

RECEIVED  
By Stephanie Puglia at 9:06 am, Apr 10, 2024

# SITE DEVELOPMENT PLANS

FOR



PROPOSED

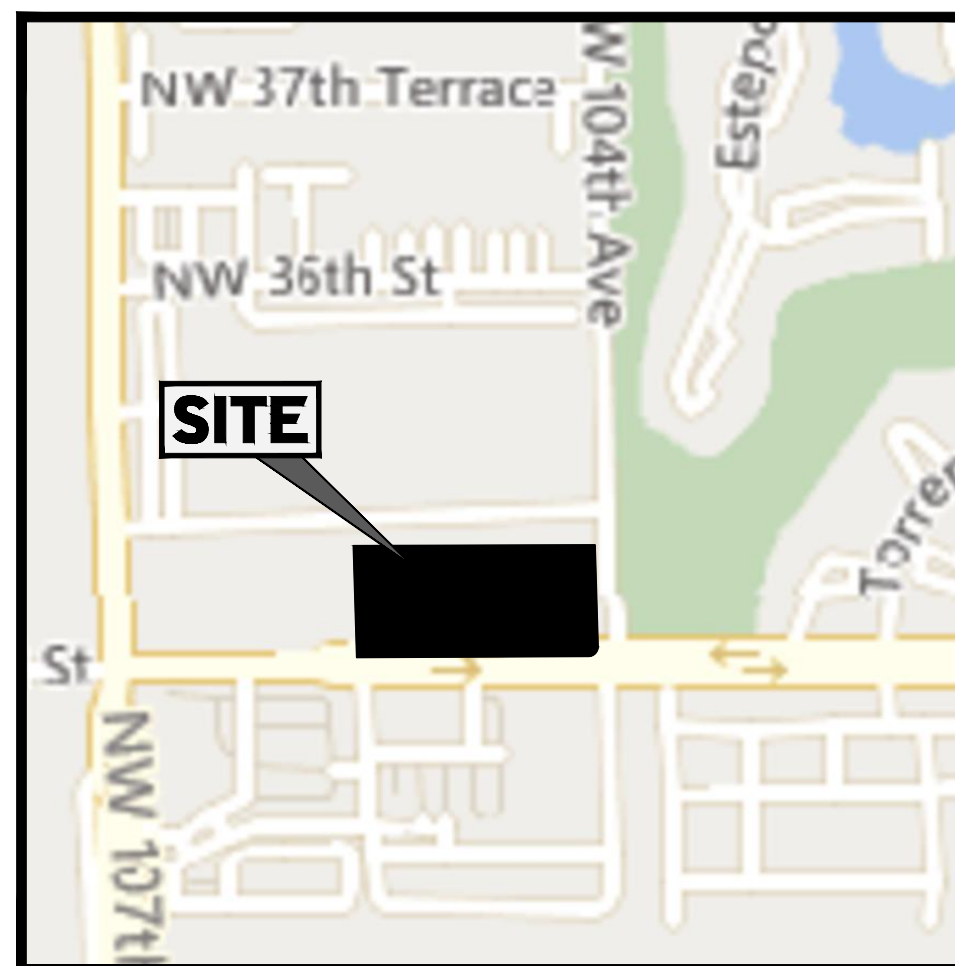
## SELF STORAGE FACILITY

10451 NW 33RD ST, DORAL, FL 33172

CITY OF DORAL

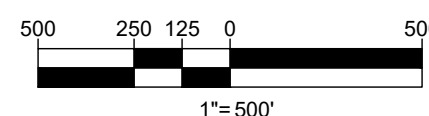
35-3029-001-0250

SECTION 29, TOWNSHIP 53 S, RANGE 40 E



LOCATION MAP

SCALE: 1" = 500'



OWNER/DEVELOPER

SMARTSTOP STORAGE ADVISORS, LLC  
10 TERRACE ROAD  
LADERA RANCH, CA 92884

PREPARED BY



CONTACT: AARON KOSH, P.E.

EMAIL: AKOSH@BOHLERENG.COM

REFERENCES AND CONTACTS

CONSULTANTS

- BOUNDARY & TOPOGRAPHIC SURVEY**  
AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA, 94597  
PHONE: (925) 748-6000  
REPORT # 22-11596-01  
DATE: 04/13/2023
- GEOTECHNICAL INVESTIGATION REPORT**  
ECS FLORIDA, LLC  
2000 AVE P, SUITE 3  
WEST PALM BEACH, FL 33404  
PHONE: (561) 840-3667  
PROJECT # 26-4043  
DATE: 04/13/2023
- ARCHITECTURAL PLAN**  
DEAN ARCHITECTS  
3284 WALDEN AVE  
DEPEW, NEW YORK 14043  
PHONE: (716) 651-0381  
PROJECT # 23-297  
DATE: 01/08/2024
- GOVERNING AGENCIES**
- PLANNING, ZONING COMMITTEE**  
CITY OF DORAL PLANNING AND ZONING DEPARTMENT  
8401 NW 53RD TERRACE, 2ND FLOOR  
DORAL, FL 33166  
PHONE: (305) 593-6630
- BUILDING DEPARTMENT**  
CITY OF DORAL BUILDING DEPARTMENT  
8401 NW 53RD TERRACE, 2ND FLOOR  
DORAL, FL 33166  
PHONE: (305) 593-6700
- FIRE DEPARTMENT**  
MIAMI-DADE FIRE RESCUE DEPARTMENT  
9300 NW 41ST ST  
MIAMI, FL 33178  
PHONE: (786) 331-5000
- ROW JURISDICTION**
- TRAFFIC**  
MIAMI-DADE COUNTY PUBLIC WORKS  
701 NW 1ST COURT, SUITE 1700  
MIAMI, FL 33136  
PHONE: (786) 469-5675
- STORMWATER**  
CITY OF DORAL STORMWATER UTILITY DIVISION  
8401 NW 53RD TERRACE, 2ND FLOOR  
DORAL, FL 33166  
PHONE: (305) 593-6740
- WATER AND SEWER**  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
3071 SW 38TH AVE  
MIAMI, FL 33146  
PHONE: (305) 665-7477

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

LEGAL DESCRIPTION

THE EAST 660 FEET OF TRACT 25, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NUMBER ONE, SECTION 29, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 30.00 FEET AND LESS THE SOUTH 40 FEET OF THE NORTHWEST 1/4 OF SECTION 29, AND LESS THE EXTERNAL AREA FORMED BY A 25.0 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AND TANGENT TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID TRACT 25, AND TANGENT TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID NORTHWEST 1/4 OF SAID SECTION 29.

ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NUMBER ONE, SECTION 29, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THENCE SOUTH 89° 44'58" WEST, ALONG THE SOUTH LINE OF SAID TRACT 25, A DISTANCE OF 56.71 FEET; THENCE NORTH 00° 15' 02" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 33RD STREET; THENCE SOUTH 89° 44'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 803.07 FEET; THENCE NORTH 01° 44'58" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 290.23 FEET; THENCE NORTH 89° 44' 33" EAST, A DISTANCE OF 626.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 104TH AVENUE, ALSO BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 25; THENCE SOUTH 01° 45' 07" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE 264.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 30' 02" AND A CHORD DISTANCE OF 35.82 FEET WHICH BEARS SOUTH 43° 59'56" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.93 FEET TO THE POINT OF BEGINNING.

BOHLER  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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Check positive response codes before you dig!

NOT APPROVED FOR CONSTRUCTION

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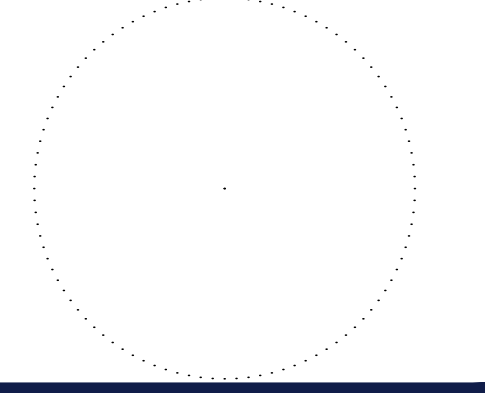
PROJECT No.: FL220999-00  
DRAWN BY: LB  
CHECKED BY: AK  
DATE: 12/04/2023  
CAD ID: CND5-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR  
SmartStop Self Storage  
PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

BOHLER  
1 SE 3rd AVENUE  
SUITE 1760  
MIAMI, FLORIDA 33131  
Phone: (786) 681-0800  
FLORIDA BUSINESS CERT. OF AUTH. No. 30760



SHEET TITLE:

COVER

SHEET NUMBER:

C-101

ORG. DATE - 04/20/2023

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, FLORIDA LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

LIGHTING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

STANDARD ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries like ACRES, ARCHITECTURAL, BASEMENT FLOOR, BLOCK, BASELINE, BUILDING, BUILDING BENCHMARK, BUILDING REINFORCEMENT LINE, CURB FEET, CENTERLINE, CORRUGATED METAL PIPE, CONNECTION, CONCRETE, CORRUGATED PLASTIC PIPE, CUBIC YARDS, DECORATIVE, DEPRESSED, DUCTILE IRON PIPE, DOMESTIC, ELECTRIC, ELEVATION, EDGE OF PAVEMENT, EDGE OF SHOULDER, END WALL, EXISTING, FLARED END SECTION, FINISHED FLOOR, FIRE HYDRANT, FINISHED GRADE, GRADE, GARAGE FLOOR (AT DOOR), GRADE HIGHER SIDE OF WALL, GRADE LOWER SIDE OF WALL, GRATE, GATE VALVE, HIGH DENSITY POLYETHYLENE PIPE, HIGH POINT, HORIZONTAL, HEADWALL, INTERSECTION, INVERT, LINEAR FOOT, LIMITS OF CLEARING, LIMITS OF DISTURBANCE, LINE OF SIGHT, LOW POINT, LANDSCAPE, MAXIMUM, MINIMUM, MANHOLE, MECHANICAL JOINT, ON CENTER, POINT OF ANALYSIS, POINT OF CURVATURE, POINT OF COMPOUND CURVATURE, CURB RETURN, POINT OF INTERSECTION, POINT OF GRADE, PROPOSED, POINT OF TANGENCY, POINT OF TANGENCY, CURB RETURN, POLYVINYL CHLORIDE PIPE, POINT OF VERTICAL INTERSECTION, POINT OF VERTICAL TANGENCY, RADIUS, REINFORCED CONCRETE PIPE, RETAINING WALL, RIGHT OF WAY, SLOPE, SANITARY SEWER, SQUARE FEET, STATION, STORM, SIDEWALK, TO BE ABANDONED, TO BE REMOVED, TO BE RELOCATED, TO BE VACATED, TOP OF CURB, TELEPHONE, TREE PROTECTION FENCE, TOP OF WALL, TYPICAL, UNDERGROUND, UTILITY POLE, WIDE, WATER LINE, WATER METER, PLUS OR MINUS, DEGREE, DIAMETER, NUMBER.

Table with 3 columns: REV, DATE, COMMENT. Includes a section for REVISIONS.

ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF (A) THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) CHAPTER 211, 1191.1216, SEC. AND 42 U.S.C. § 4151 ET SEQ. AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS...

