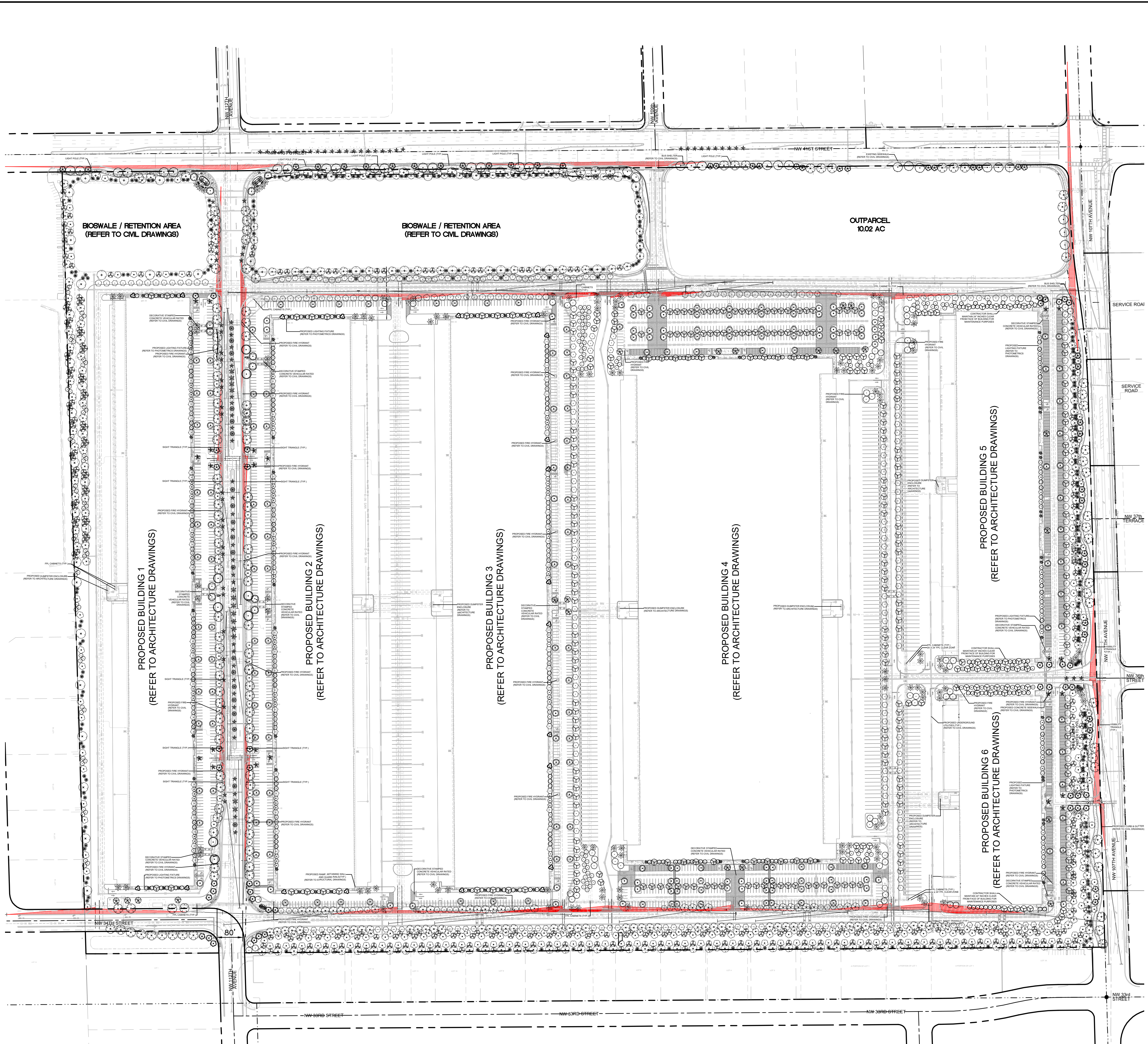
LINE NO.	REPLACEMENT	CREDIT (\$F)	QUANTITY	CANOPY MITIGATION (\$F)
1	SHADE TREE 1	500	811	405,500.0
		MINIMUM 12' OVERALL HEIGHT		
2	SHADE TREE 2	300	1789	536,700.0
		MINIMUM 8' OVERALL HEIGHT		
3	PALM TREE 1	300	673	201,900.0
		10' CLEAR TRUNK		
4	PALM TREE 2	100	30	3,000.0
		3' CLEAR TRUNK		
<b>TOTAL TREE REPLACEMENT CANOPY TO PROVIDED (SQFT) =</b>				<b>1,147,100.0</b>

R77	Solitaire Palm	<i>Ptychosperma elegans</i>	4.5	10	15	Good	Remain		
R78	Royal Palm	<i>Roystonea regia</i>	18.5	25	21	Good	Remain	No issues	
R79	Royal Palm	<i>Roystonea regia</i>	18	25	21	Good	Remain	No issues	
R80	Royal Palm	<i>Roystonea regia</i>	14.4	20	18	Good	Remain		
R81	Royal Palm	<i>Roystonea regia</i>	14.8	20	21	Good	Remain		
R82	Royal Palm	<i>Roystonea regia</i>	14.5	20	18	Good	Remain		
R83	Royal Palm	<i>Roystonea regia</i>	19.1	25	21	Good	Remain	No issues	
R84	Royal Palm	<i>Roystonea regia</i>	15.8	20	21	Good	Remain		
R85	Royal Palm	<i>Roystonea regia</i>	15	20	18	Good	Remain		
R86	Royal Palm	<i>Roystonea regia</i>	15.7	25	18	Good	Remain		
R87	Royal Palm	<i>Roystonea regia</i>	15.6	20	21	Good	Remain		
R88	Royal Palm	<i>Roystonea regia</i>	14.9	12	15	Good	Remove		176.63
R89	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R90	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R91	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R92	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R93	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R94	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R95	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R96	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R97	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R98	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R99	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R100	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04
R101	Solitaire Palm	<i>Ptychosperma elegans</i>	5.0	10	12	Good	Remove		113.04

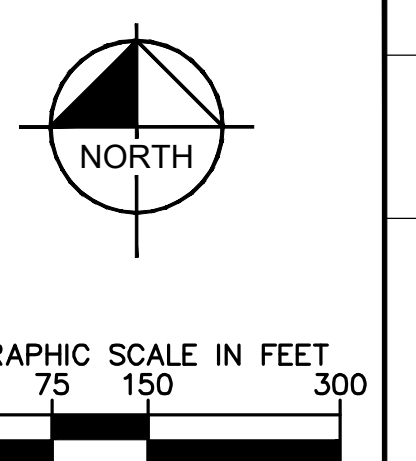
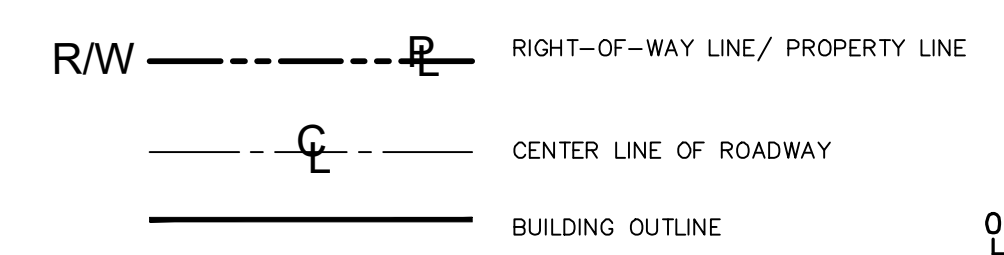




Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Overall Landscape Plan - December 01, 2022 - 11:36:50am - \\kimley-horn.com\cadd\plan\l-200-overall-landscape-plan.dwg  
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**LEGEND:**



TROPICAL PLANT SCHEDULE KEY			
TREES	CODE	BOTANICAL NAME	COMMON NAME
	AG	ANONIA GLABRA	POND APPLE
	BA	BALNESEA ARBOREA	VERAWOOD
	BS	BURBERRA SAMARUBA	GLIMBO LIMBO
	CC	CALLISTEMON CITRINUS	RED BOTTLEBRUSH
	CG	CAESALPINIA GRANADILLO	BRIDAL VEIL TREE
	CD	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF
	CS	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
	CS2	CEIBA SPECIOSA	FLOSS SILK TREE
	EF	EUGENIA FORSTERA	SPANISH STOPPER
	ER	EUGENIA RHOMBICA	RED STOPPER
	MF	MIRICANTHUS FRAGRANS	SIMPSON'S STOPPER
	TA	TAXODIUM ASCENDENS	POND CYPRESS
	TD	TAXODIUM DISTICHUM	BALD CYPRESS
	TD2	TAXODIUM DISTICHUM	BALD CYPRESS
	TP	TABERNA PAULIDA	PINK TABERNA
PALM TREES			
CODE	BOTANICAL NAME	COMMON NAME	
	BSS	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM
	CM	COCCOCHRYMEX MIRAGIAMA	SILVER PALM
	CT	THRIXAX RADATA	THATCH PALM
	PS	PHOENIX SYLVESTRIS	WILD DATE PALM
	RM	RAVENALA MADAGASCARIENSIS	TRAVELER'S PALM
	RR	ROYSTONIA REGIA	ROYAL PALM
	TR	THRIXAX RADATA	FLORIDA THATCH PALM
STREET TREES			
CODE	BOTANICAL NAME	COMMON NAME	
	BSA	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM
	CE	CONDICARPUS ERECTUS	GREEN BUTTWOOD
	CS3	CEIBA SPECIOSA	FLOSS SILK TREE
	CS4	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
	DR	DELONIX REGIA	ROYAL PONCIANA
	PE	PHYCHOSPERMA ELEGANS	ALEXANDER PALM
	PE2	PHYCHOSPERMA ELEGANS	ALEXANDER PALM
	PE3	PHYCHOSPERMA ELEGANS	ALEXANDER PALM

**LANDSCAPE / PLANTING GENERAL NOTES:**

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES. THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC... ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS
- PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP ON OVERHEAD SPRAY/ROTARY/ROTOR HEADS. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPOTRANSPIRATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
- ALL TREES SHALL BE PLACED A MINIMUM OF FOUR (4) FEET FROM UNDERGROUND UTILITIES.
- LANDSCAPING SHALL BE MAINTAINED BELOW 30" HT AND TREES PROPERLY TRIMMED TO MAINTAIN CLEAR VISIBILITY AT ALL SIGHT VISIBILITY TRIANGLES. VEGETATION SHALL BE TRIMMED SO THAT NO FOLIAGE OR LIMBS EXTEND INTO REQUIRED VISIBILITY AREA.
- ALL SHADE TREES INSTALLED WITHIN SIX (6) FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
- ERADICATION OF EXOTIC / INVASIVE VEGETATION EXISTING ON SITE, INCLUDING ABUTTING RIGHTS OF WAY IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL IRRIGATION SHALL UTILIZE NON-POTABLE WATER AND SHALL INCLUDE A TREATMENT SYSTEM TO PREVENT RUST STAIN/RUST INHIBITOR. IRRIGATION HEADS NEAR BUILDING FACADES AND FREESTANDING WALLS SHALL HAVE A SPRINKLER SHIELDS INSTALLED.
- ALL TREES PLANTED ADJACENT TO WALKWAYS ARE TO HAVE LIMBS NO LESS THAN 6" AFF WHEN LIMBS EXTENDED OVER WALKWAYS
- 4' CLEARANCE FROM BACK OF CURB SHALL BE MAINTAINED FOR ALL STREET TREES ADJACENT TO ROADS.
- FUTURE REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY SIGNAGE SHOWN FOR DESIGN INTENT ONLY.
- FINAL TREE AND LIGHT POLES SHALL BE ADJUSTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL AS PLANS CONTINUE TO BE DEVELOPED. FINAL TREE COUNT AND PHOTOMETRICS SHALL MAINTAIN THE CITY REQUIREMENTS.
- FURTHER REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY FENCE AND GATE SHOWN FOR DESIGN INTENT ONLY.
- REFER TO SHEETS L-200 FOR LANDSCAPE PLAN AND L-220 FOR UNDERSTORY PLANTING.
- REFER TO MASTER PERMIT DRAWINGS FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

**NOTES:**  
 \* REFER TO SHEET L-210 FOR COMPLETE SCHEDULE, LANDSCAPE LEGEND AND GENERAL PLANTING NOTES

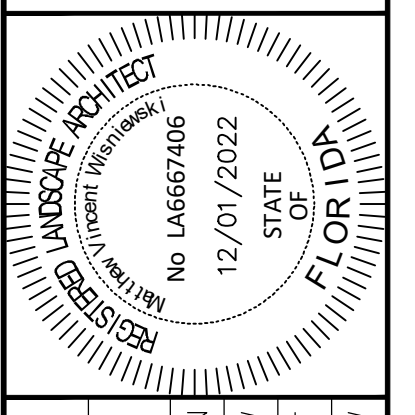
\* CONTRACTOR SHALL REPLACE ALL DEAD OR DECAYING / DEAD PLANT MATERIAL WITH SPECIFIED MATERIAL OR WITH ALTERNATE SPECIES APPROVED IN WRITING BY LANDSCAPE ARCHITECT WITHIN 60 DAYS OF IDENTIFICATION AT NO ADDITIONAL COST TO OWNER. AS PROPERTY OWNER SHALL COMPLY WITH CITY DIRECTIVE. ALL DYING OR DEAD LANDSCAPING WILL BE REPLACED WITH THE SAME OR SIMILAR SPECIES BY THE PROPERTY OWNER WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.

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NO.	REVISIONS	DATE	BY

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



**OVERALL LANDSCAPE PLAN**

KHA PROJECT 143422000  
 DATE DEC 2022  
 SCALE AS SHOWN  
 DESIGNED BY MW  
 DRAWN BY CF  
 CHECKED BY MW

**BRIDGE POINT DORAL**  
 PREPARED FOR BRIDGE INDUSTRIAL

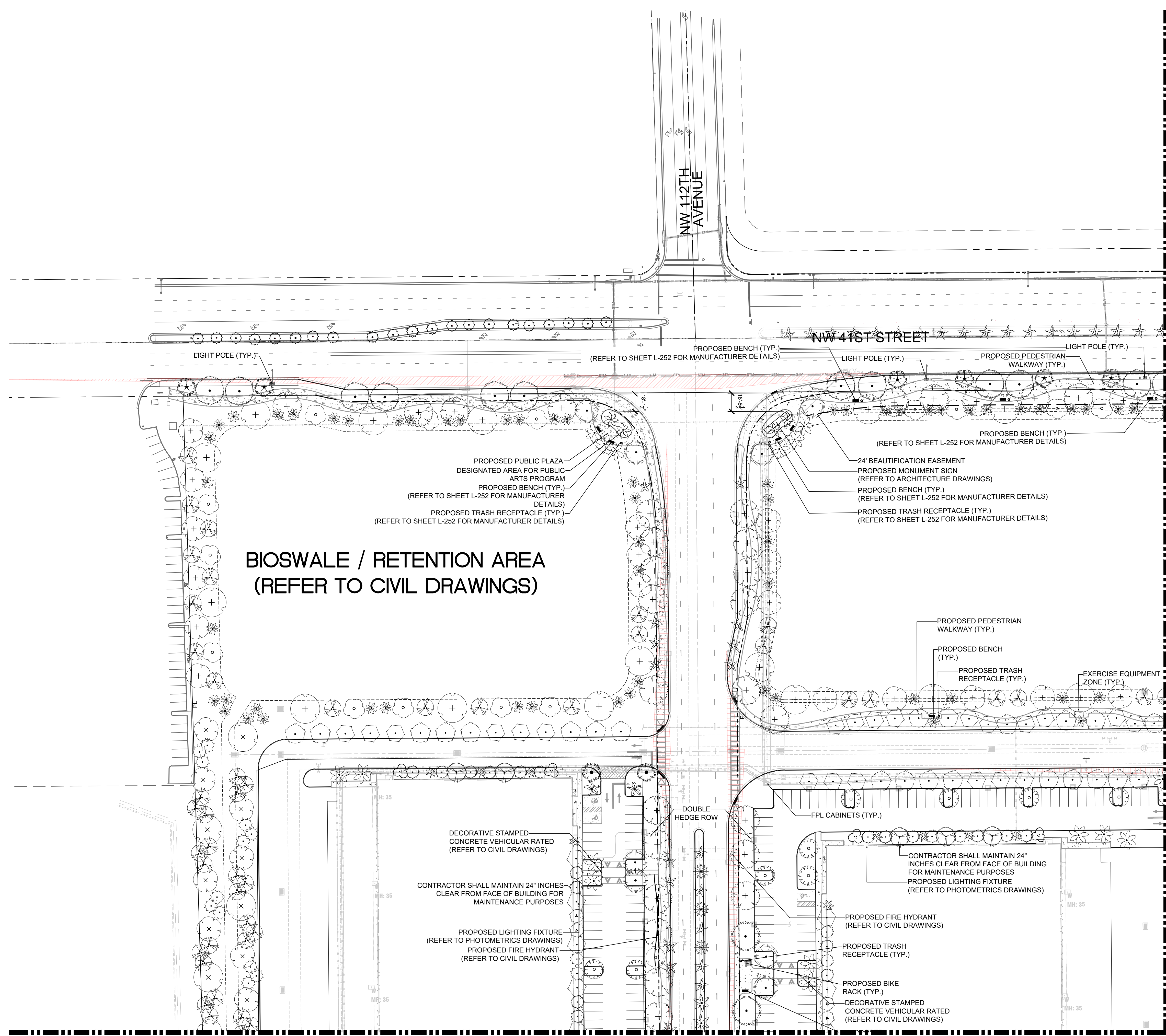
CITY OF DORAL

SHEET NUMBER **L-200**

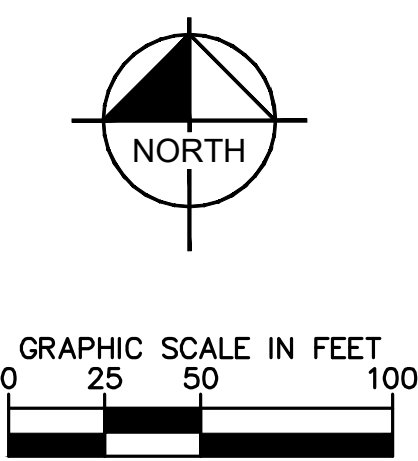
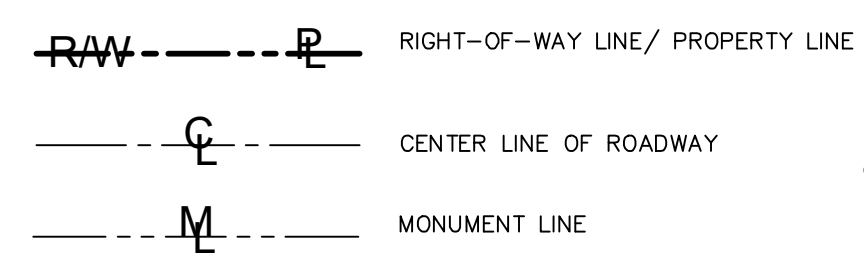
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 Check positive response codes before you dig!

Plotted By: Equiarc, Andry - Sheet Set: BRIDGE POINT DORAL - Layout: L-201 LANDSCAPE PLAN - December 01, 2022 - 11:38:31am - kimley-horn.com \\mtd\mb-civil\143422000 - lemon\_sita.Landscape.CADD\PlanSheets\L-201 to L-209 LANDSCAPE PLAN.dwg  
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**LEGEND:**



TREES (BY SPECIES)		
CODE	BOTANICAL NAME	COMMON NAME
AG	ANONIA GLABRA	POND APPLE
BA	BULNESIA AMBOREA	VERAWOOD
BS	BURSERIA SMARUBA	QUARO LIMBO
CC	CALLISTEMON CITRINUS	RED BOTTLEBRUSH
CG	CAESALPINA GRANADILLO	BRIDAL VEIL TREE
CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF
CS	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
CS2	CEIBA SPECIOSA	FLOSS SILK TREE
EF	EUGENIA FOETIDA	SPANISH STOPPER
ER	EUGENIA RICHIBERIA	RED STOPPER
MF	MYRCANTHES FRAGRANS	SIMPSONS STOPPER
TA	TAXODIUM ASCENDENS	POND CYPRESS
TD	TAXODIUM DISTICHUM	BALD CYPRESS
TD2	TAXODIUM DISTICHUM	BALD CYPRESS
TP	TABESBIA PALLIDA	PINK TABESBIA
PALM TREES		
CODE	BOTANICAL NAME	COMMON NAME
BSS	BISMARCKIA NOBILIS SILVER	SILVER BISMARCK PALM
CM	COCCOCHRYNAX MIRAGUAMA	SILVER PALM
CT	THRIXAX RADATA	THATCH PALM
PS	PHOENIX SYLVESTRIS	WILD DATE PALM
RM	RAVENALIA MADAGASCARENENSIS	TRAVELLERS PALM
RR	ROYSTONIA REGIA	ROYAL PALM
TR	THRIXAX RADATA	FLORIDA THATCH PALM
STREET TREES		
CODE	BOTANICAL NAME	COMMON NAME
BSS	BISMARCKIA NOBILIS SILVER	SILVER BISMARCK PALM
CE	CONDICARPUS ERECTUS	GREEN BUTTWOOD
CS3	CEIBA SPECIOSA	FLOSS SILK TREE
CS4	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
DR	DELOANX REGIA	ROYAL PONCIANA
PE	PHYCHOSPERMA ELEGANS	ALEXANDER PALM
PE2	PHYCHOSPERMA ELEGANS	ALEXANDER PALM
PE3	PHYCHOSPERMA ELEGANS	ALEXANDER PALM

MATCHLINE - SEE SHEET L-202 FOR CONTINUATION

**NOTES:**

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-200 FOR COMPLETE LANDSCAPE SCHEDULE AND LANDSCAPE LEGEND.
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- REFER TO SHEETS L-220 - L-230 FOR UNDERSTORY PLANTING PLANS AND MATERIAL SCHEDULES.

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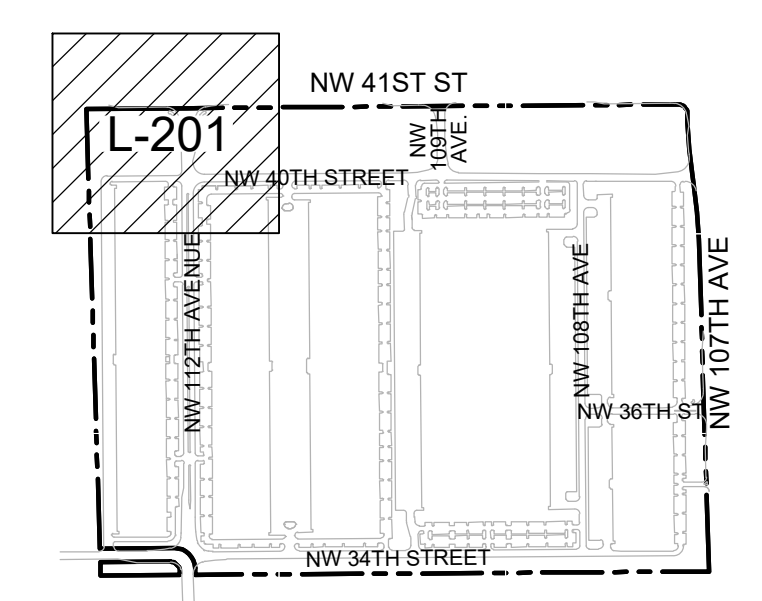
No.	REVISIONS	DATE	BY

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REGISTERED LANDSCAPE ARCHITECT  
 No. LAG667406  
 STATE OF FLORIDA  
 12/01/2022

KHA PROJECT	143422000
DATE	DEC 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

LANDSCAPE PLAN



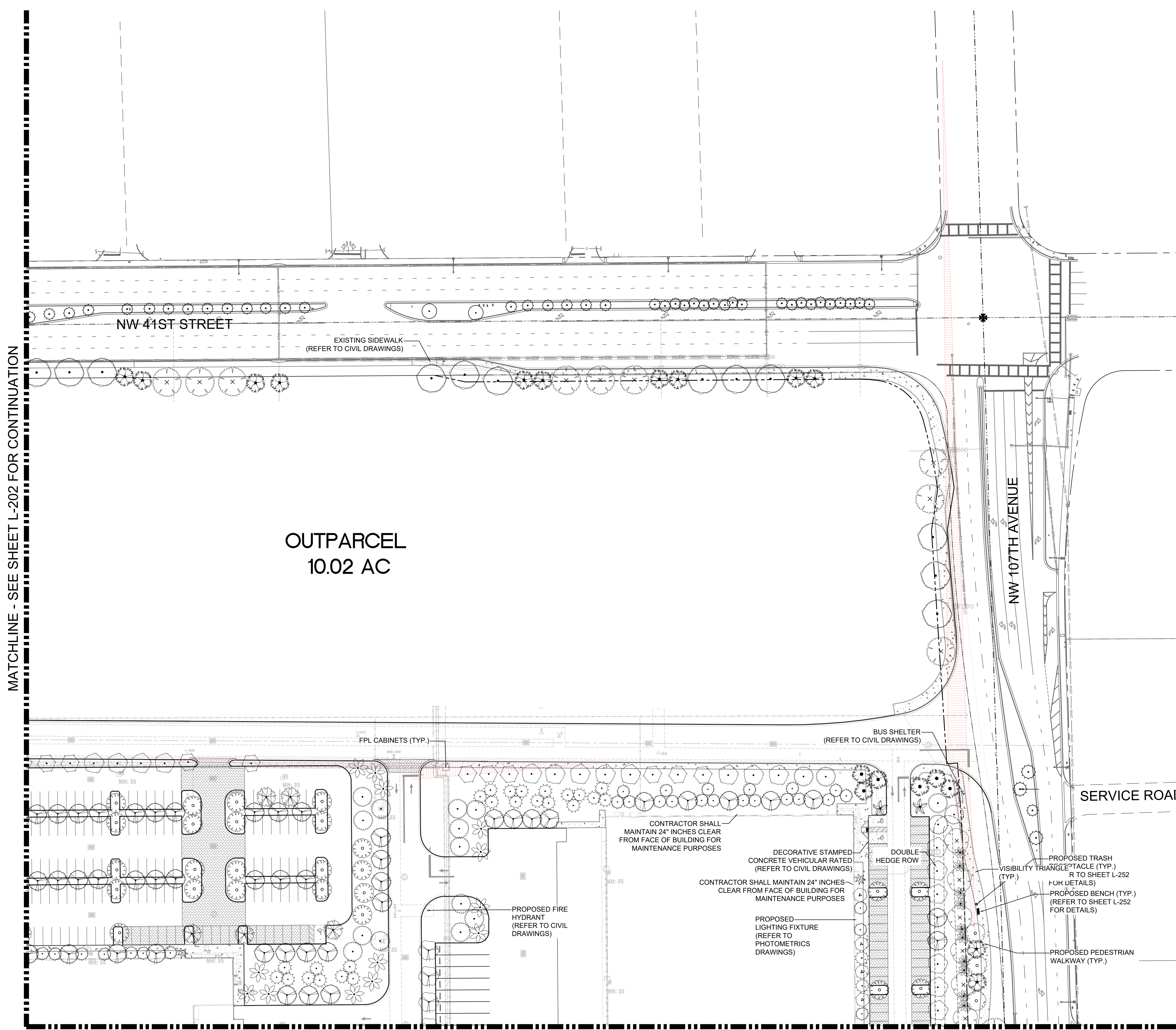
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BRIDGE POINT DORAL PREPARED FOR BRIDGE INDUSTRIAL CITY OF DORAL  
 SHEET NUMBER L-201

MATCHLINE - SEE SHEET L-204 FOR CONTINUATION



Plotted By: Equiano, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-203 LANDSCAPE PLAN - December 01, 2022 - 11:40:18am - \\kimley-horn.com\l\_203\_land\civil\143422000 - Item: L-203 LANDSCAPE PLAN.dwg  
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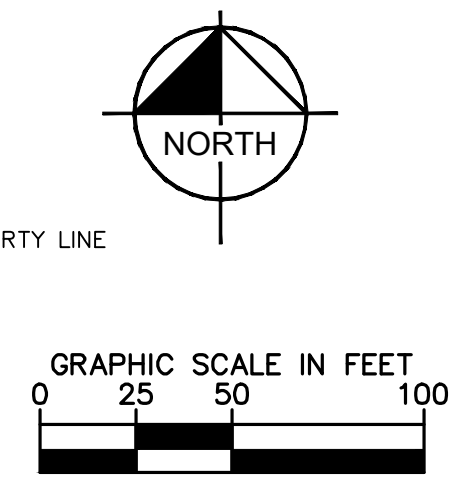
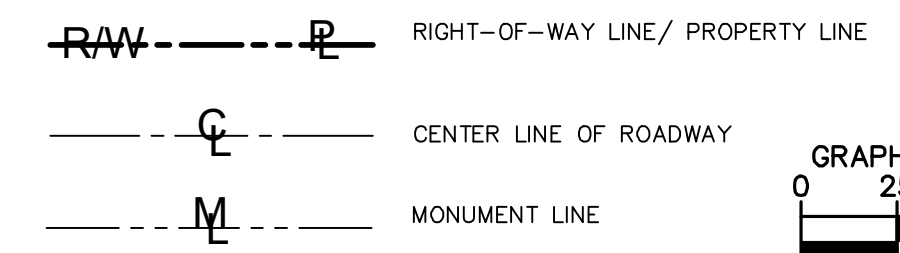


MATCHLINE - SEE SHEET L-202 FOR CONTINUATION

MATCHLINE - SEE SHEET L-206 FOR CONTINUATION

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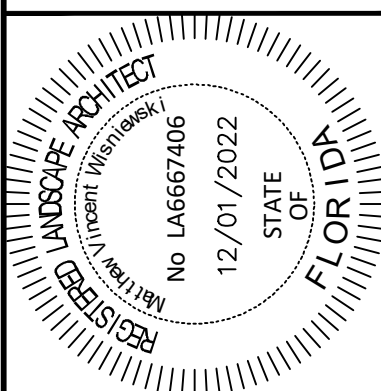


TREES	CODE	BOTANICAL NAME	COMMON NAME
	AG	ANNONA GLABRA	POND APPLE
	BA	BULNESIA AMBOREA	VERAWOOD
	BS	BURSERIA SMARUBA	GUMBO LIMBO
	CC	CALLISTEMON CITRINUS	RED BOTLEBRUSH
	CG	CAESALPINA GRANDIFLORA	BRIDAL VEIL TREE
	CD	CHRYSOXYLLUM OLIVIFORME	SATINLEAF
	CS	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
	CS2	CEIBA SPECIOSA	FLOSS SILK TREE
	EF	EUGENIA FORSTEA	SPANISH STOPPER
	ER	EUGENIA RHOMBICA	RED STOPPER
	MF	MYRSINANTHES FRAGRANS	SAMPSON'S STOPPER
	TA	TAXODIUM ASCENDENS	POAD CYPRESS
	TD	TAXODIUM DISTICHUM	BALD CYPRESS
	TQ2	TAXODIUM DISTICHUM	BALD CYPRESS
	TP	TAREXIA PALLIDA	PINK TAREXIA
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	BSS	BISMARCKIA NOBILIS SILVER	SILVER BISMARCK PALM
	CM	COCCOPTHINAX MIRAGALUMA	SILVER PALM
	CT	THRIXAX RADATA	THATCH PALM
	PS	PHOENIX SYLVESTRIS	WILD DATE PALM
	RM	RAVENALA MADAGASCARENENSIS	TRAVELLER'S PALM
	RR	ROYSTONIA REGIA	ROYAL PALM
	TR	THRIXAX RADATA	FLORIDA THATCH PALM
STREET TREES	CODE	BOTANICAL NAME	COMMON NAME
	BSS	BISMARCKIA NOBILIS SILVER	SILVER BISMARCK PALM
	CE	CONDICARPUS ERECTUS	GREEN BUTTWOOD
	CS3	CEIBA SPECIOSA	FLOSS SILK TREE
	CS4	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
	DR	DELONIX REGIA	ROYAL PONGIANA
	PE	PHYCOSPHERIA ELEGANS	ALEXANDER PALM
	PE2	PHYCOSPHERIA ELEGANS	ALEXANDER PALM
	PE3	PHYCOSPHERIA ELEGANS	ALEXANDER PALM

**NOTES:**

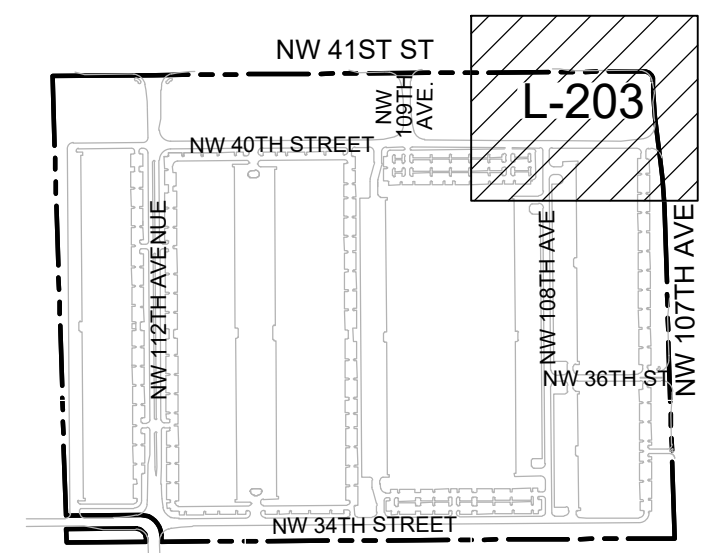
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
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KHA PROJECT	143422000
DATE	DEC 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

**LANDSCAPE PLAN**



**KEYMAP**

**Sunshine811**  
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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
**L-203**

No.	REVISIONS	DATE	BY

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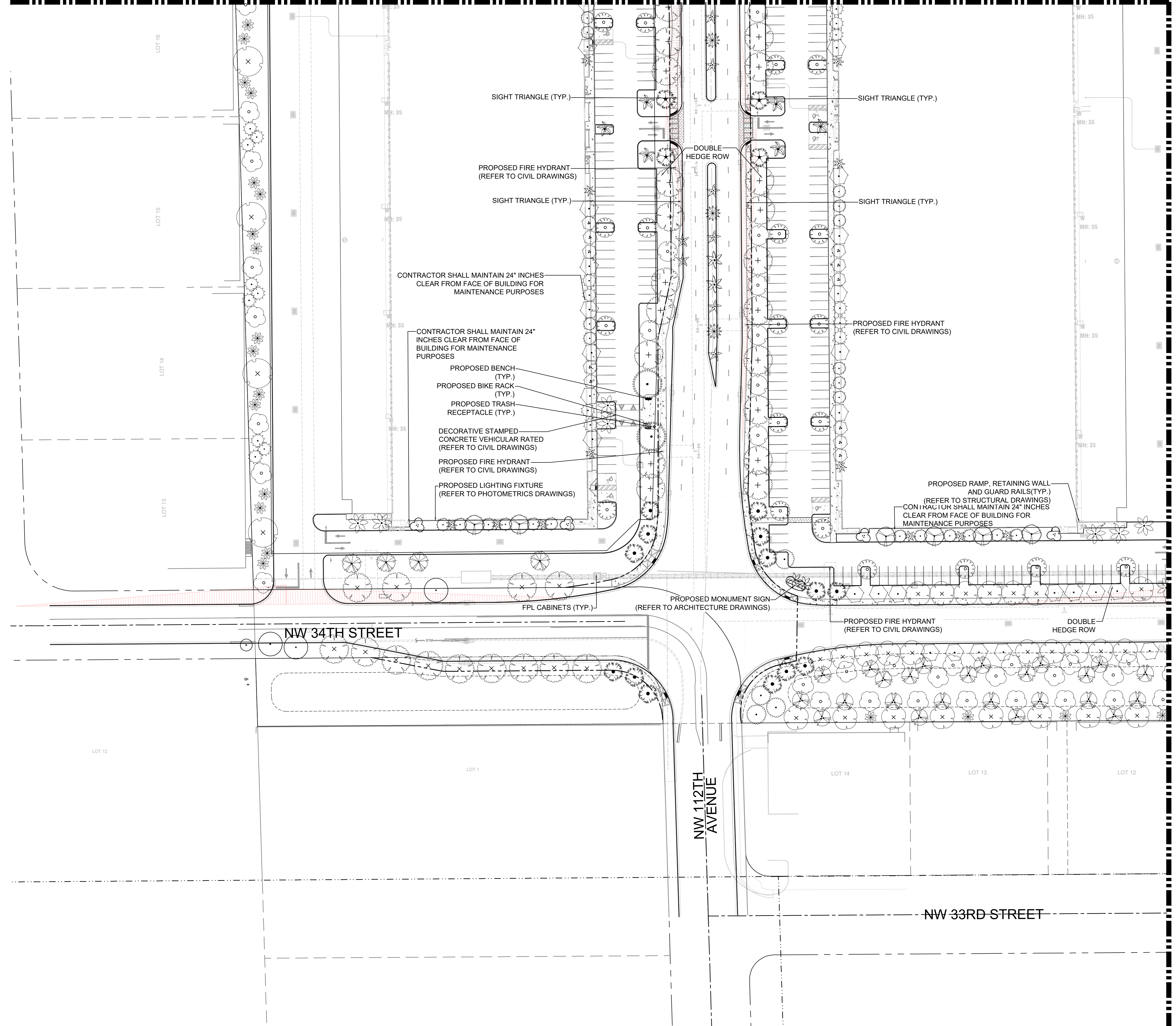




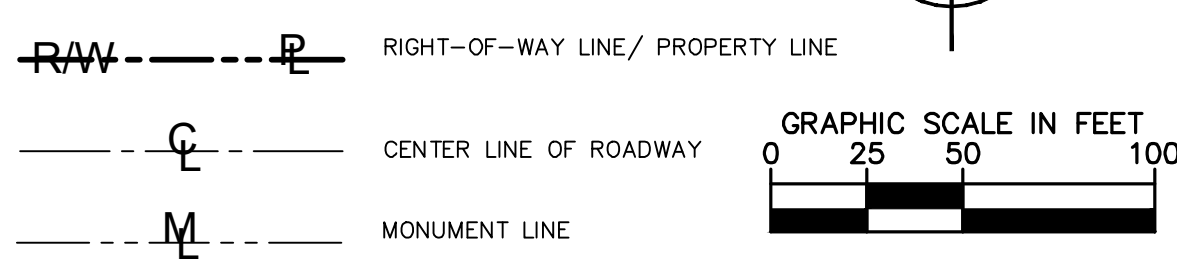


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MATCHLINE - SEE SHEET L-204 FOR CONTINUATION



**LEGEND:**



TREES			
CODE	BOTANICAL NAME	COMMON NAME	
AG	ANNONA GLABRA	POND APPLE	
BA	BALANSA ARBorea	VERAWOOD	
BS	BURSERIA SMARULBA	GUMBO LIMBO	
CC	CALLISTEMON CITRINUS	RED BOTTLEBRUSH	
CG	CAESALPINA GRANADILLO	BRIDAL VEIL TREE	
CO	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF	
CS	CONOCARPUS ERECTUS BENCELUS	SILVER BUTTWOOD	
CS2	CEBIA SPECIOSA	FLOSS SILK TREE	
EF	EUGENIA FORTIDA	SPANISH STOPPER	
ER	EUGENIA RUMBEA	RED STOPPER	
MF	MYRCANTHUS FRAGRANS	EMERSON'S STOPPER	
TA	TAXODIUM ASCENDENS	POND CYPRESS	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	
T02	TAXODIUM DISTICHUM	BALD CYPRESS	
TP	TABEBUIA PALLIDA	PINK TABEBUIA	
PALM TREES			
CODE	BOTANICAL NAME	COMMON NAME	
B85	BISMARCKIA NOBELIS 'SILVER'	SILVER BISMARCK PALM	
CM	COCCOTHRINAX MIRAGUAMA	SILVER PALM	
CT	THECAX RADATA	THATCH PALM	
PS	PHOENIX SYLVESTRIS	WILD DATE PALM	
RM	RAVENALA MADAGASCARIENSIS	TRAVELER'S PALM	
RR	ROYSTONIA REGIA	ROYAL PALM	
TR	THECAX RADATA	FLORIDA THATCH PALM	
STREET TREES			
CODE	BOTANICAL NAME	COMMON NAME	
B84	BISMARCKIA NOBELIS 'SILVER'	SILVER BISMARCK PALM	
CE	CONOCARPUS ERECTUS	GREEN BUTTWOOD	
CS3	CEBIA SPECIOSA	FLOSS SILK TREE	
CS4	CONOCARPUS ERECTUS BENCELUS	SILVER BUTTWOOD	
DR	DELONIA REGIA	ROYAL PONGWIA	
PE	PYTHOSPERMA ELEGANS	ALEXANDER PALM	
PE2	PYTHOSPERMA ELEGANS	ALEXANDER PALM	
PE3	PYTHOSPERMA ELEGANS	ALEXANDER PALM	

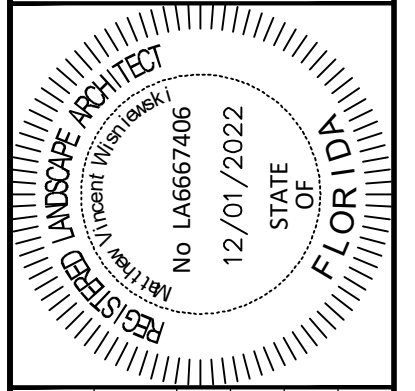
**NOTES:**

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- REFER TO SHEETS L-220 - L-230 FOR UNDERSTORY PLANTING PLANS AND MATERIAL SCHEDULES.

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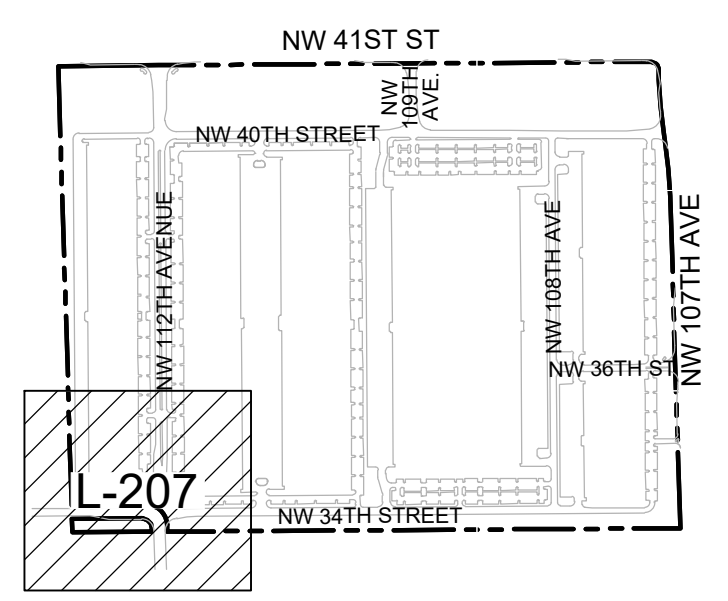
NO.	REVISIONS	DATE	BY

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KHA PROJECT	143422000
DATE	DEC 2022
SCALE	A'S SHOWN
DESIGNED BY	M/W
DRAWN BY	CF
CHECKED BY	M/W

**LANDSCAPE PLAN**



**KEYMAP**

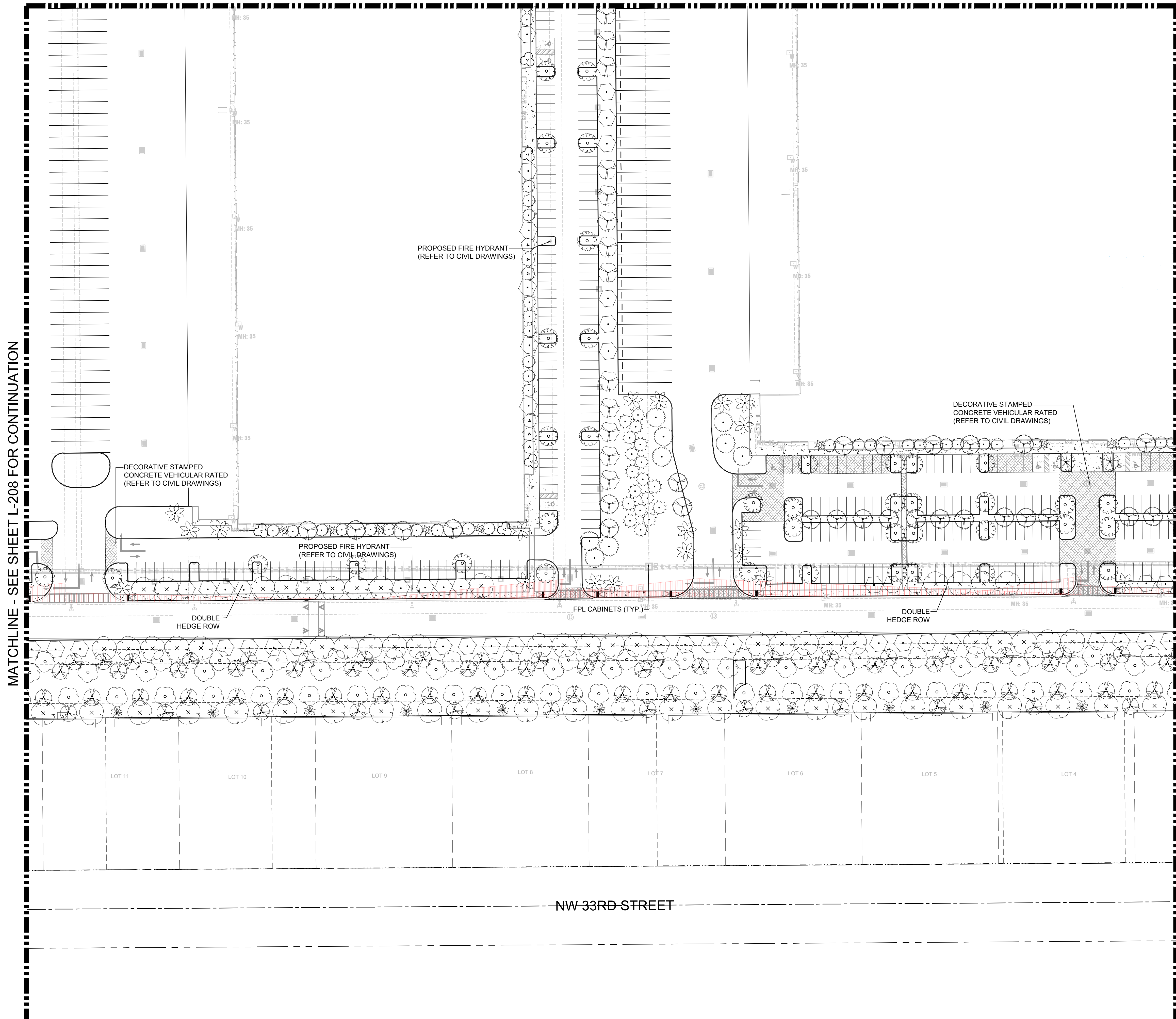
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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

SHEET NUMBER  
**L-207**

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-208 LANDSCAPE PLAN - December 01, 2022 - 11:44:58am - \\kimley-horn.com\j\_mrb\mb\_civil\143422000 - Iremom - site\Landscapes\CADD\PlanSheets\L-201 to L-209 LANDSCAPE PLAN.dwg  
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MATCHLINE - SEE SHEET L-205 FOR CONTINUATION

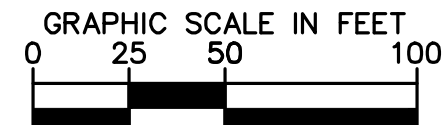
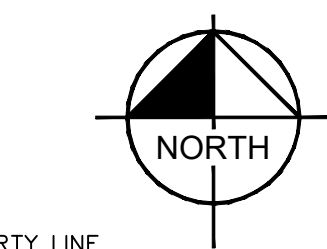


MATCHLINE - SEE SHEET L-208 FOR CONTINUATION

MATCHLINE - SEE SHEET L-209 FOR CONTINUATION

**LEGEND:**

- RAW ——— R ——— RIGHT-OF-WAY LINE/ PROPERTY LINE
- C ——— CENTER LINE OF ROADWAY
- M ——— MONUMENT LINE



TREES PLANT SCHEDULE KEY		
CODE	BOTANICAL NAME	COMMON NAME
AG	ANNONA GLABRA	POND APPLE
BA	BULNESIA ARBorea	VERAWOOD
BS	BURSERIA SMARUBA	GUMBO LIMBO
CC	CALLISTEMON CITRINUS	RED BOTLEBRUSH
CS	CAESALPINA GRANDIFLORA	BRIDAL VEIL TREE
CD	CHRYSEOPHYLLUM OLIVIFORME	SATINLEAF
CS	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTONTWOOD
CS2	CESIA SPECIOSA	FLOSS SILK TREE
EF	EUGENIA FORSTEA	SPANISH STOPPER
ER	EUGENIA RHOMBICA	RED STOPPER
MF	MYRSANTHES FRAGRANS	SAMPSON'S STOPPER
TA	TAXODIUM ASCENDENS	POND CYPRESS
TD	TAXODIUM DISTICHUM	BALD CYPRESS
TQ2	TAXODIUM DISTICHUM	BALD CYPRESS
TP	TAREBUIA PALLIDA	PINK TAREBUIA
PALM TREES		
CODE	BOTANICAL NAME	COMMON NAME
BSS	BISMARCKIA NOBILIS SILVER	SILVER BISMARCK PALM
CM	COCCOPTHRIXA MIRAGALUMA	SILVER PALM
CT	THRIANX RADATA	THATCH PALM
PS	PHOENIX SYLVESTRIS	WILD DATE PALM
RM	RAVENALA MADAGASCARENENSIS	TRAVELER'S PALM
RR	ROYSTONIA REGIA	ROYAL PALM
TR	THRIANX RADATA	FLORIDA THATCH PALM
SHRUB TREES		
CODE	BOTANICAL NAME	COMMON NAME
BSS	BISMARCKIA NOBILIS SILVER	SILVER BISMARCK PALM
CE	CONDICARPUS ERECTUS	GREEN BUTTONTWOOD
CS3	CESIA SPECIOSA	FLOSS SILK TREE
CS4	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTONTWOOD
DR	DELODIA REGIA	ROYAL PONDICIANA
FE	PHYCOSPERMA ELEGANS	ALEXANDER PALM
FE2	PHYCOSPERMA ELEGANS	ALEXANDER PALM
FE3	PHYCOSPERMA ELEGANS	ALEXANDER PALM

**NOTES:**

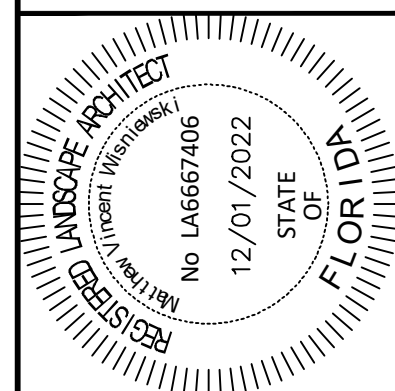
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-200 FOR COMPLETE LANDSCAPE SCHEDULE AND LANDSCAPE LEGEND.
- ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
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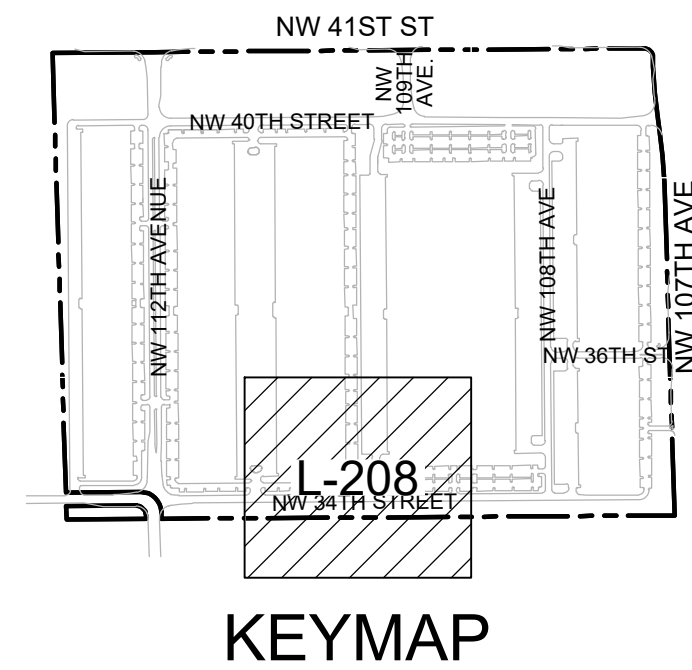
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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

**LANDSCAPE PLAN**



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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

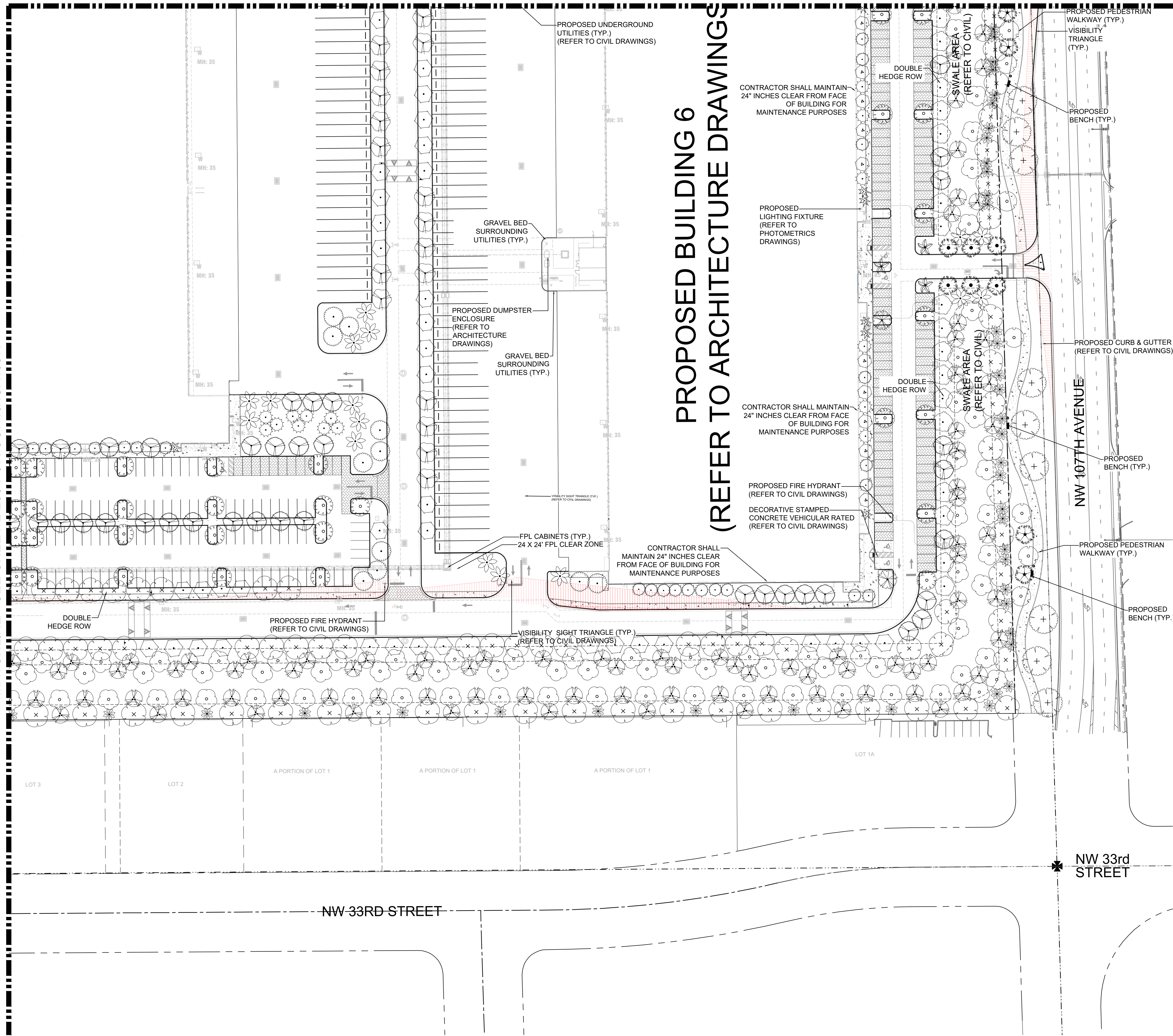
SHEET NUMBER  
**L-208**

Plotted By: Equiano, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-209 LANDSCAPE PLAN - December 01, 2022 - 11:45:52am - \\kimley-horn.com\j... - Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

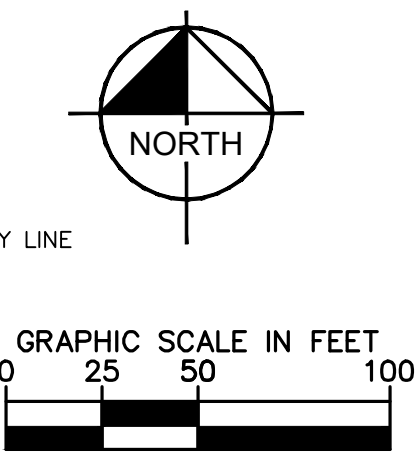
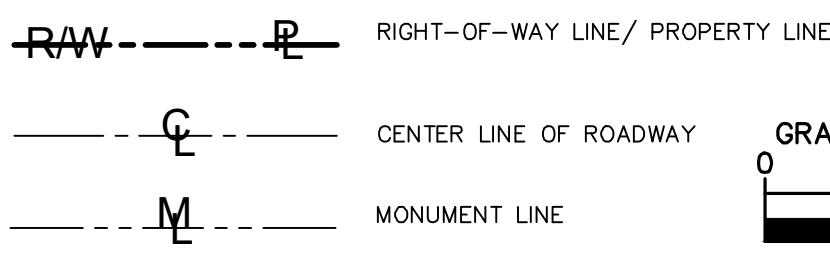
MATCHLINE - SEE SHEET L-208 FOR CONTINUATION

MATCHLINE - SEE SHEET L-206 FOR CONTINUATION

# PROPOSED BUILDING 6 (REFER TO ARCHITECTURE DRAWINGS)



### LEGEND:



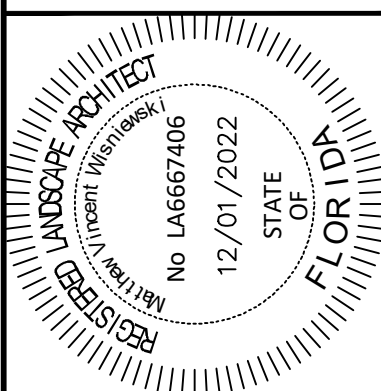
CODE	BOTANICAL NAME	COMMON NAME
AG	ANNONA GLABRA	POND APPLE
BA	BULNESIA ARBOREA	VERAWOOD
BS	BURSERIA SMARUBA	GUMBO LIMBO
CC	CALLISTEMON CITRINUS	RED BOTLEBRUSH
CG	CAESALPINIA GRANDILO	BRIDAL VEIL TREE
CD	CHRYSOXYLLUM OLIVIFORME	SATINLEAF
CS	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
CS2	CEIBA SPECIOSA	FLOSS SILK TREE
EF	EUGENIA FORTEA	SPANISH STOPPER
ER	EUGENIA RHOMBEA	RED STOPPER
MF	MYRSANTHES FRAGRANS	SAMPSON'S STOPPER
TA	TAXODIUM ASCENDENS	POND CYPRESS
TD	TAXODIUM DISTICHUM	BALD CYPRESS
TQ2	TAXODIUM DISTICHUM	BALD CYPRESS
TP	TAREXIA PALLIDA	PINK TAREXIA
BT	BETULACEAE	BIRCH
CC	COCOTHRINAX MIRAGALUMA	SILVER PALM
CT	THINAX RADATA	THATCH PALM
PS	PHOENIX SYLVESTRIS	WILD DATE PALM
RM	RAVENELIA MADAGASCARENENSIS	TRAVELER'S PALM
RR	ROYSTONIA REGIA	ROYAL PALM
TR	THINAX RADATA	FLORIDA THATCH PALM
BS4	BISMARKIA NOBILIS SILVER	SILVER BISMARK PALM
CE	CONDICARPUS ERECTUS	GREEN BUTTWOOD
CS3	CEIBA SPECIOSA	FLOSS SILK TREE
CS4	CONDICARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
DR	DELONIX REGIA	ROYAL PONDICANA
FE	PHYCOSPHERA ELEGANS	ALEXANDER PALM
FE2	PHYCOSPHERA ELEGANS	ALEXANDER PALM
FE3	PHYCOSPHERA ELEGANS	ALEXANDER PALM

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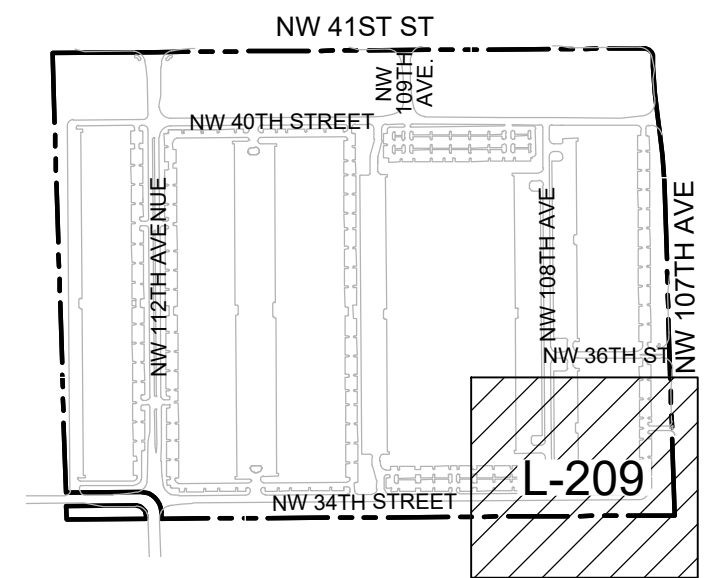
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DATE	DEC 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

## LANDSCAPE PLAN



KEYMAP

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## BRIDGE POINT DORAL PREPARED FOR BRIDGE INDUSTRIAL CITY OF DORAL

SHEET NUMBER  
**L-209**

Plotted By: Equardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-210 LANDSCAPE SCHEDULE & NOTES - November 30, 2022 - 07:02:57pm  
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**OVERALL PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	AG	303	ANNONA GLABRA	POND APPLE	FG	2.5" CAL MIN	10' HT	YES
	BA	21	BULNESIA ARBOREA	VERAWOOD	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	NO
	BS	118	BURSERA SIMARUBA	GUMBO LIMBO	FG	2.5" CAL MIN	10' HT MIN	YES
	CC	209	CALLISTEMON CITRINUS	RED BOTTLEBRUSH	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	NO
	CG	98	CAESALPINIA GRANADILLO	BRIDAL VEIL TREE	FG	2.5" CAL MIN	10' HT MIN	YES
	CO	219	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	YES
	CS	287	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG	2.5" CAL MIN	10' HT MIN	YES
	CS2	12	CEIBA SPECIOSA	FLOSS SILK TREE	FG	6" CAL MIN	18' HT. MIN.	NO
	EF	98	EUGENIA FOETIDA	SPANISH STOPPER	FG	2.5" CAL MIN	10' HT MIN	YES
	ER	210	EUGENIA RHOMBEA	RED STOPPER	FG	2.5" CAL MIN	10' HT	YES
	MF	230	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	FG	2.5" CAL MIN	10' HT MIN	YES
	TA	202	TAXODIUM ASCENDENS	POND CYPRESS	FG	2.5" CAL MIN	10' HT MIN	YES
	TD	243	TAXODIUM DISTICHUM	BALD CYPRESS	FG	2.5" CAL MIN	10' HT MIN	YES
	TD2	46	TAXODIUM DISTICHUM	BALD CYPRESS	FG	6" CAL MIN	18' HT MIN	YES
	TP	62	TABEBUIA PALLIDA	PINK TABEBUIA	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	NO
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS5	36	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	FG	SINGLE TRUNK	14' CT MIN	NO
	CM	10	COCCOTHRINAX MIRAGUAMA	SILVER PALM	FG	SINGLE AND DOUBLE TRUNK	6' CT MIN	NO
	CT	20	THRINAX RADIATA	THATCH PALM	FG	TRIPLE TRUNK	6' -10' HT	YES
	PS	23	PHOENIX SYLVESTRIS	WILD DATE PALM	FG	SINGLE TRUNK	10' CT MIN	NO
	RM	62	RAVENALA MADAGASCARIENSIS	TRAVELER'S PALM	FG	SINGLE TRUNK	10' OAH	NO
	RR	119	ROYSTONEA REGIA	ROYAL PALM	FG	SINGLE TRUNK	14' CT MIN	YES
	TR	254	THRINAX RADIATA	FLORIDA THATCH PALM	FG	SINGLE TRUNK	10' CT MIN	YES
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS4	48	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	FG	SINGLE TRUNK	14' HT MIN	NO
	CE	152	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	YES
	CS3	8	CEIBA SPECIOSA	FLOSS SILK TREE	FG	6" CAL MIN	18' HT. MIN. / 6' CT. MIN.	NO
	CS4	51	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	YES
	DR	35	DELONIX REGIA	ROYAL POINCIANA	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	YES
	PE	20	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG	MULTI-TRUNK	14' OAH MIN.	NO
	PE2	94	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG	SINGLE TRUNK	14' CT MIN	NO
	PE3	13	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG	SINGLE TRUNK	20' CT MIN	NO

\*CONTRACTOR SHALL REPLACE ALL DECAYING / DEAD PLANT MATERIAL WITH SPECIFIED MATERIAL OR WITH ALTERNATE SPECIES APPROVED IN WRITING BY LANDSCAPE ARCHITECT WITHIN 60 DAYS OF IDENTIFICATION AT NO ADDITIONAL COST TO OWNER, AS PROPERTY OWNER SHALL COMPLY WITH CITY DIRECTIVE.

**HARDSCAPE NOTES:**

\*CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

\*CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (2) TWO TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL APPROVED BY LANDSCAPE ARCHITECT.

**CITY OF DORAL LANDSCAPE LEGEND**

Zoning District: IC Net Lot Area: 174.53 Acres or 7,602,500 SF

**OPEN SPACE**

	REQUIRED	PROVIDED
A. Square feet of open space required, as indicated on site plan: Net Lot area = <b>7,602,500</b> x <b>20%</b>	<b>1,520,500</b> SF	<b>1,749,881</b> SF
B. Square feet of parking lot open space required by Chp.71, as indicated on site plan: The number of parking spaces = <b>2054</b> x 10 SF per parking space=	<b>20,540</b> SF	<b>20,540</b> SF
C. Total SF of landscaped open space required = A + B	<b>1,541,040</b> SF	<b>1,770,421</b> SF

**LAWN AREA CALCULATION**

A. Total square feet of landscape open space required by =	<b>1,541,040</b> SF
B. Maximum lawn area permitted = <b>20.0%</b> x required landscape open space =	<b>308,208</b> SF

Notes: (1) Per Sec. 71-71. (2) Very dry tolerant grasses and low growing native plants, including grasses and forbs, as referenced in the Landscape Manual, may be used as groundcover beyond the maximum permitted grass area specified.

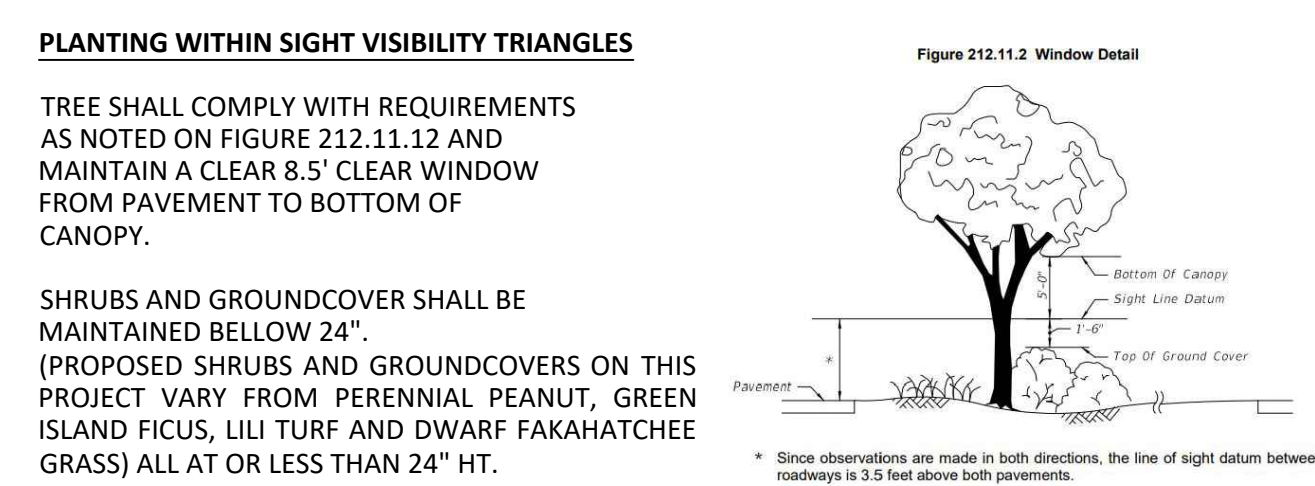
**TREES**

A. The number of site trees required per net lot area = <b>15</b> site trees per net lot area less the existing number of trees that meet minimum requirements required trees x net lot acreage = <b>2618</b> trees - existing trees	<b>2,618</b> trees	<b>2,620</b> trees
B. 30% palm trees allowed (two palms = one tree) =	<b>786</b> "trees"	<b>262</b> "trees"
C. Percentage of native trees required = the number of trees provided x 30% =	<b>786</b> trees	<b>2,054</b> trees
D. Percentage of low maintenance and drought tolerant trees = provided trees x 50% =	<b>1,310</b> trees	<b>2,358</b> trees
E. Street trees along 41st Street (max. average spacing of 35' O.C.) <b>3,106</b> linear feet along street / 35 =	<b>89</b> trees	<b>91</b> trees
F. Street trees along 112th Avenue (max. average spacing of 35' O.C.) <b>6,825</b> linear feet along street / 35 =	<b>195</b> trees	<b>228</b> trees
G. Street trees along 34th Street (max. average spacing of 35' O.C.) <b>393</b> linear feet along street / 35 =	<b>11</b> trees	<b>13</b> trees
H. Street trees along 107 Ave (max. average spacing of 35' O.C.) <b>2,314</b> linear feet along street / 35 =	<b>66</b> trees	<b>88</b> trees
Total number of trees provided: required site trees + street trees =	<b>2,913</b> trees	<b>3,040</b> trees

**SHRUBS**

A. The total number of trees required x 10 = the number of shrubs required	<b>26,180</b> shrubs	<b>26,180</b> shrubs
B. The number of shrubs required x 30% = the number of native shrubs required	<b>7,854</b> shrubs	<b>7,854</b> shrubs
C. % Drought tolerant and low maintenance required = Number of shrubs provided x 50% =	<b>13,090</b> shrubs	<b>5,236</b> shrubs

- LANDSCAPE / PLANTING GENERAL NOTES:**
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
  - PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES. THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
  - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
  - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC... ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
  - CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
  - SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS
  - PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
  - THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP ON OVERHEAD SPRAY/ROTARY/ROTOR HEADS. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPOR-TRANSPIRATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS.
  - 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
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
  - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
  - ALL TREES SHALL BE PLACED A MINIMUM OF FOUR (4) FEET FROM UNDERGROUND UTILITIES.
  - LANDSCAPING SHALL BE MAINTAINED BELOW 30" HT AND TREES PROPERLY TRIMMED TO MAINTAIN CLEAR VISIBILITY AT ALL SIGHT VISIBILITY TRIANGLES. VEGETATION SHALL BE TRIMMED SO THAT NO FOLIAGE OR LIMBS EXTEND INTO REQUIRED VISIBILITY AREA.
  - ALL SHADE TREES INSTALLED WITHIN SIX (6) FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
  - ERADICATION OF EXOTIC / INVASIVE VEGETATION EXISTING ON SITE, INCLUDING ABUTTING RIGHTS OF WAY IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - ALL IRRIGATION SHALL UTILIZE NON-POTABLE WATER AND SHALL INCLUDE A TREATMENT SYSTEM TO PREVENT RUST STAINS/RUST INHIBITOR. IRRIGATION HEADS NEAR BUILDING FACADES AND FREESTANDING WALLS SHALL HAVE A SPRINKLER SHIELDS INSTALLED.
  - ALL TREES PLANTED ADJACENT TO WALKWAYS ARE TO HAVE LIMBS NO LESS THAN 6" 8" AFF WHEN LIMBS EXTENDED OVER WALKWAYS
  - 4" CLEARANCE FROM BACK OF CURB SHALL BE MAINTAINED FOR ALL STREET TREES ADJACENT TO ROADS.
  - FUTURE REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY SIGNAGE SHOWN FOR DESIGN INTENT ONLY.
  - FINAL TREE AND LIGHT POLES SHALL BE ADJUSTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL AS PLANS CONTINUE TO BE DEVELOPED. FINAL TREE COUNT AND PHOTOMETRICS SHALL MAINTAIN THE CITY REQUIREMENTS.
  - FURTHER REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY FENCE AND GATE SHOWN FOR DESIGN INTENT ONLY.
  - REFER TO SHEETS L-200 FOR LANDSCAPE PLAN AND L-201 FOR UNDERSTORY PLANTING.
  - REFER TO MASTER PERMIT DRAWINGS FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.



**FOOT SIGHT VISIBILITY TRIANGLE INFORMATION:**

NORTH TO SOUTH ROADS:  
POSTED SPEED: 20 MPH  
DESIGN SPEED: 25 MPH  
4" < MIN. SPACING: 25' O.C.  
11" < MIN. SPACING: 90' O.C.

WEST TO EAST ROADS:  
POSTED SPEED: 25 MPH  
DESIGN SPEED: 30 MPH  
4" < MIN. SPACING: 25' O.C.  
11" < MIN. SPACING: 90' O.C.

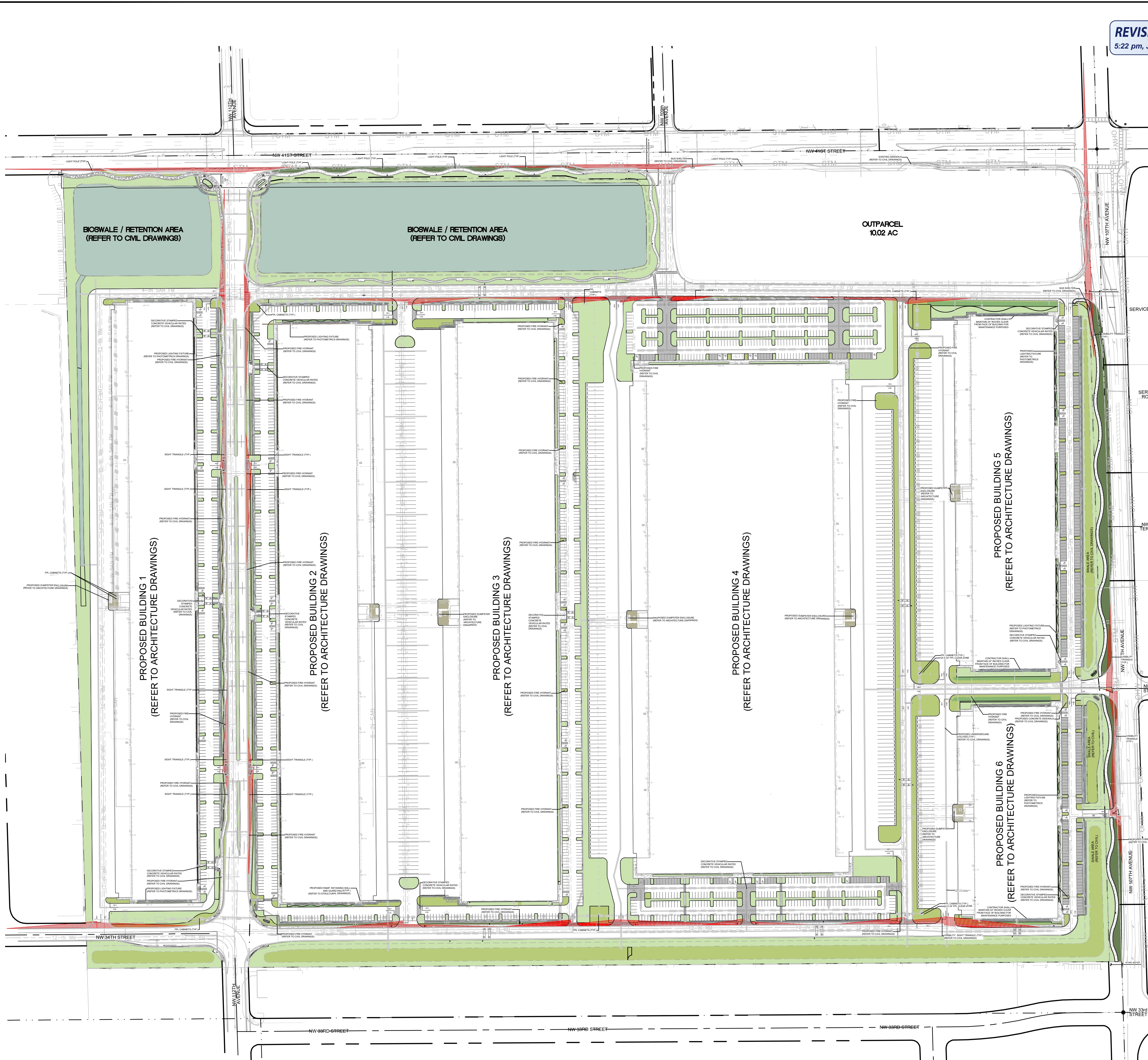
Table 212.11.3 Minimum Tree Spacing

Design Speed (mph)	Minimum Tree Spacing (Center to Center of Trees) (feet)	
	4" < Tree Diameter < 11"	11" < Tree Diameter < 18"
25-30	25	90
35	30	105
40	35	120
45	40	135
50	50	150
55	55	165
60	60	180

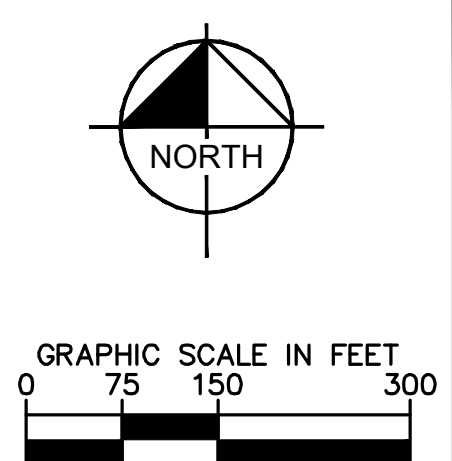
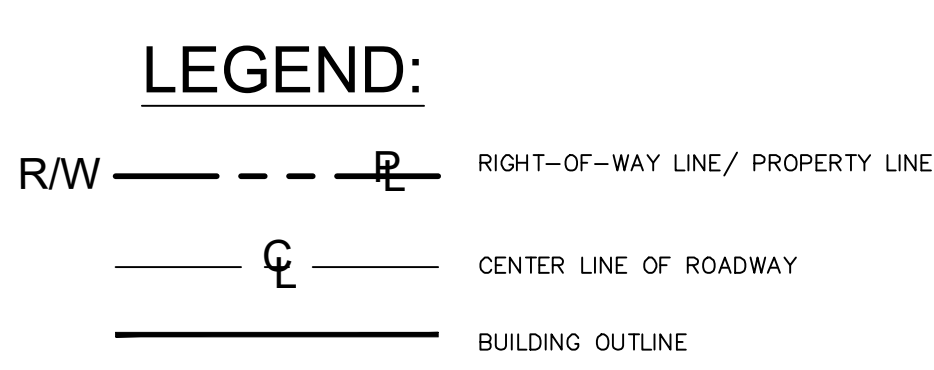
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 Check positive response codes before you dig!