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

PROPOSED EASEMENT LEGEND

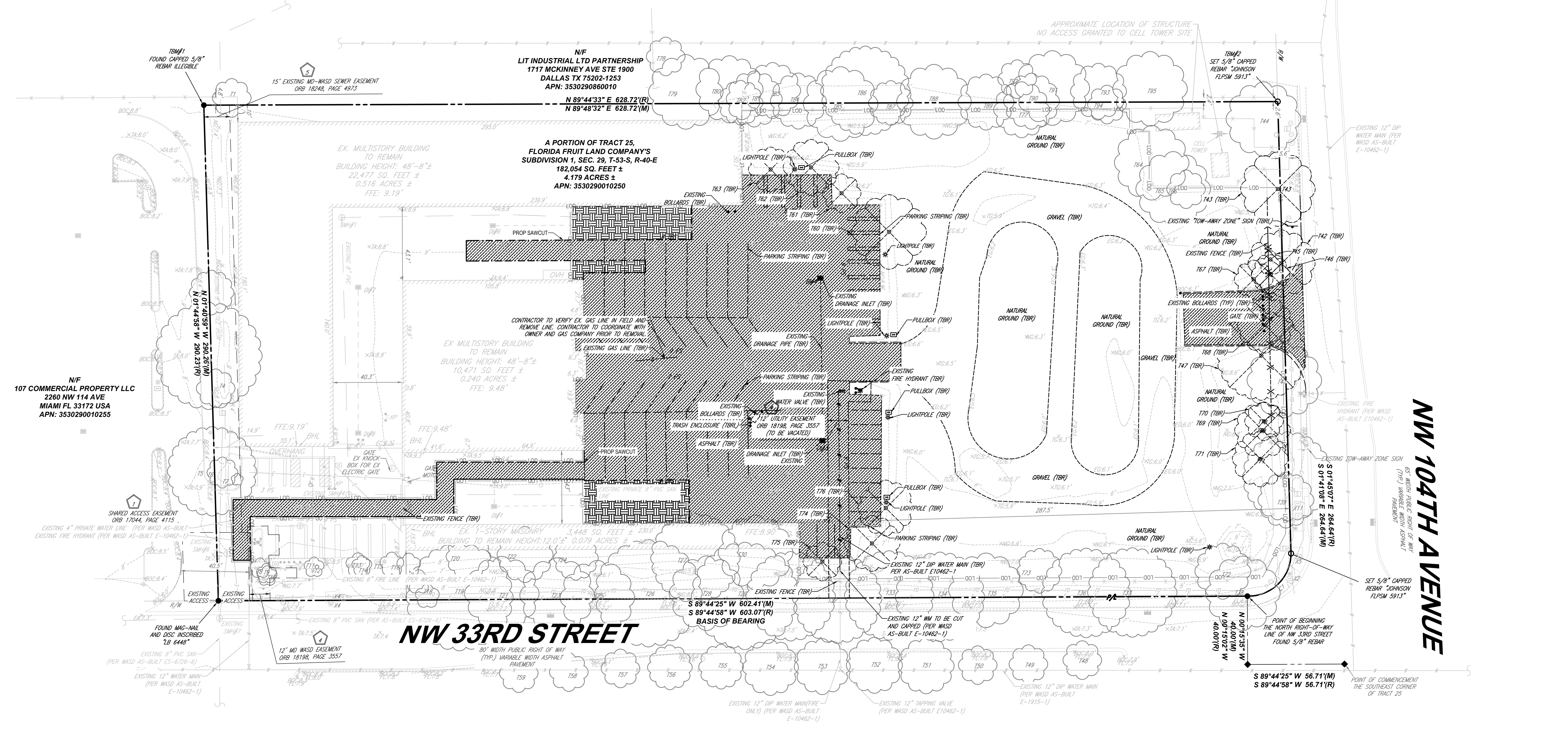
Table with 2 columns: Symbol and Description. Includes symbols for COMMON SHARED, INGRESS-EGRESS, PUBLIC ACCESS, PUBLIC UTILITY, SANITARY SEWER, SIGHT DISTANCE, STORM DRAIN, VARIABLE WIDTHS, WATER, and WATER METER.

Advertisement for Sunshine811, a business directory service. Includes logo and contact information.

Advertisement for SmartStop Self Storage. Includes logo and contact information.

Advertisement for BOHLER ENGINEERING. Includes logo and contact information.

Advertisement for BOHLER ENGINEERING. Includes logo, contact information, and a 'GENERAL NOTES AND LEGEND' section.

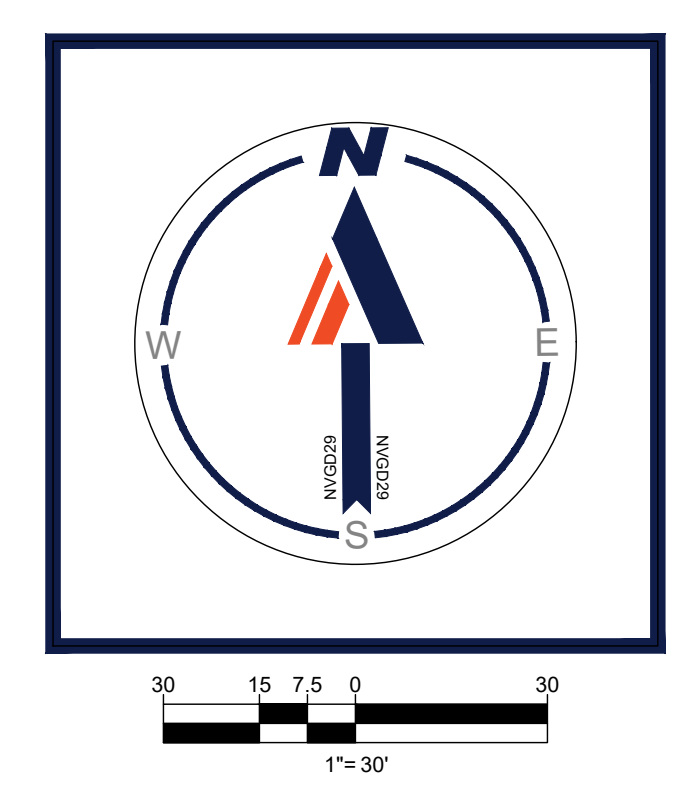


**DEMOLITION NOTES:**

- BOHLER ENGINEERING, FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
  - THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
  - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
  - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
  - LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
  - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.

**LEGEND**

EXIST PROPERTY LINE	---
FULL DEPTH PAVEMENT REMOVAL	[Hatched Pattern]
PROP CONCRETE REMOVAL	[Stippled Pattern]
MILL AND OVERLAY	[Cross-hatched Pattern]
TO BE REMOVED/TO BE RELOCATED	(TBR)/(TBL)
LIMITS OF DISTURBANCE	--- LOD ---
LIMITS OF WORK	--- LOW ---
SAWCUT	---
EX TREE TO BE REMOVED (REF TO TREE DISPOSITION AND LANDSCAPE PLANS)	X <sup>20'</sup> T <sup>20'</sup>



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: FLC220999.00  
DRAWN BY: LB  
CHECKED BY: AK  
DATE: 12/04/2023  
CAD ID.: DEMO-0

**PROP. SITE PLAN DOCUMENTS**

FOR

**SmartStop Self Storage**

PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**

1 SE 3rd AVENUE  
SUITE 1760  
MIAMI, FLORIDA 33131  
Phone: (786) 681-0800

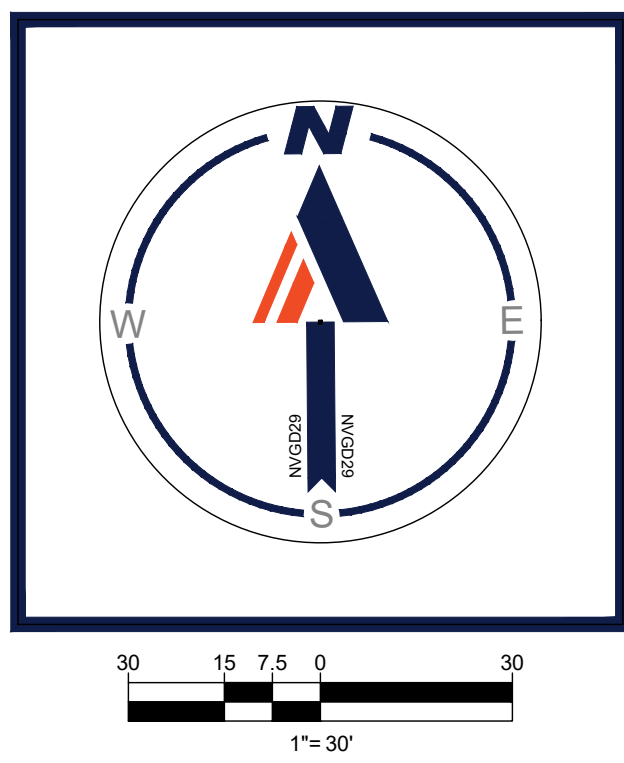
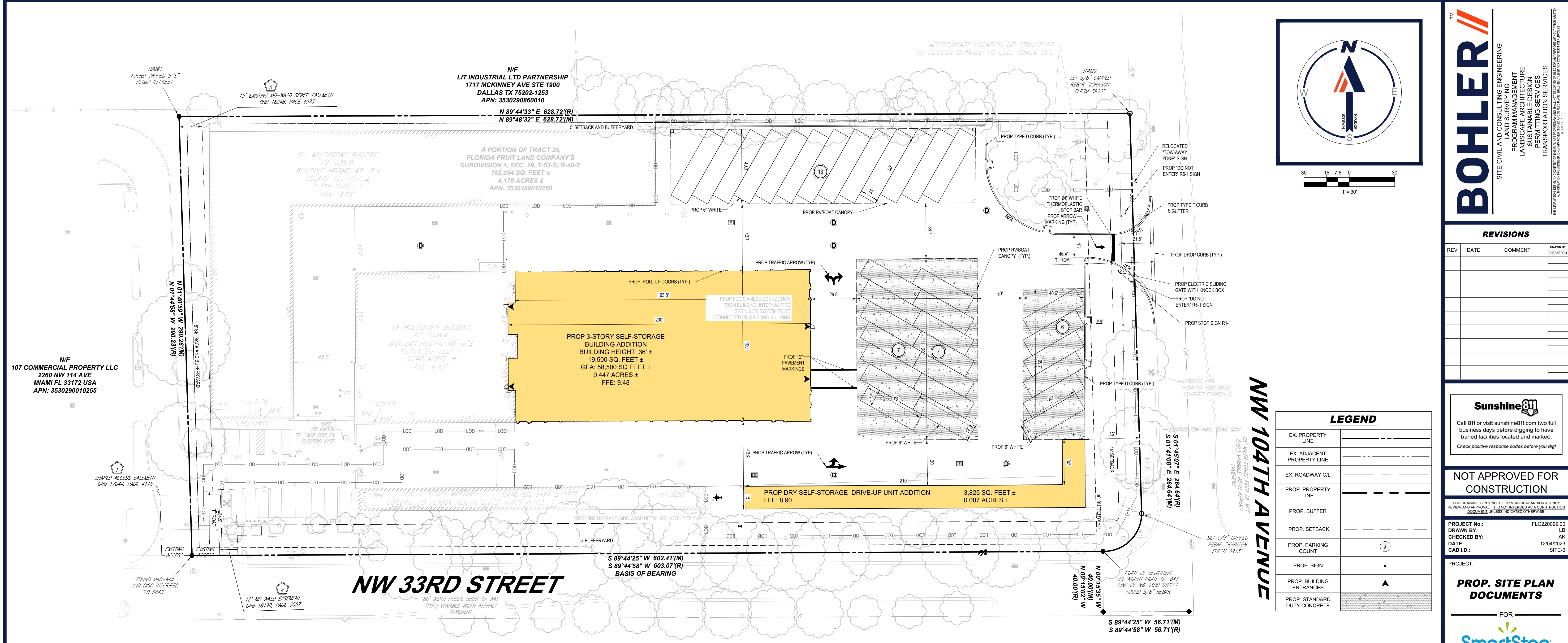
FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

ORG. DATE - 04/20/2023

**NOT PART OF MDWASD'S NOTES NOR APPROVAL**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
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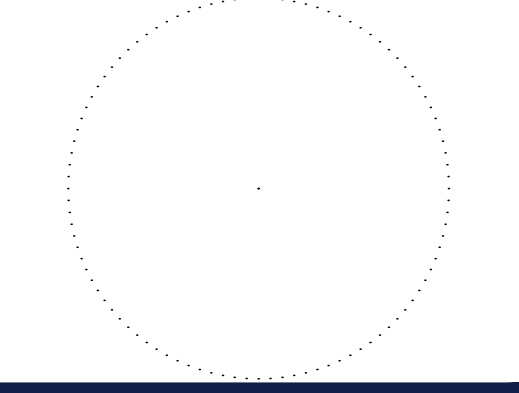
PROJECT No.: FL220099.00  
 DRAWN BY: LB  
 CHECKED BY: AK  
 DATE: 12/04/2023  
 CAD ID: SITE-0

**PROP. SITE PLAN DOCUMENTS**



PROPOSED DEVELOPMENT  
 10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
 SEC 29 / TWN 53 S / RING 40 E

**BOHLER**  
 1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800  
FLORIDA BUSINESS CERT. OF AUTH. No. 30760



**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

ORG. DATE - 04/20/2023

**SITE NOTES:**

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF DORAL DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND THE CITY OF DORAL LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODED.
- STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

**RIGHT-OF-WAY NOTES:**

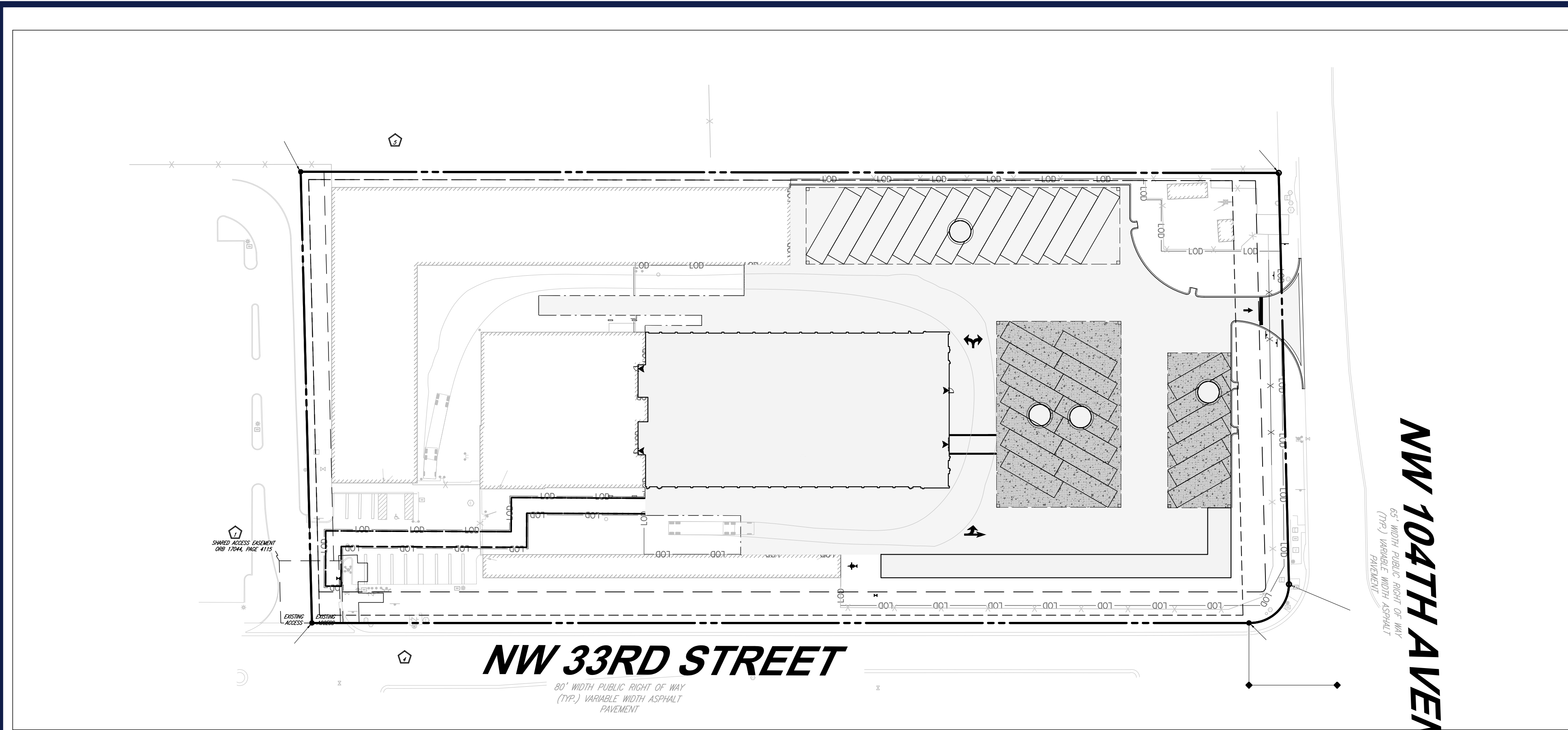
- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUITORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

**ADA ACCESSIBILITY NOTES:**

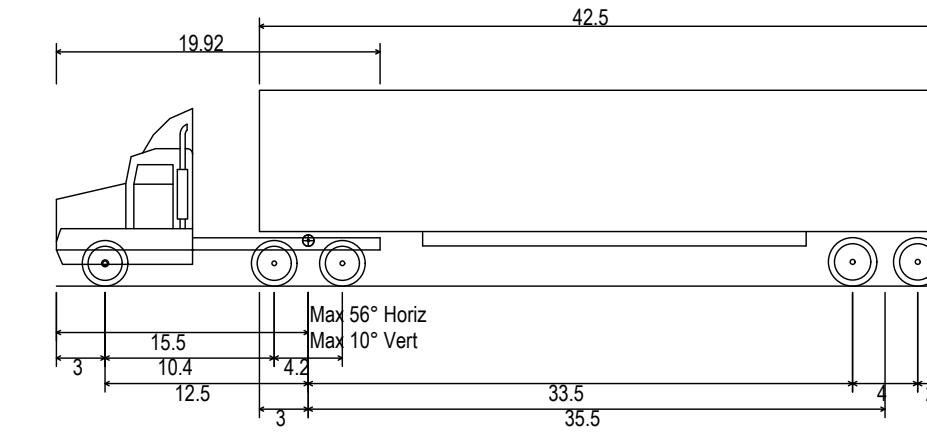
- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

FLOOD LEGEND					
FLOOD ZONE(S)	BASE FLOOD ELEVATION(S)	FIRM PANEL(S)	BACK OF SIDEWALK ELEVATION(S)	CROWN OF ROAD ELEVATION(S)	FEMA LETTER OF MAP CHANGE #
ZONE X / AE	7.0 NAVD	12086C0286L	N/A	8.0	N/A
LOWEST FLOOR ELEVATION	GARAGE FLOOR ELEVATION		LOWEST MACHINERY ELEVATION		
8.90	N/A		N/A		

SITE DATA TABLE	
PARCEL ID/FOLIO NUMBER	35-3029-001-0250
SITE ADDRESS	10451 NW 33RD ST, DORAL, FL 33172
JURISDICTION	CITY OF DORAL
CURRENT ZONING	INDUSTRIAL (I)
PROPOSED ZONING	INDUSTRIAL (I)
OVERLAY DISTRICT	N/A
CURRENT LAND USE	SELF-STORAGE FACILITY
FUTURE LAND USE	INDUSTRIAL
FEMA FLOOD DESIGNATION	ZONE X & AE
TOTAL SITE AREA (AC)	4.179
DISTURBED SITE AREA (AC)	2.955
TOTAL EXISTING BUILDING AREA (AC)	0.835
TOTAL PROPOSED BUILDING AREA (AC)	0.534
TOTAL BUILDING AREA (AC)	1.369
REQUIRED	
FLOOR AREA RATIO (FAR)	0.5 FIRST FLOOR, 0.25 SUBSEQUENT UPPER FLOORS; 1
BUILDING HEIGHT	85 FT MAX
MAXIMUM BUILDING COVERAGE	50%
TOTAL IMPERVIOUS AREA (AC)	2.11
TOTAL PERVIOUS AREA (AC)	2.07
PROPOSED	
SETBACKS	FRONT: 20 FT SIDE STREET: 15 FT INTERIOR SIDE: 5 FT REAR: 5 FT
LANDSCAPE BUFFER	FRONT: 5 FT SIDE STREET: 30 FT INTERIOR SIDE: 5 FT REAR: 5 FT
PARKING STALLS TOTAL	11 SPACES
TRAILER PARKING STALLS TOTAL	X
PARKING STALL DIMENSIONS	STANDARD 90' - 10 FT X 8 FT PARALLEL: 22 FT X 8 FT
TRAILER PARKING STALLS DIMENSIONS	X
aisle dimensions (1-WAY)	20 FT
aisle dimensions (2-WAY)	24 FT

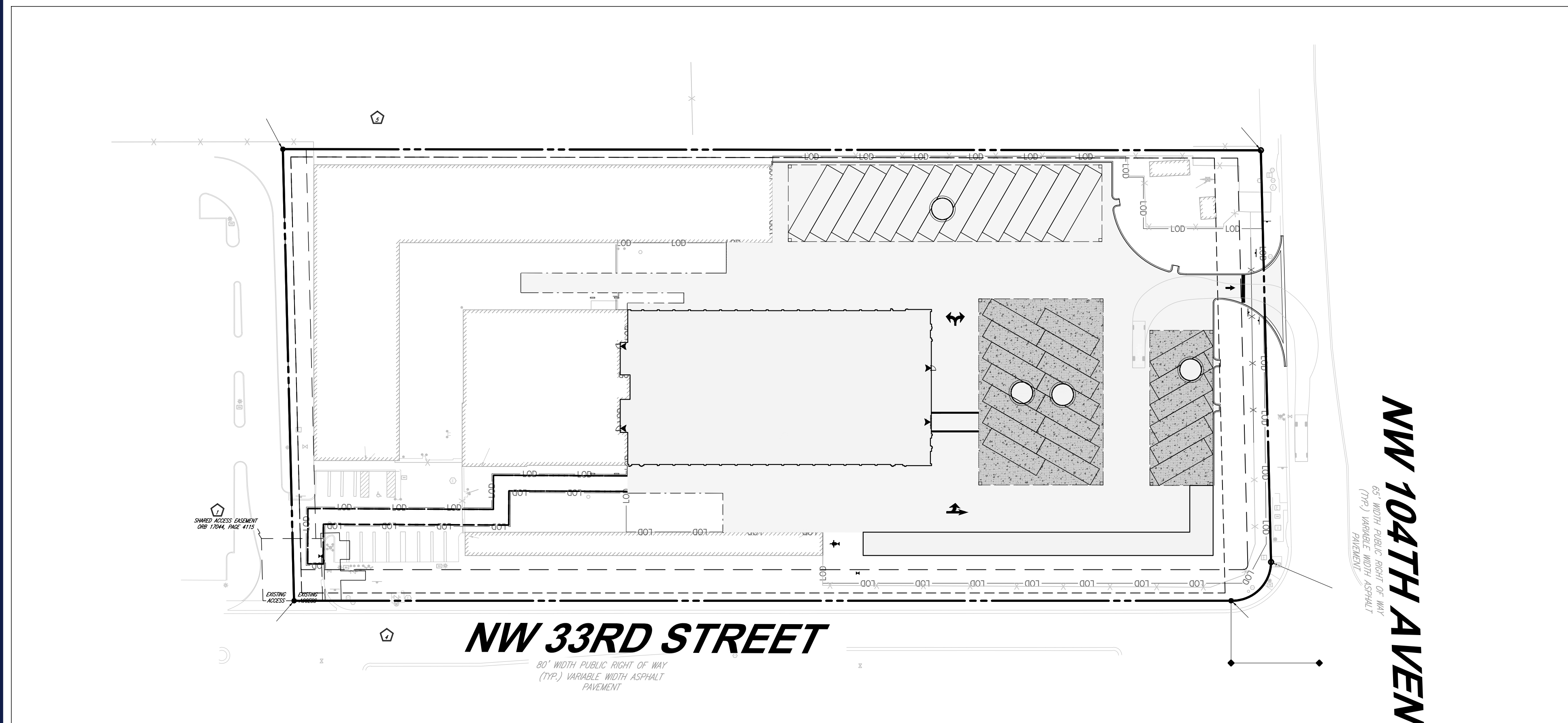


**WB-50 DELIVERY TRUCK CIRCULATION**

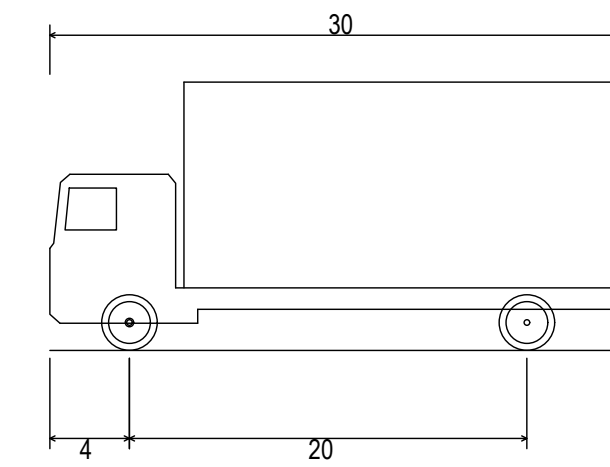


WB-50 - Intermediate Semi-Trailer  
 Overall Length 55.000ft  
 Overall Width 8.500ft  
 Overall Body Height 12.052ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 45.000ft

**WB-50 DELIVERY TRUCK**

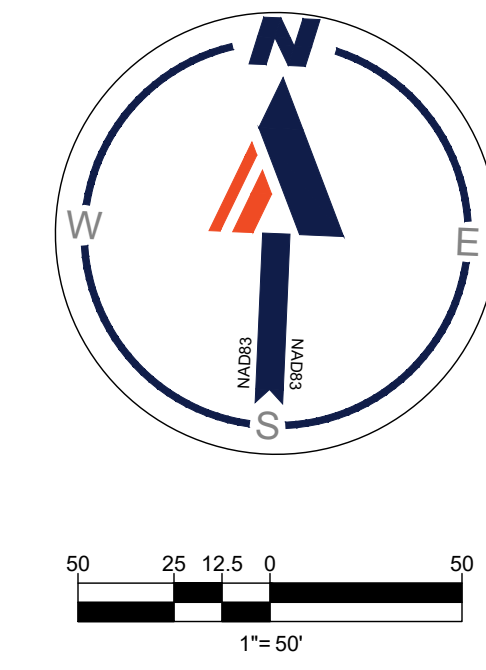


**PUMPER FIRE TRUCK CIRCULATION**



SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

**SU-30 SINGLE UNIT TRUCK**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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 Check positive response codes before you dig!