BRIDGE POINT DORAL PREPARED FOR BRIDGE INDUSTRIAL CITY OF DORAL FL  
 LANDSCAPE SCHEDULE & NOTES  
 KHA PROJECT 14-3422000  
 DATE DEC 2022  
 SCALE AS SHOWN  
 DESIGNED BY NW  
 DRAWN BY CF  
 CHECKED BY NW  
 Kimley»Horn  
 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134  
 PHONE: 305-673-2025  
 WWW.KIMLEY-HORN.COM REGISTRY 35106  
 REVISIONS  
 No. DATE BY  
 SHEET NUMBER L-210

Plotted by: Equiano, Andy - Sheet: S:\BRIDGE POINT DORAL - Layouts\L-220 UNDERSTORY - December 01, 2022 - 11:49:46am - kimley-horn.com \c:\msi\mib-civil\143422000 - lteman\_site\Landscape\CADD\PlanSheets\L-220 OVERALL UNDERSTORY PLAN.dwg  
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**REVISED**  
5:22 pm, Jan 17, 2023



**UNDERSTORY PLANT SCHEDULE**

	SHRUB HEDGES 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTAL' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FIGUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
	SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MULLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF 140,212 140,212
	BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	446,490 SF
	DBMP SHRUBS & GROUNDCOVERS FIGUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
	GROUNDCOVERS ARACHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILLOSA / SUNSHINE MIMOSA PHILODENDRON X BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
	LAWN / TURFGRASS	308,016 SF
	GRAVEL	8,959 SF
	MULCH	13,357 SF
	RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

**LANDSCAPE / PLANTING GENERAL NOTES:**

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES. THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC... ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS
- PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP ON OVERHEAD SPRAY/ROTARY/ROTOR HEADS. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPO-TRANSPARATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS.
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- REFER TO SHEETS L-200 FOR LANDSCAPE PLAN AND L-220 FOR UNDERSTORY PLANTING.
- REFER TO MASTER PERMIT DRAWINGS FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.

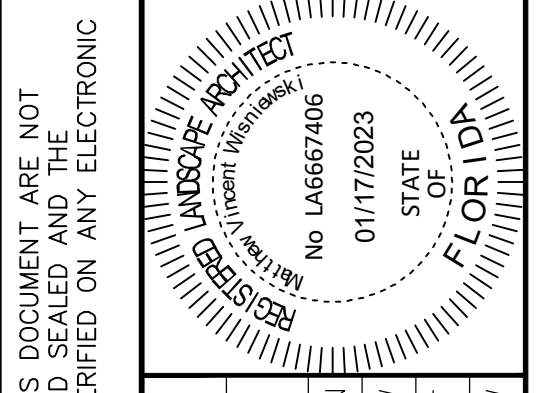
**NOTES:**  
\* REFER TO SHEET L-210 FOR COMPLETE SCHEDULE, LANDSCAPE LEGEND AND GENERAL PLANTING NOTES

\* CONTRACTOR SHALL REPLACE ALL DEAD OR DECAYING / DEAD PLANT MATERIAL WITH SPECIFIED MATERIAL OR WITH ALTERNATE SPECIES APPROVED IN WRITING BY LANDSCAPE ARCHITECT WITHIN 60 DAYS OF IDENTIFICATION AT NO ADDITIONAL COST TO OWNER, AS PROPERTY OWNER SHALL COMPLY WITH CITY DIRECTIVE. ALL DYING OR DEAD LANDSCAPING WILL BE REPLACED WITH THE SAME OR SIMILAR SPECIES BY THE PROPERTY OWNER WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.

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No.	REVISIONS	DATE	BY

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



KHA PROJECT  
143422000  
DATE  
JAN 2023  
SCALE AS SHOWN  
DESIGNED BY MW  
DRAWN BY CF  
CHECKED BY MW

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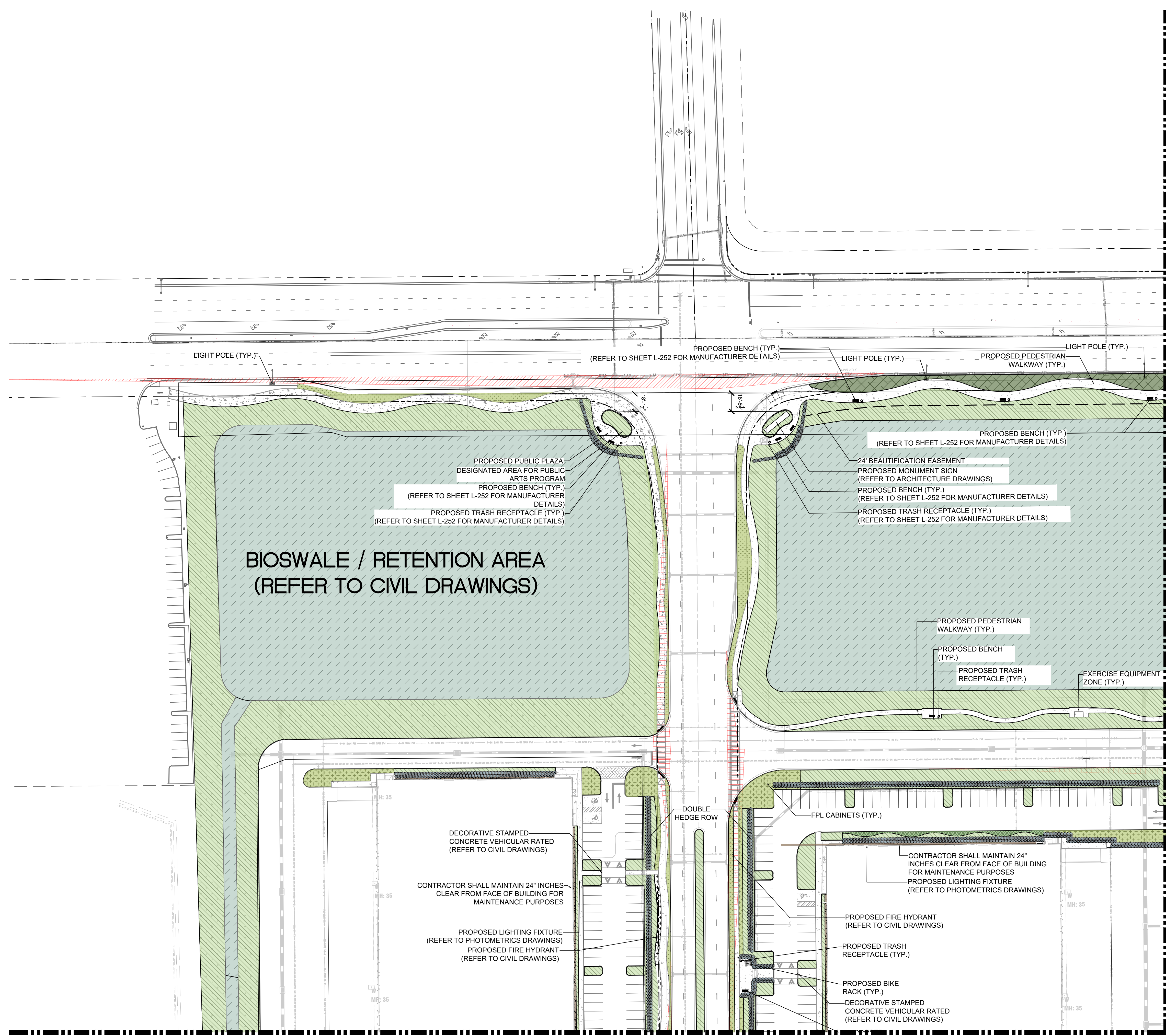
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**BRIDGE POINT DORAL**  
PREPARED FOR  
**BRIDGE INDUSTRIAL**  
CITY OF DORAL

**OVERALL UNDERSTORY PLAN**

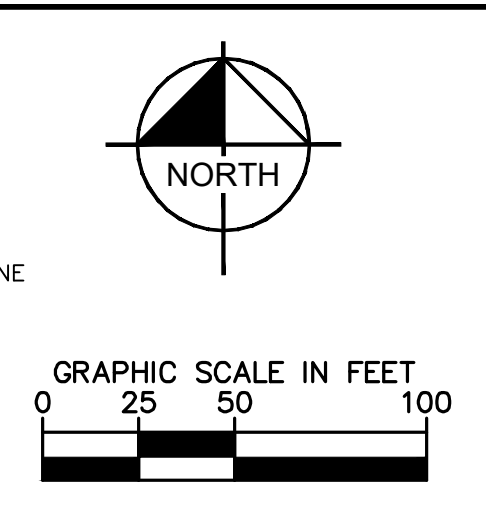
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**L-220**

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**LEGEND:**

- RAW - - - - - RIGHT-OF-WAY LINE / PROPERTY LINE
- CL - - - - - CENTER LINE OF ROADWAY
- M - - - - - MONUMENT LINE



**UNDERSTORY PLANT SCHEDULE**

SHRUB HEDGES 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
SHRUBS SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
DBMP SHRUBS & GROUNDCOVERS FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
GROUNDCOVERS ARACHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILLOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
LAWN / TURFGRASS	308,016 SF
GRAVEL	8,959 SF
MULCH	13,357 SF
RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

**NOTE:**

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-230 FOR COMPLETE UNDERSTORY SCHEDULE AND LANDSCAPE LEGEND.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
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- ALL HEDGES FRONTING ON PUBLIC STREETS TO BE MAINTAINED AT A MINIMUM HEIGHT OF 4 FEET.

MATCHLINE - SEE SHEET L-222 FOR CONTINUATION

MATCHLINE - SEE SHEET L-224 FOR CONTINUATION

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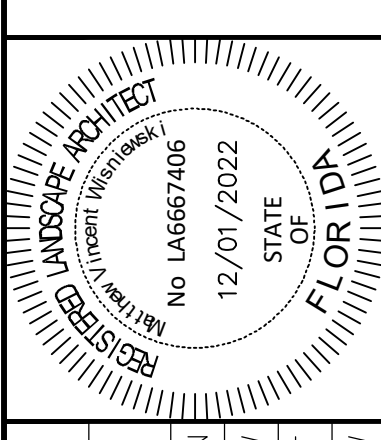
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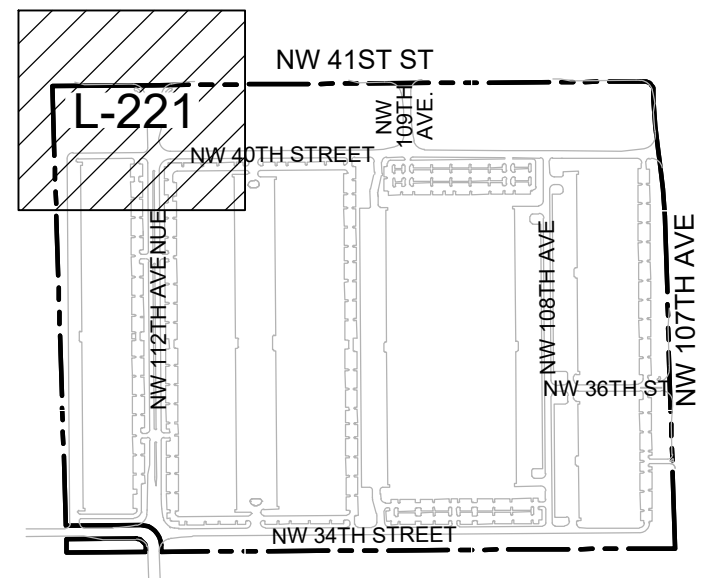
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 WWW.KIMLEY-HORN.COM REGISTRY 35106



KHA PROJECT	143422000
DATE	DEC 2022
SCALE	AS SHOWN
DESIGNED BY	NW
DRAWN BY	CF
CHECKED BY	NW

**UNDERSTORY PLAN**



**Sunshine811**

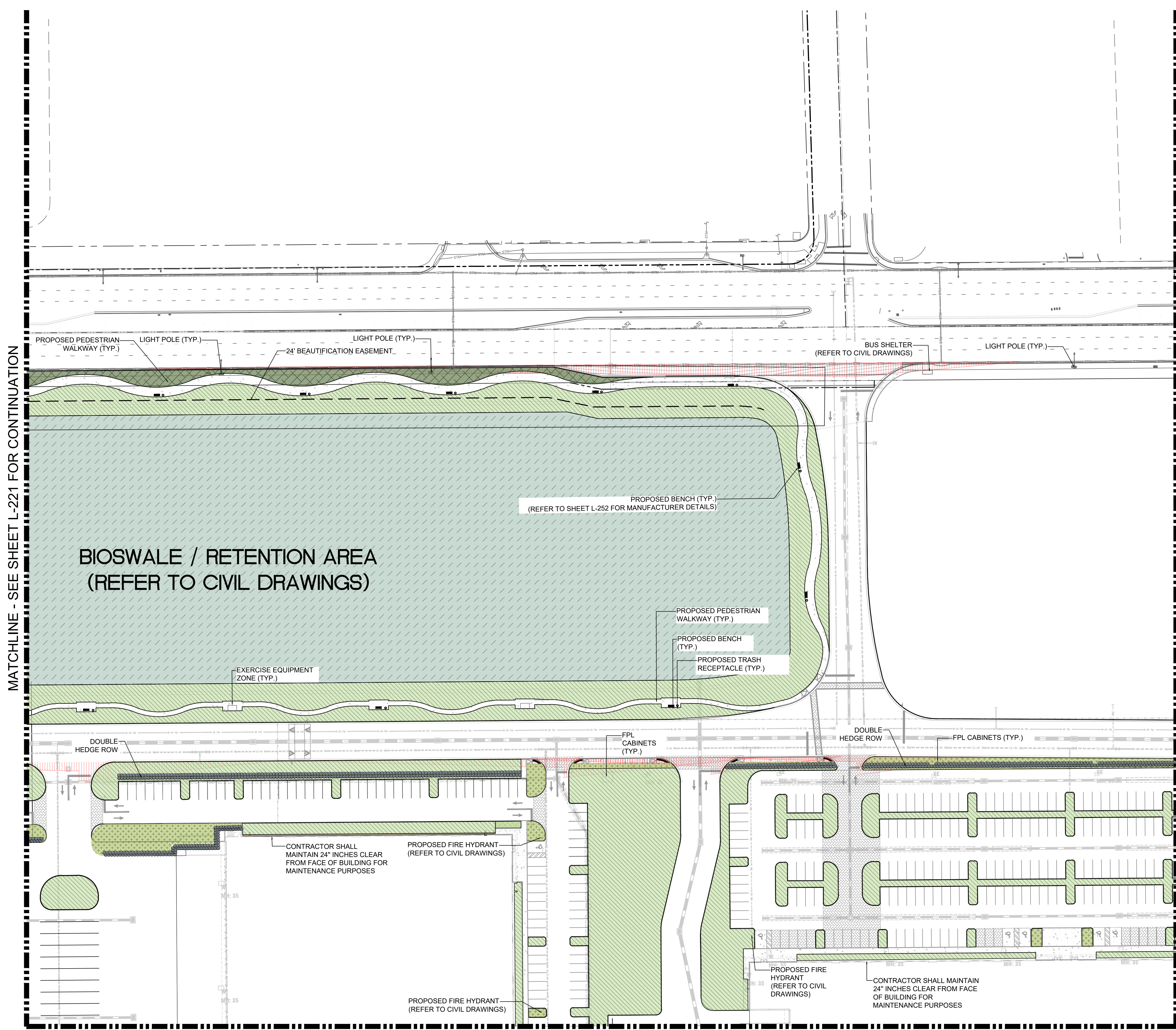
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**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**

CITY OF DORAL

SHEET NUMBER  
**L-221**

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**LEGEND:**

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- CENTER LINE OF ROADWAY
- MONUMENT LINE

**GRAPHIC SCALE IN FEET**  
 0 25 50 100

**NORTH**

**UNDERSTORY PLANT SCHEDULE**

Item	Quantity
<b>SHRUB HEDGES</b> 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,888
<b>SHRUBS</b> SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHLOENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
<b>BIOSWALE</b> REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
<b>DBMP SHRUBS &amp; GROUNDCOVERS</b> FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
<b>GROUNDCOVERS</b> ARACHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STYRACILOSIS / SUNSHINE MIMOSA PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
<b>LAWN / TURFGRASS</b>	308,016 SF
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<b>MULCH</b>	13,357 SF
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- NOTE:**
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No.	REVISIONS	DATE	BY

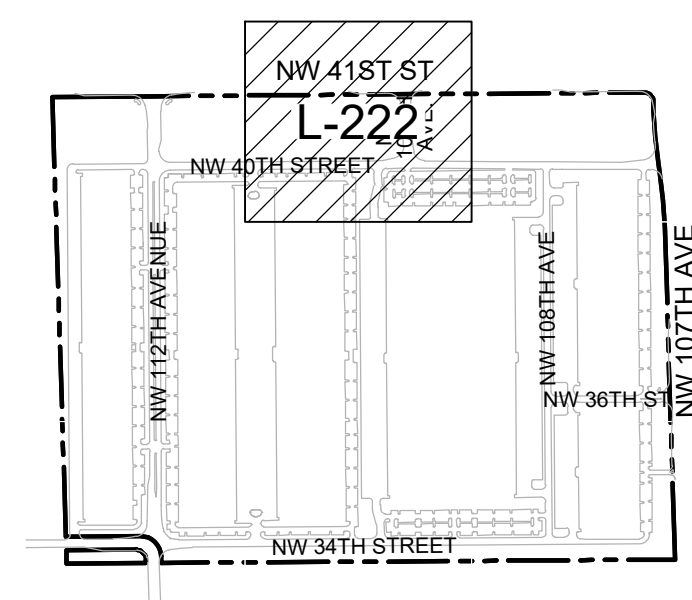
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 PHONE: 305-673-2025  
 WWW.KIMLEY-HORN.COM REGISTRY 35106

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
 No. LA6667406  
 STATE OF FLORIDA  
 12/01/2022

KHA PROJECT 143422000  
 DATE DEC. 2022  
 SCALE AS SHOWN  
 DESIGNED BY NW  
 DRAWN BY CF  
 CHECKED BY NW

**UNDERSTORY PLAN**



**Sunshine811**  
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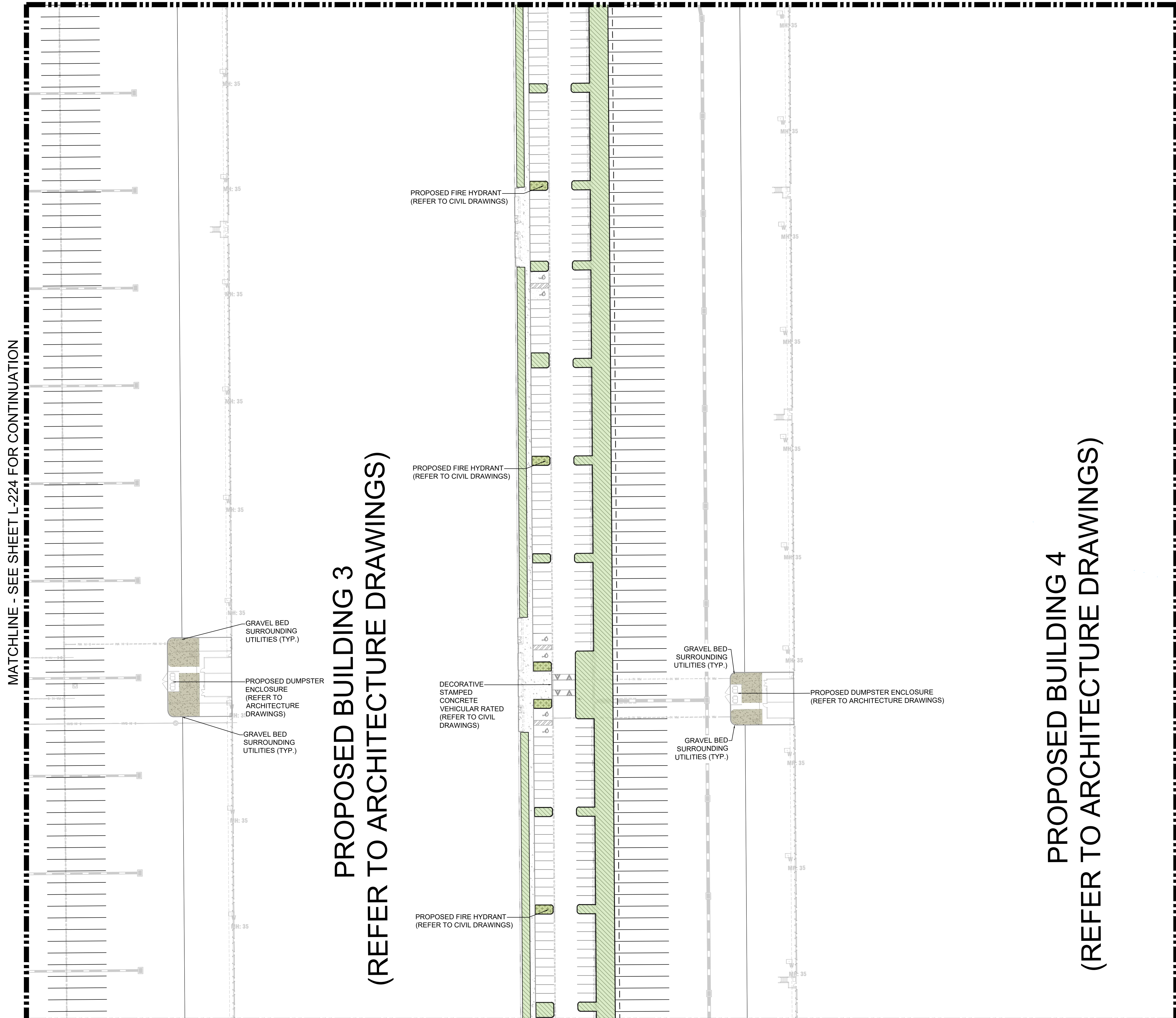






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MATCHLINE - SEE SHEET L-222 FOR CONTINUATION

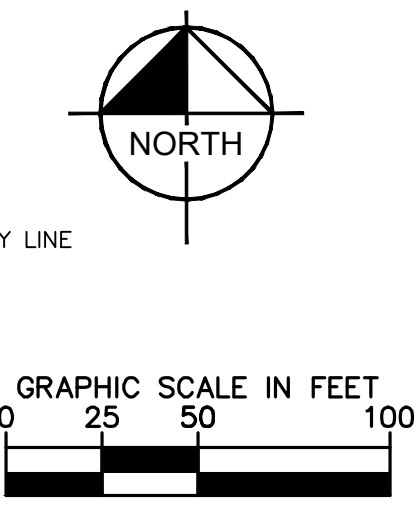


PROPOSED BUILDING 3  
(REFER TO ARCHITECTURE DRAWINGS)

PROPOSED BUILDING 4  
(REFER TO ARCHITECTURE DRAWINGS)

LEGEND:

- RAW --- P RIGHT-OF-WAY LINE / PROPERTY LINE
- C --- CENTER LINE OF ROADWAY
- M --- MONUMENT LINE



UNDERSTORY PLANT SCHEDULE

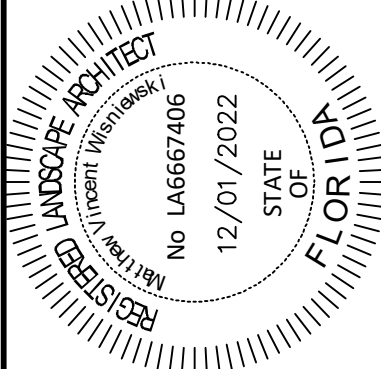
	SHRUB HEDGES 3FT HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FIGUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAEMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,888
	SHRUBS SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAEMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MULLENBERGIA CAPILLARIS / PINK MUHLIY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
	BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
	DIMP SHRUBS & GROUNDCOVERS FIGUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANthus DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA FUMILA / COONTIE CYCAD	53,272 SF
	GROUNDCOVERS ARACHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURL MARX' / BURL MARX PHILODENDRON	20,081 SF
	LAWN / TURFGRASS	308,016 SF
	GRAVEL	8,959 SF
	MULCH	13,357 SF
	RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

MATCHLINE - SEE SHEET L-226 FOR CONTINUATION

NOTE:

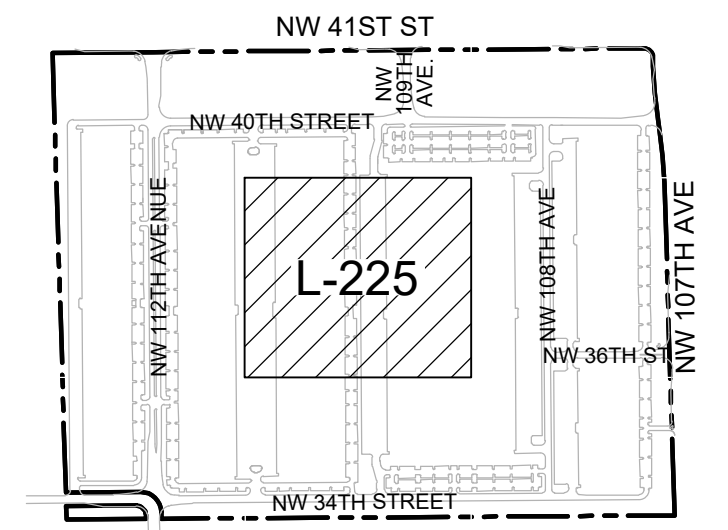
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-230 FOR COMPLETE UNDERSTORY SCHEDULE AND LANDSCAPE LEGEND.
- ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
- FUTURE REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY SIGNAGE SHOWN FOR DESIGN INTENT ONLY.
- FINAL TREE AND LIGHT POLES SHALL BE ADJUSTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL AS PLANS CONTINUE TO BE DEVELOPED. FINAL TREE COUNT AND PHOTOMETRICS SHALL MAINTAIN THE CITY REQUIREMENTS.
- FURTHER REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY FENCE AND GATE SHOWN FOR DESIGN INTENT ONLY.
- ALL HEDGES FRONTING ON PUBLIC STREETS TO BE MAINTAINED AT A MINIMUM HEIGHT OF 4 FEET.

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DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

UNDERSTORY PLAN



KEYMAP



BRIDGE POINT DORAL  
PREPARED FOR  
BRIDGE INDUSTRIAL  
CITY OF DORAL

SHEET NUMBER  
L-225

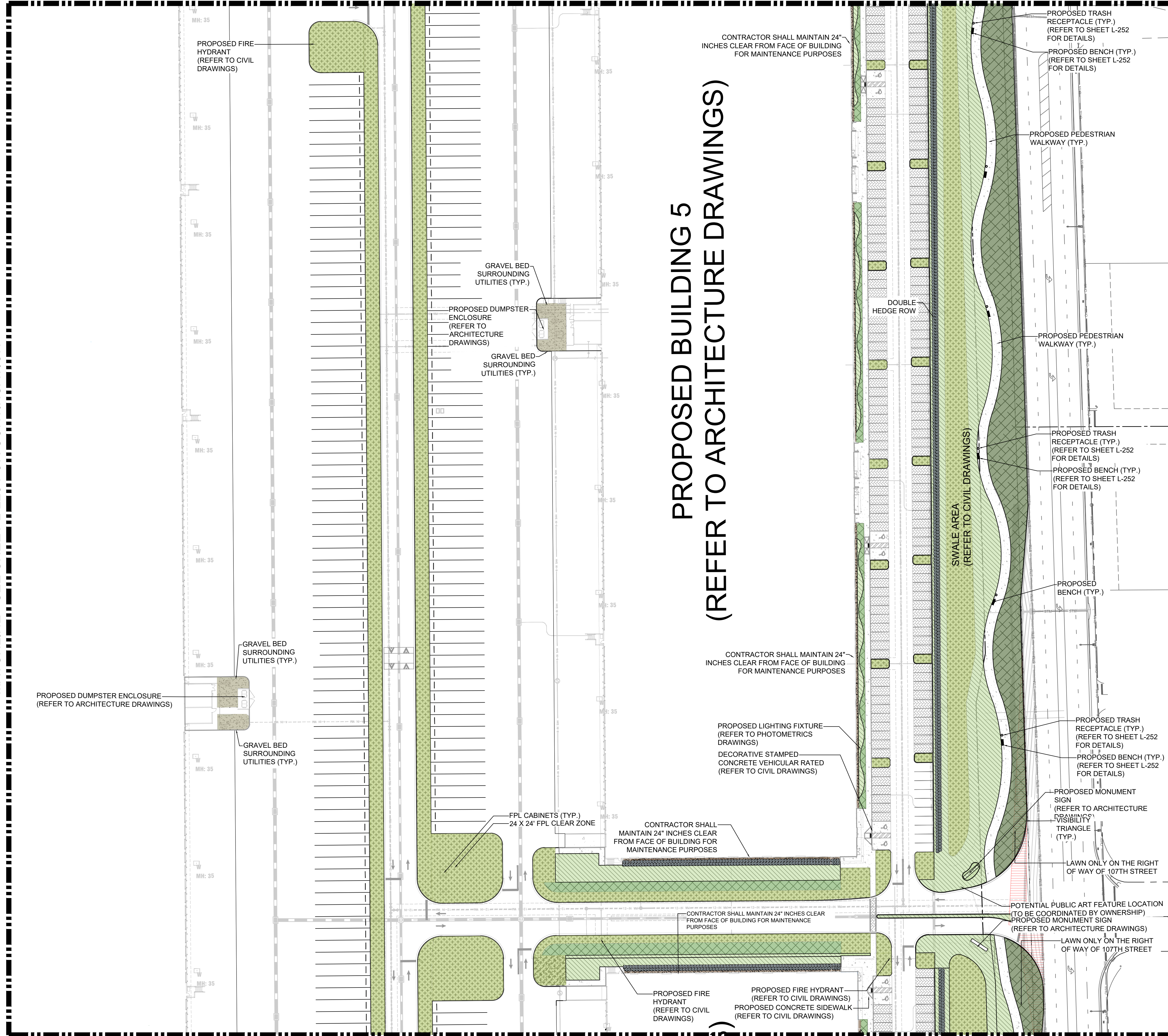
No.	REVISIONS	DATE	BY

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

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-226 - December 01, 2022 - 12:00:34pm  
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MATCHLINE - SEE SHEET L-225 FOR CONTINUATION

MATCHLINE - SEE SHEET L-223 FOR CONTINUATION

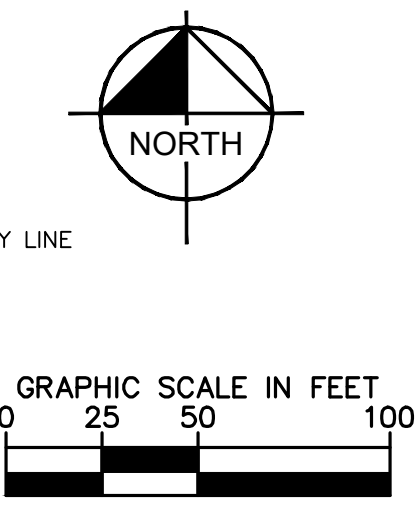


MATCHLINE - SEE SHEET L-229 FOR CONTINUATION

**PROPOSED BUILDING 5  
 (REFER TO ARCHITECTURE DRAWINGS)**

**LEGEND:**

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE



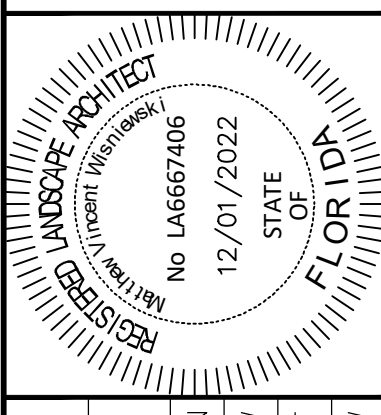
**UNDERSTORY PLANT SCHEDULE**

	SHRUB HEDGES 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
	SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
	BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
	DBMP SHRUBS & GROUNDCOVERS FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
	GROUNDCOVERS ARKICUS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILLOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
	LAWN / TURFGRASS	308,016 SF
	GRAVEL	8,959 SF
	MULCH	13,357 SF
	RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

**NOTE:**

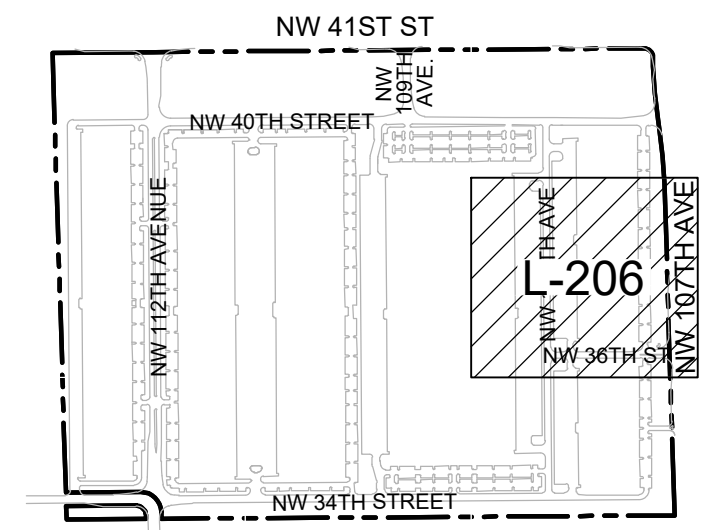
- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-230 FOR COMPLETE UNDERSTORY SCHEDULE AND LANDSCAPE LEGEND.
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DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**UNDERSTORY PLAN**



**KEYMAP**

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!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**

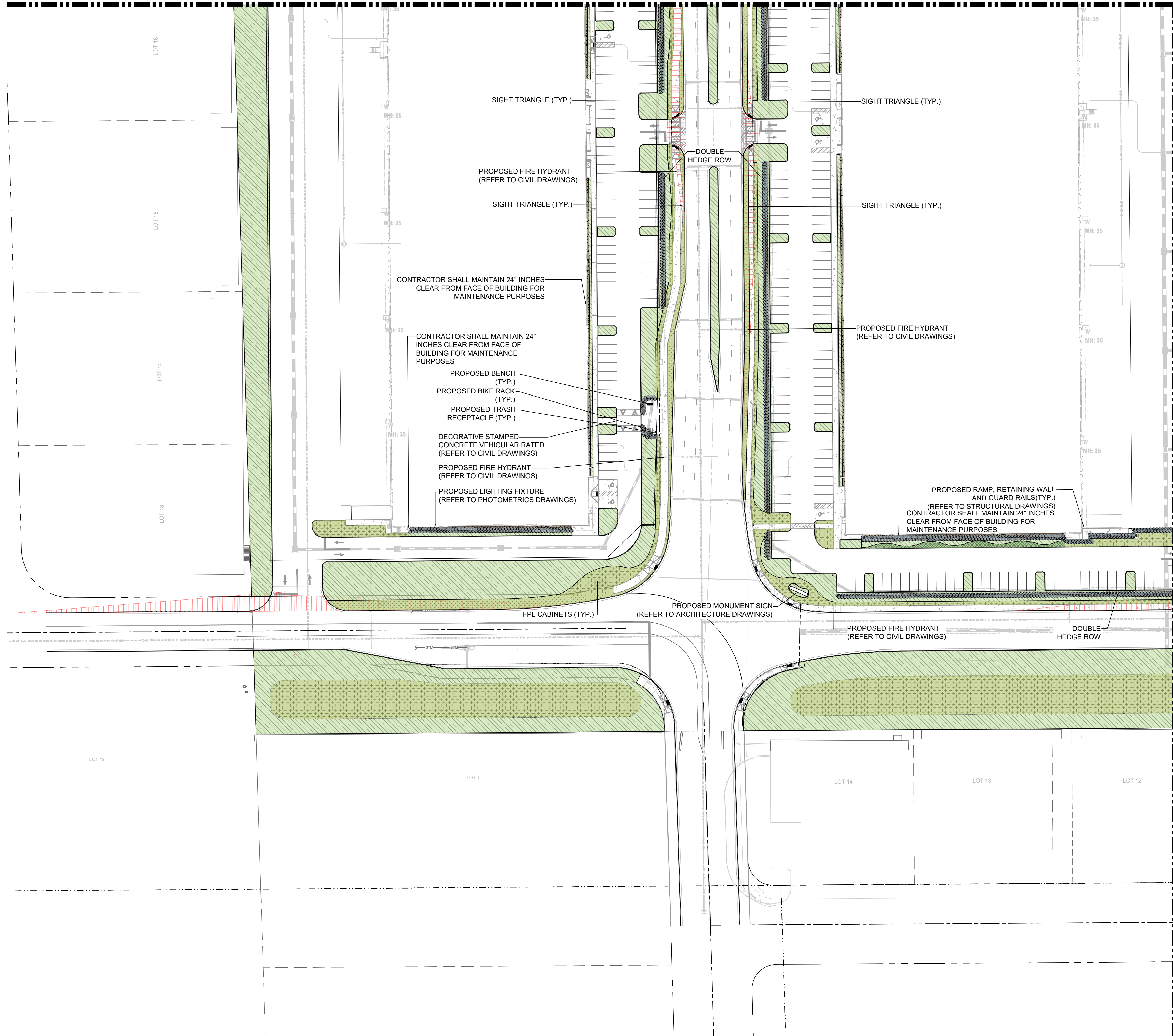
CITY OF DORAL  
 SHEET NUMBER  
**L-226**

No.	REVISIONS	DATE	BY

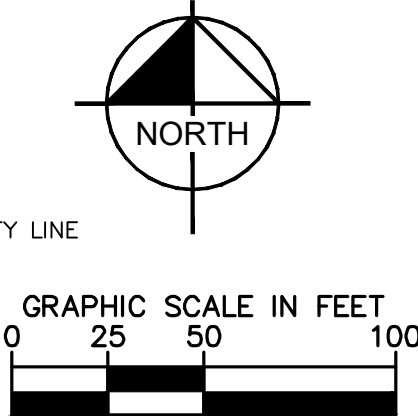
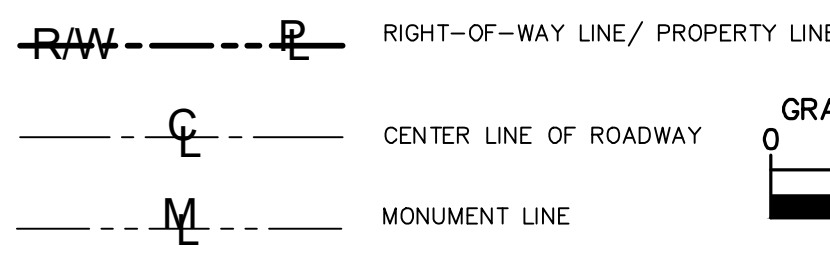
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 WWW.KIMLEY-HORN.COM REGISTRY 35106

Plotted By: Izquierdo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-227 - December 01, 2022 - 12:02:27pm - \\kimley-horn.com\vf\_mhb\mb\_civil\143422000 - lemon\_sla\landscape\CADD\PlanSheets\L-221 to L-228\_UNDERSTORY\_PLAN.dwg  
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MATCHLINE - SEE SHEET L-224 FOR CONTINUATION



**LEGEND:**



**UNDERSTORY PLANT SCHEDULE**

	SHRUB HEDGES 36" HT. MIM. 30" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
	SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
	BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
	DBMP SHRUBS & GROUNDCOVERS FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
	GROUNDCOVERS ARACHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRICILLOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURL MARX' / BURL MARX PHILODENDRON	20,081 SF
	LAWN / TURFGRASS	308,016 SF
	GRAVEL	8,959 SF
	MULCH	13,357 SF
	RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

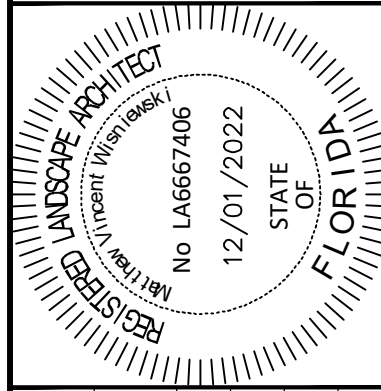
**NOTE:**

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-230 FOR COMPLETE UNDERSTORY SCHEDULE AND LANDSCAPE LEGEND.
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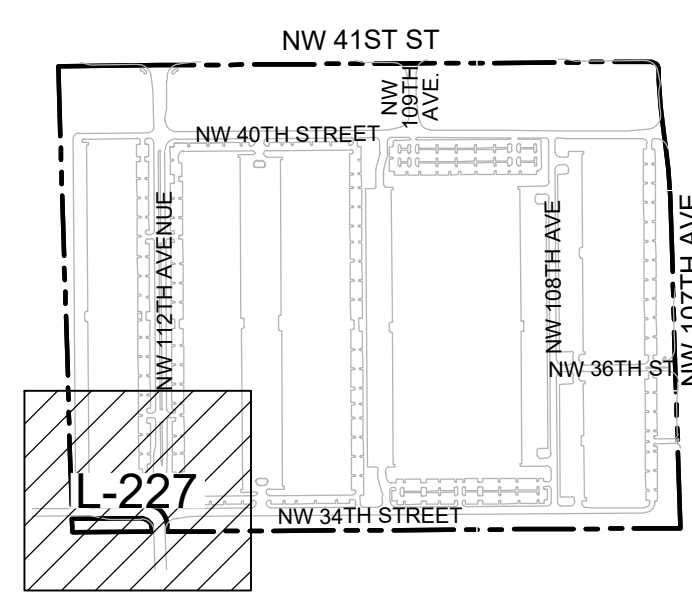
No.	REVISIONS	DATE	BY

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



KHA PROJECT	143422000
DATE	DEC. 2022.
SCALE AS SHOWN	M/W
DESIGNED BY	CF
DRAWN BY	M/W
CHECKED BY	M/W

**UNDERSTORY PLAN**



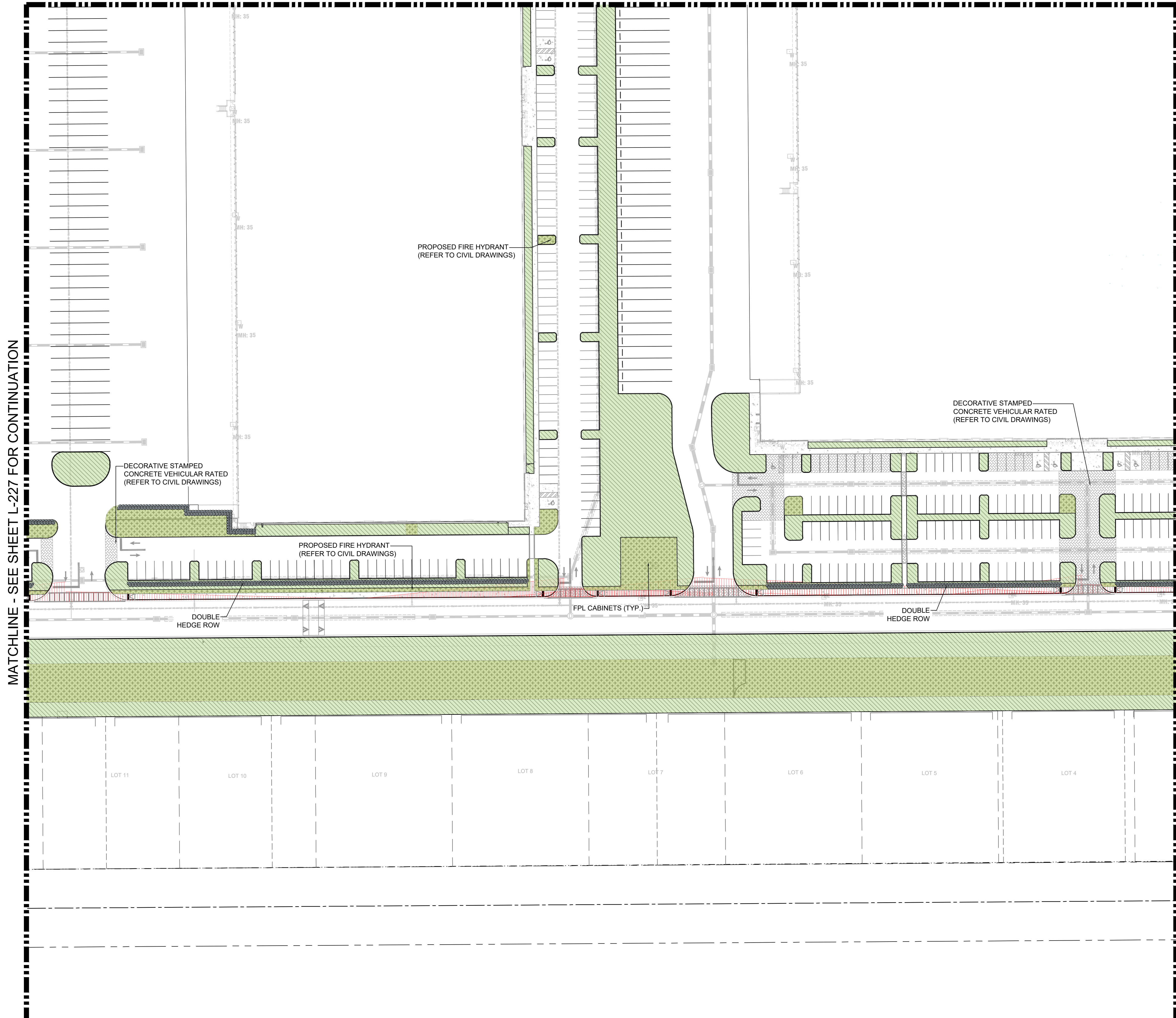
**KEYMAP**

**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!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-228 - December 01, 2022 - 12:04:24pm - \\kimley-horn.com\Users\mhb-civil\143422000 - L-228 UNDERSTORY PLAN.dwg  
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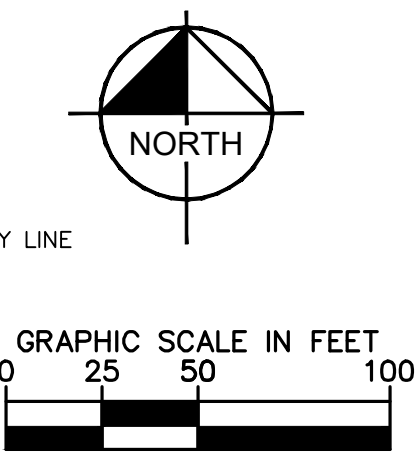
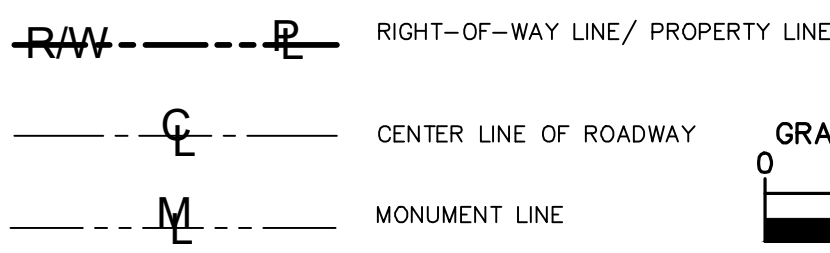
MATCHLINE - SEE SHEET L-225 FOR CONTINUATION



MATCHLINE - SEE SHEET L-227 FOR CONTINUATION

MATCHLINE - SEE SHEET L-229 FOR CONTINUATION

**LEGEND:**



**UNDERSTORY PLANT SCHEDULE**

	SHRUB HEDGES 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
	SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
	BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
	DBMP SHRUBS & GROUNDCOVERS FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
	GROUNDCOVERS ARKCHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILLOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
	LAWN / TURFGRASS	308,016 SF
	GRAVEL	8,959 SF
	MULCH	13,357 SF
	RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

**NOTE:**

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-220 FOR COMPLETE UNDERSTORY SCHEDULE AND LANDSCAPE LEGEND.
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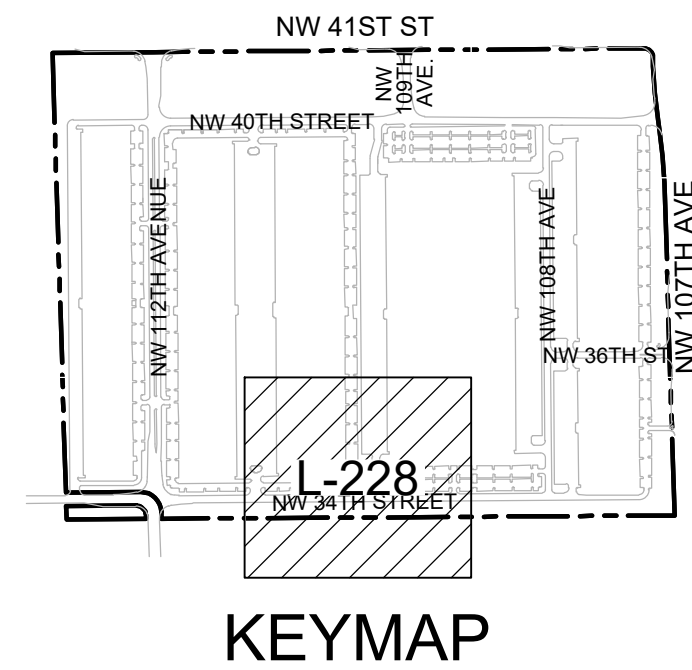
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No.	REVISIONS	DATE	BY

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

KHA PROJECT  
 143422000  
 DATE  
 DEC 2022  
 SCALE AS SHOWN  
 DESIGNED BY MW  
 DRAWN BY CF  
 CHECKED BY MW  
 REGISTERED PROFESSIONAL ENGINEER  
 No. LA6667406  
 STATE  
 12/01/2022  
 FLORES

**UNDERSTORY PLAN**



**Sunshine811**  
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 Check positive response codes before you dig!

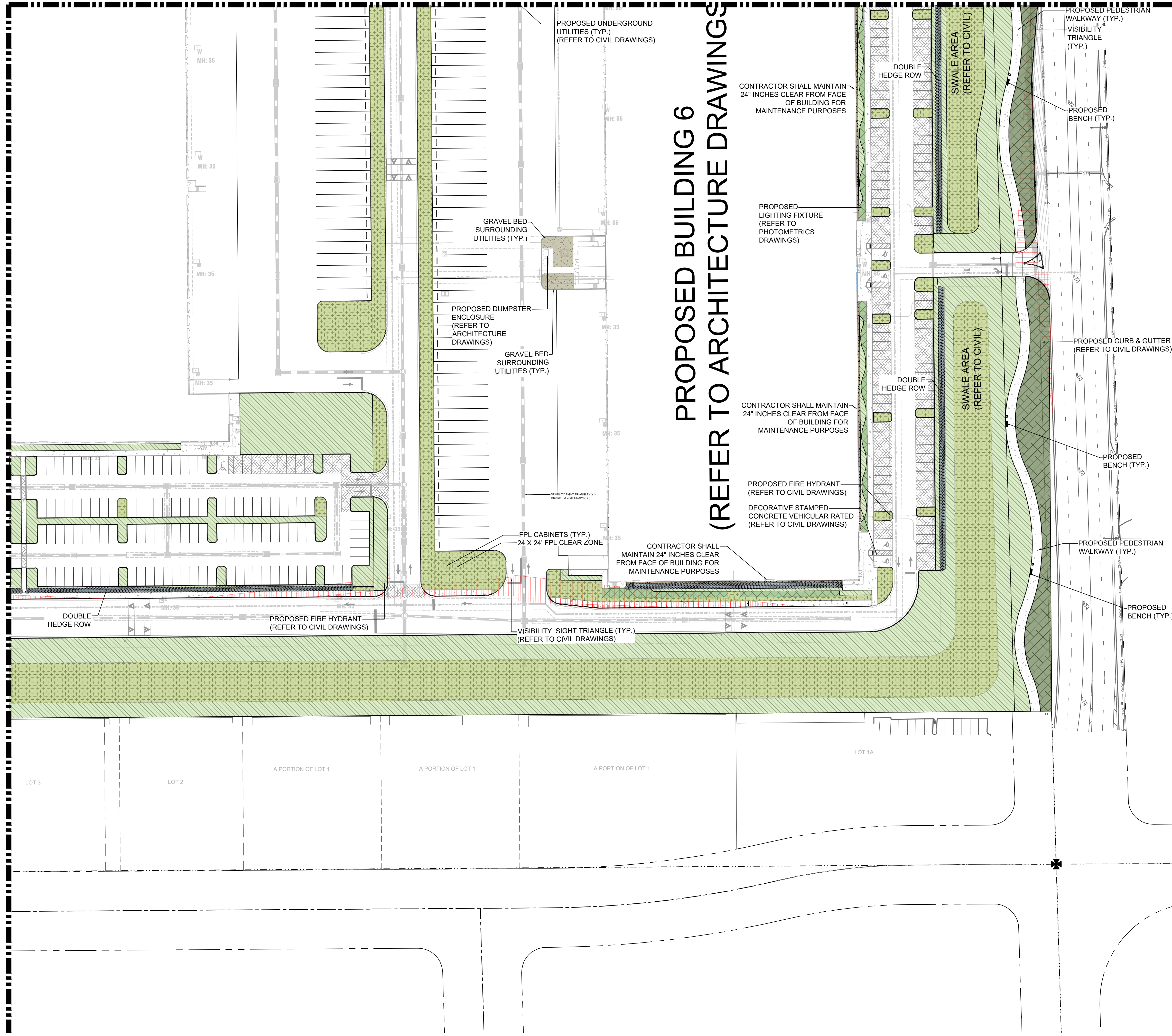
BRIDGE POINT DORAL  
 PREPARED FOR  
 BRIDGE INDUSTRIAL  
 CITY OF DORAL  
 SHEET NUMBER  
**L-228**

Plotted By: Equiano, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-229 - December 01, 2022 - 12:06:17pm - kimley-horn.com - civil - 143422000 - lemon site\landscapa\CADD\PlanSheets\L-229 - UNDERSTORY PLAN.dwg  
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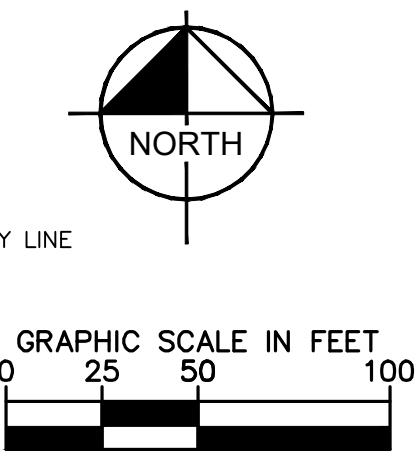
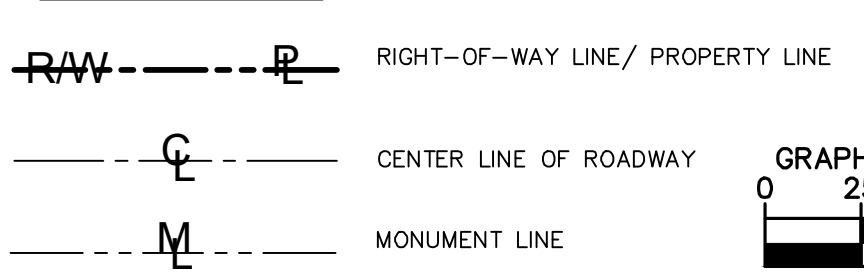
MATCHLINE - SEE SHEET L-228 FOR CONTINUATION

MATCHLINE - SEE SHEET L-226 FOR CONTINUATION

# PROPOSED BUILDING 6 (REFER TO ARCHITECTURE DRAWINGS)



### LEGEND:



### UNDERSTORY PLANT SCHEDULE

	SHRUB HEDGES 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
	SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
	BIOSWALE REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	448,129 SF
	DBMP SHRUBS & GROUNDCOVERS FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
	GROUNDCOVERS ARKHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILLOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
	LAWN / TURFGRASS	308,016 SF
	GRAVEL	8,959 SF
	MULCH	13,357 SF
	RIGHT OF WAY LAWN LAWN / LAWN	20,020 SF

### NOTE:

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- REFER TO SHEET L-230 FOR COMPLETE UNDERSTORY SCHEDULE AND LANDSCAPE LEGEND.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
- FUTURE REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY SIGNAGE SHOWN FOR DESIGN INTENT ONLY.
- FINAL TREE AND LIGHT POLES SHALL BE ADJUSTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL AS PLANS CONTINUE TO BE DEVELOPED. FINAL TREE COUNT AND PHOTOMETRICS SHALL MAINTAIN THE CITY REQUIREMENTS.
- FURTHER REVIEW WILL BE CONDUCTED AT TIME OF BUILDING DEPARTMENT SUBMITTAL. PRELIMINARY FENCE AND GATE SHOWN FOR DESIGN INTENT ONLY.
- ALL HEDGES FRONTING ON PUBLIC STREETS TO BE MAINTAINED AT A MINIMUM HEIGHT OF 4 FEET.

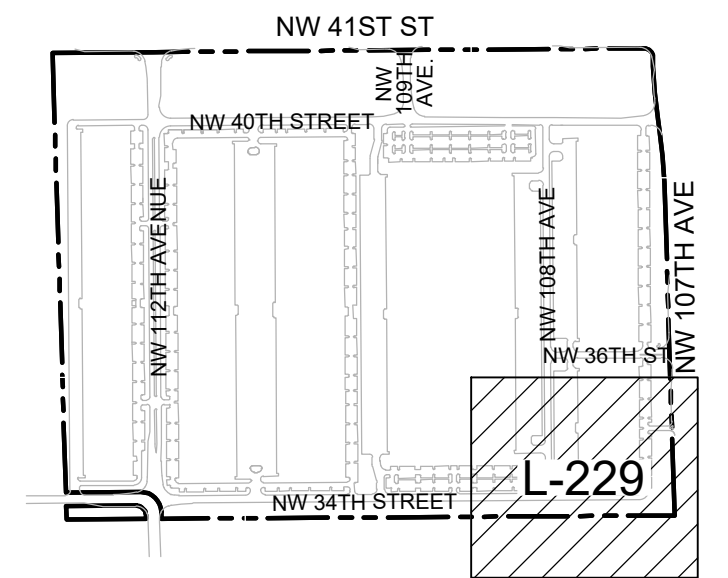
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No.	REVISIONS	DATE	BY

**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

REGISTERED LANDSCAPE ARCHITECT  
 No. LA6667406  
 STATE OF FLORIDA  
 12/01/2022

## UNDERSTORY PLAN



### KEYMAP

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 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!

BRIDGE POINT DORAL  
 PREPARED FOR  
 BRIDGE INDUSTRIAL  
 CITY OF DORAL

SHEET NUMBER  
**L-229**

Plotted By: Equardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: L-230 UNDERSTORY SCHEDULE & NOTES - November 30, 2022 07:21:41pm - Kimley-Horn.com \\v1\m1a\m1b\civil\143422000 - Item: site\Landscaping\CADD\PlanSheets\L-230 OVERALL UNDERSTORY PLANT.dwg  
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## UNDERSTORY PLANT SCHEDULE

	<b>SHRUB HEDGES</b> 36" HT. MIN. 36" O.C. CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HAMELIA PATENS / FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	6,988
	<b>SHRUBS</b> SHRUBS @ 18" HT. 30" O.C. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE HAMELIA PATENS / FIREBUSH MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ZAMIA FLORIDANA / COONTIE PALM	843,242 SF
	<b>BIOSWALE</b> REFER TO SMART SCIENCES REPORT FOR PLANTING SPECIFICATIONS	446,490 SF
	<b>DBMP SHRUBS &amp; GROUNDCOVERS</b> FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG HELIANTHUS DEBILIS / DUNE SUNFLOWER MICROSORUM SCOLOPENDRIA / WART FERN ZAMIA PUMILA / COONTIE CYCAD	53,272 SF
	<b>GROUNDCOVERS</b> ARACHIS GLABRATA / PERENNIAL PEANUT MICROSORUM SCOLOPENDRIA / WART FERN MIMOSA STRIGILLOSA / SUNSHINE MIMOSA PHILODENDRON X 'BURLE MARX' / BURLE MARX PHILODENDRON	20,081 SF
	<b>LAWN / TURFGRASS</b> -	308,016 SF
	<b>GRAVEL</b> -	8,959 SF
	<b>MULCH</b> -	13,357 SF
	<b>RIGHT OF WAY LAWN</b> LAWN / LAWN	20,020 SF

### NOTES:

- REFER TO SHEET L-100 FOR THE TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
- 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.
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- ALL HEDGES FRONTING ON PUBLIC STREETS TO BE MAINTAINED AT A MINIMUM HEIGHT OF 4 FEET.

### HARDSCAPE NOTES:

\*CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.


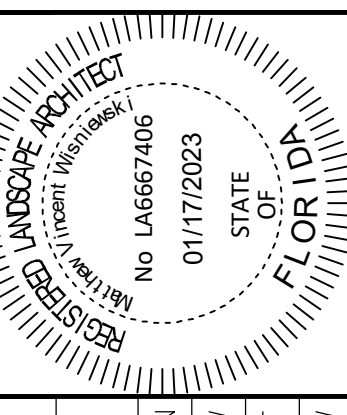
\*CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (2) TWO TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL APPROVED BY LANDSCAPE ARCHITECT.

## CITY OF DORAL LANDSCAPE LEGEND

Zoning District:	<b>IC</b>	Net Lot Area:	<b>174.53</b> Acres	or	<b>7,602,500</b> SF
<b>OPEN SPACE</b>					
A.	Square feet of open space required, as indicated on site plan:			<b>REQUIRED</b>	<b>PROVIDED</b>
	Net Lot area = <b>7,602,500</b> x <b>20%</b>			<b>1,520,500</b> SF	<b>1,749,881</b> SF
B.	Square feet of parking lot open space required by Chp.71, as indicated on site plan:				
	The number of parking spaces = <b>2054</b> x 10 SF per parking space=			<b>20,540</b> SF	<b>20,540</b> SF
C.	Total SF of landscaped open space required = A + B			<b>1,541,040</b> SF	<b>1,770,421</b> SF
<b>LAWN AREA CALCULATION</b>					
A.	Total square feet of landscape open space required by =			<b>1,541,040</b> SF	
B.	Maximum lawn area permitted = <b>20.0%</b> x required landscape open space =			<b>308,208</b> SF	<b>308,016</b> SF
Notes: (1) Per Sec. 71-71. (2) Very dry tolerant grasses and low growing native plants, including grasses and forbs, as referenced in the Landscape Manual, may be used as groundcover beyond the maximum permitted grass area specified.					
<b>TREES</b>					
A.	The number of site trees required per net lot area = <b>15</b> site trees per net lot area				
	less the existing number of trees that meet minimum requirements	<b>0</b> existing trees			
	required trees x net lot acreage =	<b>2618</b> trees - existing trees		<b>2,618</b> trees	<b>2,620</b> trees
B.	30% palm trees allowed (two palms = one tree) =			<b>786</b> "trees"	<b>262</b> "trees"
C.	Percentage of native trees required = the number of trees provided x 30% =			<b>786</b> trees	<b>2,054</b> trees
D.	Percentage of low maintenance and drought tolerant trees = provided trees x 50% =			<b>1,310</b> trees	<b>2,358</b> trees
E.	Street trees along 41st Street (max. average spacing of 35' O.C.)				
	<b>3,106</b> linear feet along street / 35 =			<b>89</b> trees	<b>91</b> trees
F.	Street trees along 112th Avenue (max. average spacing of 35' O.C.)				
	<b>6,825</b> linear feet along street / 35 =			<b>195</b> trees	<b>228</b> trees
G.	Street trees along 34th Street (max. average spacing of 35' O.C.)				
	<b>393</b> linear feet along street / 35 =			<b>11</b> trees	<b>13</b> trees
H.	Street trees along 107 Ave (max. average spacing of 35' O.C.)				
	<b>2,314</b> linear feet along street / 35 =			<b>66</b> trees	<b>88</b> trees
	Total number of trees provided: required site trees + street trees =			<b>2,979</b> trees	<b>3,040</b> trees
<b>SHRUBS</b>					
A.	The total number of trees required x 10 = the number of shrubs required			<b>26,200</b> shrubs	<b>26,200</b> shrubs
B.	The number of shrubs required x 30% = the number of native shrubs required			<b>7,860</b> shrubs	<b>7,860</b> shrubs
C.	% Drought tolerant and low maintenance required = Number of shrubs provided x 50% =			<b>13,100</b> shrubs	<b>13,100</b> shrubs

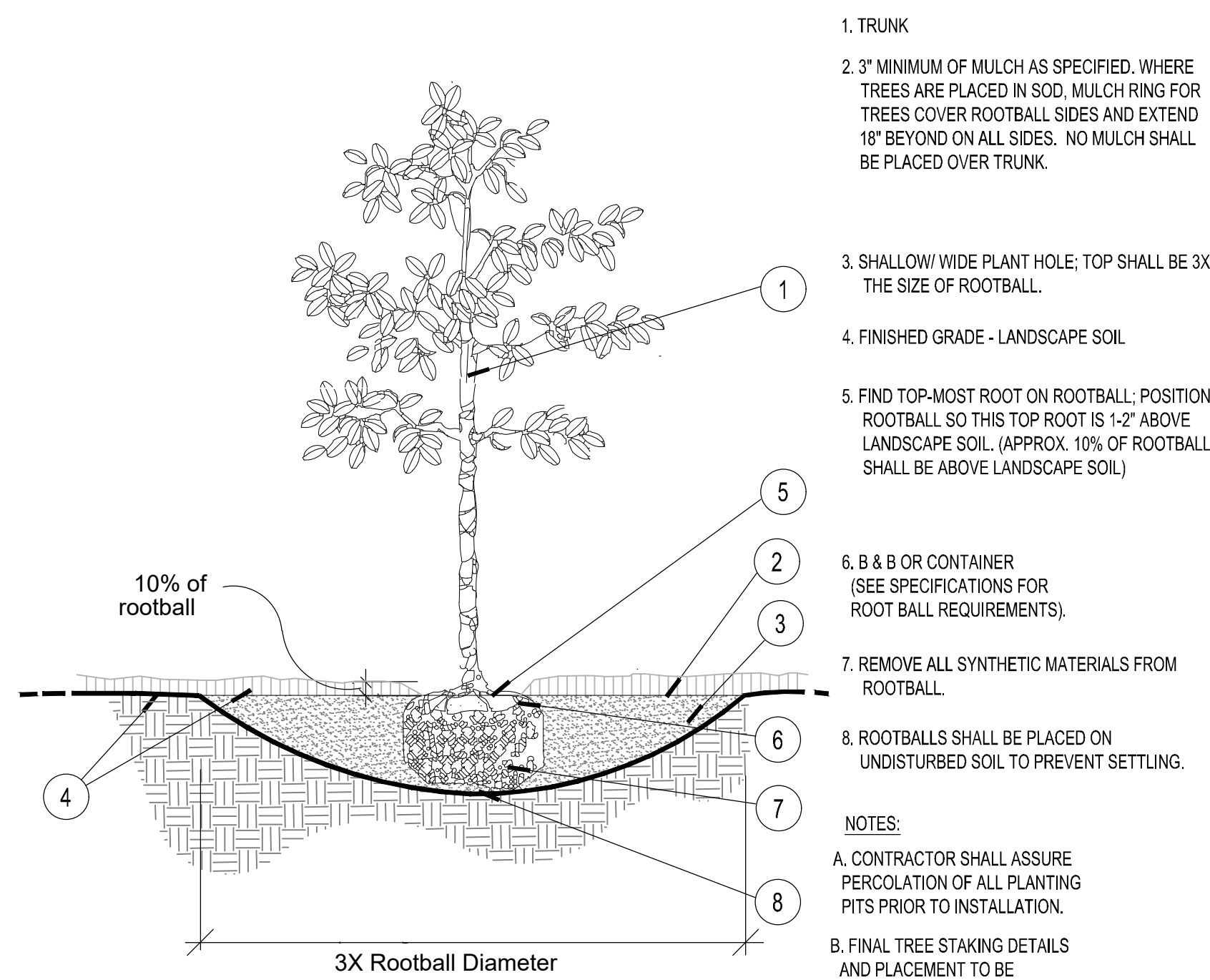
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 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY 35106	 LANDSCAPE ARCHITECT STATE OF FLORIDA No. LA6667406 01/17/2023	KHA PROJECT 14-3422000	DATE <b>JAN 2023</b>	SCALE AS SHOWN	DESIGNED BY NW	DRAWN BY CF	CHECKED BY NW
		<b>UNDERSTORY SCHEDULE &amp; NOTES</b>					
<b>BRIDGE POINT DORAL</b> PREPARED FOR <b>BRIDGE INDUSTRIAL</b> CITY OF DORAL	SHEET NUMBER <b>L-230</b>						

  
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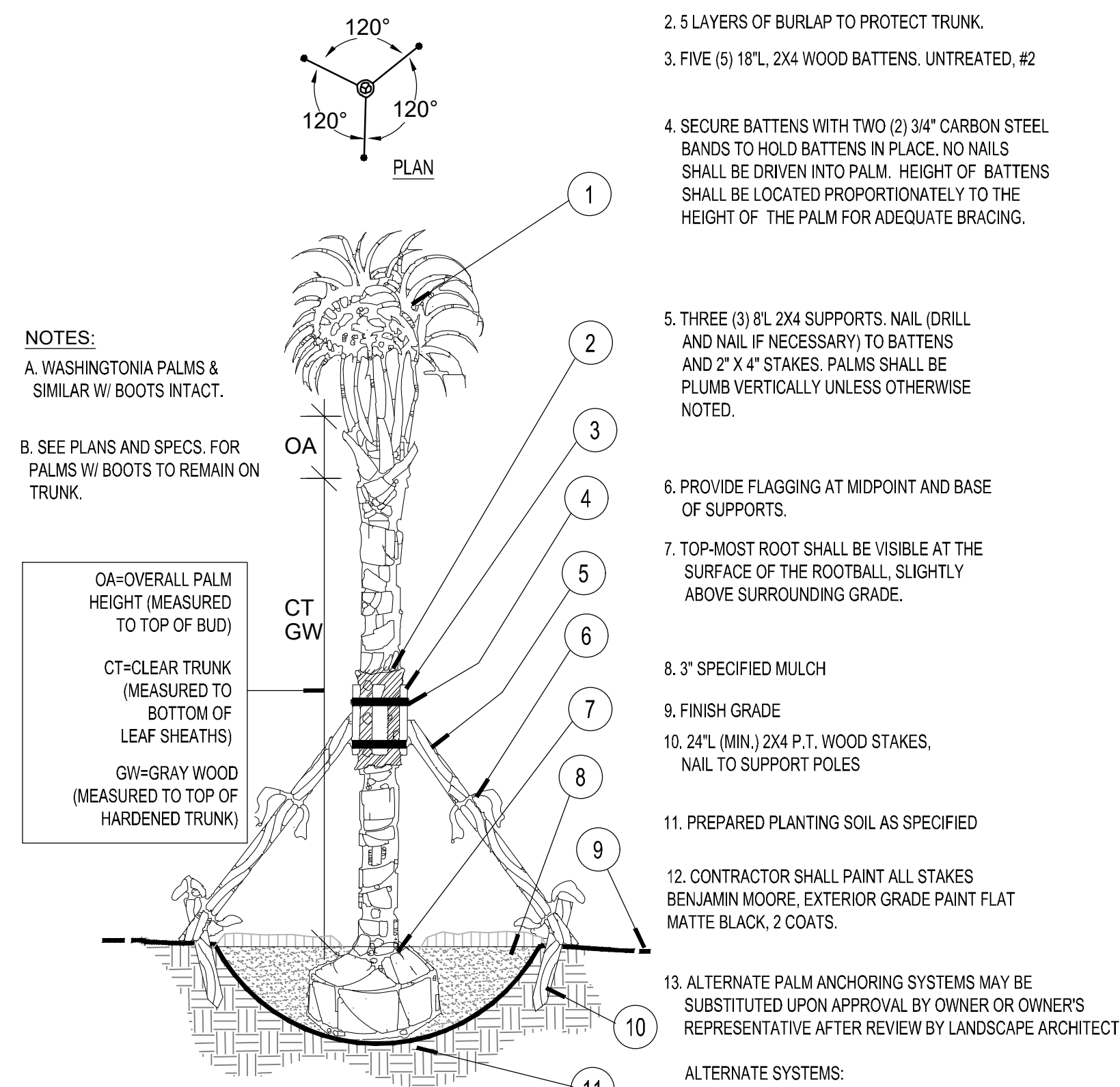
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1. TRUNK
  2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD. MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
  3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE 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.

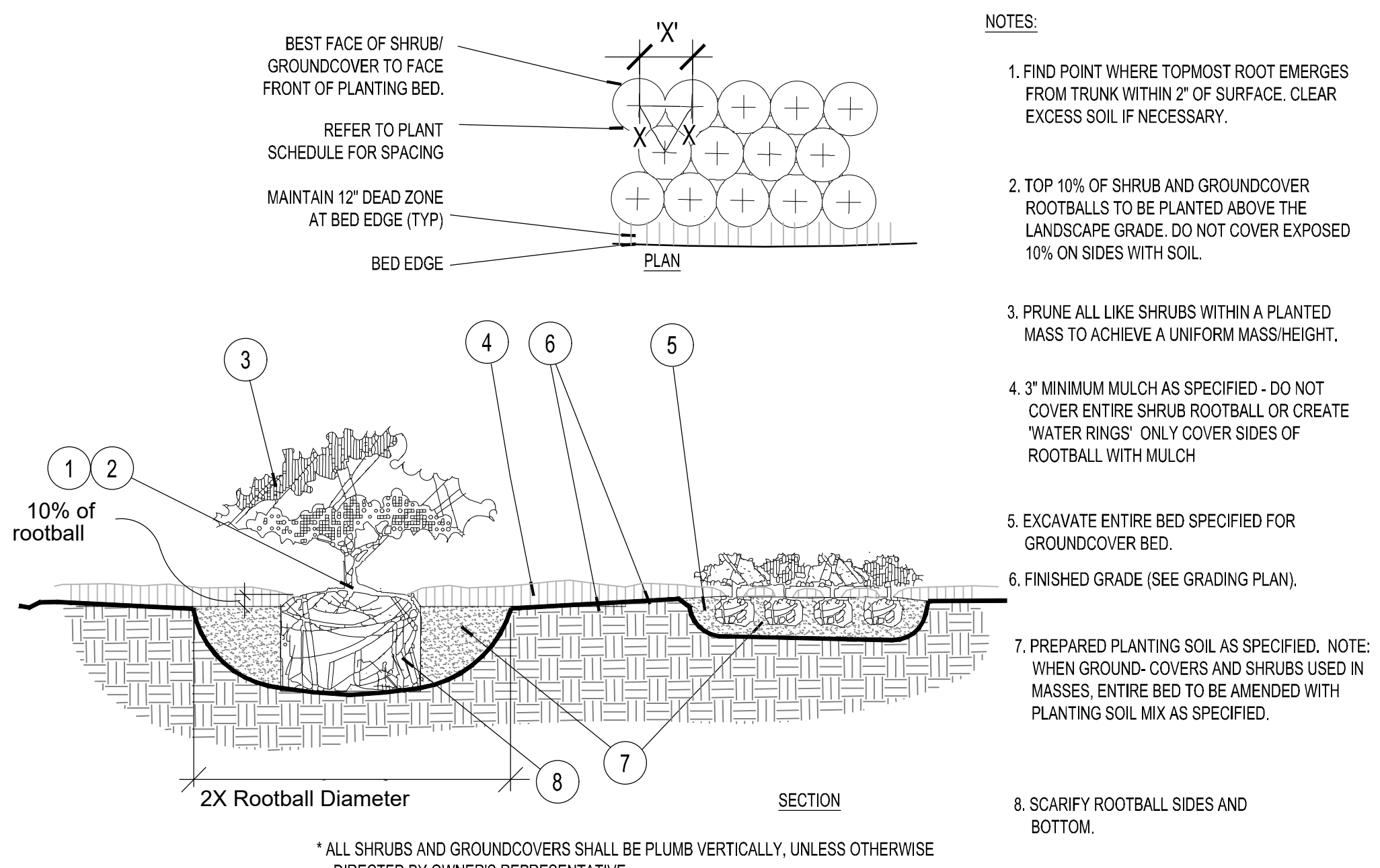
\* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

**A Tree Planting**  
SECTION NTS



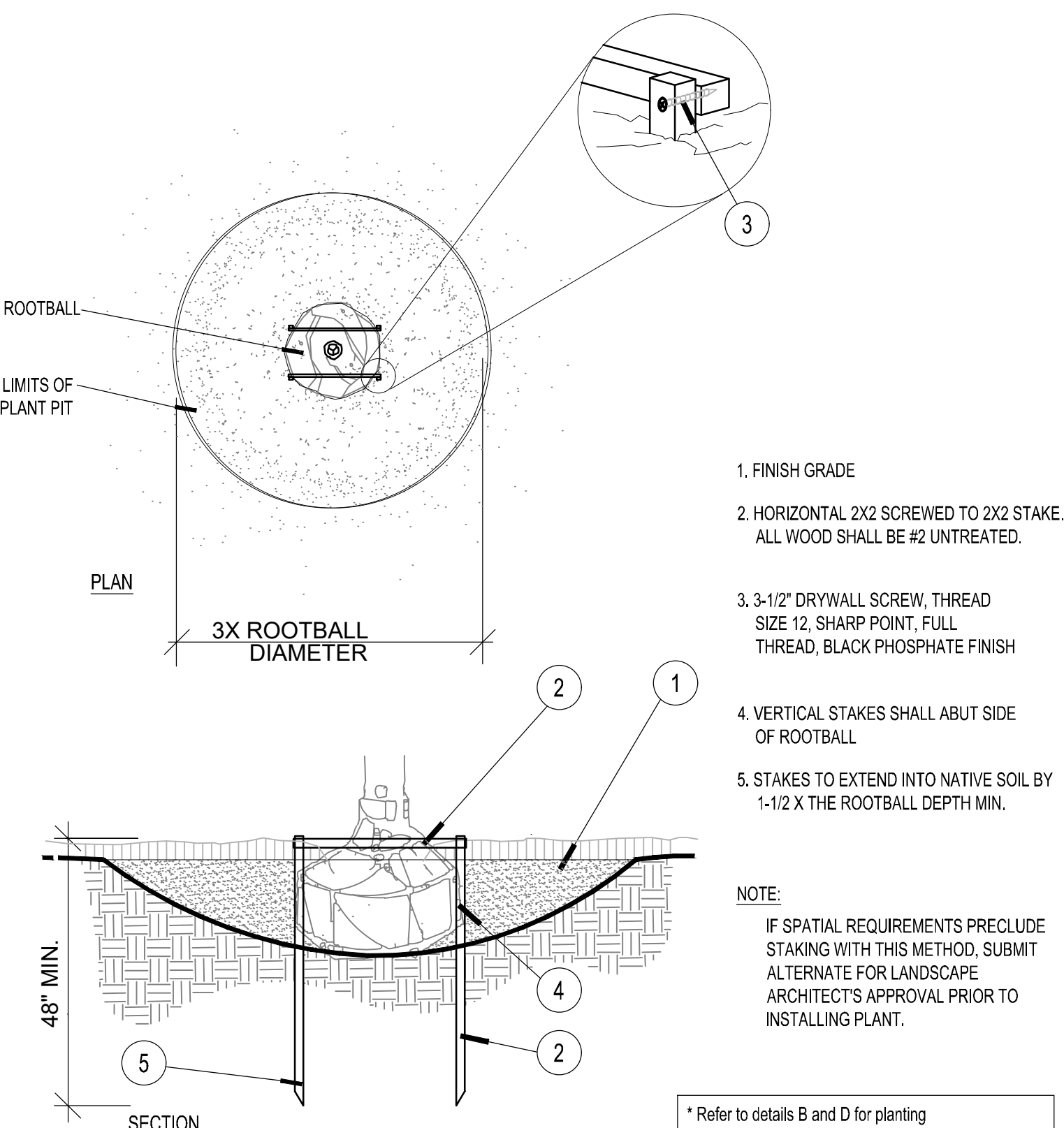
1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
  2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
  3. FIVE (5) 18"L, 2X4 WOOD BATTENS, UNTREATED, #2
  4. SECURE BATTENS WITH TWO (2) 3/4" CARBON 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" X 12" X 4" 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



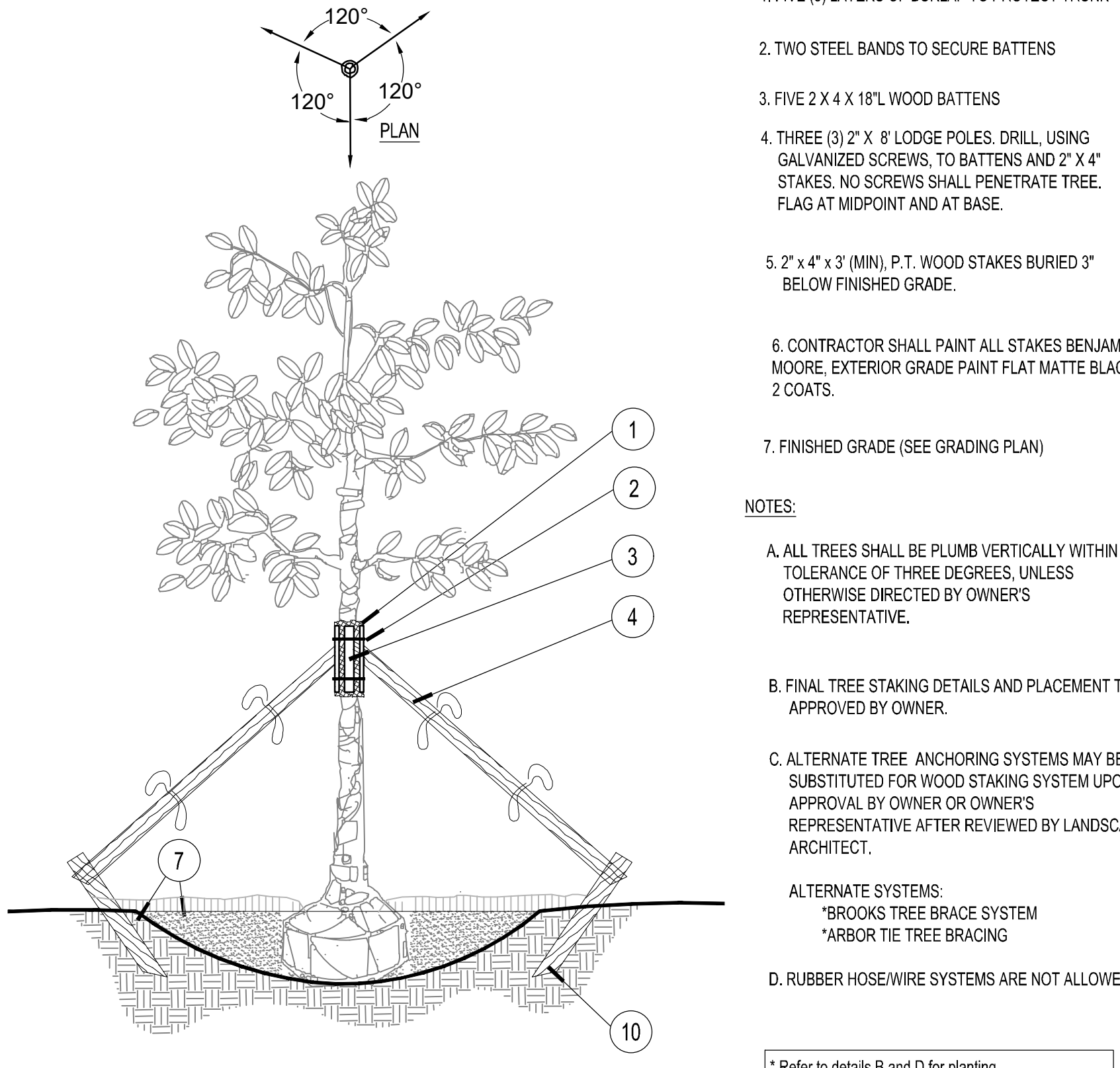
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASSHEIGHT.
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.