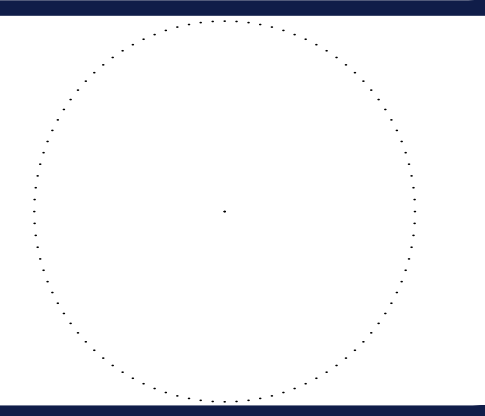
**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FL220099.00  
 DRAWN BY: LB  
 CHECKED BY: AK  
 DATE: 12/04/2023  
 CAD ID: TRACK

PROJECT:  
**PROP. SITE PLAN DOCUMENTS**  
 FOR  
**SmartStop Self Storage**  
 PROPOSED DEVELOPMENT  
 10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
 SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**  
 1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30760

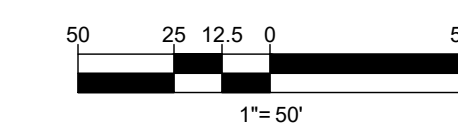


SHEET TITLE:  
**VEHICLE MOVEMENT PLAN**

SHEET NUMBER:  
**C-302**

**GENERAL NOTES:**

ORG. DATE - 04/20/2023



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.: FL2220099.00  
 DRAWN BY: LB  
 DATE: 12/04/2023  
 CAD ID: TRCK

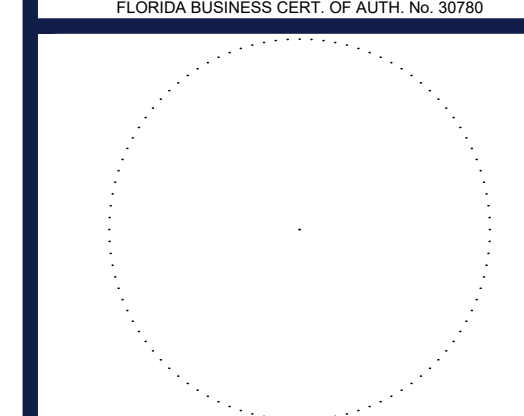
PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR  
  
 PROPOSED DEVELOPMENT  
 10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
 SEC 29 / TWN 53 S / RING 40 E

**BOHLER**

1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30760



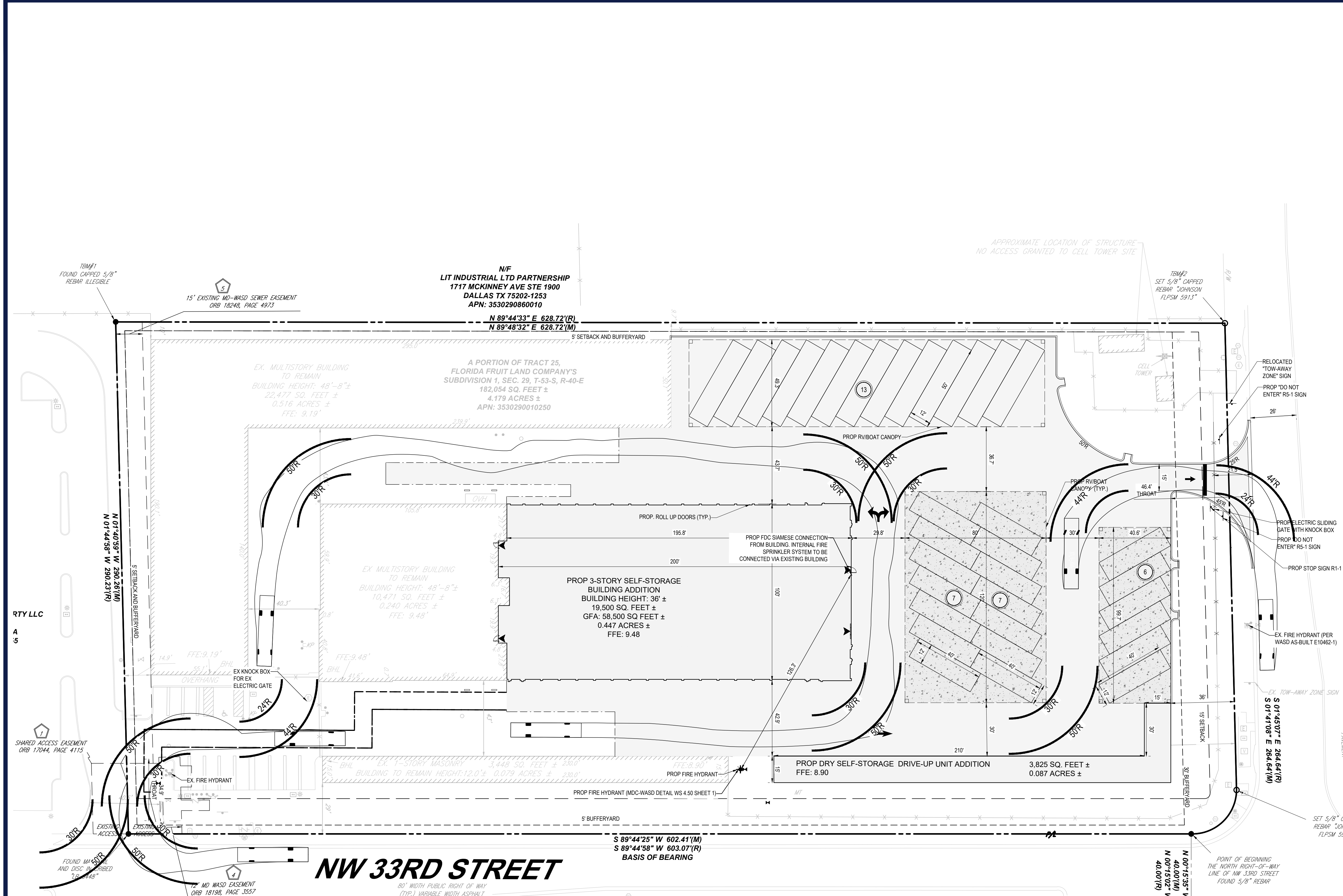
SHEET TITLE:

**FIRE ACCESS PLAN**

SHEET NUMBER:

**C-303**

ORG. DATE - 04/20/2023

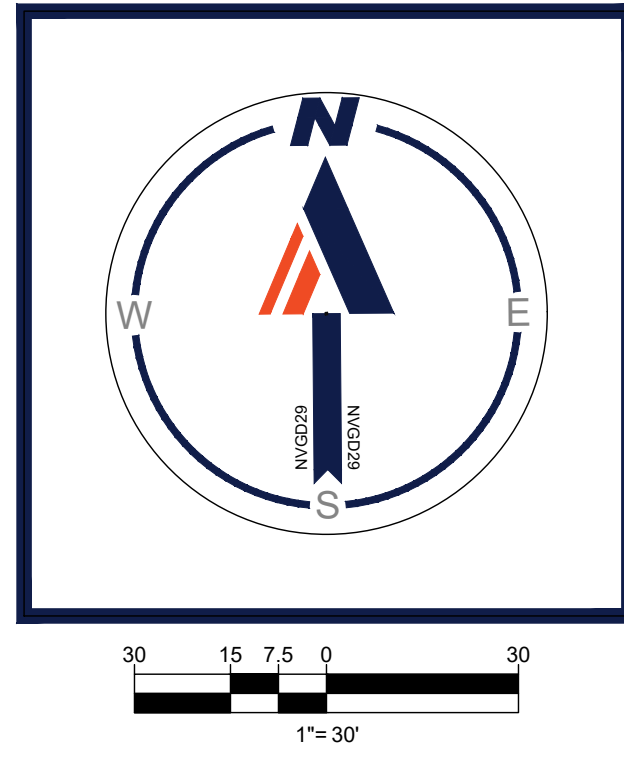
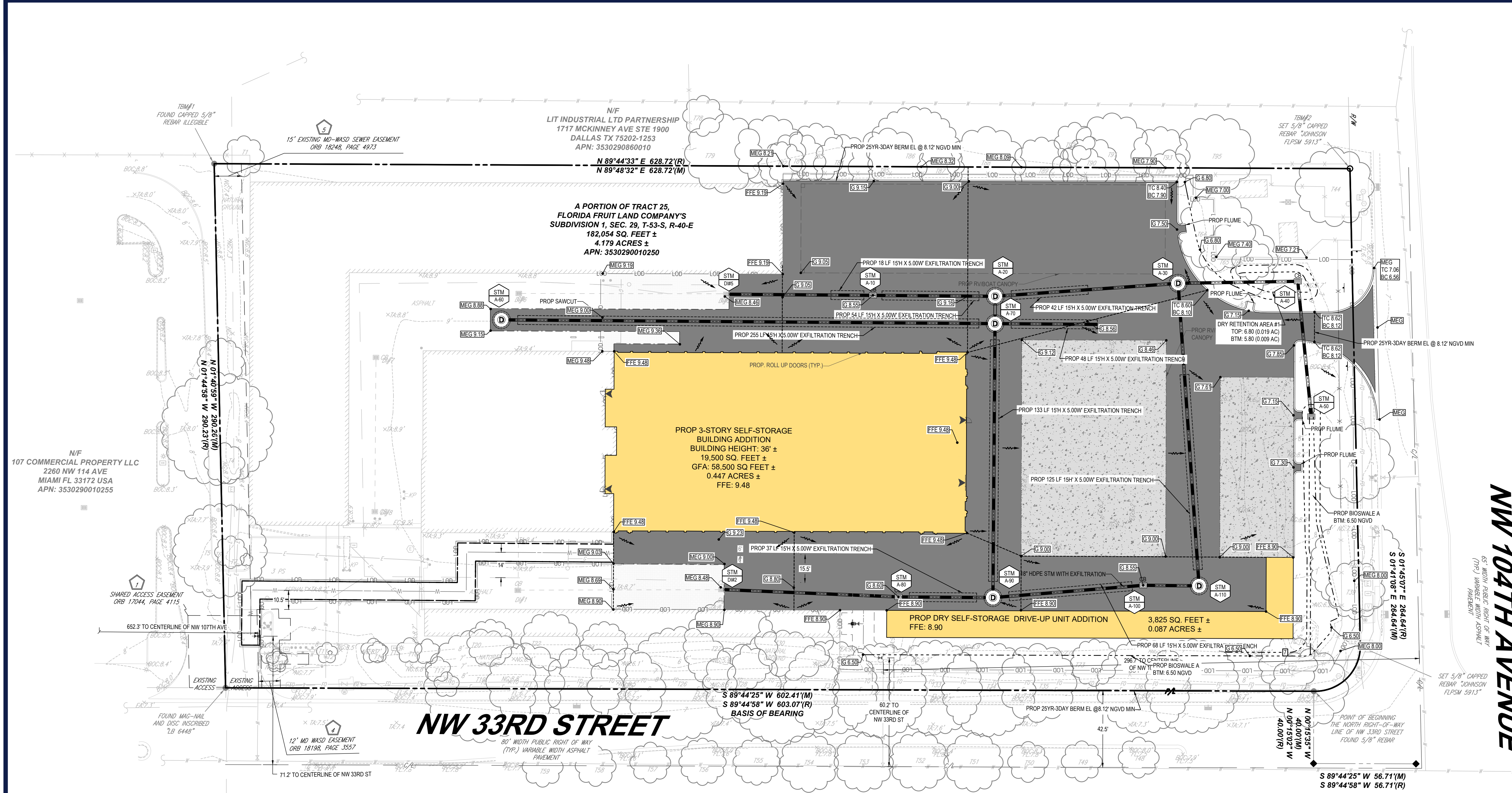