**C Shrub / Groundcover Planting**  
SECTION NTS



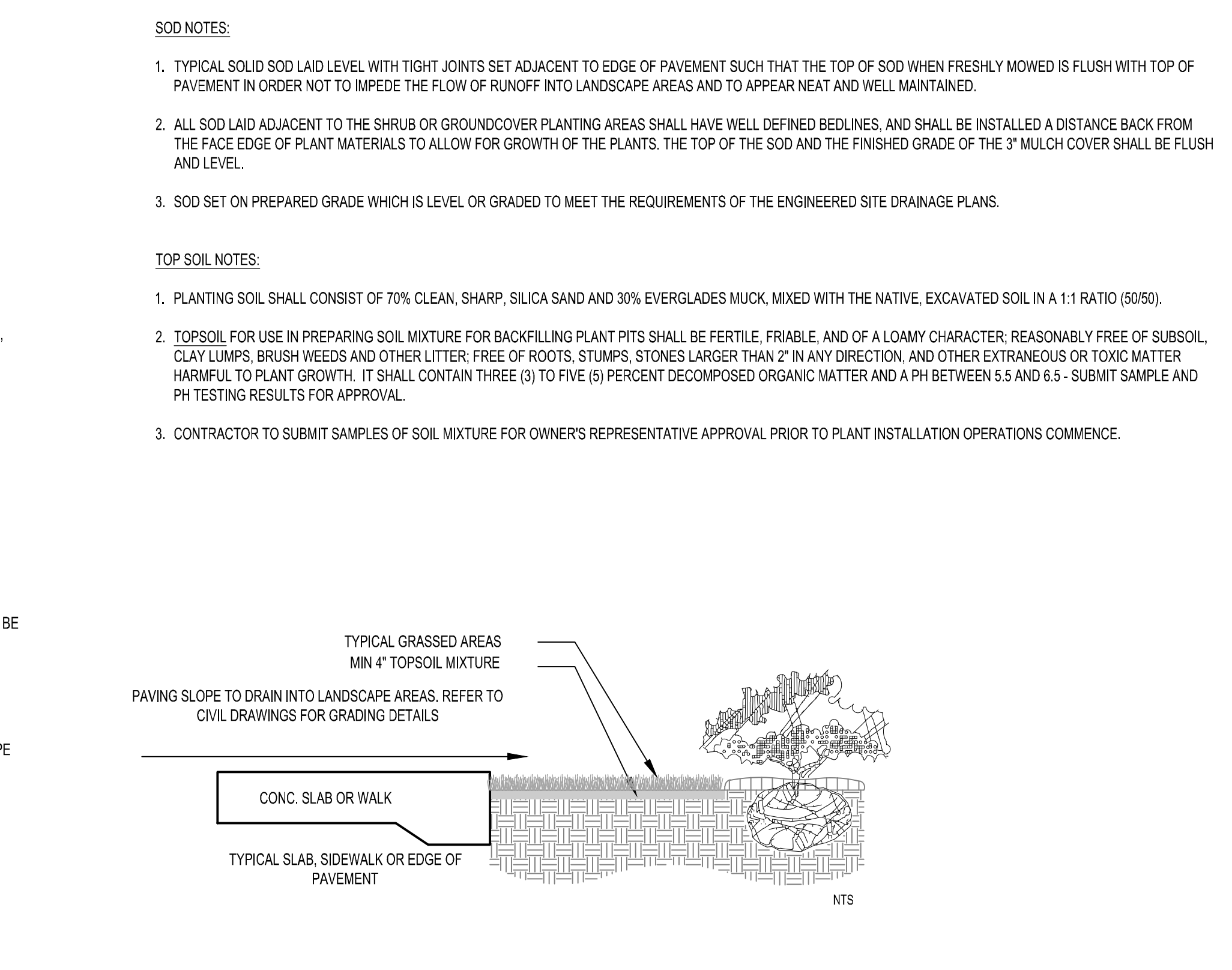
1. FINISH GRADE
  2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
  3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
  4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
  5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.
- NOTE:  
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

**D Staking - up to 65 gal. or B&B to 3-1/2" Cal.**  
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" 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.
  - D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.
- ALTERNATE SYSTEMS:  
\*BROOKS TREE BRACE SYSTEM  
\*ARBOR TIE TREE BRACING

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



- 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 EXTRANEIOUS 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.

**F SOD**  
SECTION NTS

NO.	REVISIONS	DATE

**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

LANDSCAPE ARCHITECT  
No. LA6667406  
STATE OF FLORIDA  
12/01/2022

KHA PROJECT  
14-3422000  
DATE  
DEC. 2022  
SCALE AS SHOWN  
DESIGNED BY MW  
DRAWN BY CF  
CHECKED BY MW

**LANDSCAPE DETAILS**

**BRIDGE POINT DORAL**  
PREPARED FOR  
**BRIDGE INDUSTRIAL**  
CITY OF DORAL

**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-250**



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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 STOCKPIILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRAIN-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRAIN-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.

D. MATERIALS

1. GENERAL

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
INOCULANT 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 EXTRANEIOUS 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 DETERMINED 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.

F. WATER

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 PLANTS 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 ANTI-TRANSPIRANT PRODUCT (WILT-TRIP/UP 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 "B" 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 TRANSPORTING 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 3". 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 3" 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 HOLES WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLES WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STRINGS 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 WET 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 ACHIEVE 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 12X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADEING 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.
C. 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.

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.

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Table with 2 columns: No., REVISIONS. Includes a grid for tracking revisions.

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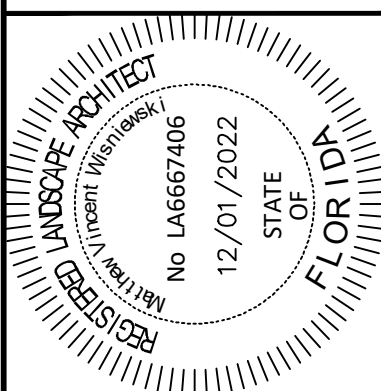


Table with 2 columns: SCALE AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY. Includes initials for MW, CF, MW.

LANDSCAPE SPECIFICATIONS

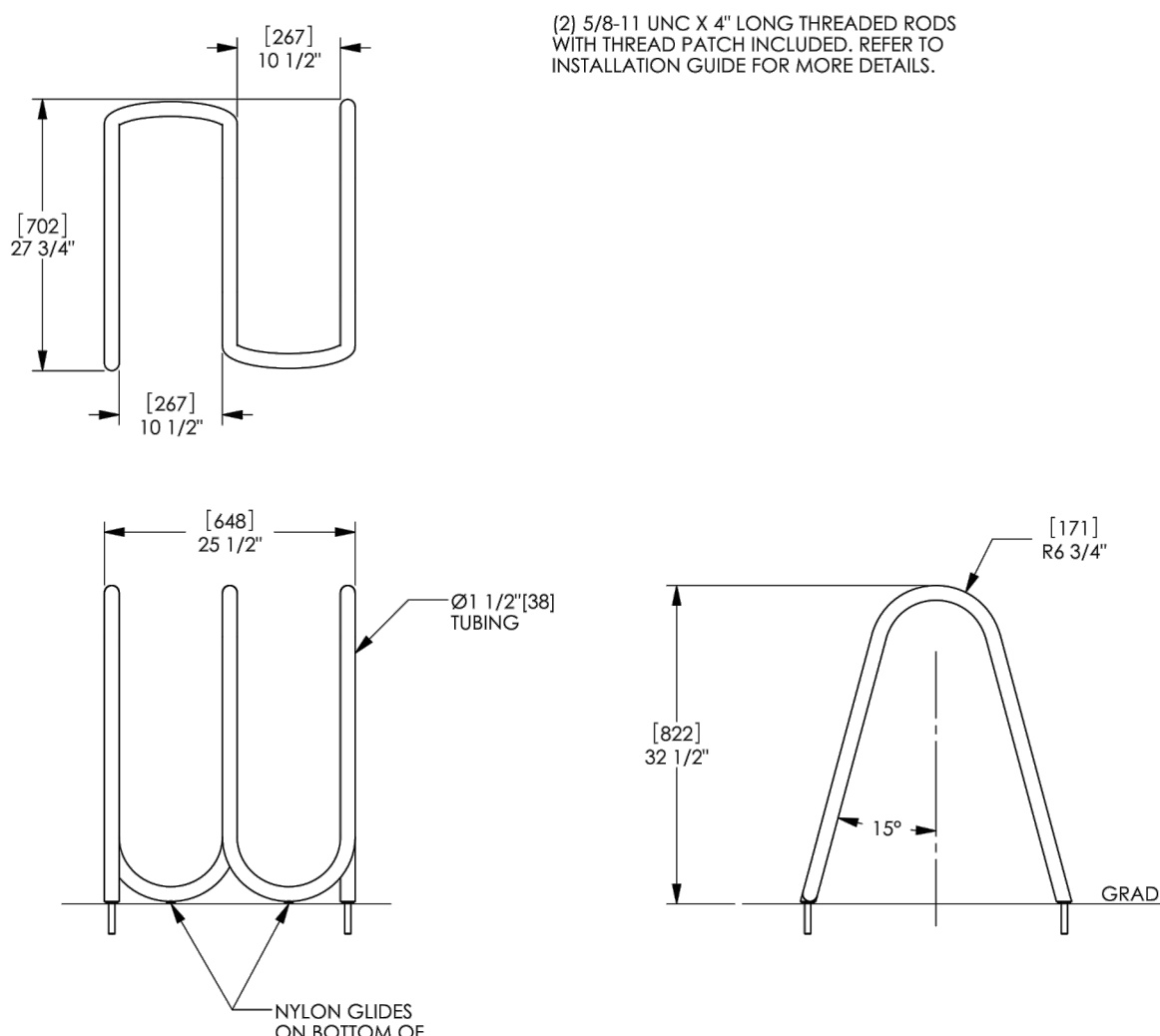
BRIDGE POINT DORAL PREPARED FOR BRIDGE INDUSTRIAL CITY OF DORAL. SHEET NUMBER L-251.

Sunshine811 logo and text: 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: Equiarido, Andy - Sheet Set: BRIDGE POINT DORAL - LAYOUT: L-252 MANUFACTURER DETAILS - November 30, 2022 - 07:22:57pm - \\kimley-horn.com\MLA\mb-civil\143422000 - Item: site\Landscapes\CADD\PlanSheets\L-252 MANUFACTURER DETAILS.dwg  
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**Flo** Bike Rack, Embedded, Stainless Steel  
 Product Drawing  
 Date: 11/18/2014  
 www.landscapiforms.com Ph: 800.521.2546



landscapiforms Drawing: FL662-01-SSTL  
 Dimensions are in inches (mm)  
 U.S. Patent Nos.: D629,453  
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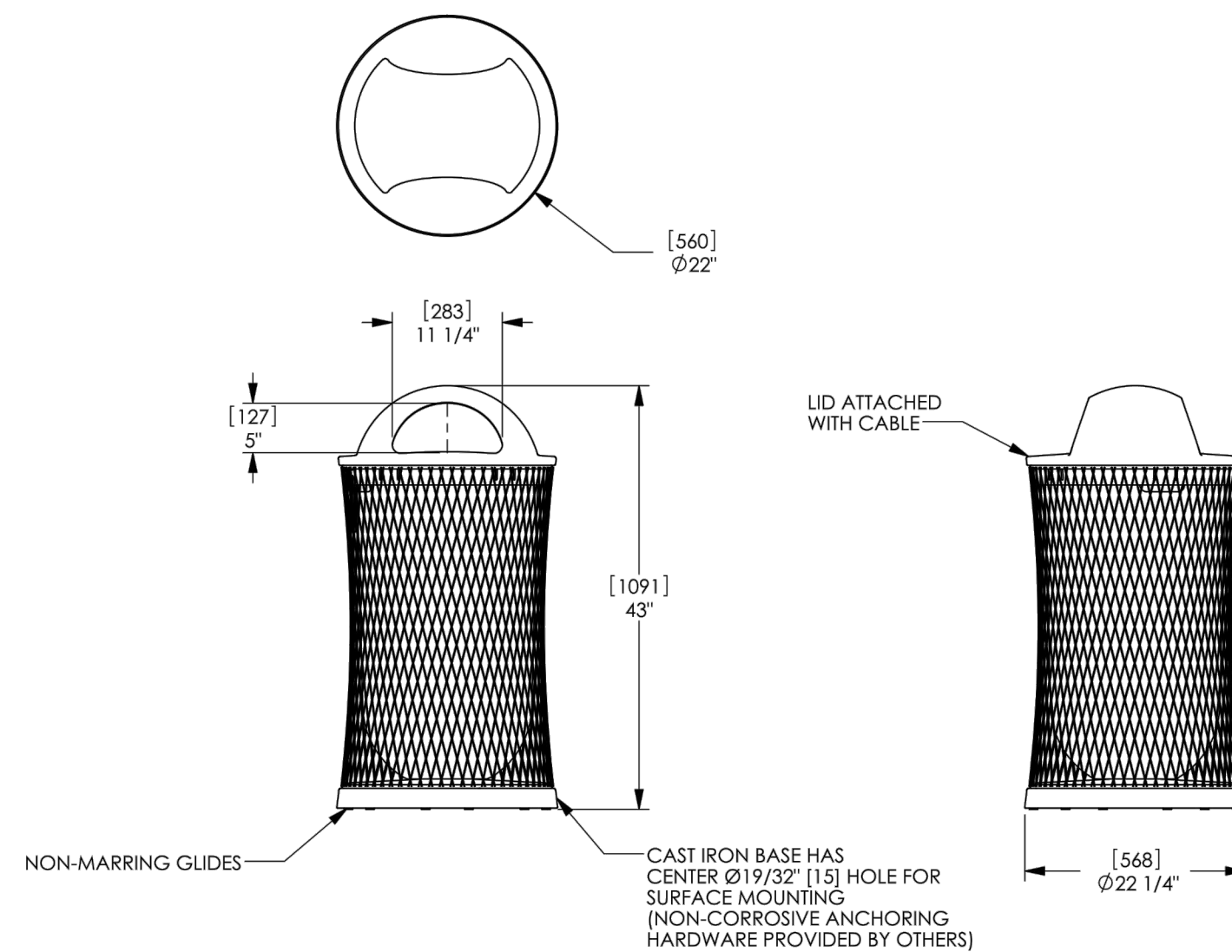
NOTE: CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE AND FASTENERS FOR INSTALLATION AS PER MANUFACTURER SPECIFICATIONS

**1 FLO BIKE RACK**  
 NOT TO SCALE

**NOTES:**

1. CONTRACTOR SHALL SUBMIT DETAILED, (SIGNED AND SEALED) ENGINEERING SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
2. CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (2) TWO TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES, PRODUCT DATA, AND COLOR CHARTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
4. CONTRACTOR SHALL SUBMIT ENGINEERING FOOTING DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.

**Parc Vue®** Litter Receptacle, Side Opening, With Um-Shaped Liner  
 Product Drawing  
 Date: 7/20/2010  
 www.landscapiforms.com Ph: 800.521.2546

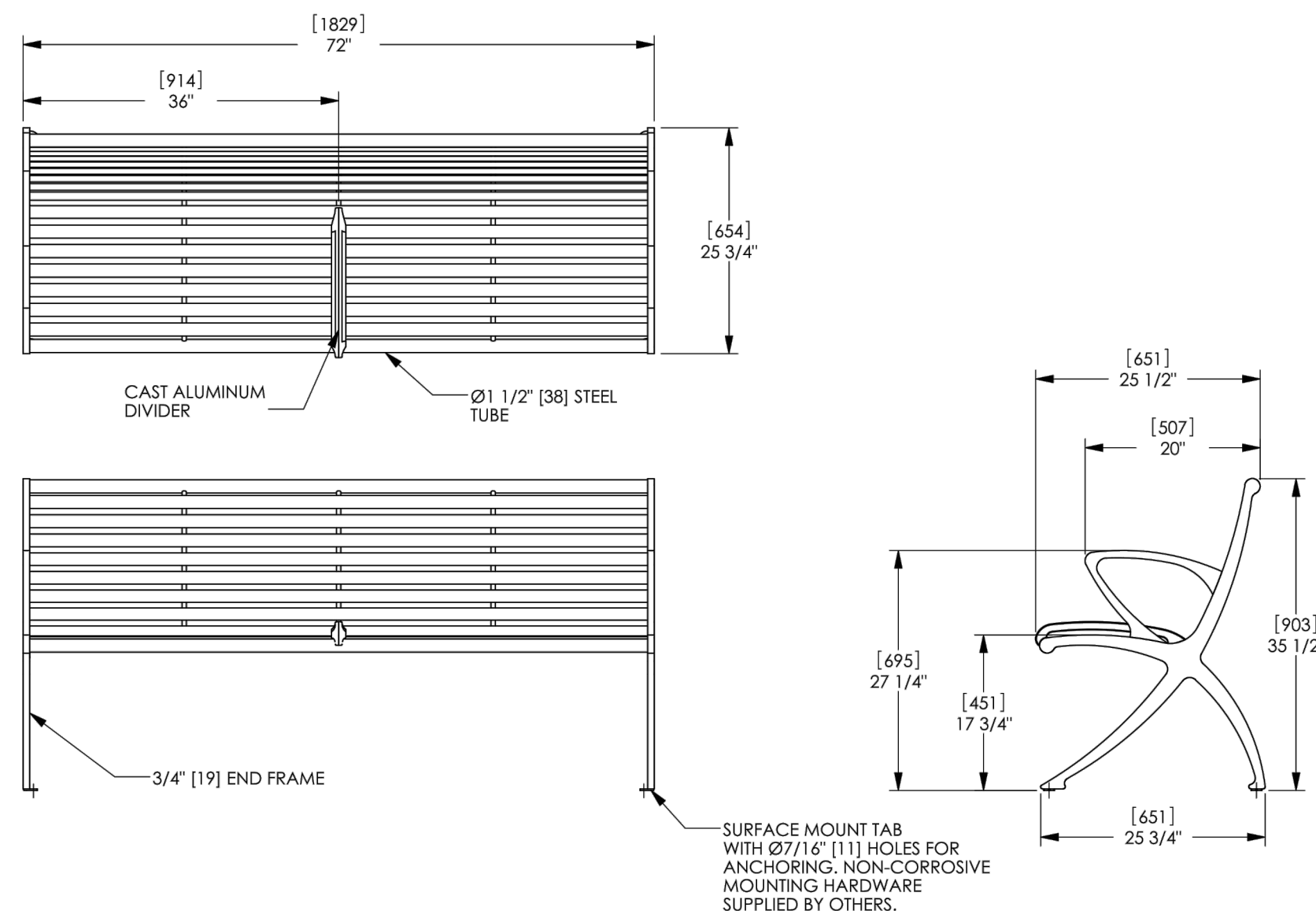


landscapiforms Drawing: PV642-01  
 Dimensions are in inches (mm)  
 U.S. Patent Nos. D650,421; D648,916  
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NOTE: CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE AND FASTENERS FOR INSTALLATION AS PER MANUFACTURER SPECIFICATIONS

**2 PARK VUE TRASH CAN**  
 NOT TO SCALE

**Parc Vue®** Backed Bench, 72in, Surface Mount, with End Arms and Divider  
 Product Drawing  
 Date: 5/19/2010  
 www.landscapiforms.com Ph: 800.521.2546



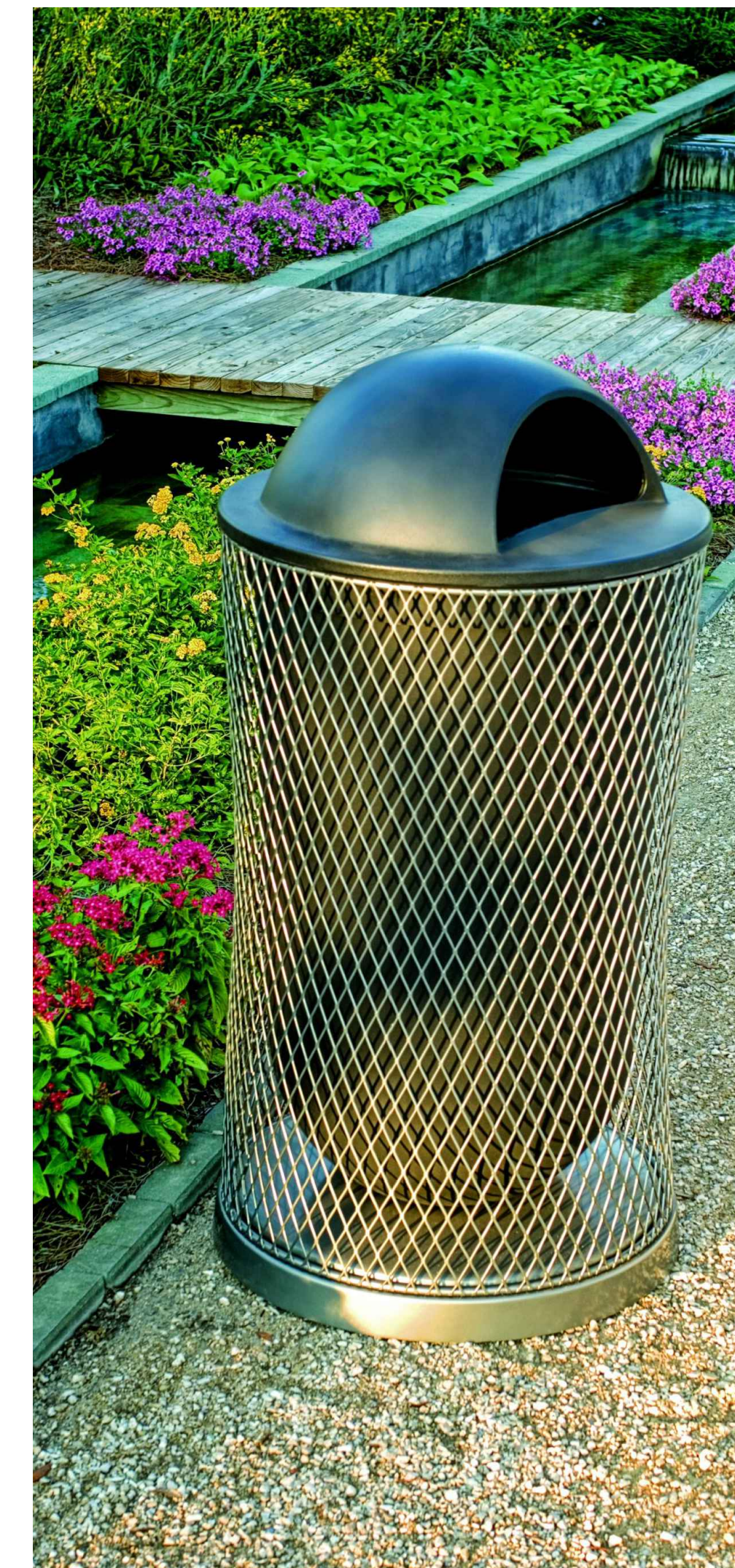
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 Dimensions are in inches (mm)  
 U.S. Patent Nos.: D632,650; D634,021; D628,831  
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NOTE: CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE AND FASTENERS FOR INSTALLATION AS PER MANUFACTURER SPECIFICATIONS

**3 PARC VUE BENCH**  
 NOT TO SCALE

**NOTES:**

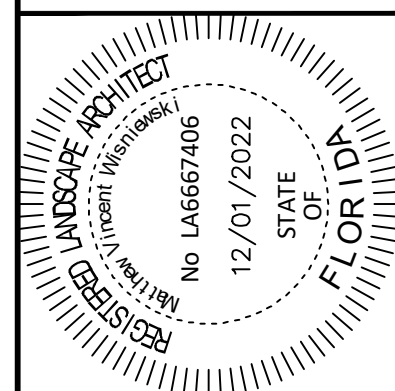
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No.	REVISIONS	DATE	BY

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 PHONE: 305-673-2025  
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KHA PROJECT	143422000
DATE	DEC 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**MANUFACTURER DETAILS**

BRIDGE POINT DORAL  
 PREPARED FOR  
 BRIDGE INDUSTRIAL  
 CITY OF DORAL, FL

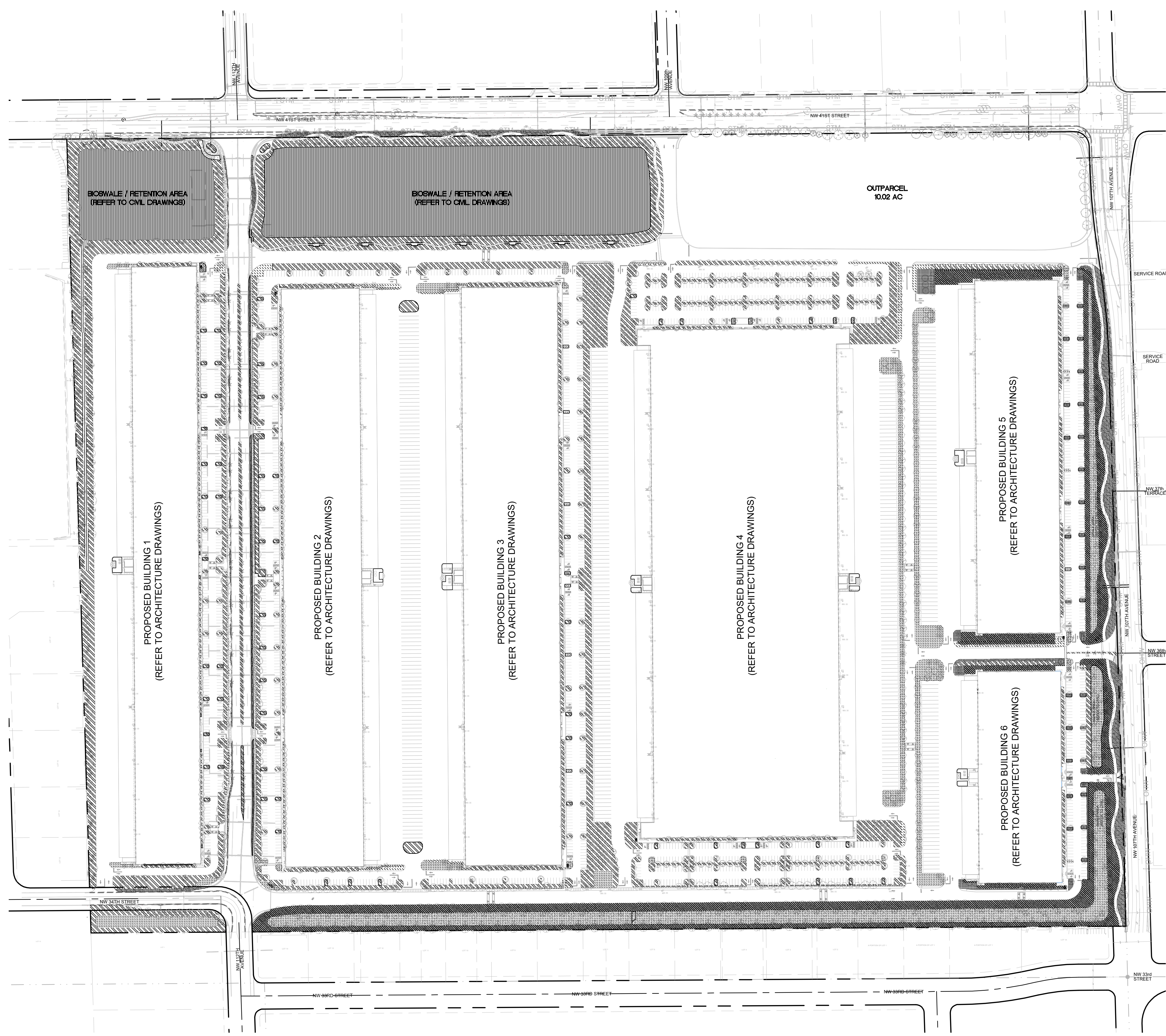
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SHEET NUMBER  
**L-252**



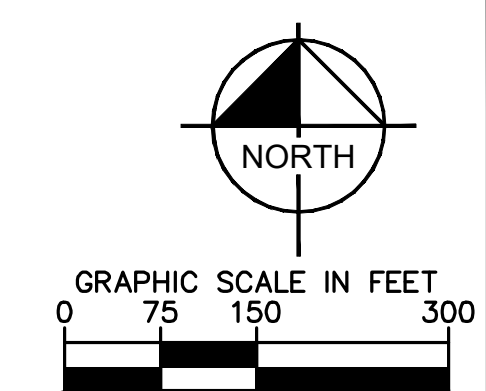


Plotted By: Equilario, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: IR-300 OVERALL IRRIGATION PLAN - December 01, 2022 12:16:43pm - Kimley-Horn.com - Via: mia.vmb - s:\v\143422000 - lmao - site\landscape\CADD\PlanSheets\IR-300 OVERALL IRRIGATION PLAN.dwg  
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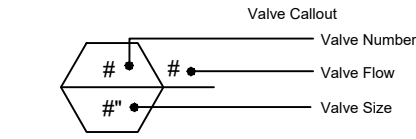
**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- BUILDING OUTLINE



**IRRIGATION HYDROZONES SCHEDULE**

SYMBOL	DESCRIPTION	QTY
	GROUNDCOVERS HYDROZONES	124,094 S.F.
	RIGHT OF WAY LAWN	73,474 S.F.
	SHRUB HYDROZONES	72,998 S.F.
	SHRUBS AND GROUNDCOVER HYDROZONE	610,352 S.F.
	SWALE PLANTING AREAS	499,132 S.F.
	TURFGRASS HYDROZONE	304,912 S.F.



**IRRIGATION CONTRACTOR NOTES:**

- REFER TO SHEET IR-310 FOR COMPLETE SCHEDULE AND GENERAL IRRIGATION NOTES
- REFER TO LANDSCAPE PLANS FOR THE LOCATIONS OF PLANTING MATERIAL. INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
- IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
- IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
- A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
- IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
- IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
- CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR AND VERIFIED WITH THE LANDSCAPE ARCHITECT. IRRIGATION SYSTEM CONNECTIONS TO THE CITY OR COUNTY SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
- IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.
- ALL PROPOSED TREES AND PALMS SHALL HAVE AT LEAST ONE BUBBLER.
- CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS, AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- IRRIGATION PLAN IS DIAGRAMMATIC, EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.
- LATERAL, MAINLINE, BUBBLER, AND VALVE LOCATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY.
- RUN ALL PIPES THROUGH PLANTER AREAS AND ALONGSIDE OTHER SLEEVING TO MAXIMUM EXTENT POSSIBLE.
- TRENCH ALONG SIDEWALKS, CURBS, AND FENCES AS MUCH AS POSSIBLE.
- AVOID TRENCHING ALONG DRIPLINES OF EXISTING TREES TO MAXIMUM EXTENT POSSIBLE. IF IT IS NOT POSSIBLE TO AVOID TRENCHING UNDER DRIPLINES, CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO TRENCH EXCAVATION FOR APPROVAL.
- GROUP AND LOCATE VALVES INSIDE PLANTER AREAS (TYP).
- ZONES SHALL BE SEPARATED BY WATER NEED AND EQUIPMENT. BUBBLERS, DRIPLINES, AND SPRAYS SHALL BE SEPARATE.

NOTE:  
 1. REFER TO SHEET IR-310 FOR COMPLETE SCHEDULE AND GENERAL IRRIGATION NOTES.

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 Check positive response codes before you dig!

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

RECEIVED

KIMLEY-HORN

PROJECT NO. LA6667406

DATE 12/01/2022

STATE OF FLORIDA

REGISTERED PROFESSIONAL ENGINEER

KHA PROJECT	143422000	DATE	DEC 2022
SCALE	AS SHOWN	DESIGNED BY	MW
		DRAWN BY	CF
		CHECKED BY	MW

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**OVERALL IRRIGATION PLAN**

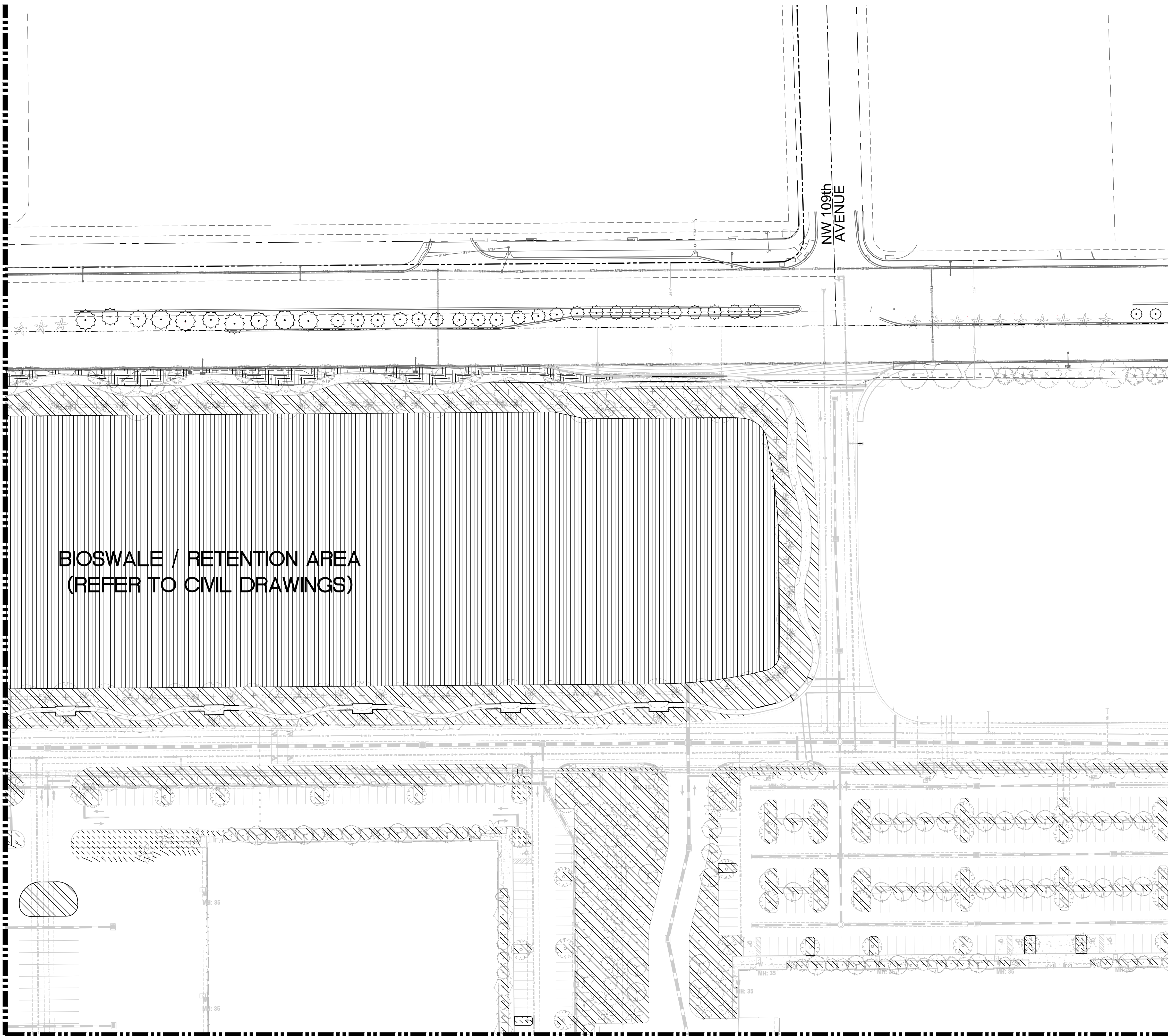
BRIDGE POINT DORAL  
 PREPARED FOR  
 BRIDGE INDUSTRIAL  
 CITY OF DORAL, FL

REVISIONS	DATE



Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: IR-302 - IRRIGATION PLAN - December 01, 2022 - 12:50:50pm - \\kimley-horn.com\l\_mia\mb\_civil\43422000 - Iremco site\Landscapes\CADD\PlanSheets\IR-302 to IR-310 IRRIGATION PLAN.dwg  
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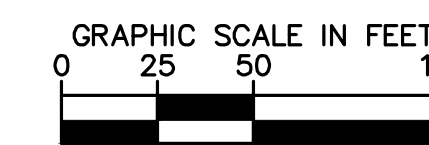
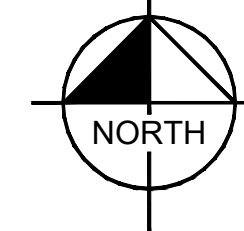
MATCHLINE - SEE SHEET IR-303 FOR CONTINUATION



MATCHLINE - SEE SHEET IR-303 FOR CONTINUATION

**LEGEND:**

- RAW --- P --- RIGHT-OF-WAY LINE / PROPERTY LINE
- C --- CENTER LINE OF ROADWAY
- M --- MONUMENT LINE

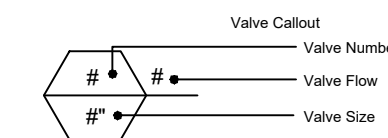


**NOTE:**

- 1) REFER TO SHEET IR-310 FOR IRRIGATION COMPLETE SCHEDULE AND NOTES.

IRRIGATION HYDROZONES SCHEDULE

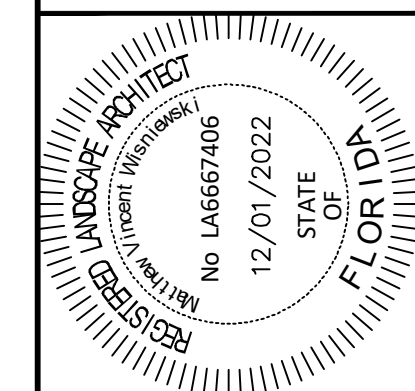
SYMBOL	DESCRIPTION	QTY
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	RIGHT OF WAY LAWN	73,474 S.F.
	SHRUB HYDROZONES	72,998 S.F.
	SHRUBS AND GROUNDCOVER HYDROZONE	610,352 S.F.
	SWALE PLANTING AREAS	499,132 S.F.
	TURFGRASS HYDROZONE	304,912 S.F.



**BIOSWALE / RETENTION AREA  
(REFER TO CIVIL DRAWINGS)**

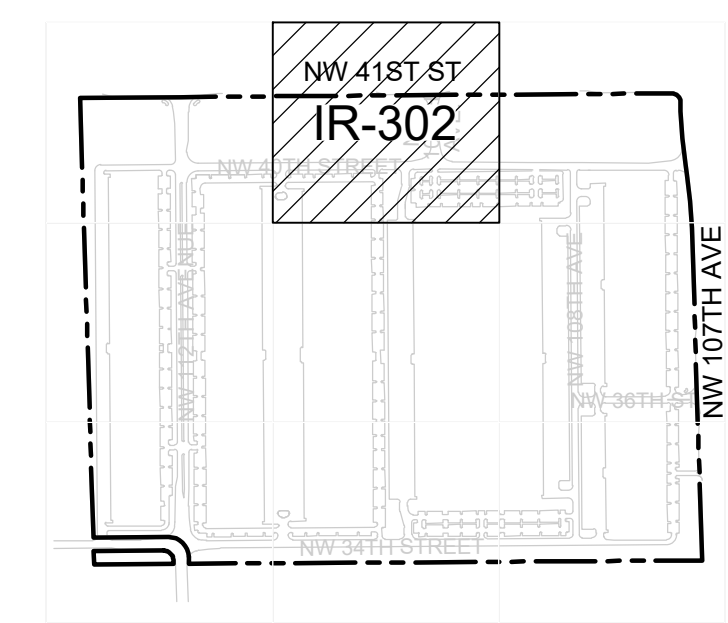
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 PHONE: 305-673-2025  
 WWW.KIMLEY-HORN.COM REGISTRY 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
143422000	DEC 2022	AS SHOWN	MW	CF	MW

**IRRIGATION PLAN**



**KEYMAP**



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!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

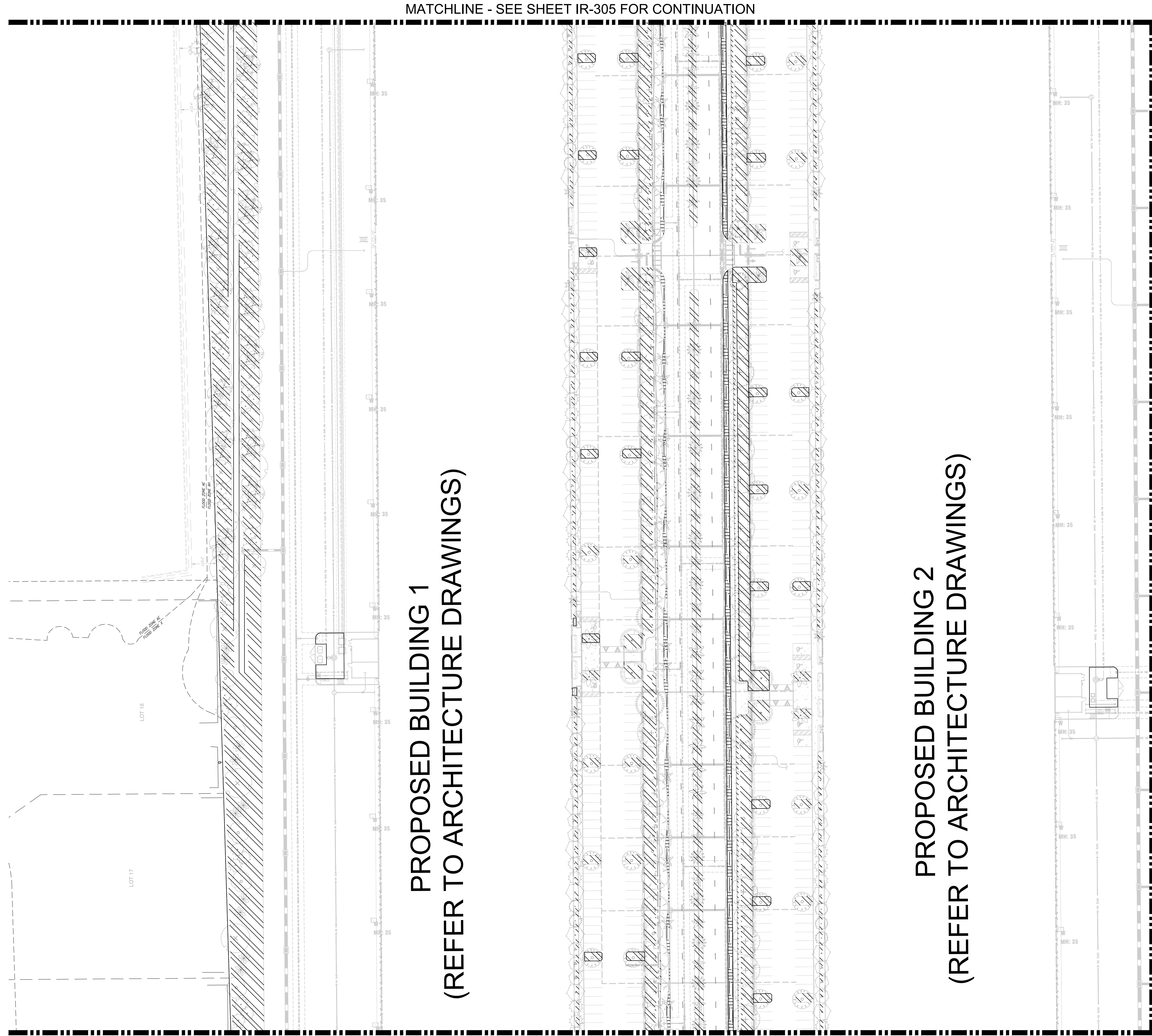
SHEET NUMBER  
**IR-302**

No.	REVISIONS	DATE	BY





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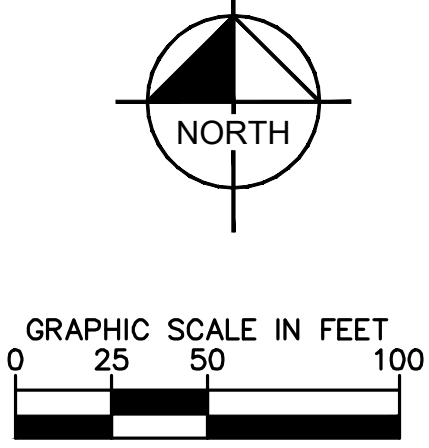
MATCHLINE - SEE SHEET IR-305 FOR CONTINUATION

**PROPOSED BUILDING 1  
 (REFER TO ARCHITECTURE DRAWINGS)**

**PROPOSED BUILDING 2  
 (REFER TO ARCHITECTURE DRAWINGS)**

**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE
- LIMITS OF DEMOLITION

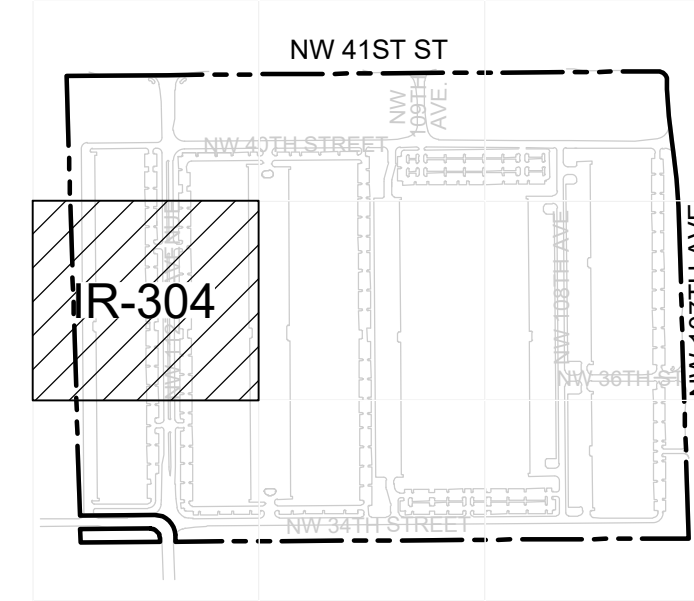
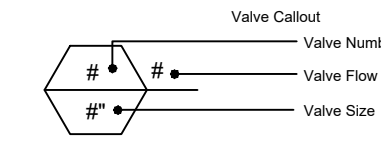


**NOTE:**

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	TURFGRASS HYDROZONE	304,912 S.F.



**KEYMAP**



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**REGISTERED PROFESSIONAL ENGINEER**  
 No. LA6667406  
 STATE OF FLORIDA  
 12/01/2022

KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

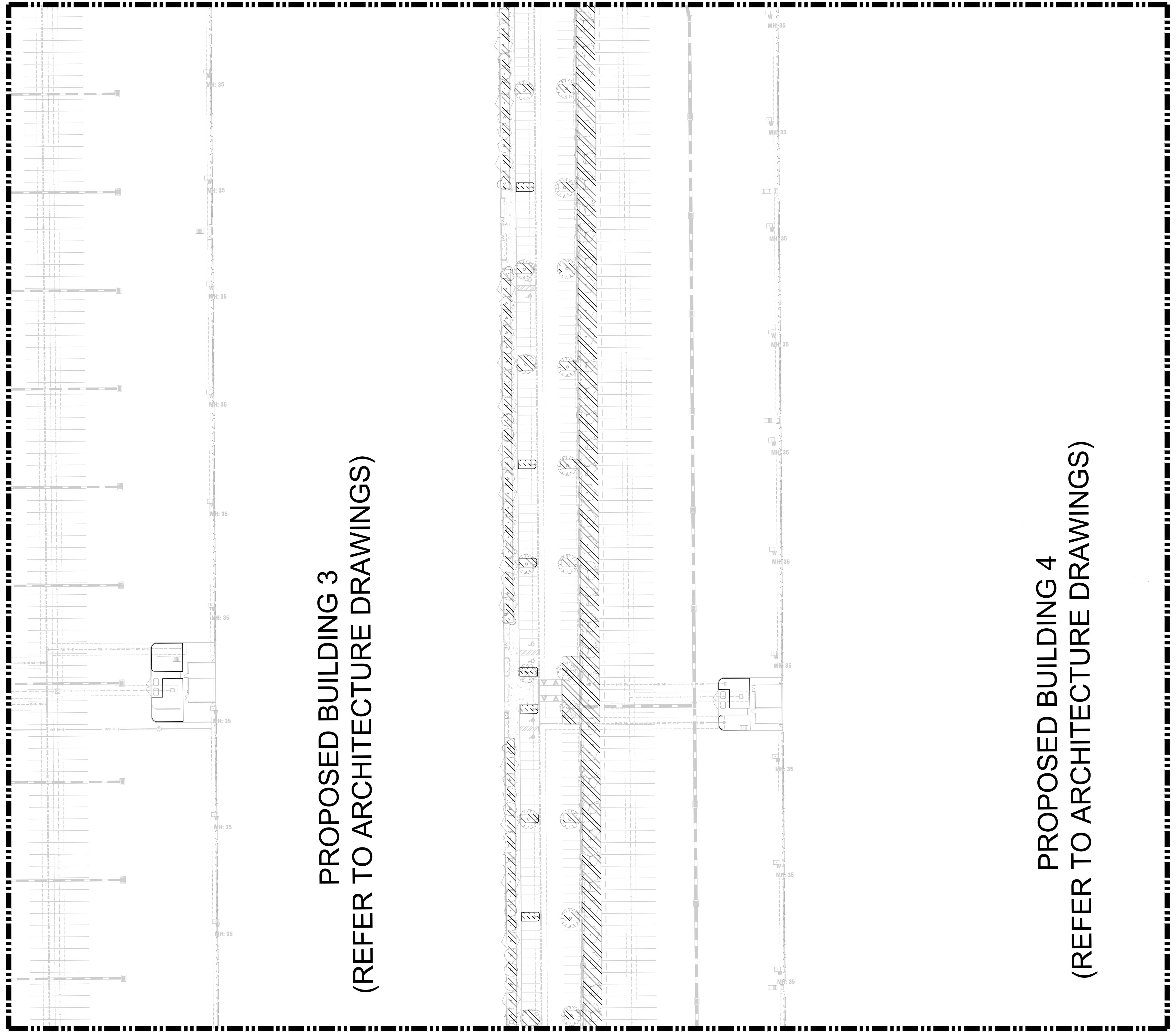
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 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL, FL

**IRRIGATION PLAN**

SHEET NUMBER  
**IR-304**

Plotted By: Equiardo, Andy - Sheet Set: BRIDGE POINT DORAL - Layout: IR-305 - IRRIGATION PLAN - December 01, 2022 - 12:53:08pm - \\kimley-horn.com\l\_mia\mb\_civil\43422000 - Iremon\_sita\Landscapes\CADD\PlanSheets\IR-302 to IR-310 - IRRIGATION PLAN.dwg  
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MATCHLINE - SEE SHEET IR-306 FOR CONTINUATION



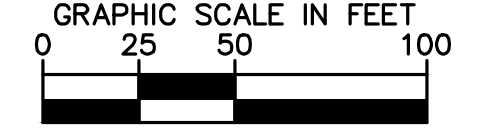
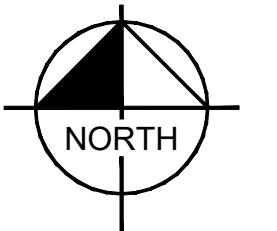
**PROPOSED BUILDING 3**  
**(REFER TO ARCHITECTURE DRAWINGS)**

**PROPOSED BUILDING 4**  
**(REFER TO ARCHITECTURE DRAWINGS)**

MATCHLINE - SEE SHEET IR-306 FOR CONTINUATION

**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE
- LIMITS OF DEMOLITION

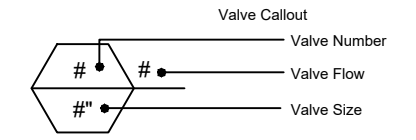


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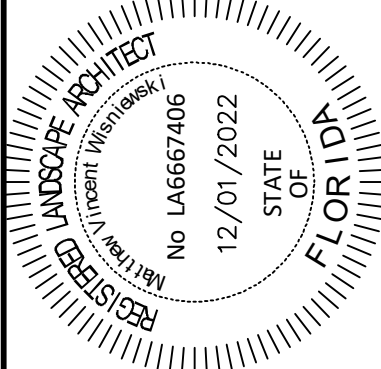
- 1) REFER TO SHEET IR-310 FOR IRRIGATION COMPLETE SCHEDULE AND NOTES.

IRRIGATION HYDROZONES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	GROUNDCOVERS HYDROZONES	124,094 S.F.
	RIGHT OF WAY LAWN	73,474 S.F.
	SHRUB HYDROZONES	72,998 S.F.
	SHRUBS AND GROUNDCOVER HYDROZONE	610,352 S.F.
	SWALE PLANTING AREAS	499,132 S.F.
	TURFGRASS HYDROZONE	304,912 S.F.

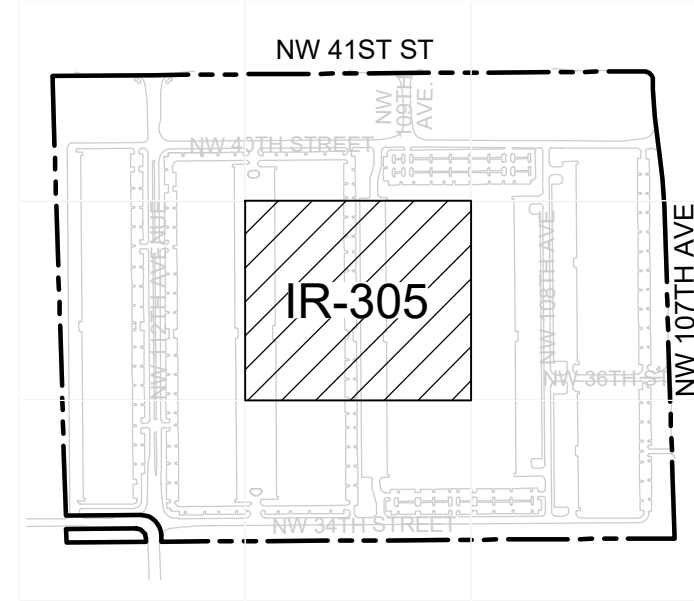


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KHA PROJECT	143422000
DATE	DEC. 2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

**IRRIGATION PLAN**



**KEYMAP**

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!

**BRIDGE POINT DORAL**  
 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
**IR-305**

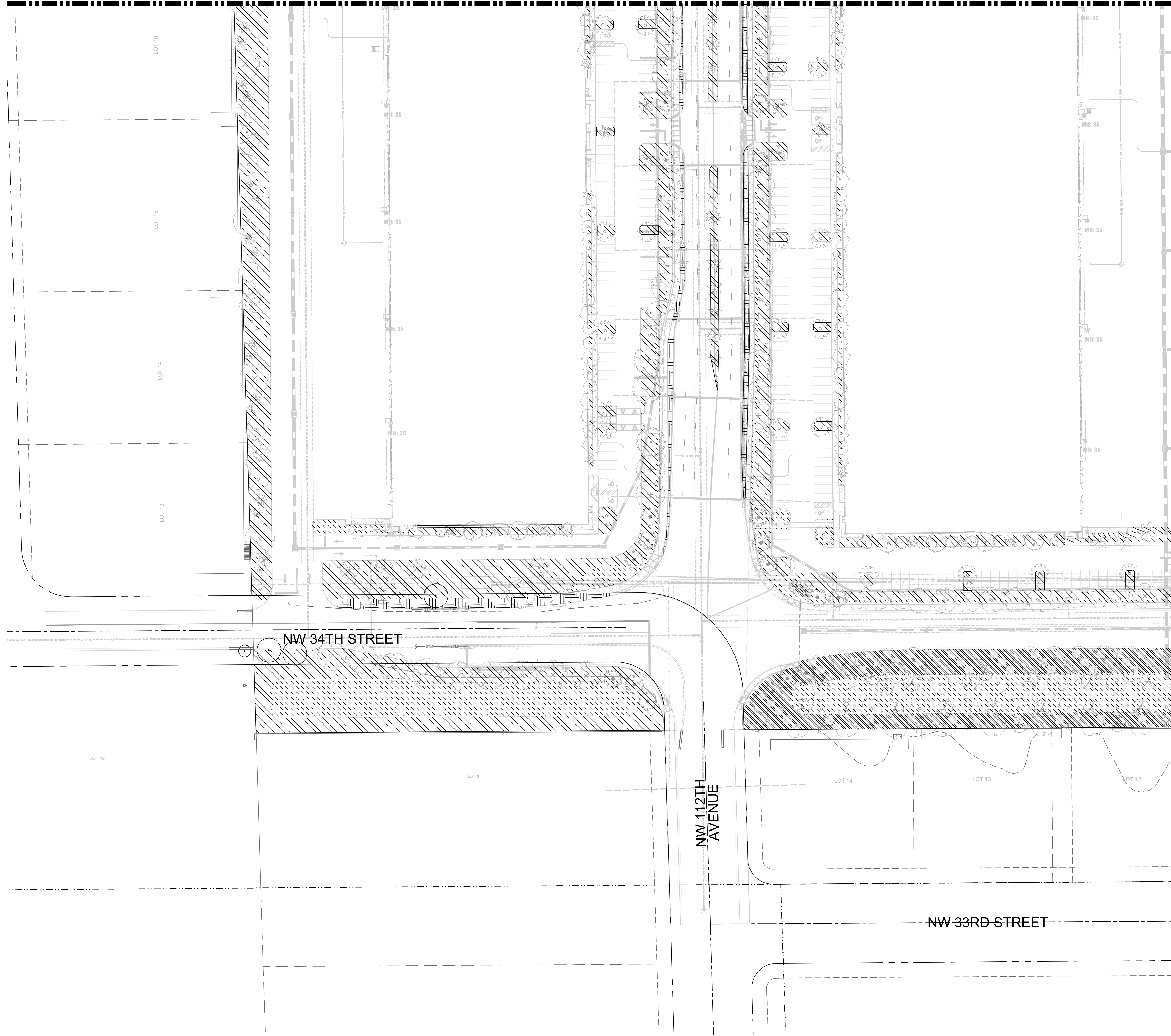
No.	REVISIONS	DATE	BY

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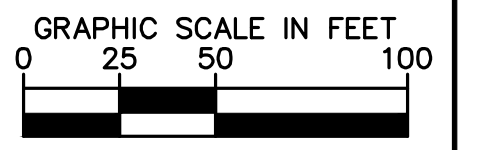
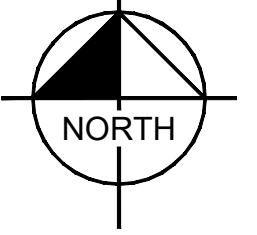
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MATCHLINE - SEE SHEET IR-308 FOR CONTINUATION



**LEGEND:**

- RAW ———— P ———— RIGHT-OF-WAY LINE/ PROPERTY LINE
- C ———— CENTER LINE OF ROADWAY
- M ———— MONUMENT LINE



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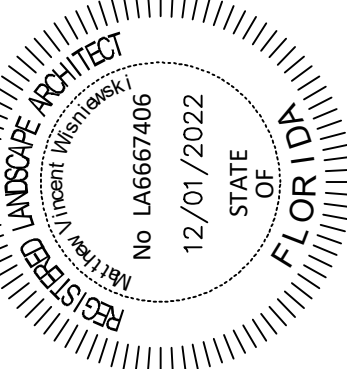
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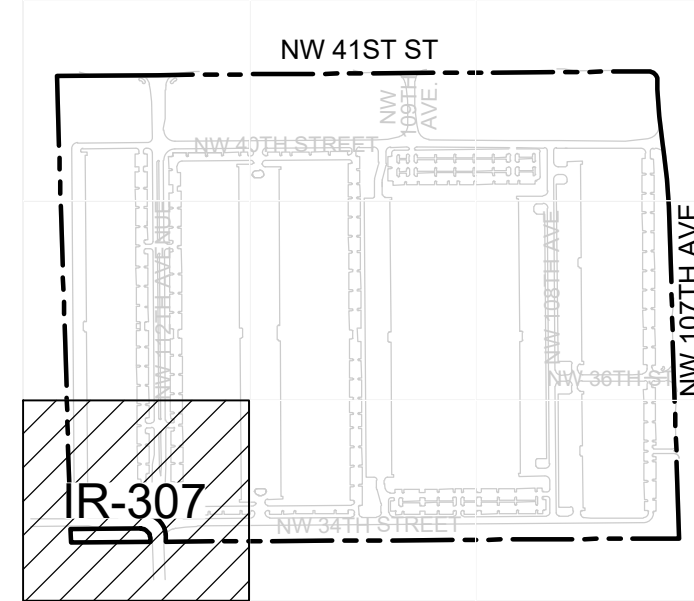
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

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**IRRIGATION PLAN**



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CITY OF DORAL

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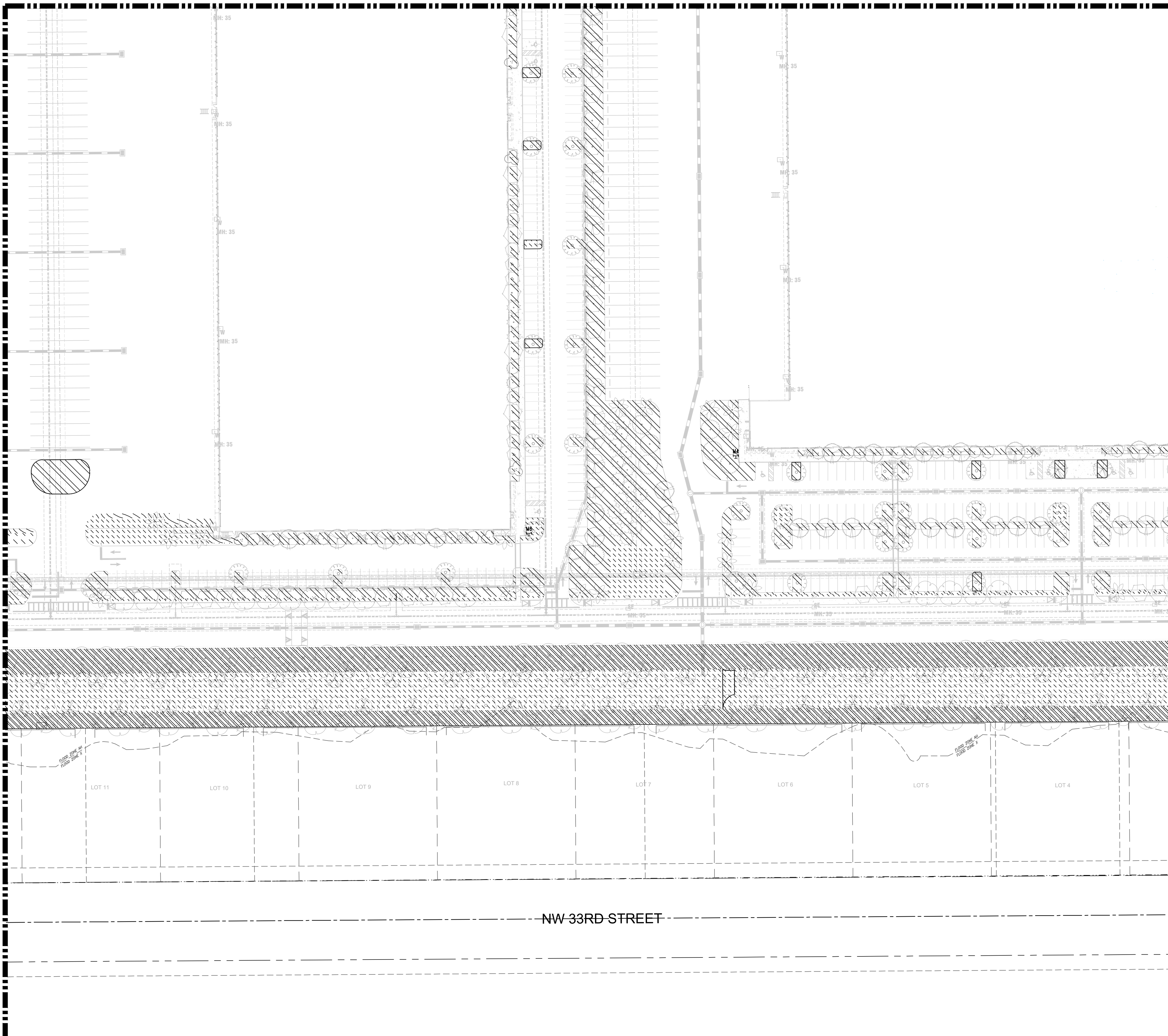
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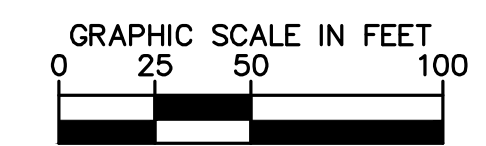
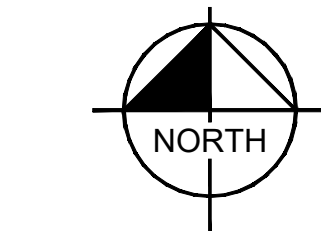
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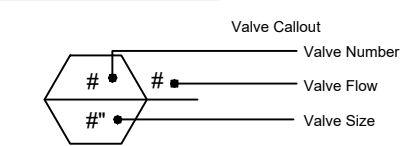


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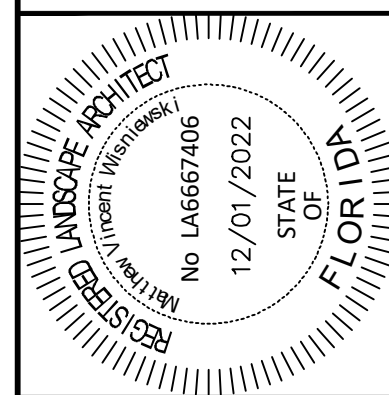
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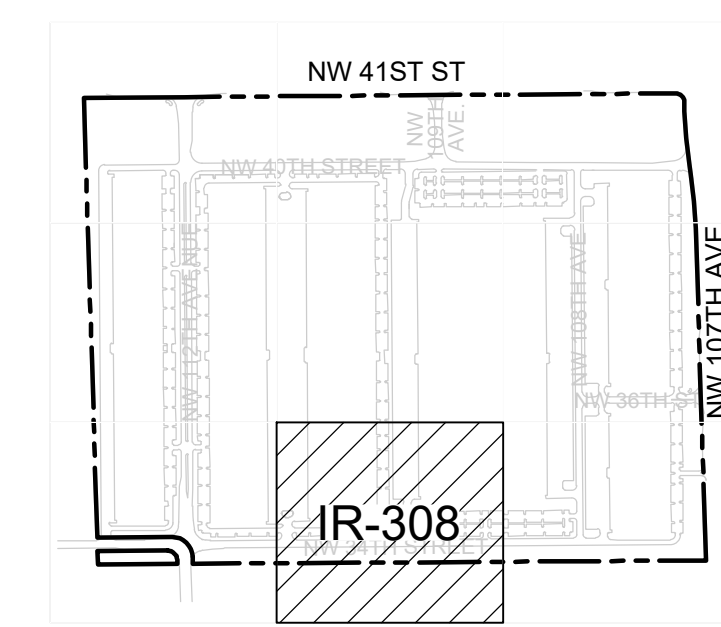
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143422000	DEC 2022	MW	CF	MW

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**IRRIGATION PLAN**



**KEYMAP**



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 PREPARED FOR  
**BRIDGE INDUSTRIAL**  
 CITY OF DORAL

SHEET NUMBER  
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# IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1804-PRS-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 3500-S-PC-SAM SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.
	RAIN BIRD 3500-S-PC-SAM SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.
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	RAIN BIRD XCZ-100-PRB-COM DRIP CONTROL KIT, 1" PEBS VALVE, 1" BASKET FILTER, AND 40PSI PRESSURE REGULATOR, 1" BALL VALVE.
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PEB GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.
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	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 (18) XFS SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.

	MATCO-NORCA 203TL 1/2"-1" BRASS LOOSE KEY GARDEN VALVE HOSE BIBB. FEMALE INLET. SAME SIZE AS MAINLINE PIPE.
	REDUCED PRESSURE BACKFLOW PREVENTER (REFER TO CIVIL DRAWINGS)
	RAIN BIRD ESP48LXMEF 48 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
	POINT OF CONNECTION REFER TO CIVIL DRAWINGS
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

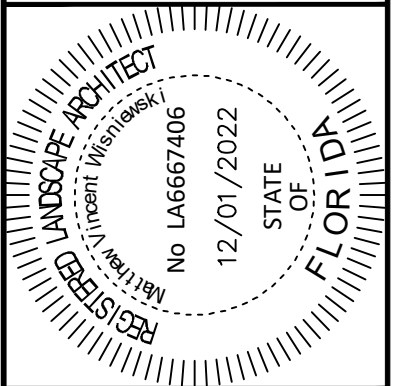
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## IRRIGATION CONTRACTOR NOTES:

- REFER TO SHEET IR-310 FOR COMPETE SCHEDULE AND GENERAL IRRIGATION NOTES
- REFER TO LANDSCAPE PLANS FOR THE LOCATIONS OF PLANTING MATERIAL.
- INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
- IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
- IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
- A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
- IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
- IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
- CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR AND VERIFIED WITH THE LANDSCAPE ARCHITECT. IRRIGATION SYSTEM CONNECTIONS TO THE CITY OR COUNTY SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
- IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.
- ALL PROPOSED TREES AND PALMS SHALL HAVE AT LEAST ONE BUBBLER.
- CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS, AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- IRRIGATION PLAN IS DIAGRAMMATIC, EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.
- LATERAL, MAINLINE, BUBBLER, AND VALVE LOCATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY.
- RUN ALL PIPES THROUGH PLANTER AREAS AND ALONGSIDE OTHER SLEEVING TO MAXIMUM EXTENT POSSIBLE.
- TRENCH ALONG SIDEWALKS, CURBS, AND FENCES AS MUCH AS POSSIBLE.
- AVOID TRENCHING ALONG DRIPLINES OF EXISTING TREES TO MAXIMUM EXTENT POSSIBLE. IF IT IS NOT POSSIBLE TO AVOID TRENCHING UNDER DRIPLINES, CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO TRENCH EXCAVATION FOR APPROVAL.
- GROUP AND LOCATE VALVES INSIDE PLANTER AREAS (TYP).
- ZONES SHALL BE SEPARATED BY WATER NEED AND EQUIPMENT. BUBBLERS, DRIPLINES, AND SPRAYS SHALL BE SEPARATE.

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## IRRIGATION SCHEDULE & NOTES

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CITY OF DORAL FL

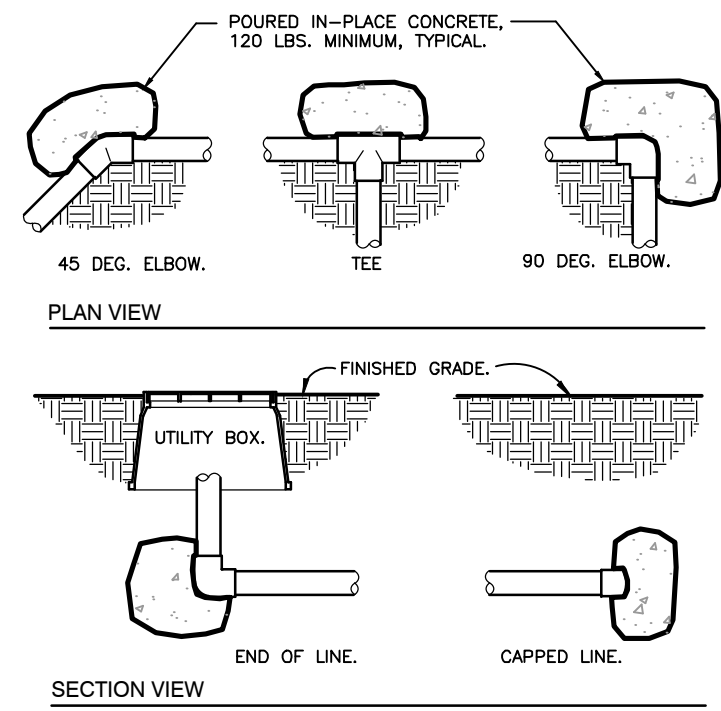
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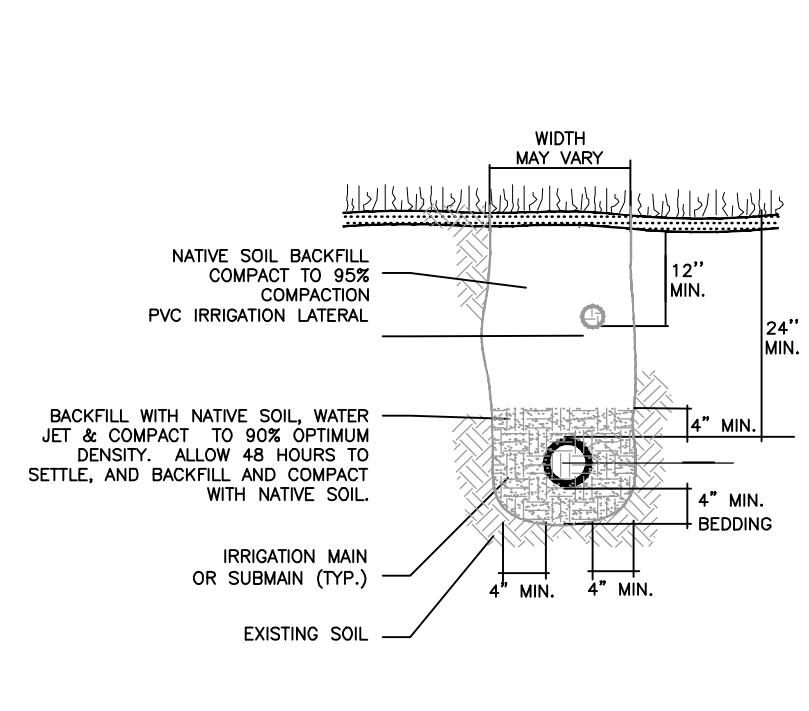
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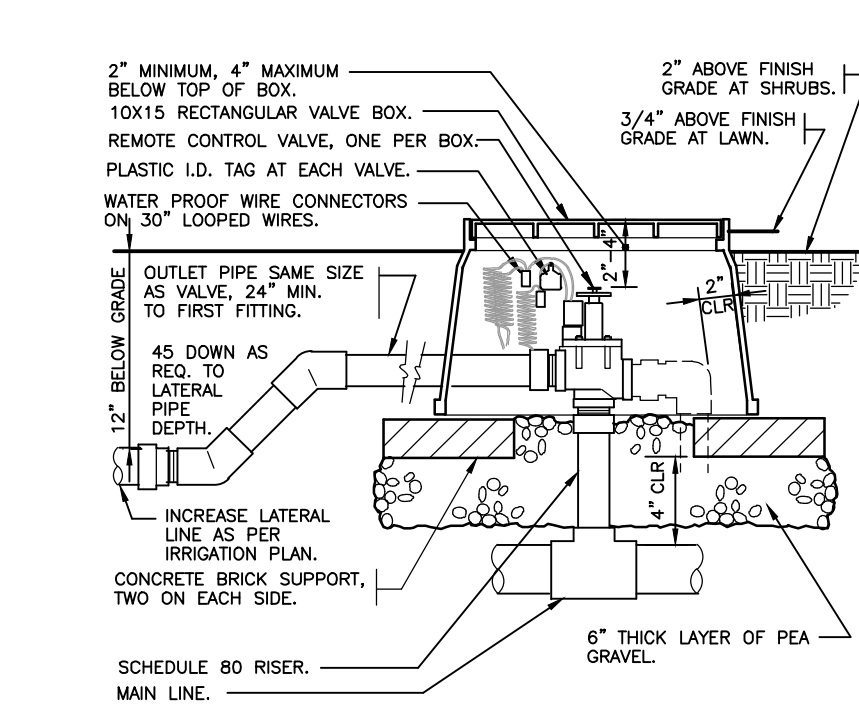