**NW 33RD STREET**

**NW 104TH AVENUE**

**GENERAL NOTES:**

AP# 09, 2024  
 H:\2023\FL2220099\_00\ENGINEERING\CAD\DRAWINGS\PLAN SETS\FL2220099\_00\TRCK\_C-303\_FIRE ACCESS PLAN.dwg



**LEGEND**

PROPERTY LINE	---
PROP. HEAVY-DUTY ASPHALT PAVING	[Pattern]
PROP. STANDARD DUTY CONCRETE	[Pattern]
PROP. MILL AND OVERLAY	[Pattern]
PROP. SPOT ELEVATION	6.39.56
EX. STORM SEWER	---
PROP. STORM SEWER	---
PROP. GRATE INLET	[Symbol]
PROP. STORM CLEANOUT	[Symbol]
PROP. STORM MANHOLE	[Symbol]
RIDGE LINE	---
PROP. BORE LOCATIONS	[Symbol]

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: FLC220099.00  
 DRAWN BY: LB  
 CHECKED BY: AK  
 DATE: 12/04/2023  
 CAD ID: GRAD-0

**PROP. SITE PLAN DOCUMENTS**

FOR

**SmartStop Self Storage**

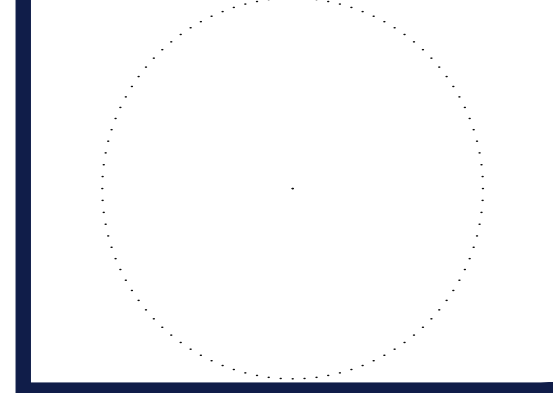
PROPOSED DEVELOPMENT

10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
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**BOHLER**

1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30760



SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

ORG. DATE - 04/20/2023

**GENERAL NOTES:**

- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
- COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
- ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SOODED.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE TO STANDARD OF ACCURACY BASED ON UTILITY MARKOUT METHOD NOTED IN SURVEY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING/CONFLICT DATA PRIOR TO STARTING CONSTRUCTION OF RELATED ADJACENT INFRASTRUCTURE.

**DATUM NOTE:**

ELEVATION ESTABLISHED WITH GPS OBSERVATION UTILIZING VRS NETWORK WITH ORIGINATION BENCHMARK PID "DH925", VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. TRANSLATED FROM NORTH AMERICAN VERTICAL DATUM (NAV88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) DATUM UTILIZING NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).

**FEMA NOTE:**

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12086C0286L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**DEWATERING NOTE:**

CONTRACTOR SHALL SUBMIT DEWATERING PLAN TO THE DISTRICT 14 DAYS PRIOR TO COMMENCEMENT, SUBJECT PLANS SHALL BE REVISED AS NECESSARY.

**PAVING AND GRADING NOTES:**

- A. GENERAL:
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
  - ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "MEG" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
  - THE ALTA/CMS LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.

- 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 SAWCUT TO ENSURE A PROPER JOINT.
- PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

**B. MATERIALS:**

- BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).
- ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 1-1/2" THICK, AND SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
- REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

**C. INSTALLATION:**

- SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), SHALL BE A MINIMUM 12", AND SHALL HAVE A MINIMUM LBR 40.
- BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. ADDITIONALLY, BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
- BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

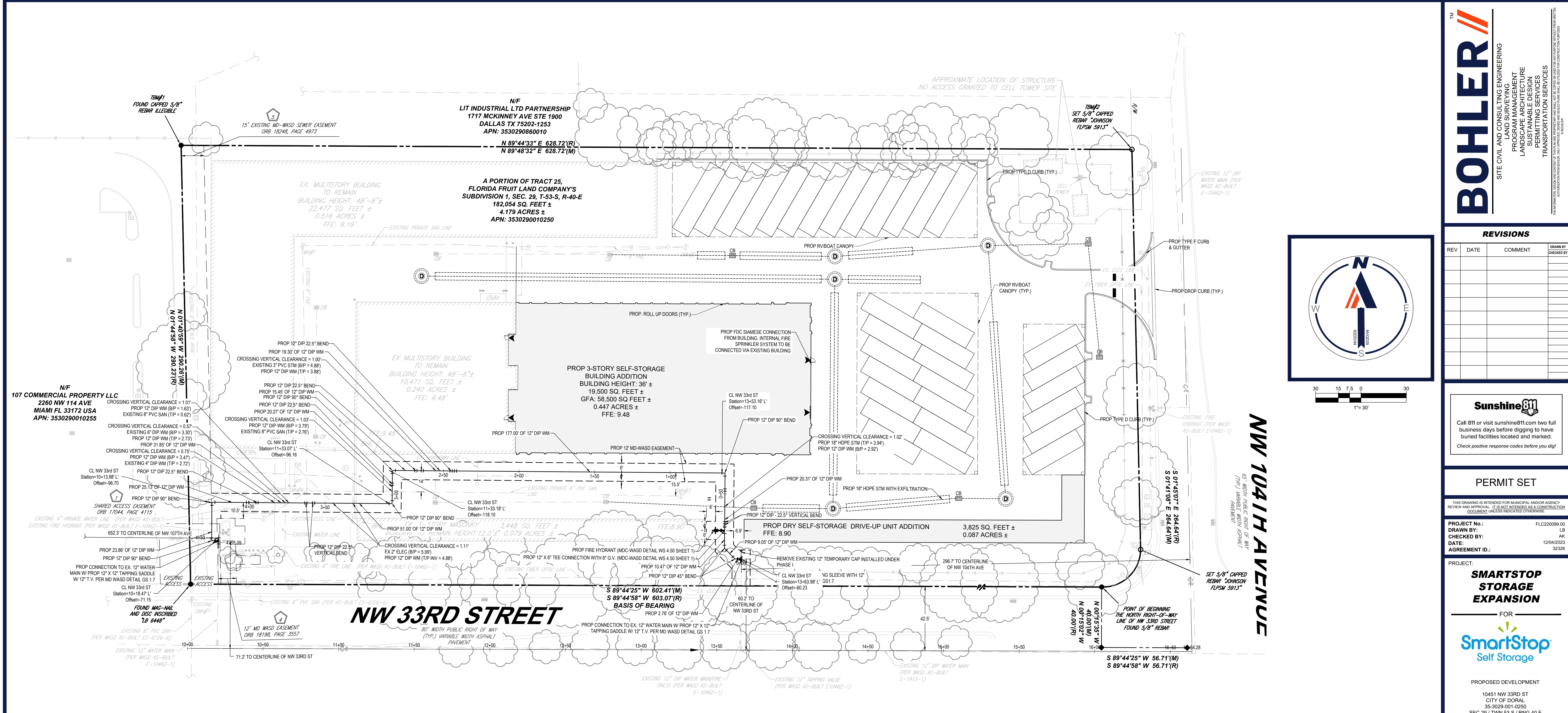
**D. TESTING**

- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
- DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO AND APPROVED BY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER BEFORE ANY BASE IS CONSTRUCTED.
- DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

**STORM STRUCTURE SCHEDULE**

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	TYPE C INLET W/ PRB (E,W)	8.55'	INV = 4.00' (18") (E) INV = 4.00' (18") (W)
A-20	48" DIAMETER MANHOLE	8.40'	INV = 4.00' (18") (W) INV = 4.00' (18") (E) INV = 4.00' (18") (S)
A-30	48" DIAMETER MANHOLE W/ PROP WEIR (EL. 7.00)	9.08'	INV = 4.00' (18") (S) INV = 4.00' (18") (W) INV = 4.00' (18") (E)
A-40	24" YARD DRAIN	7.00'	INV = 4.00' (18") (W) INV = 3.00' (18") (S)
A-50	24" YARD DRAIN	6.50'	INV = 3.00' (18") (N)
A-60	48" DIAMETER MANHOLE	8.98'	INV = 4.00' (18") (E)
A-70	48" DIAMETER MANHOLE	8.79'	INV = 4.00' (18") (N) INV = 4.00' (18") (S) INV = 4.00' (18") (W) INV = 4.00' (18") (E)
A-80	TYPE C INLET W/ PRB (E,W)	7.23'	INV = 4.00' (18") (E) INV = 4.00' (18") (W)
A-90	48" DIAMETER MANHOLE	8.40'	INV = 4.00' (18") (W) INV = 4.00' (18") (N) INV = 4.00' (18") (E)
A-100	GRATE INLETS	7.23'	INV = 4.00' (18") (W) INV = 4.00' (18") (E)
D#2	EX. INLET	8.48'	INV = 4.00' (18") (E)
D#5	EX. INLET	8.46'	INV = 4.00' (18") (E)

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**GENERAL NOTE:**

ALL ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES MUST BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.

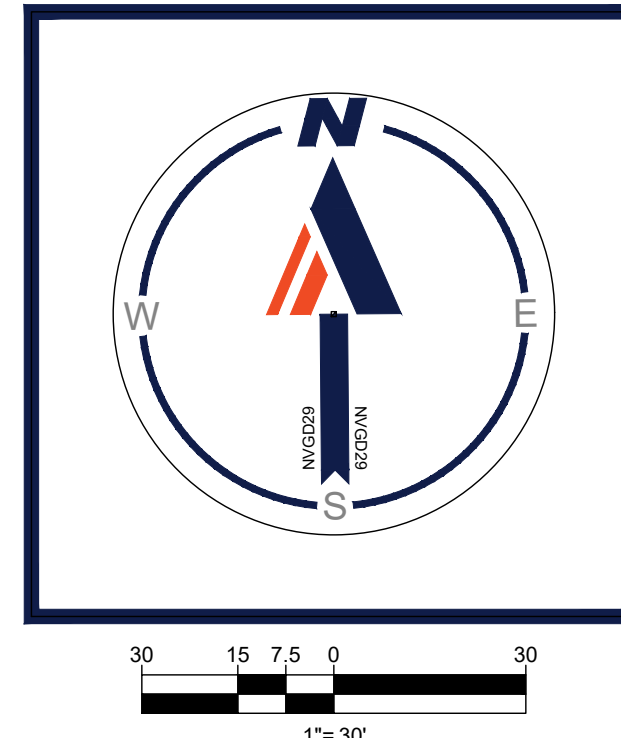
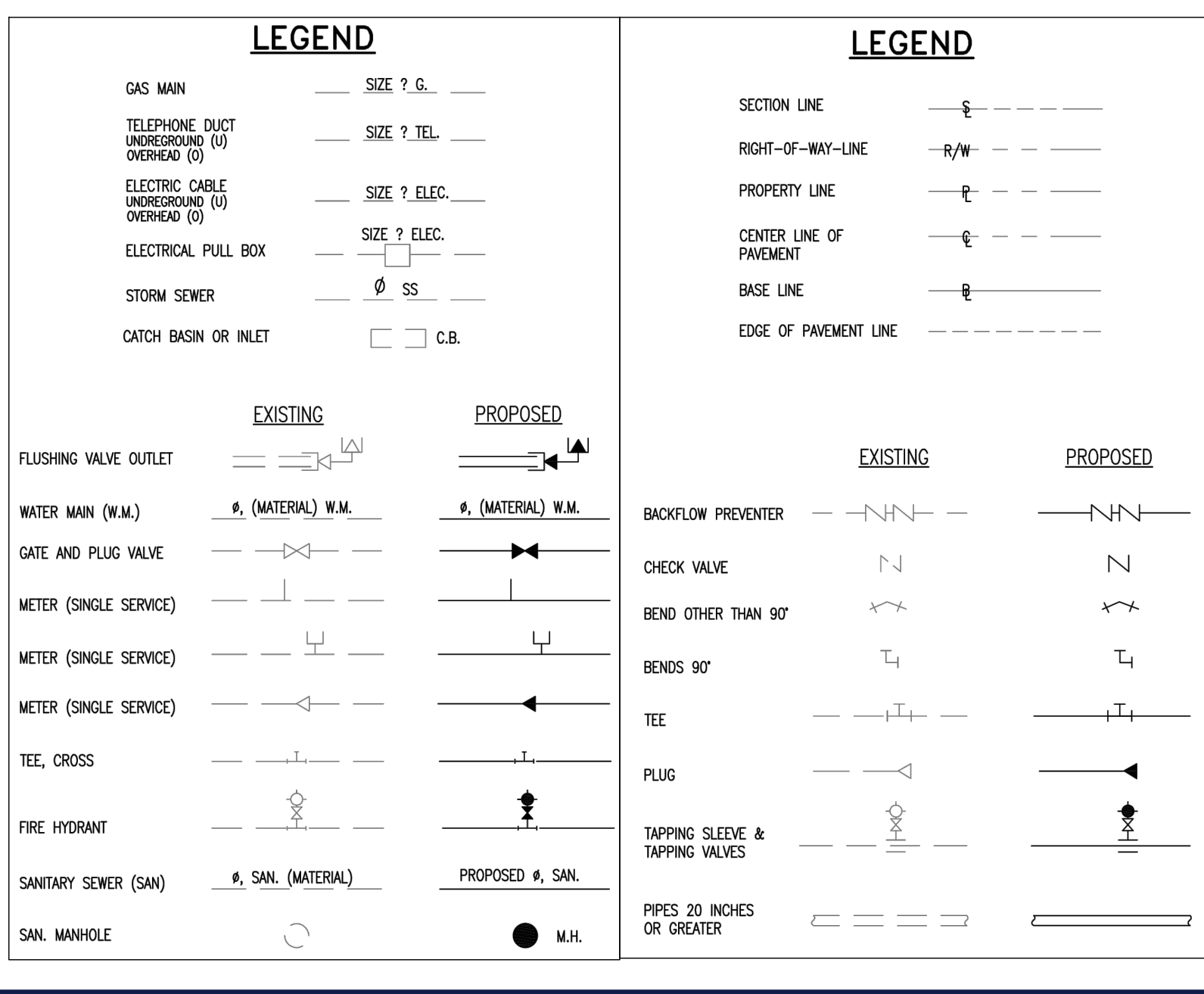
UNDERGROUND UTILITY LOCATIONS SHOWN ARE TO STANDARD OF ACCURACY BASED ON UTILITY MARKOUT METHOD NOTED IN SURVEY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING/CONFLICT DATA PRIOR TO STARTING CONSTRUCTION OF RELATED ADJACENT INFRASTRUCTURE.

CENTERLINE OR BASELINE OF ALL ROADS MUST BE CLEARLY LABELED AT TWO POINTS OF THE ROAD FRONTING THE PROJECT AND ALL SUBSEQUENT INTERNAL ROADS WITHIN THE PROJECT. THE SAME REQUIREMENT APPLIES TO RIGHT-OF-WAY AND PROPERTY LINE IDENTIFICATION. IN ADDITION THE FOLLOWING SHALL BE IDENTIFIED, WHEN APPLICABLE:

- CHANGES IN ALIGNMENT OF BASELINE.
- TIE-IN FROM CENTERLINE OF PROPOSED MAIN TO BASELINE AT EACH END OF PLAN AND AT EVERY CHANGE IN ALIGNMENT OF MAIN.
- TIE-IN WITH EXISTING MAINS, FROM CENTERLINE OF EXISTING MAIN TO BASELINE OR CENTERLINE OF BOTH STREETS, IF LOCATED AT AN INTERSECTION.
- ALL ELEVATIONS REFER TO THE NGVD 1929 DATUM UNLESS OTHERWISE NOTED.

**WATER DISTRIBUTION NOTES:**

- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- CONTRACTOR TO COORDINATE WITH COUNTY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
- CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- UTILITY CONTRACTOR SHALL PLAN AND COORDINATE WITH MD-WASD FIELD INSPECTOR AND WATER DISTRIBUTION AND OPERATIONS, THE SHUT-DOWN OF THE EXISTING 12" DIP WATER MAIN.
- RECORD AS-BUILT DRAWINGS SHALL INCLUDE SEPARATE AND INDEPENDENT WATER OR SEWER EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT. FOR ANY QUESTIONS CONTACT WASH RIGHT OF WAY UNIT.
- NO STRUCTURES, TREES, LIGHT POLES, ETC. SHALL BE PERMITTED INSIDE OF THE MD-WASD EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THEREOF. EASEMENTS SHALL BE EXCLUSIVELY FOR MD-WASD MAINS. OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF MD-WASD WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY-FIVE (25) FEET CLEARANCE IS PROVIDED.



**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**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!

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLC220099.00  
 DRAWN BY: LB  
 CHECKED BY: AK  
 DATE: 12/04/2023  
 AGREEMENT ID: 32326

**SMARTSTOP STORAGE EXPANSION**

FOR

**SmartStop Self Storage**

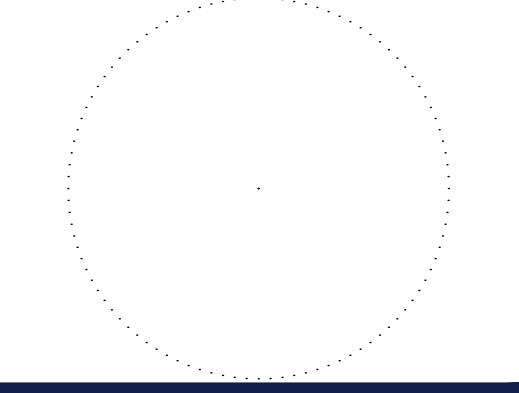
PROPOSED DEVELOPMENT

10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
 SEC 29 / T2N 53 S / R1NG 40 E

**BOHLER**

1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30760



SHEET TITLE:

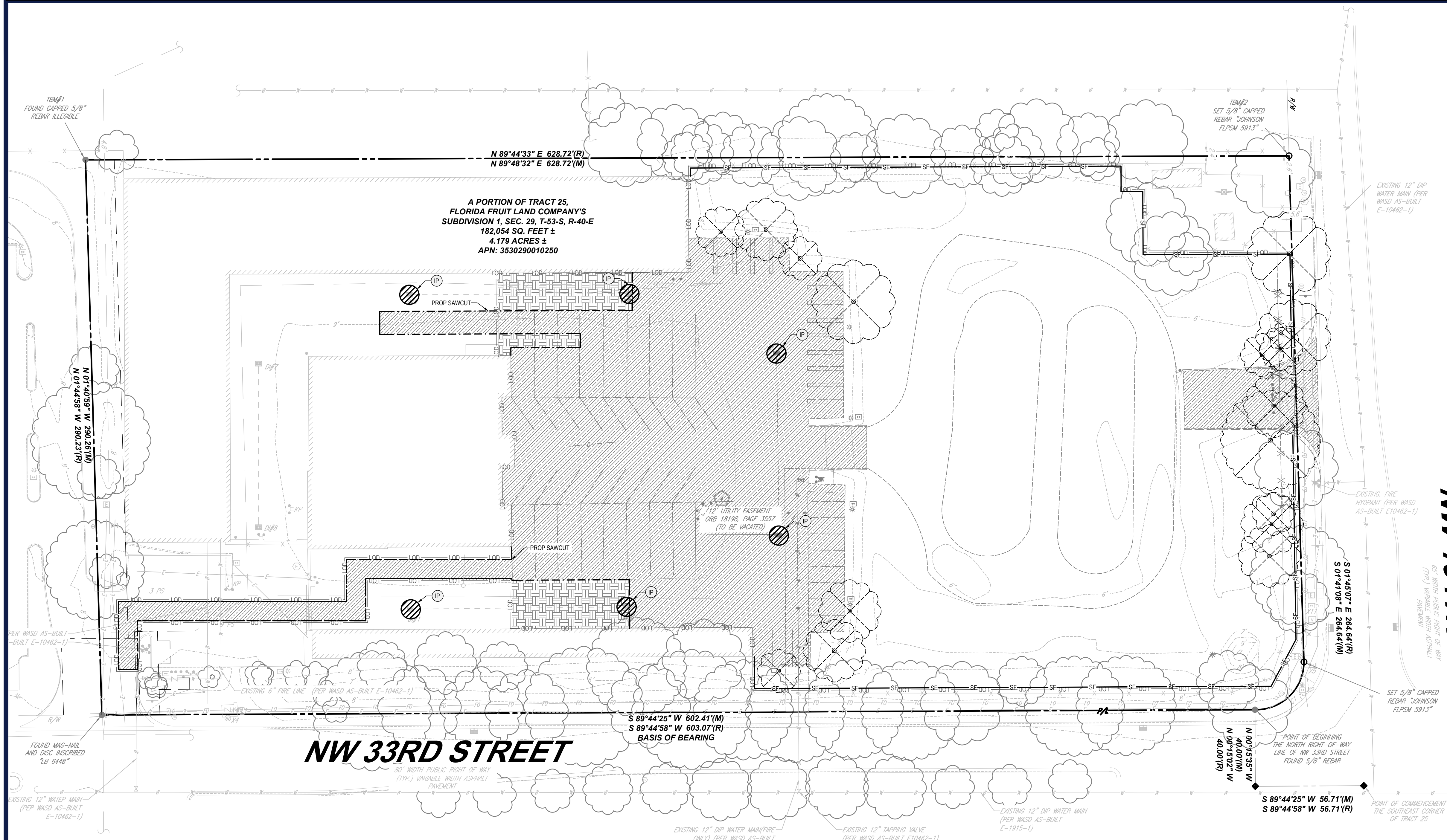
**UTILITY PLAN**

SHEET NUMBER:

**C-501**

ORG. DATE - 04/20/2023





**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

**ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:**

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM A LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE

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

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**PROJECT No.:** FLC220999.00  
**DRAWN BY:** LB  
**CHECKED BY:** AK  
**DATE:** 12/04/2023  
**CAD ID:** ERO-1-0

**PROJECT:**

PROP. SITE PLAN DOCUMENTS

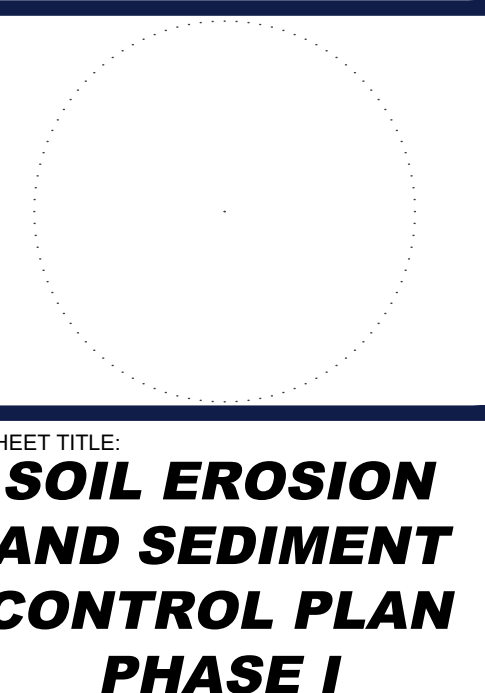
FOR

PROPOSED DEVELOPMENT

10451 NW 33RD ST  
 CITY OF DORAL  
 SEC 29 / TWN 53 S / RNG 40 E

BOHLER //

1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800  
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780



SHEET TITLE:  
SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE I

SHEET NUMBER:  
C-601

ORG. DATE - 04/20/2023

**POLLUTION PREVENTION NOTES:**

- EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS, [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
- OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNFINDIFIED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
  - NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-421.300(4)(a), F.A.C.
  - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-421.300(4)(a) PART III.C.2, F.A.C.
  - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-421.300(4)(a)PART III.D.1, F.A.C.
  - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-421.300(4)(a)PART V.D.6, F.A.C.
  - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE NSP WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