1 THRUST BLOCKING  
3/4" = 1'-0"

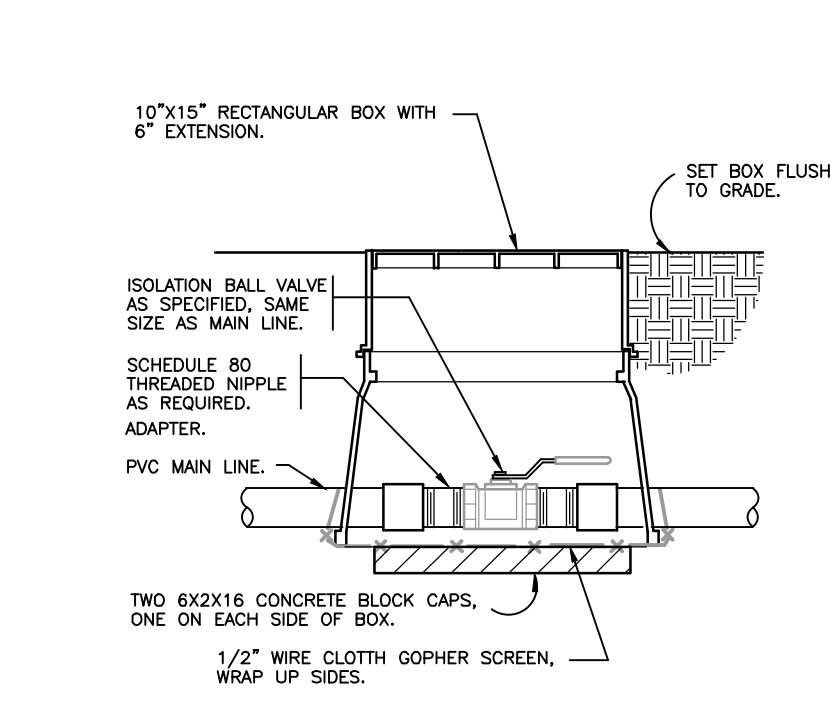
2 TRENCHING DETAIL  
NOT TO SCALE



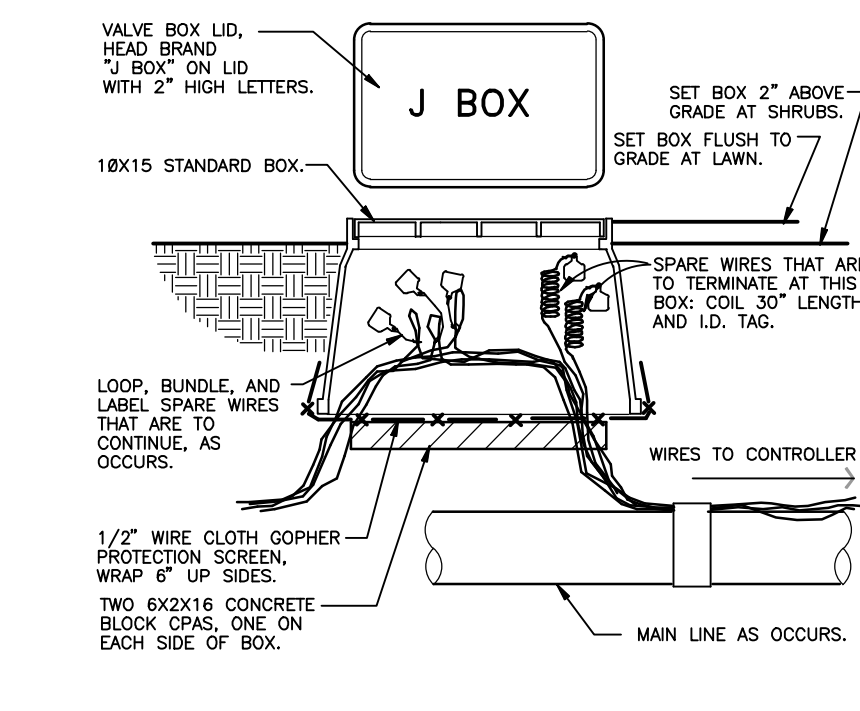
3 ELECTRIC REMOTE CONTROL VALVE  
1 1/2" = 1'-0"



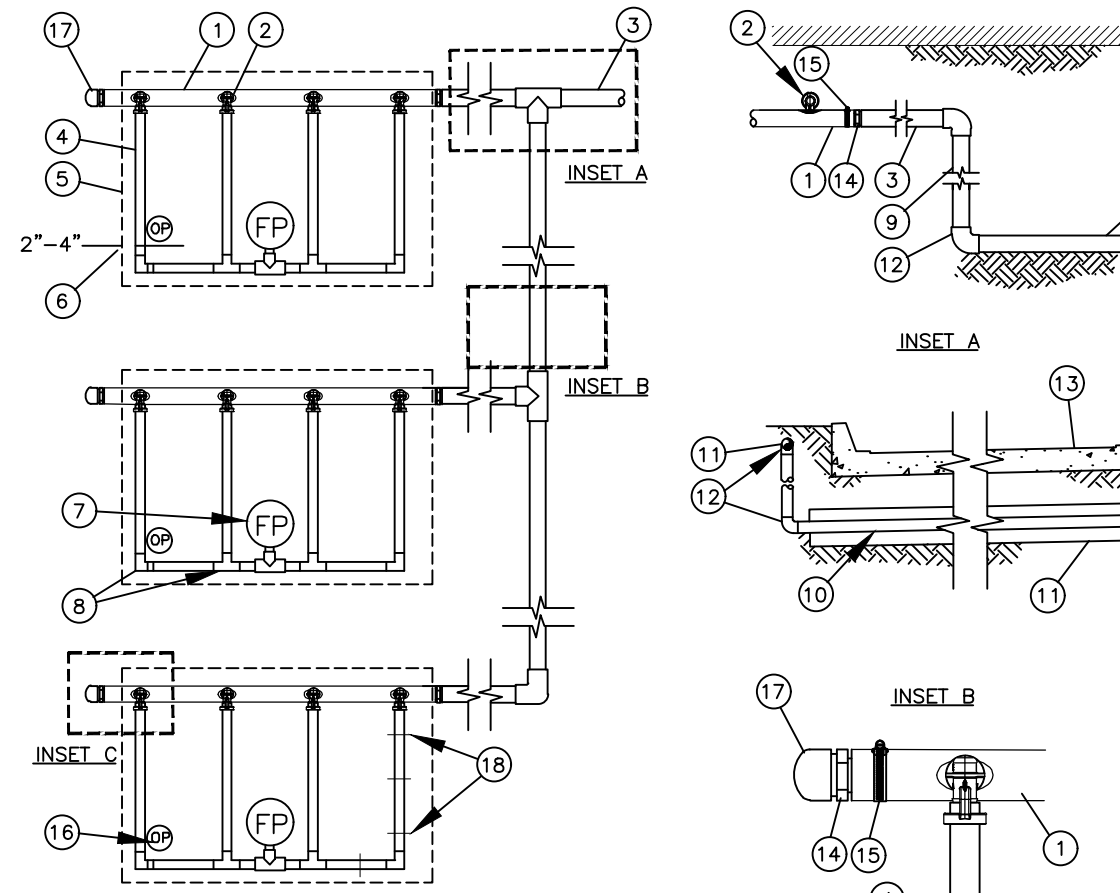
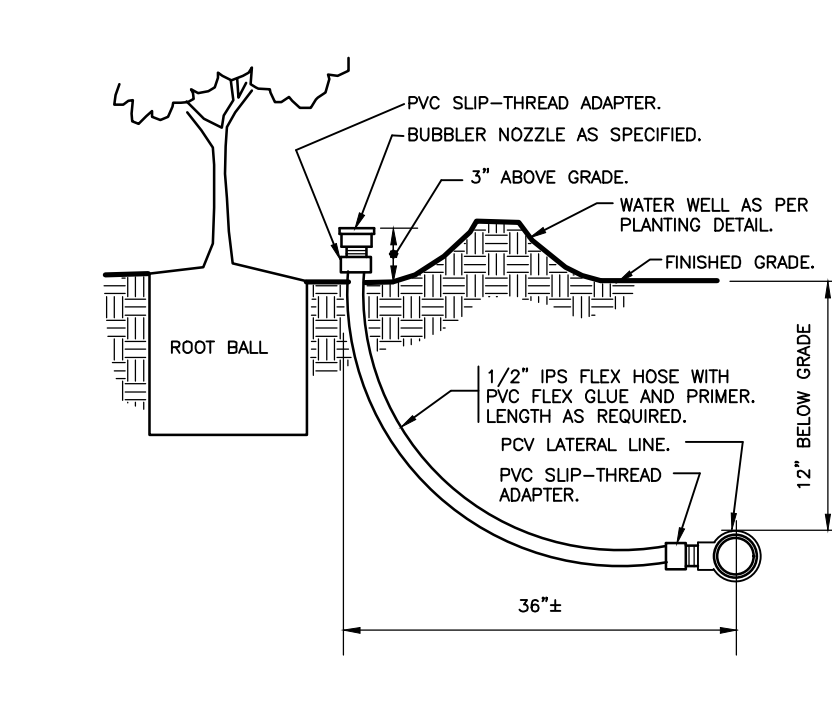
4 BRASS BALL ISOLATION VALVE  
1 1/2" = 1'-0"



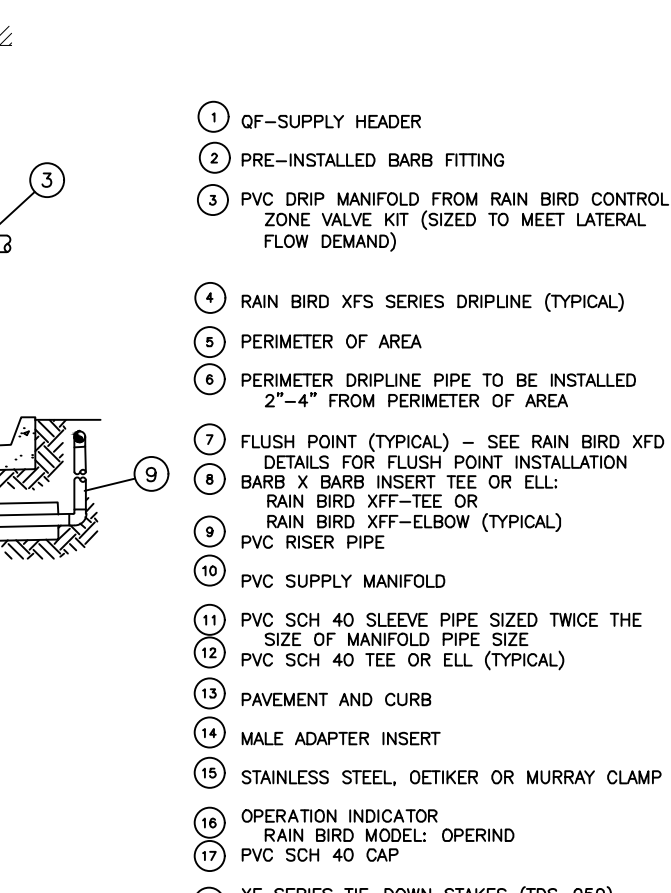
5 WIRE BUNDLE JUNCTION BOX  
1 1/2" = 1'-0"



6 BUBBLER ON FLEX HOSE RISER  
3" = 1'-0"

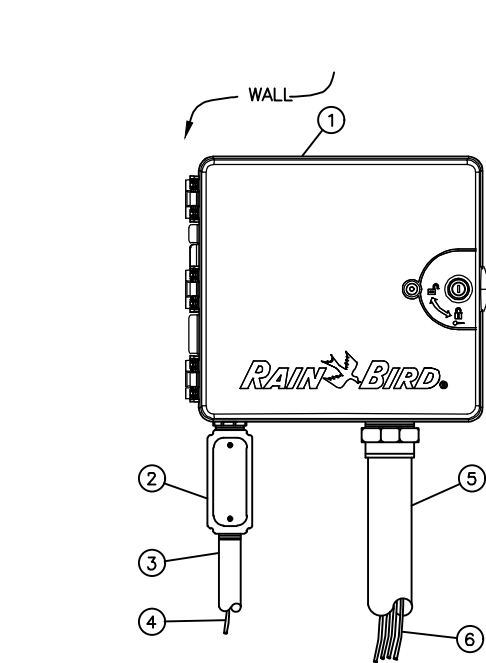


12 TYPICAL DRIPLINE LAYOUT REQUIREMENTS  
NOT TO SCALE



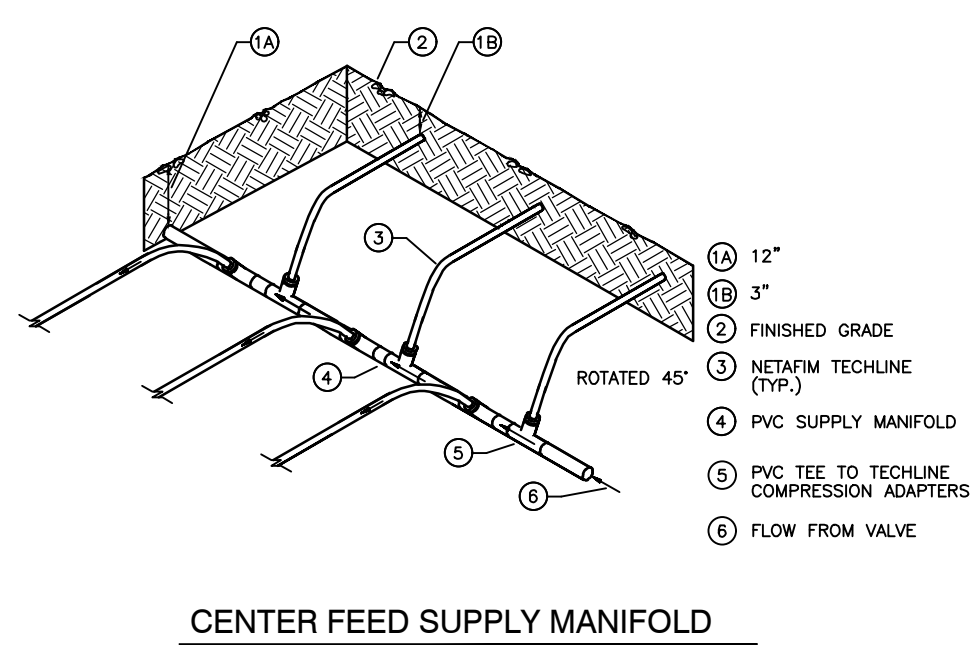
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEBSITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
  - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
  - PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	0.6	0.9	Nominal Flow (gph)	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

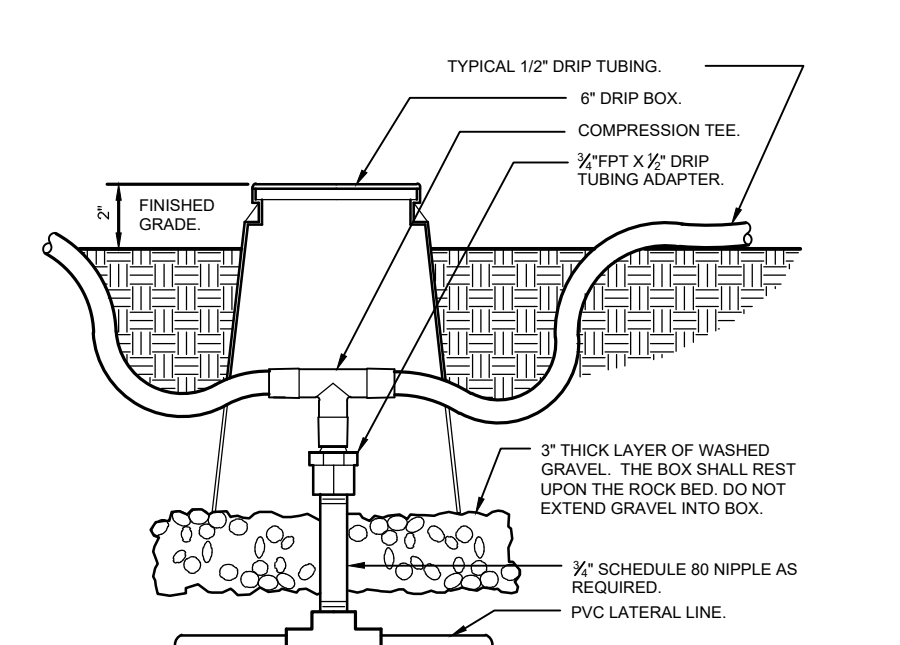
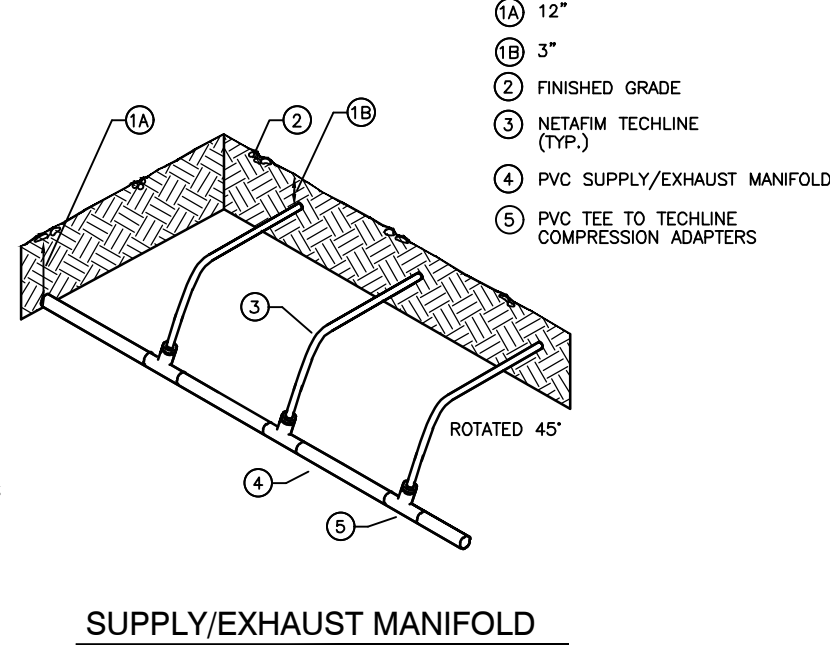


10 ESP-LXMEF CONTROLLER IN PLASTIC CABINET  
NOT TO SCALE

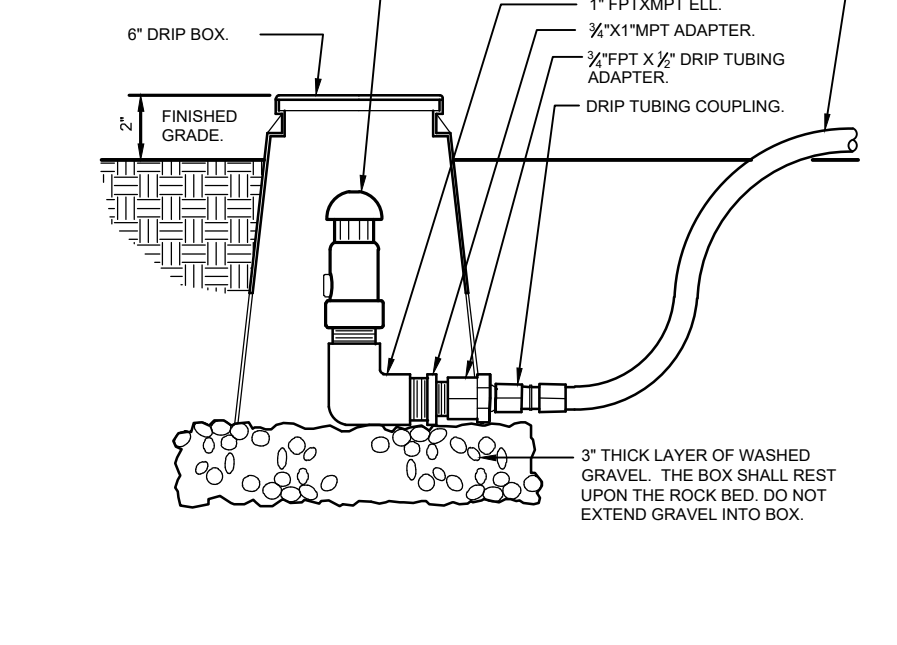
- NOTES:
- ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
  - FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
  - USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
  - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



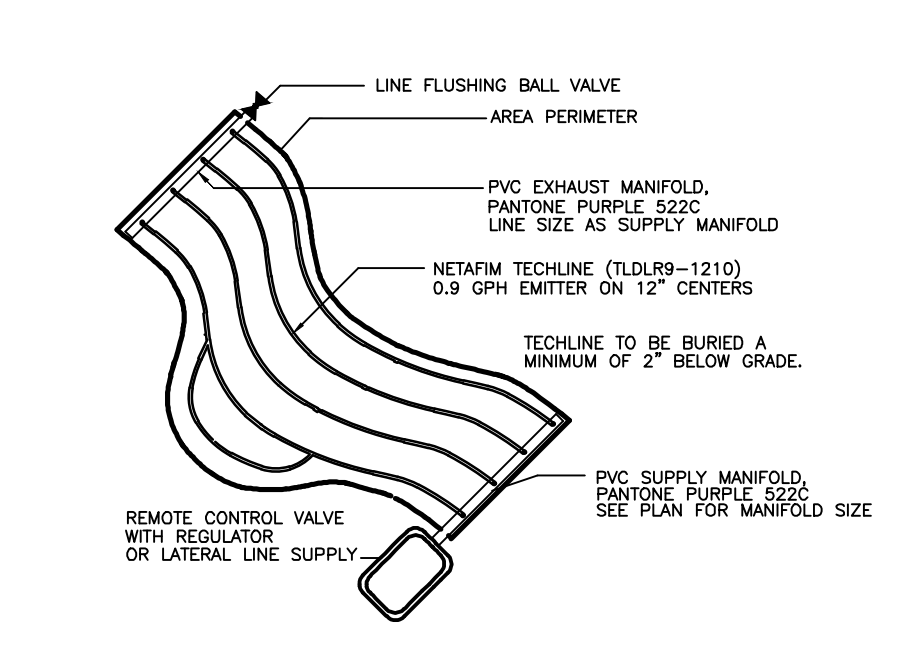
16 LATERAL TO DRIP FEED DETAILS  
NOT TO SCALE



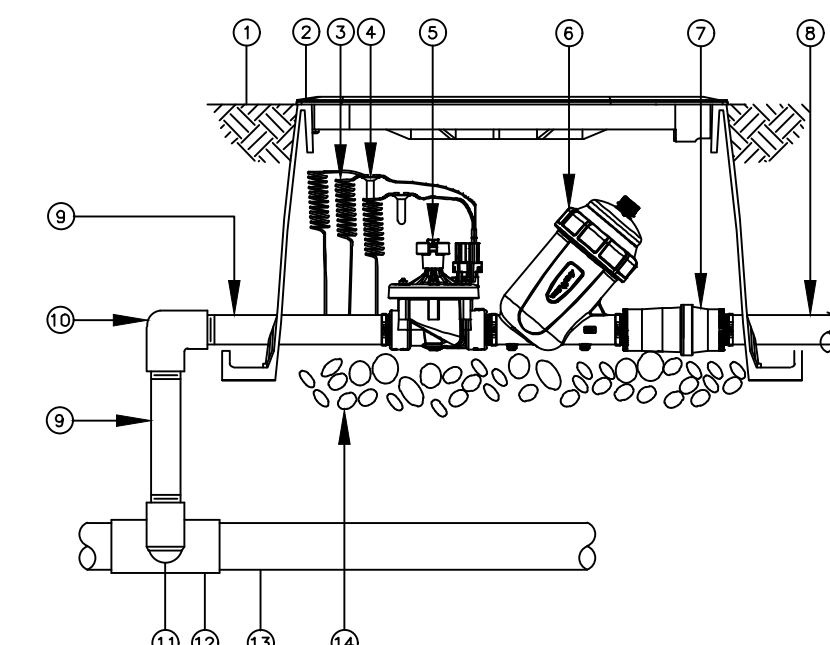
17 ZONE CONTROL  
3" = 1'-0"



13 DRIP AIR RELIEF VALVE IN BOX  
3" = 1'-0"

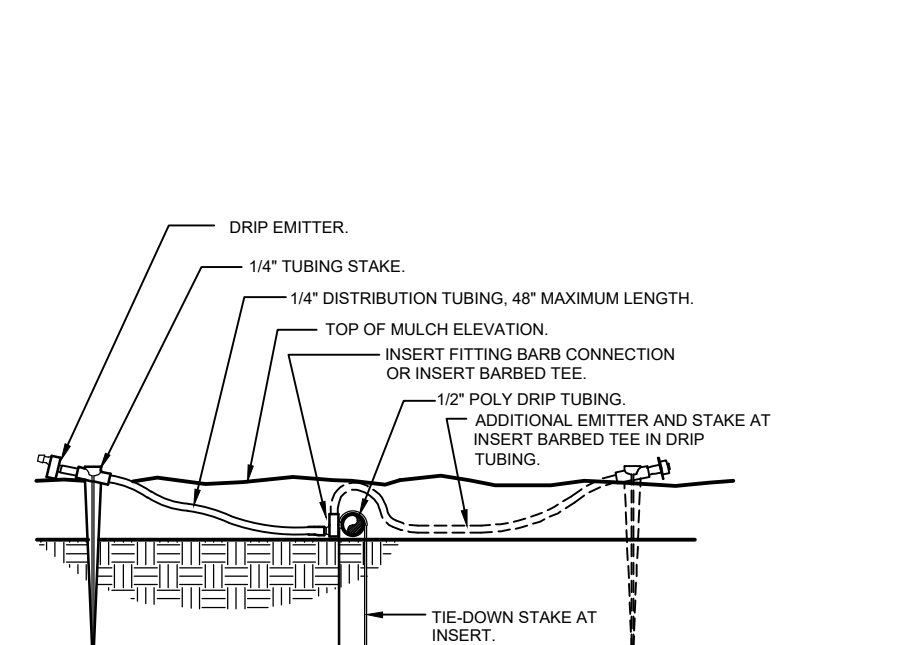


14 IRREGULAR AREAS  
NOT TO SCALE

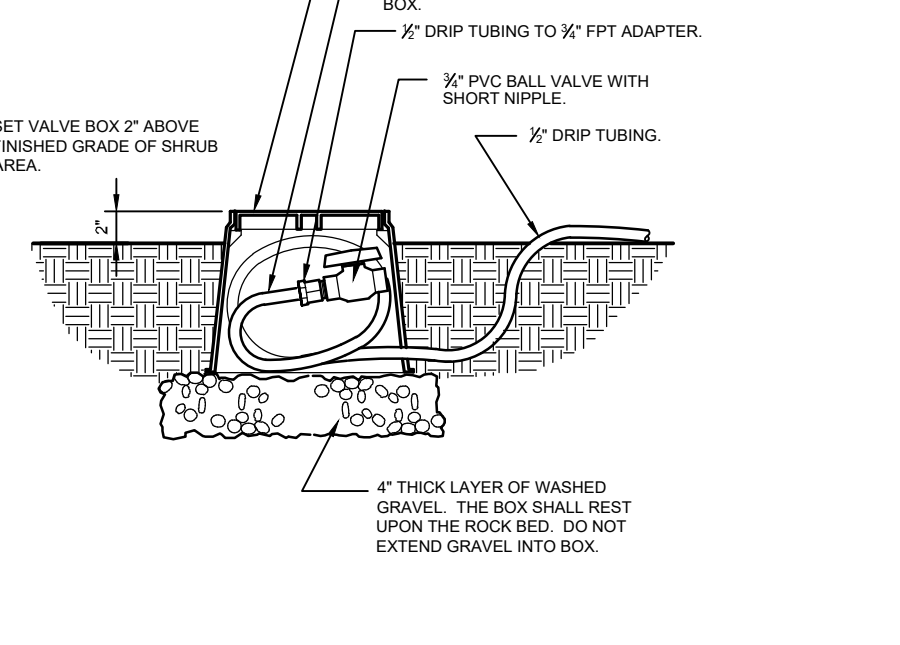


15 DRIP ZONE CONTROL VALVE KIT IN JUMBO VALVE BOX  
3" = 1'-0"

- NOTES:
- FINISH GRADE/TOP OF MULCH
  - JUMBO VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
  - 30-INCH LINEAR LENGTH OF WIRE, COILED
  - WATERPROOF CONNECTION: RAIN BIRD DB SERIES
  - 1 1/2" PEB VALVE (INCLUDED IN XCZ-150-LCS KIT)
  - 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY SCREEN FILTER (INCLUDED IN XCZ-150-LCS KIT)
  - 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCS KIT)
  - LATERAL PIPE
  - PVC SCH 80 NIPPLE 1 1/2"
  - PVC SCH 40 ELBOW
  - PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
  - PVC SCH 40 TEE OR ELBOW
  - MANLINE PIPE
  - 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL



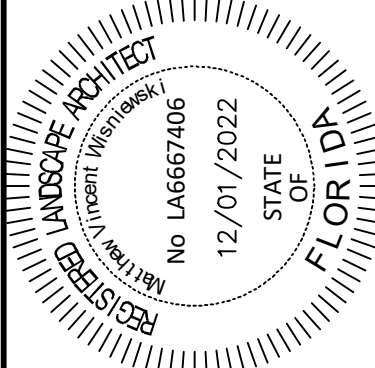
18 DRIP EMITTER AT 1/4" TUBING  
3" = 1'-0"



19 DRIP FLUSH VALVE  
1 1/2" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LAG667406 ON DATE ADJACENT TO SEAL.

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KHA PROJECT 14-3422000  
DATE DEC. 2022  
SCALE AS SHOWN  
DESIGNED BY M/W  
DRAWN BY CF  
CHECKED BY M/W

IRRIGATION PLAN  
DETAILS

BRIDGE POINT  
DORAL  
PREPARED FOR  
BRIDGE INDUSTRIAL  
CITY OF DORAL

NO.	REVISIONS	DATE



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## UNDERGROUND IRRIGATION SYSTEM

### PART I: GENERAL

#### 1.01 SCOPE

- A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.
- B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.
- C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

#### 1.02 QUALITY ASSURANCE

- D. Installer Qualifications: A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.
- E. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

- F. Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.

- G. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.

- H. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

- 1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

- 2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

- 3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

- 4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

- 5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

- J. Codes and Inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established codes arrange for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.

- K. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

- L. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

- M. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.

- N. Final Acceptance: Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work. Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.

- O. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

- 1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

- 2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

- P. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.

- Q. On-site Observation: At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

- R. Workmanship: All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

#### 1.04 SUBMITTALS

All materials shall be those specified and/or approved by the Landscape Architect.

- A. Product Data: After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.

- B. Commence no work before approval of material list and descriptive material by the Landscape Architect.

- C. Record Drawings: The Contractor shall record on reproduces, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.

- 1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blue line prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.

- 2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.

- 3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.

- 4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.

- 5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.

- 6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retentions.

- W. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

- 1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(2) and address(es) of local manufacturer's representative(s).

- 2. Catalog and parts sheets on every material and equipment installed under this Contract.

- 3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.

- 4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

#### 1.05 EXPLANATION OF DRAWINGS

- A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of the work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.

- B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architects attention.

- C. All work called for a on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

- D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

- E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of noncompliance and the Contractor shall promptly comply.

- F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

### PART II: PRODUCTS

#### 2.01 MATERIALS

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation, and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

Hose Bibb shall be provided at all Canyon Terrace Levels by approval of Landscape Architect prior to installation.

#### 2.02 PIPING

- A. General Provisions: All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.

- B. Polyvinyl Chloride Pipe (PVC): (Where indicated on plan, use non-potable purple piping.)

- 1. Laterals: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.

- 2. Main Line Under Pressure: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.

- 3. Pipe Markings: All PVC pipe shall bear the following markings:

- o Manufacturer's Name
- o Nominal Pipe Size
- o Schedule or Class
- o Pressure Rating of PSI
- o NSF (National Sanitation Foundation) Approval
- o Date of Extrusion

#### 2.04 PVC JOINTS

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

#### 2.05 THREADED CONNECTIONS

- A. Threaded PVC connections shall be made up using Teflon tape only.

- B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

#### 2.06 SOLVENT CEMENT

- A. General: Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belled end. Pipe joints for gasketed pipe to be intrical ring type. Insert gaskets will not be accepted.

- B. Thrust Blocks: Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer. 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

#### 2.07 PIPE AND WIRE SLEEVES

- A. Sleeves to be installed:

- 1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:

- a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.
- b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or jack and bore steel pipe as per FDOT specifications, and as shown on plans.
- c. All irrigation system wires shall be sleeved seperately from main or lateral lines.
- d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire.
- e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

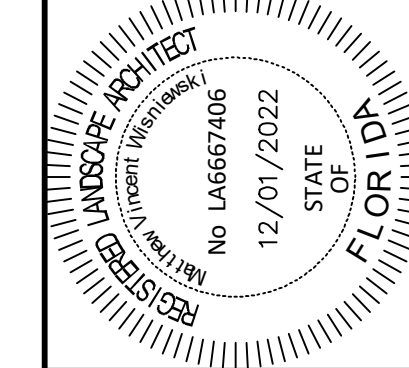
#### 2.08 SPRINKLER HEADS

- A. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cyloloc. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the tip of the unit by removal of a threaded cap.

Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A cone strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.

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

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KHA PROJECT  
143422000  
DATE  
DEC 2022  
SCALE AS SHOWN  
DESIGNED BY MW  
DRAWN BY CF  
CHECKED BY MW

## IRRIGATION PLAN SPECIFICATIONS

BRIDGE POINT  
DORAL  
PREPARED FOR  
BRIDGE INDUSTRIAL

FL

CITY OF DORAL



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

IR-351

**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 \_\_\_\_\_

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## 2.09 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

## 2.10 GATE VALVES

- A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.
- B. Gate valves for 3" and larger: iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square operating nut.

## 2.11 VALVE BOXES

- A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.
- B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment
- C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

## 2.12 IRRIGATION WIRING

- A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.
- B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

## 2.13 MISCELLANEOUS MATERIALS

- A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.
- B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LDPE, poly-fusing the "sandwich" without use of adhesives.

## 2.14 AUTOMATIC CONTROL SYSTEM

An Independent Station Controller: Furnish a solid state controller, as specified on the plans. Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightning protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device, as specified.

## PART III: EXECUTION

### 3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

### 3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

### 3.03 TRENCHING AND BACKFILLING

- A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

#### Pipe and Wire Depth

Pressure Mainline	18" at top of pipe from Finish Grade
Lateral Piping (rotor)	12" at top of pipe from Finish Grade
Lateral Piping (pop-up)	12" at top of pipe from Finish Grade
Control Wiring	Side of main Line

- B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

### 3.04 INSTALLATION OF PIPING

- A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40p F. Installation shall be in accordance with the manufacturer's instructions.

- 1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

### 3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

- A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

- B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

- C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeding of the disturbed trench area.

- D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

### 3.06 VALVES

- A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

- B. Gate Valves: Install where shown, in valve boxes.

- C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

### 3.07 CONDUIT AND SLEEVES

- A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

### 3.08 CONTROLS

- A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.
- B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.
- C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

### 3.09 CONTROL WIRE

- A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

- B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

- C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

- D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

### 3.10 SPRINKLER HEADS

- A. General Provisions:

- 1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.

- 2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

- B. Head Types:

- 1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.
- 2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 9" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

### 3.11 COMPLETION

- A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.

The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

- B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

- C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

### 3.12 WARRANTY

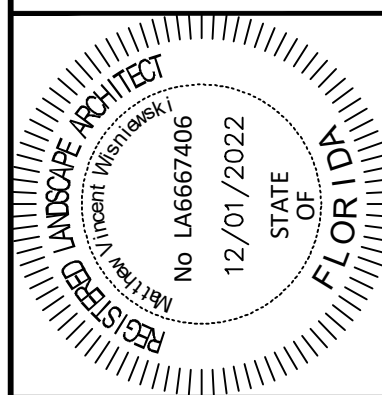
- A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.

- B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.

- C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

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KHA PROJECT	143422000
DATE	DEC .2022
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

IRRIGATION PLAN  
SPECIFICATIONS

BRIDGE POINT  
DORAL  
PREPARED FOR  
BRIDGE INDUSTRIAL

FL

CITY OF DORAL



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  
IR-352

**Kimley»Horn**

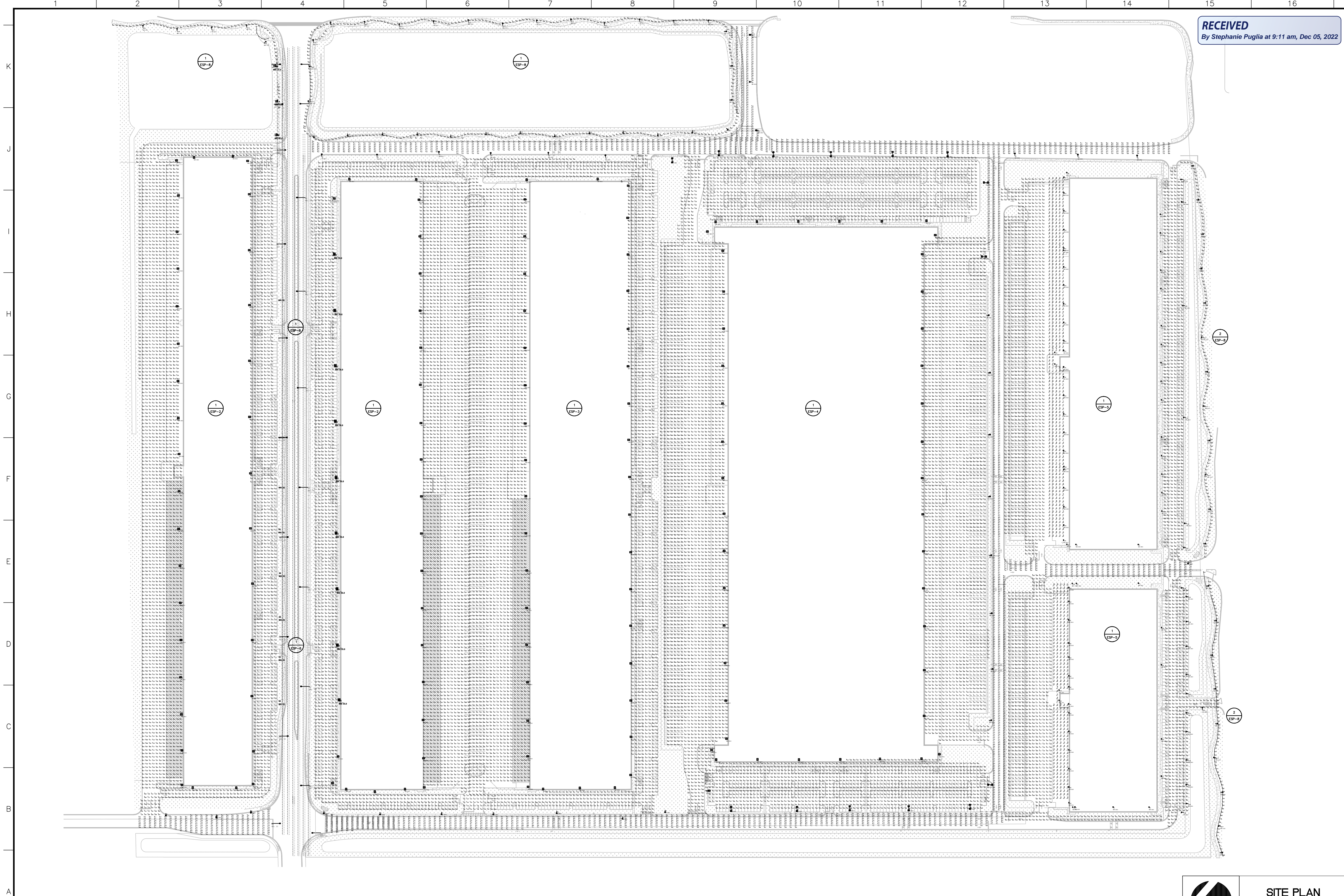
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PHONE: 305-673-2025  
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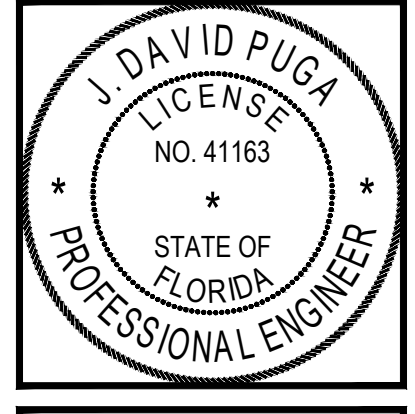
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REVISIONS


Drawing Title  
**PHOTOMETRIC  
SITE PLAN**

Scale AS NOTED  
Project No. 21048.00  
Date

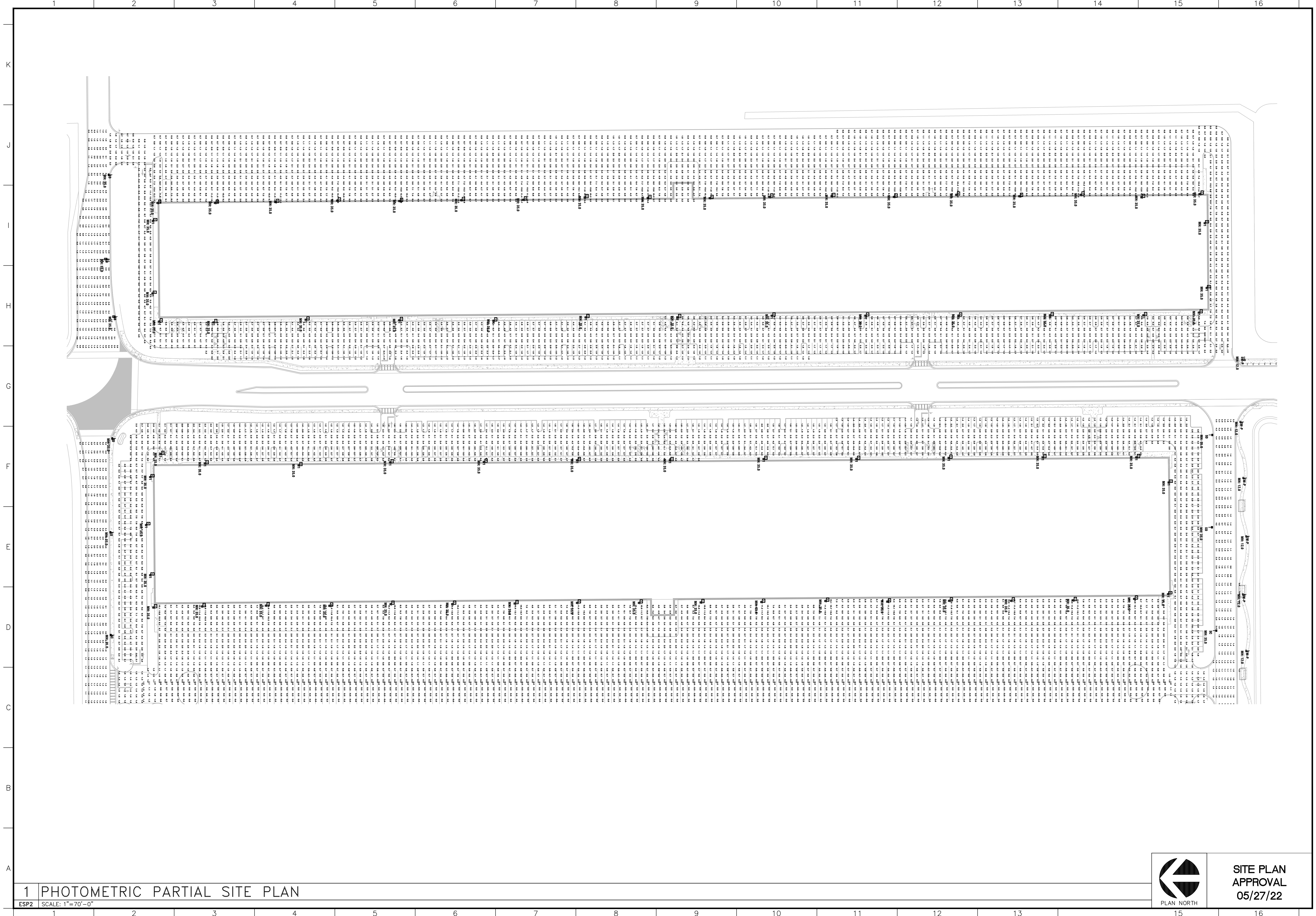
Principal: BWR  
Project Director:  
Project Manager: CSM  
Drafted by: PUGA  
Checked by: PUGA

Sheet No.  
**ESP1**

**1 ELECTRICAL SITE PLAN**  
ESP1 SCALE: 1"=120'-0"

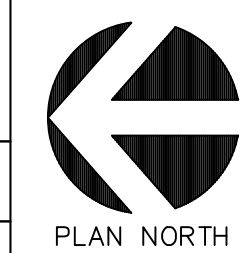


**SITE PLAN  
APPROVAL  
05/27/22**



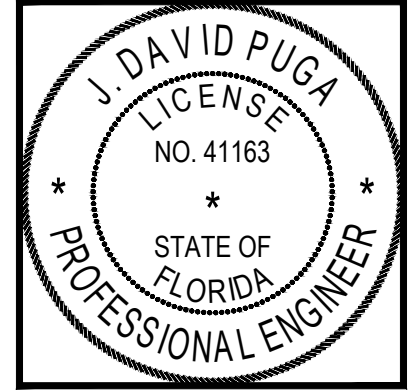
1 PHOTOMETRIC PARTIAL SITE PLAN

ESP2 SCALE: 1"=70'-0"



SITE PLAN APPROVAL  
05/27/22

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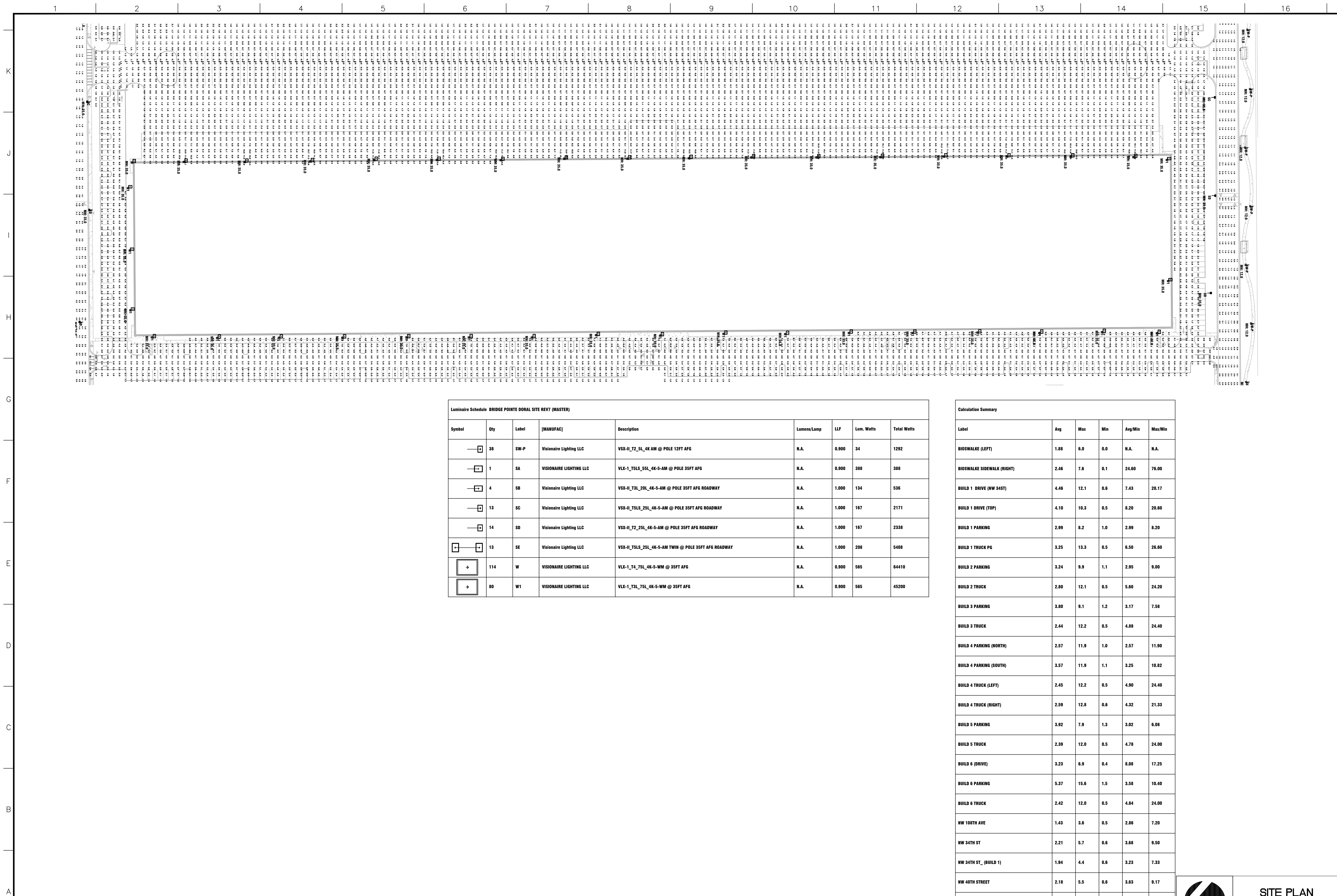
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Project No. 21048.00  
Date

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Project Manager: CSM  
Drafted by: PUGA  
Checked by: PUGA

Sheet No.  
**ESP2**

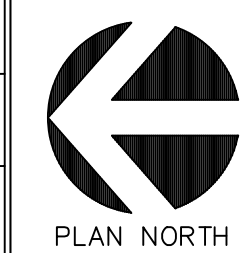


Luminaire Schedule BRIDGE POINT DORAL SITE REV7 (MASTER)							
Symbol	Qty	Label	[MANUFAC]	Description	Lumens/Lamp	LLF	Total Watts
	38	SW-P	VISIONAIRE LIGHTING LLC	VSX-II_T2_5L_4K AM @ POLE 12FT AFG	N.A.	0.900	1292
	1	SA	VISIONAIRE LIGHTING LLC	VLX-1_T5L5_55L_4K-5-AM @ POLE 35FT AFG	N.A.	0.900	388
	4	SB	VISIONAIRE LIGHTING LLC	VSX-II_T3L_20L_4K-5-AM @ POLE 35FT AFG ROADWAY	N.A.	1.000	536
	13	SC	VISIONAIRE LIGHTING LLC	VSX-II_T5L5_25L_4K-5-AM @ POLE 35FT AFG ROADWAY	N.A.	1.000	2171
	14	SD	VISIONAIRE LIGHTING LLC	VSX-II_T2_25L_4K-5-AM @ POLE 35FT AFG ROADWAY	N.A.	1.000	2338
	13	SE	VISIONAIRE LIGHTING LLC	VSX-II_T5L5_25L_4K-5-AM TWIN @ POLE 35FT AFG ROADWAY	N.A.	1.000	5408
	114	W	VISIONAIRE LIGHTING LLC	VLX-1_T4_75L_4K-5-WM @ 35FT AFG	N.A.	0.900	64410
	80	W1	VISIONAIRE LIGHTING LLC	VLX-1_T3L_75L_4K-5-WM @ 35FT AFG	N.A.	0.900	45200

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
BIOSWALKE (LEFT)	1.88	6.0	0.0	N.A.	N.A.
BIOSWALKE SIDEWALK (RIGHT)	2.46	7.6	0.1	24.60	76.00
BUILD 1 DRIVE (NW 345T)	4.46	12.1	0.6	7.43	20.17
BUILD 1 DRIVE (TOP)	4.10	10.3	0.5	8.20	20.60
BUILD 1 PARKING	2.99	8.2	1.0	2.99	8.20
BUILD 1 TRUCK PG	3.25	13.3	0.5	6.50	26.60
BUILD 2 PARKING	3.24	9.9	1.1	2.95	9.00
BUILD 2 TRUCK	2.80	12.1	0.5	5.60	24.20
BUILD 3 PARKING	3.80	9.1	1.2	3.17	7.58
BUILD 3 TRUCK	2.44	12.2	0.5	4.88	24.40
BUILD 4 PARKING (NORTH)	2.57	11.9	1.0	2.57	11.90
BUILD 4 PARKING (SOUTH)	3.57	11.9	1.1	3.25	10.82
BUILD 4 TRUCK (LEFT)	2.45	12.2	0.5	4.90	24.40
BUILD 4 TRUCK (RIGHT)	2.59	12.8	0.6	4.32	21.33
BUILD 5 PARKING	3.92	7.9	1.3	3.02	6.08
BUILD 5 TRUCK	2.39	12.0	0.5	4.78	24.00
BUILD 6 (DRIVE)	3.23	6.9	0.4	8.08	17.25
BUILD 6 PARKING	5.37	15.6	1.5	3.58	10.40
BUILD 6 TRUCK	2.42	12.0	0.5	4.84	24.00
NW 108TH AVE	1.43	3.6	0.5	2.86	7.20
NW 34TH ST	2.21	5.7	0.6	3.68	9.50
NW 34TH ST (BUILD 1)	1.94	4.4	0.6	3.23	7.33
NW 40TH STREET	2.18	5.5	0.6	3.63	9.17
ROADWAY C TO NW 41ST	2.03	6.5	0.8	2.54	8.13
ROADWAY BUILD 5 & 6	2.90	5.6	0.7	4.14	8.00

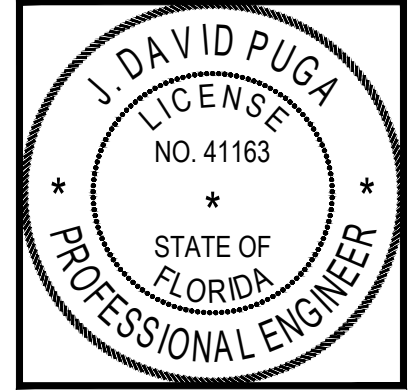
1 PHOTOMETRIC PARTIAL SITE PLAN

ESP3 SCALE: 1"=70'-0"



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05/27/22

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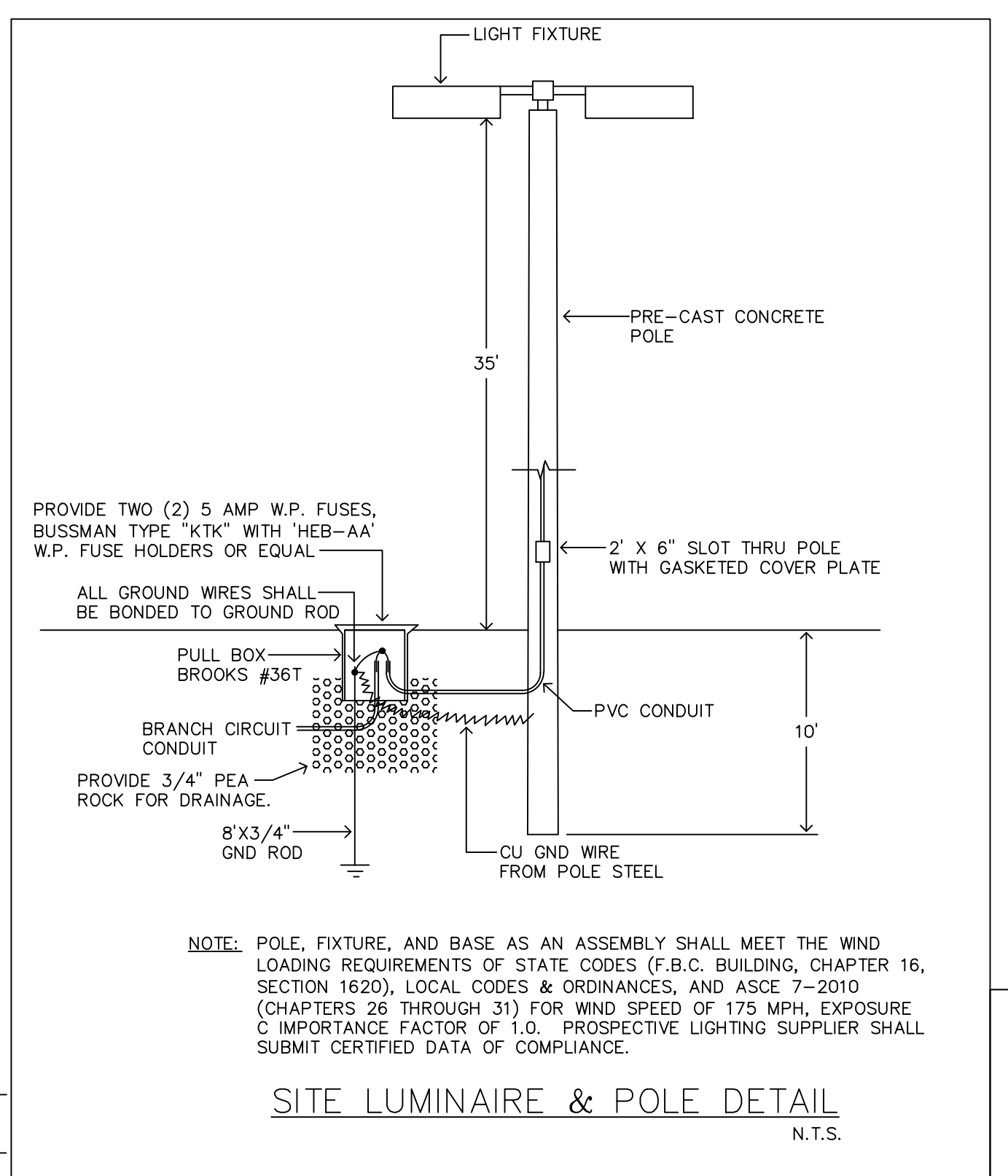
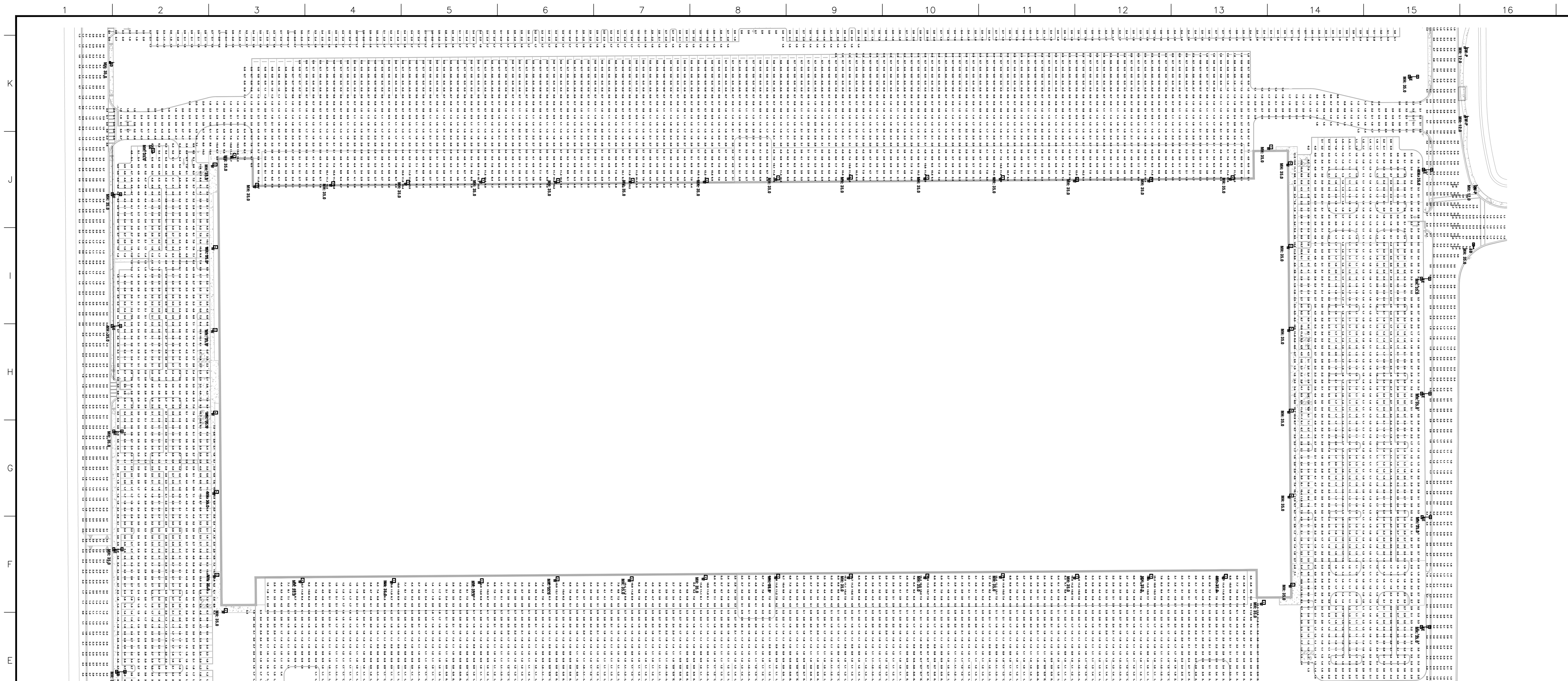
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Project Director:  
Project Manager: CSM  
Drafted by: PUGA  
Checked by: PUGA

Sheet No.  
**ESP3**

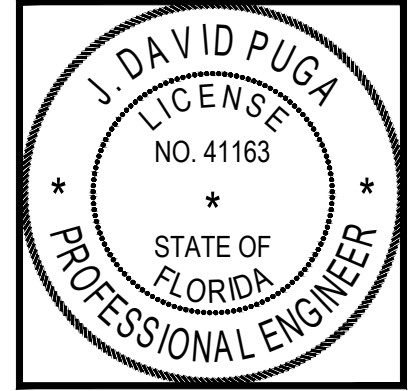


1 PHOTOMETRIC PARTIAL SITE PLAN  
 ESP4 SCALE: 1"=70'-0"



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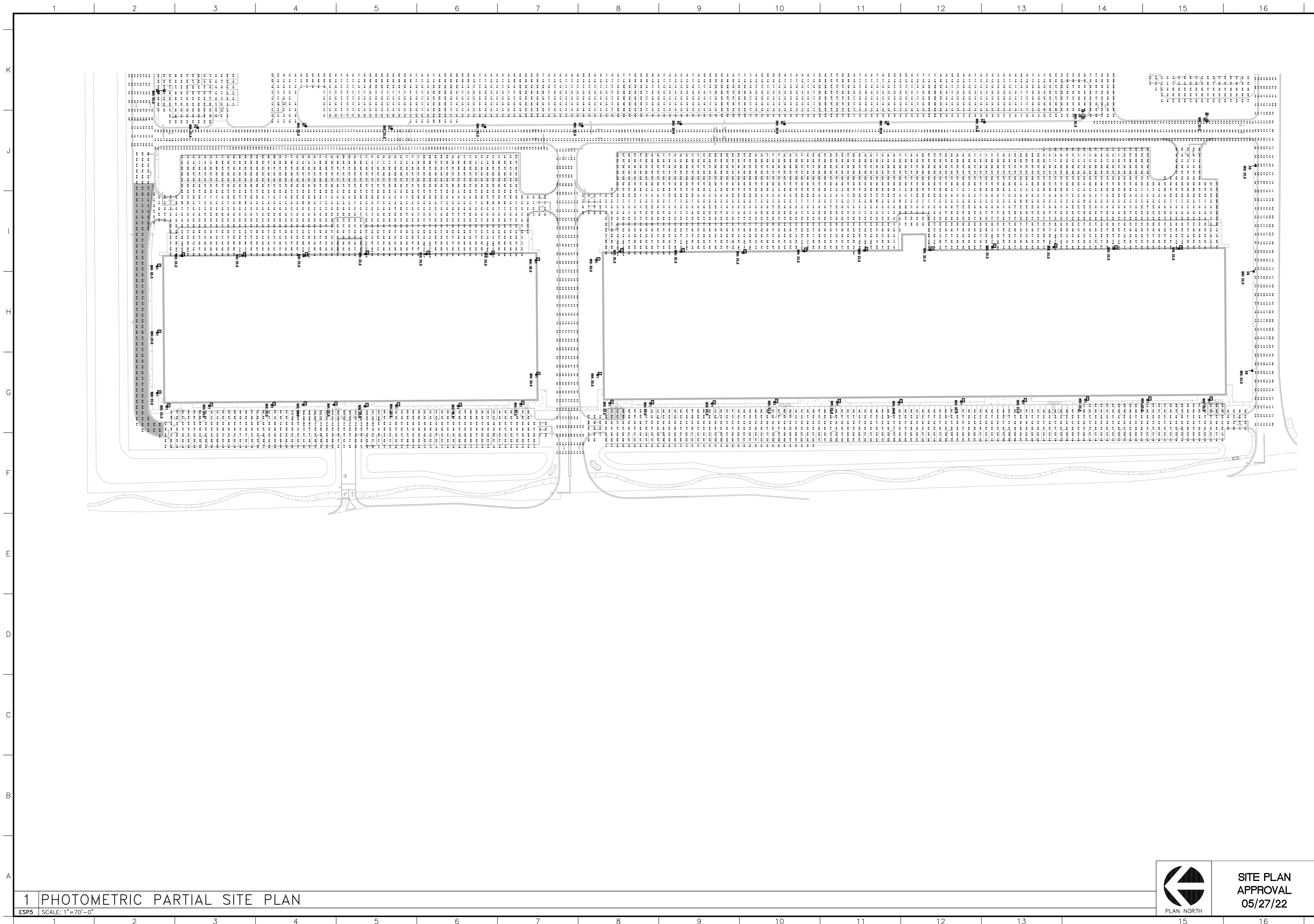
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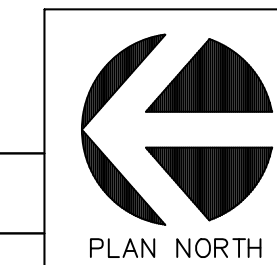
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 Project Director:  
 Project Manager: CSM  
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Sheet No.  
**ESP4**



1 PHOTOMETRIC PARTIAL SITE PLAN

ESPS SCALE: 1"=70'-0"



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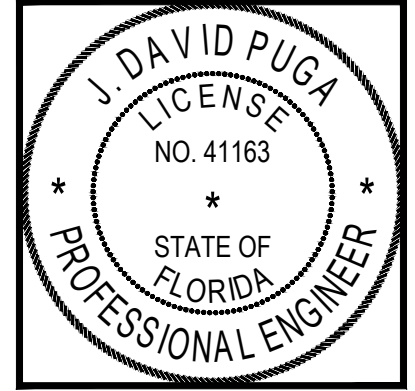
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Project Manager: CSM  
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Sheet No.

**ESP5**

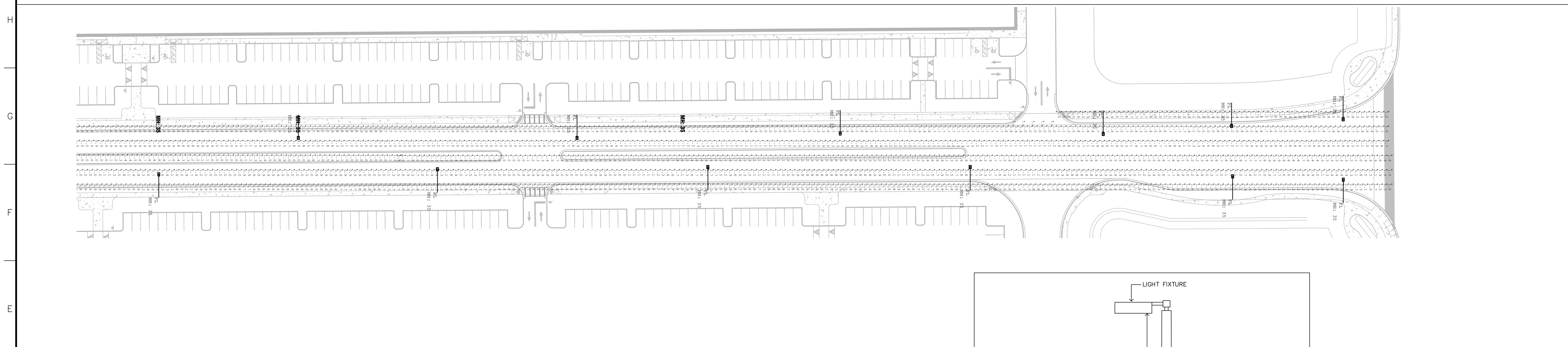
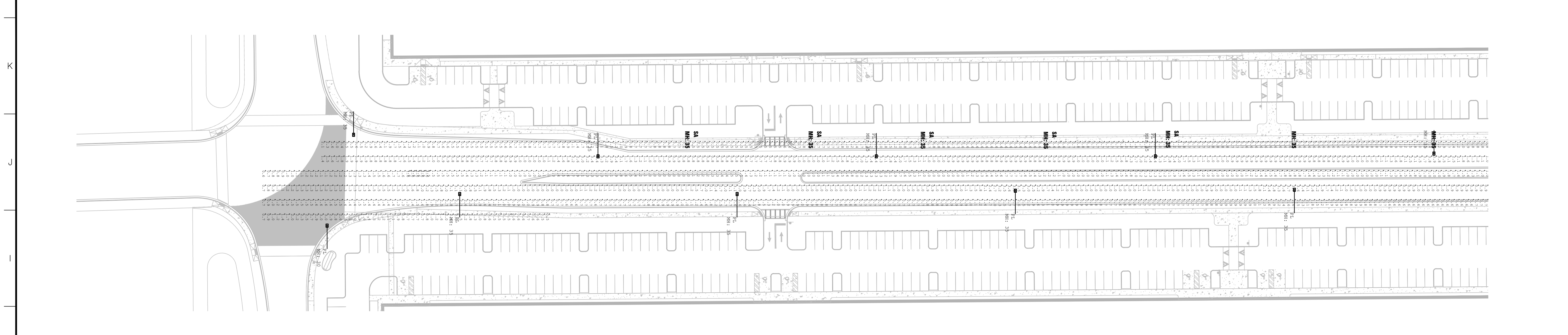
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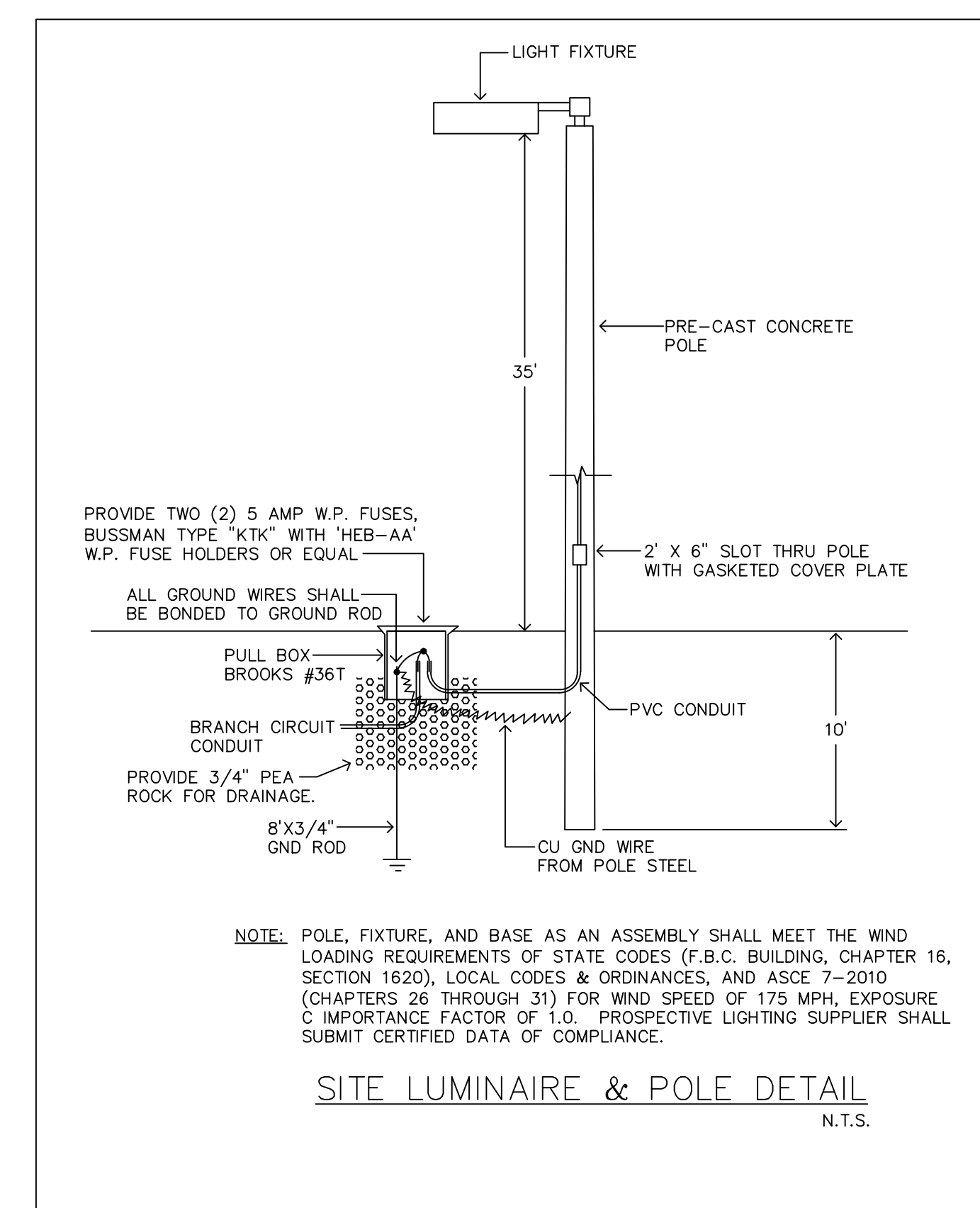
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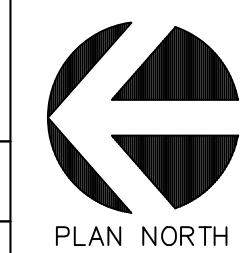
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—	20	PL	Single	GL3-20F-4WS-740	1.000	19038	127	2540

Label	Avg	Max	Min	Avg/Min	Max/Min	CalcType	Units
NORTH BOUND	1.43	4.1	0.5	2.86	8.20	Illuminance	Fc
SOUTH BOUND	1.38	4.2	0.5	2.76	8.40	Illuminance	Fc



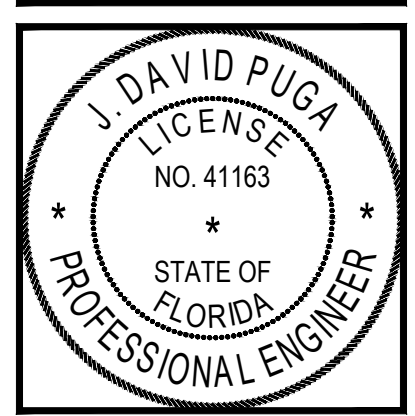
# 1 PHOTOMETRIC PARTIAL SITE PLAN

ESP6 SCALE: 1"=50'-0"



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## BRIDGE POINT DORAL DISTRIBUTION CITY OF DORAL

No.	Description

Drawing Title  
**PHOTOMETRIC SITE PLAN**

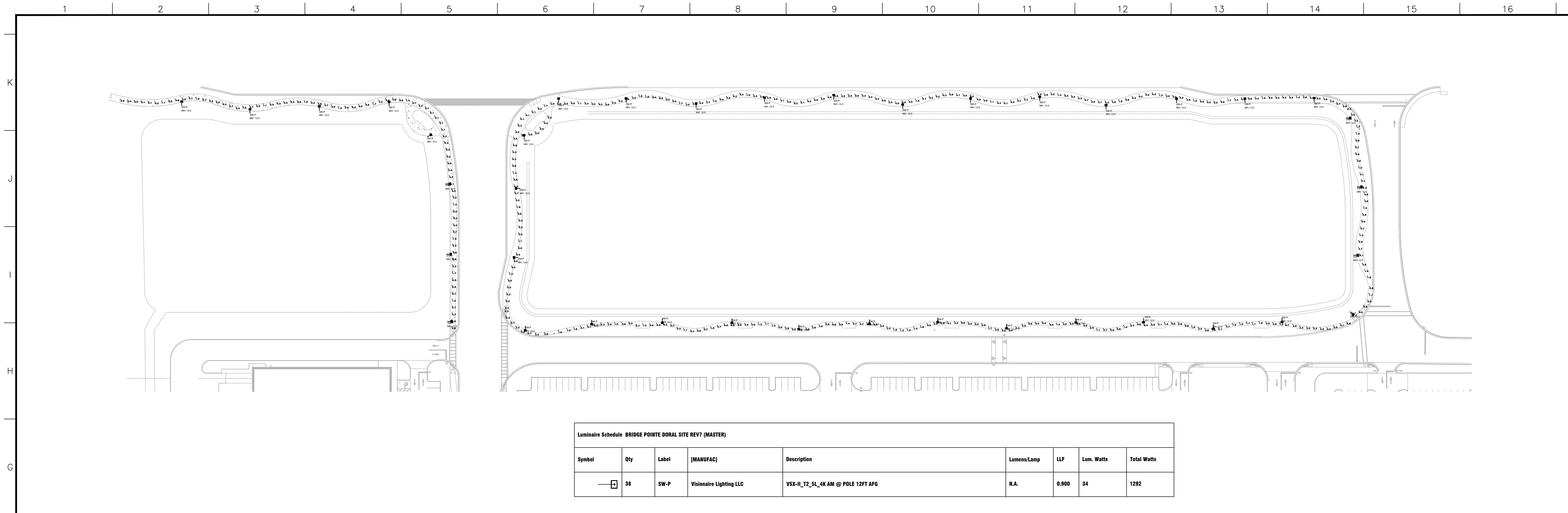
Scale AS NOTED  
Project No. 21048.00  
Date

Principal: BWR  
Project Director:  
Project Manager: CSM  
Drafted by: PUGA  
Checked by: PUGA

Sheet No.  
**ESP6**

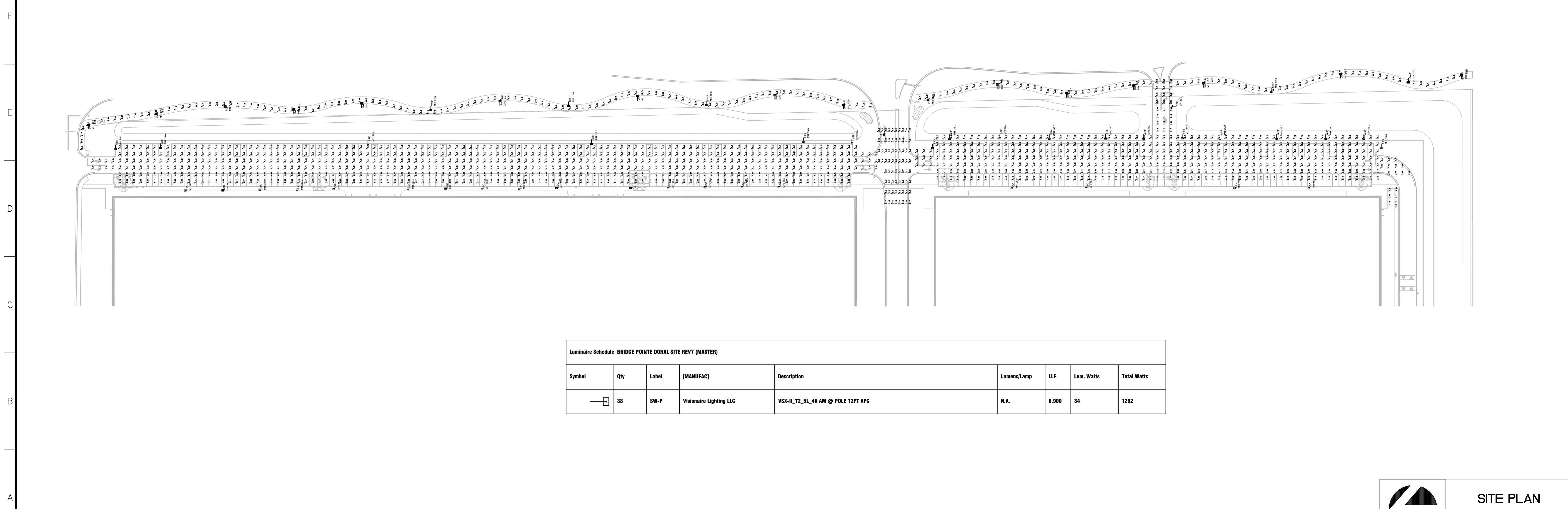






1 PHOTOMETRIC PARTIAL SITE PLAN

ESP8 SCALE: 1"=70'-0"



2 PHOTOMETRIC PARTIAL SITE PLAN

ESP8 SCALE: 1"=70'-0"

**SITE PLAN  
APPROVAL**  
 05/27/22

**RLC Architects**  
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**BRIDGE POINT DORAL  
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 CITY OF DORAL

REVISIONS

Drawing Title	PHOTOMETRIC SITE PLAN
Scale	AS NOTED
Project No.	21048.00
Date	

Principal:	BWR
Project Director:	
Project Manager:	CSM
Drafted by:	PUGA
Checked by:	PUGA

Sheet No.  
**ESP8**