**MAINTENANCE NOTES:**

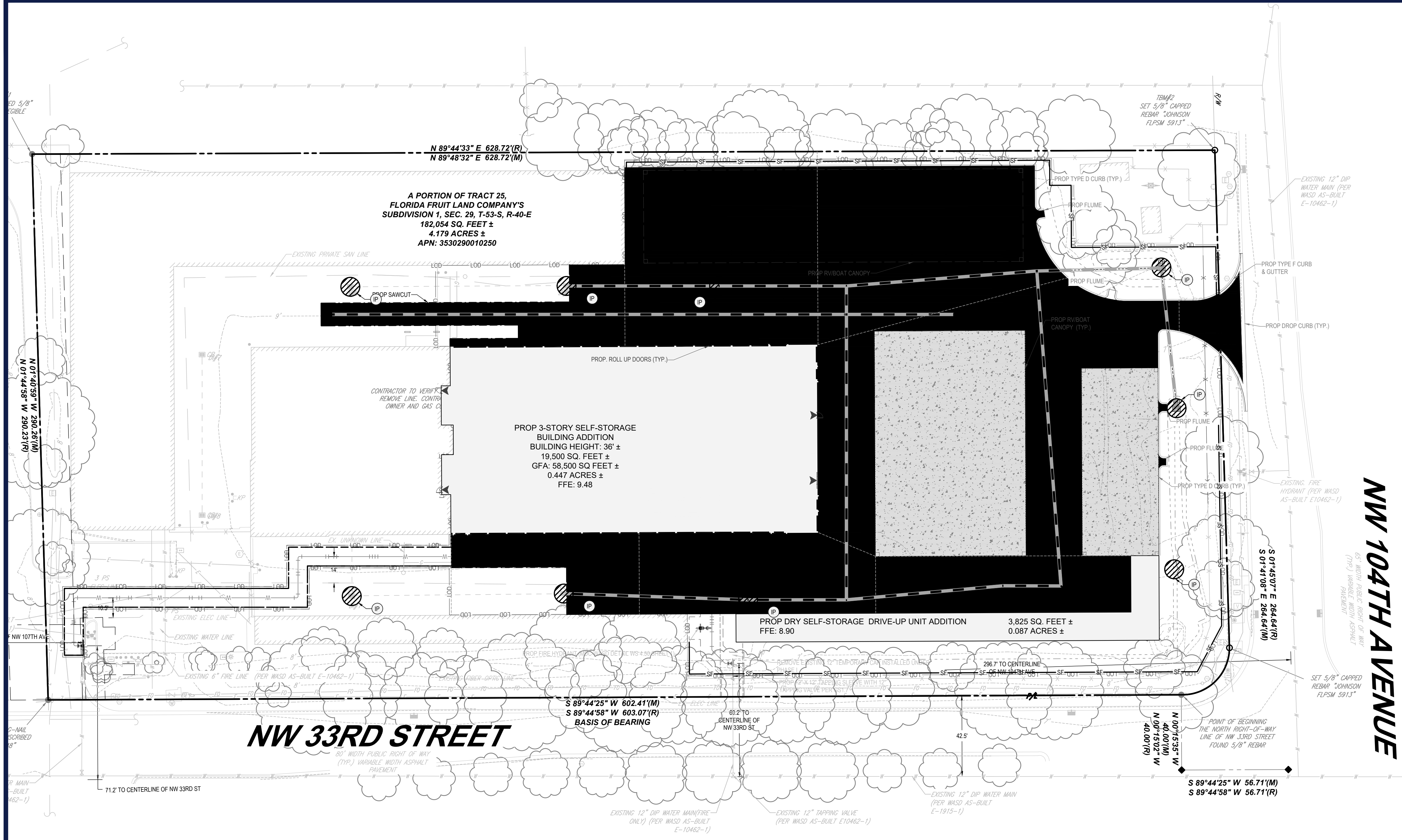
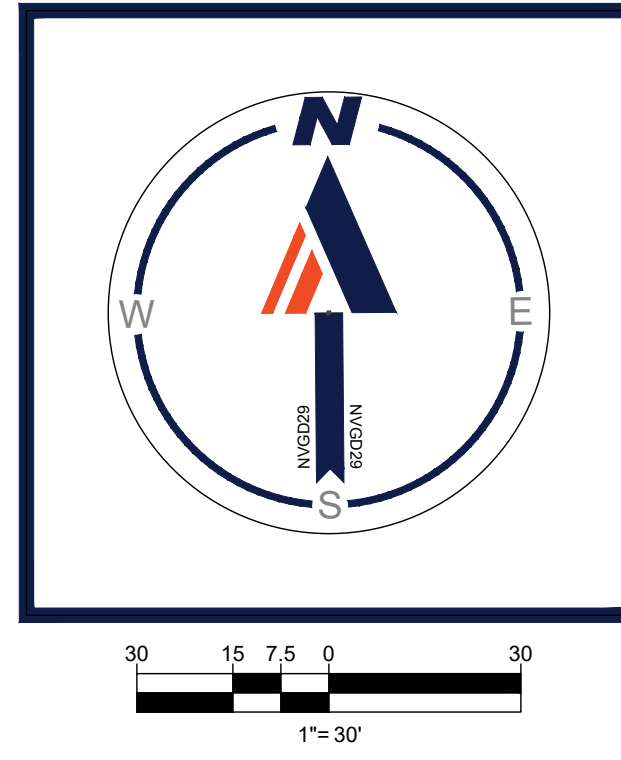
- NPDES PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.
- THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FOOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
  - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
  - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
  - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETIRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
  - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
  - REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
  - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

**SEQUENCE OF CONSTRUCTION:**

- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER/PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTERS(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.
- PHASE 1**
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
  - INSTALL INLET PROTECTION AT EXISTING INLET(S)
  - PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE
  - INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULVERTS. ENSURE THAT NEW INLETS ARE PROTECTED PRIOR TO MAKING THE OUTFALL CONNECTION
- PHASE 2**
- PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS
  - START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES
  - TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.

LEGEND	
ONSITE PROPERTY LINE / R.O.W. LINE	—●—●—●—
NEIGHBORING PROPERTY LINE	- - - - -
EX. EASEMENT	-----
EX. ROADWAY CIL	-----
EX. OVERHEAD ELECTRIC	---○---○---
EX. STORM SEWER	-----
EX. SANITARY LINE	-----
EX. FENCE	-----
EX. SPOT ELEVATION	○ 1.25
EX. TREE	○ 20" PINE
EX. CONCRETE	-----
TO BE REMOVED/ TO BE RELOCATED	(TBR) / (TBR)
SOIL TRACKING PREVENTION MAT	-----
PROP. SILT FENCE	sf — sf
PROP. INLET PROTECTION	○
CONC. TO BE REMOVED	-----
ASPHALT TO BE REMOVED	-----
EX. TREE TO BE REMOVED	○ 20" PINE

APR 09, 2024  
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ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION: "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA PERMIT FOR STORMWATER DISCHARGE FROM A LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

Table with 4 columns: NAME, TITLE, COMPANY NAME, ADDRESS AND PHONE NUMBER, DATE.

PROJECT NAME AND LOCATION INFORMATION: PROJECT NAME: 10451 NW 33RD ST, DORAL, FL 33172. CITY OF DORAL: 35-3029-001-0250. SECTION 29, TOWNSHIP 53 S, RANGE 40 E.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY: THE PROPOSED DEVELOPMENT CONSISTS OF A 4,447 SQ. FT. INCLUDING PARKING, UTILITY & DRAINAGE INFRASTRUCTURE AND LANDSCAPING.

DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: 0-30 DAYS, SITE PREP AND STABILIZED CONST. ENTRANCE. 3-30 DAYS, INSTALL PERIMETER EROSION CONTROLS. 3-40 DAYS, INSTALL STORMWATER RETENTION BASIN. 3-40 DAYS, CLEANING (GRUBBING) OVER ALL AREAS. 1-40 DAYS, SITE GRADING. 1-60 DAYS, INSTALL STORM SEWER AND UTILITIES. 1-60 DAYS, STABILIZE SITE.

TOTAL AREA OF THE SITE: 4.447 AC ONSITE. TOTAL AREA OF THE SITE TO BE DISTURBED: 4.447 AC ONSITE. EXISTING SOIL TYPE IS XXX WITH A SEASONAL HIGH WATER TABLE OF XXX.

EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE. EXISTING THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT. IDENTIFY THE RECEIVING WATER OR MSA FOR EACH DISCHARGE POINT.

LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MSA FOR EACH DISCHARGE POINT. GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPs) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED.

NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40-432 F.A.C. THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OF WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE ATTACHED SITE MAP AND INSTALLATION "TRICKLES" SHEET.

• PRIOR TO CLEANING, A SILT FENCE (TRENCHED 6 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE, SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE. A ROCK ENTRANCE ROAD THAT IS 50 FT. LONG WITH A 12-INCH DEPTH OF FOOT #1 STONE AND LINED WITH FILTER FABRIC SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF THE SITE. THERE WILL BE ONLY ONE CONSTRUCTION ENTRANCE TO THIS SITE.

• AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLETS(S) OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOIL OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED. THIS SWPPP WILL BE MODIFIED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING. ALL INSTALLATION SHALL BE COMPLETED TO THE ATTACHED SITE MAP AND INSTALLATION "TRICKLES" SHEET.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOIL STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

• TEMPORARY SEEDING SHALL BE THE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 7 DAYS. • SOIL SHALL BE USED TO STABILIZE THE SIDES OF THE DETENTION BASIN. • FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT. • VEGETATIVE BUFFERS SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC VEGETATION REMOVAL. • TURBIDITY BARRIERS TO PROTECT WETLAND. • SEDIMENT POND(S).

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM DISTURBED SOILS AND STRUCTURAL PRACTICES TO STONE FLOWS, RETAIN SEDIMENT ON SITE OR IN ANY OTHER WAY. LIST STORMWATER RUNOFF, THESE CONTROLS INCLUDE SILT FENCES, EARTH OBERNS, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, CONSOLIDATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

• A SILT FENCE WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES (BMP) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE. • THE SITE CONTAINS A PROPOSED STORMWATER SYSTEM WITH PIPES AND OVERLAND CONDUITS WHICH WILL BE PROTECTED DURING CONSTRUCTION. THE WATER UTILITIES SHALL BE STABILIZED WITH SOIL OR OTHER PERMANENT STABILIZATION METHODS TO PROTECT THE PROPERTIES AND UTILITIES TO THE GROUND VIA EXFILTRATION TRENCH. • INLETS/OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES (BMP)).

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME, THE SEDIMENT BASIN(S) OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES. NOT APPLICABLE. DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

WET DETENTION POND PROVIDED FOR TREATMENT & ATTENUATION. ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULLED. OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES/ EXITS. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN. THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES, AND PESTICIDES USED AT THE CONSTRUCTION SITE. FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. NO FERTILIZERS AND PESTICIDES WILL BE STORED ON SITE. THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES. ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED. OTHER. PORT-OLETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA. PROVIDE A DETAILED DESCRIPTION OF MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ASSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

LEGEND table with columns for feature name and symbol. Includes: ONSITE PROPERTY LINE / R.O.W. LINE, NEIGHBORING PROPERTY LINE, EX. EASEMENT, EX. ROADWAY CL, EX. OVERHEAD ELECTRIC, EX. STORM SEWER, EX. SANITARY LINE, EX. FENCE, EX. SPOT ELEVATION, EX. TREE, EX. CONCRETE, SOIL TRACKING PREVENTION MAT, PROP. SILT FENCE, PROP. INLET PROTECTION, INLET PROTECTION LABEL.

- POLLUTION PREVENTION NOTES: 1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS... 2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED... 3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER... 4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES... 5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE... 6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED... 7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM: A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT... B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE... C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III D.1, F.A.C. D. A SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V D.6, F.A.C. E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE... 8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MSA WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

- MAINTENANCE NOTES: N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER... 1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR... 2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD... 3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY... 4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR... 5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF... 6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE... 7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS.

- SEQUENCE OF CONSTRUCTION: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS... PHASE 1: 1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE. 2. INSTALL INLET PROTECTION AT EXISTING INLET(S). 3. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE. 4. INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULTVERTS... PHASE 2: 1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS. 2. START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES. 3. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

Sunshine811 logo and text: Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

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PROJECT INFORMATION table: PROJECT No.: FLC220099.00, DRAWN BY: LB, CHECKED BY: AK, DATE: 12/04/2023, CAD ID: ERO2.0.

SmartStop Self Storage logo and text: PROPOSED DEVELOPMENT, 10451 NW 33RD ST, CITY OF DORAL, FL 33172, 35-3029-001-0250, SEC 29 / TWN 53 S / RNG 40 E.

BOHLER logo and address: 1 SE 3rd AVENUE, SUITE 1760, MIAMI, FLORIDA 33131, Phone: (786) 681-0800.

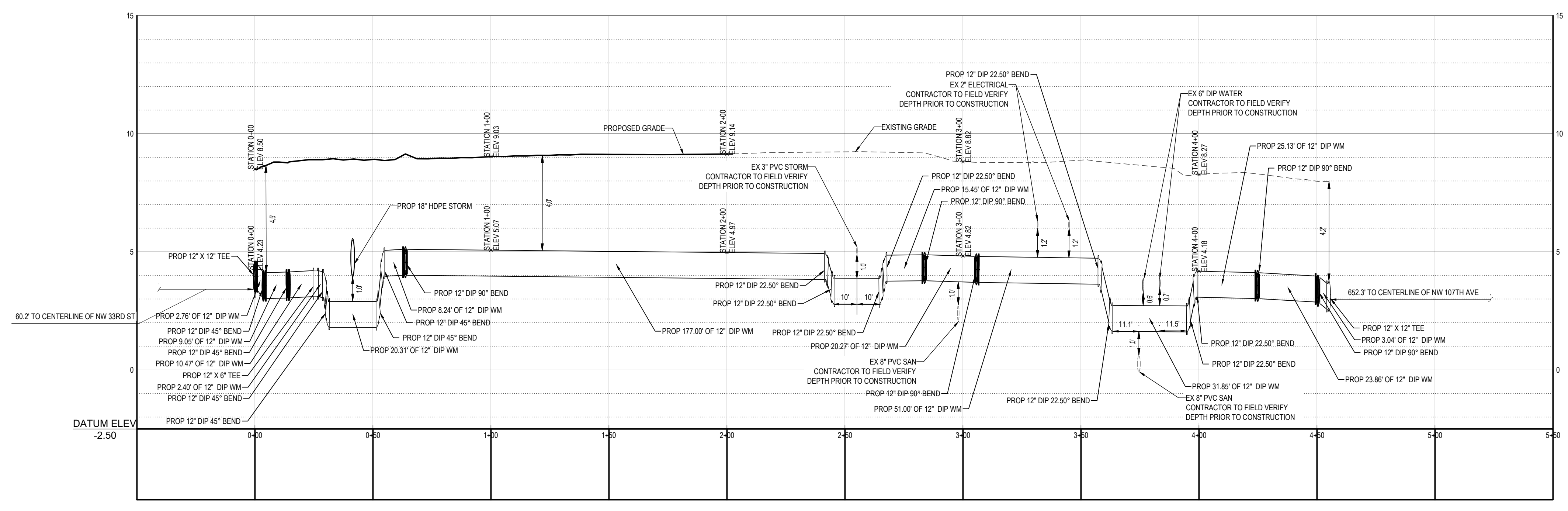
SHEET TITLE: SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE II. SHEET NUMBER: C-602.

ORG. DATE - 04/20/2023



**GENERAL NOTE:**

- DEFLECTIONS ARE TO BE 2.5" MAXIMUM PER MIAMI-DADE WASD STANDARDS.
- ALL WATER AND SEWER CROSSINGS TO BE INSTALLED PER MIAMI-DADE WASD STANDARDS PER GS 1.5.
- FOR PLANS VIEW DETAILS PLEASE SEE SHEET C-501.
- PIPE JOINTS SHALL BE EQUIDISTANT FROM POINT OF CROSSING OF PROPOSED 12" WATER MAIN OVER EXISTING STORM PIPE.
- CONTRACTOR TO PROVIDE 2.5 FT COVER OTHERWISE MUST INSTALL REINFORCED CONCRETE SLAB PER MIAMI-DADE WASD STANDARDS GS 1.2.
- ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
- CONTRACTOR TO FIELD VERIFY, PRIOR TO CONSTRUCTION, INVERTS, PIPE SIZES, AND MATERIAL FOR ALL EXISTING UTILITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY TO THE ENGINEER OF RECORD ABOUT ANY DISCREPANCIES FOUND.
- ALIGNMENT OFFSETS SHOWN ON PLANS VIEW DETAIL ARE PROVIDED BASED OFF THE CENTERLINE OF XX ST.



**PROP 12 WATER MAIN EXTENSION**  
 SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL

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 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**PERMIT SET**

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PROJECT No.: FLC220099 00  
 DRAWN BY: LB  
 CHECKED BY: AK  
 DATE: 12/04/2023  
 AGREEMENT ID.: 32326

PROJECT:  
**SMARTSTOP STORAGE EXPANSION**  
 FOR  
**SmartStop Self Storage**

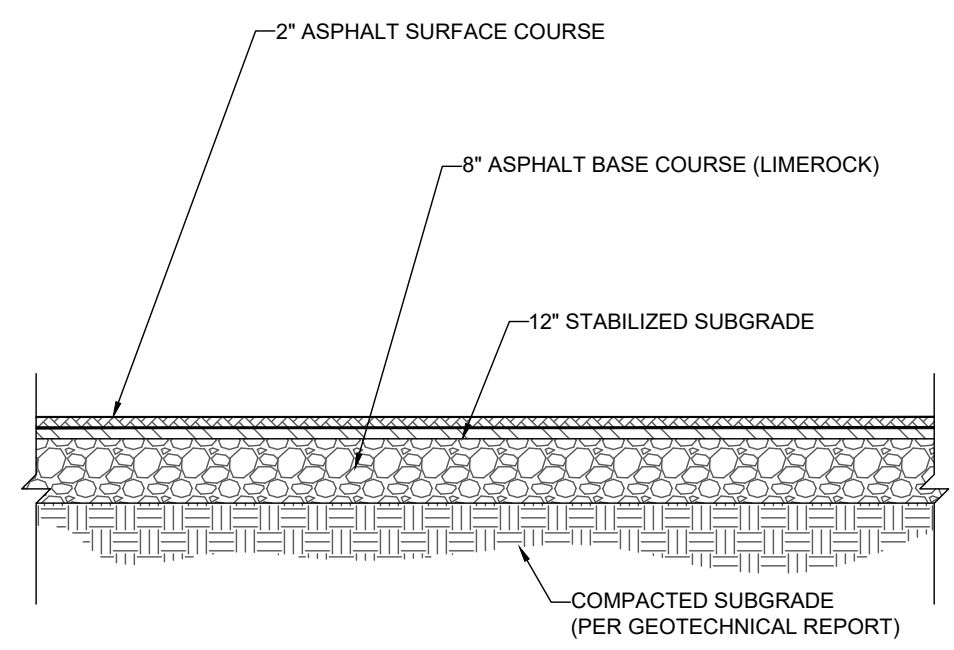
PROPOSED DEVELOPMENT  
 10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
 SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**  
 1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780



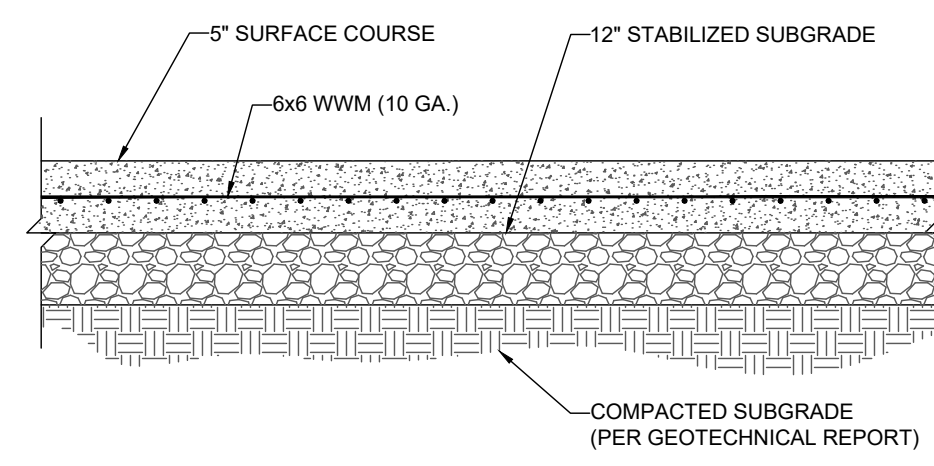
SHEET TITLE:  
**WATER PROFILE PLAN**

SHEET NUMBER:  
**C-801**



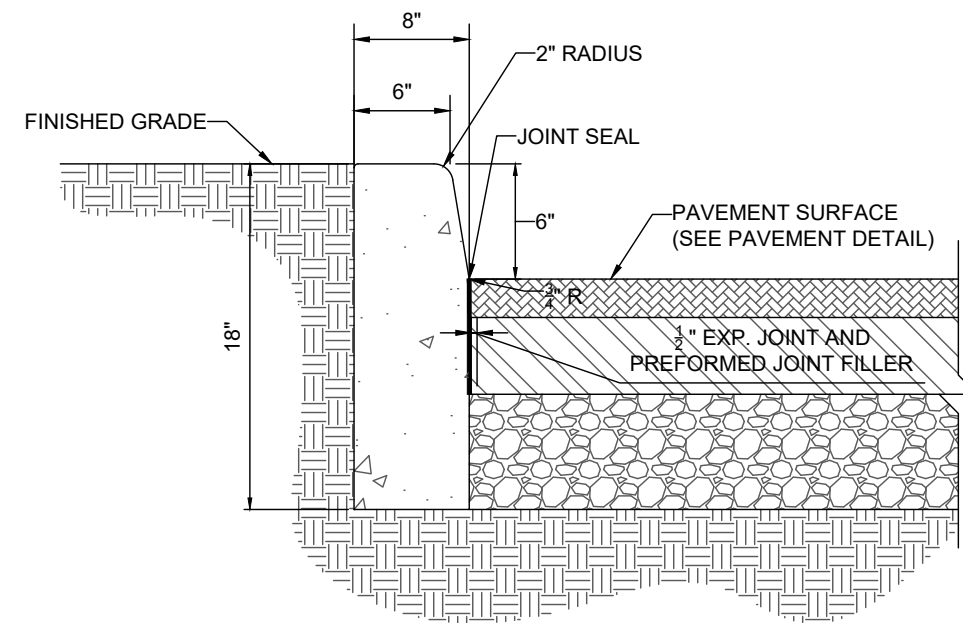
**NOTE:**  
1. SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 40 PER GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, ENTITLED SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT, PROPOSED SELF-STORAGE EXPANSION - DORAL, FL, DATED MAY 13, 2023 (PROJECT # 25-4043). FINAL DESIGN TO BE PROVIDED ONCE FINAL LBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

**HEAVY DUTY ASPHALT PAVEMENT SECTION**  
NOT TO SCALE



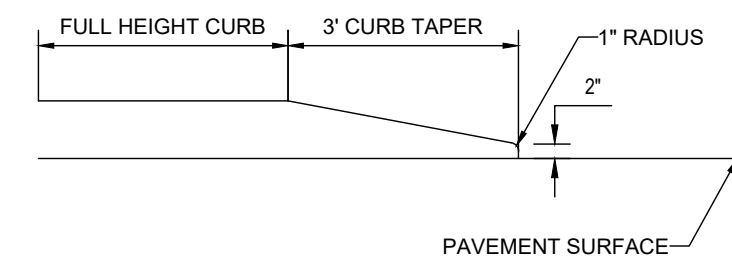
**NOTE:**  
1. SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 40 PER GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, ENTITLED SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT, PROPOSED SELF-STORAGE EXPANSION - DORAL, FL, DATED MAY 13, 2023 (PROJECT # 25-4043). FINAL DESIGN TO BE PROVIDED ONCE FINAL LBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

**STANDARD DUTY CONCRETE SECTION**  
NOT TO SCALE

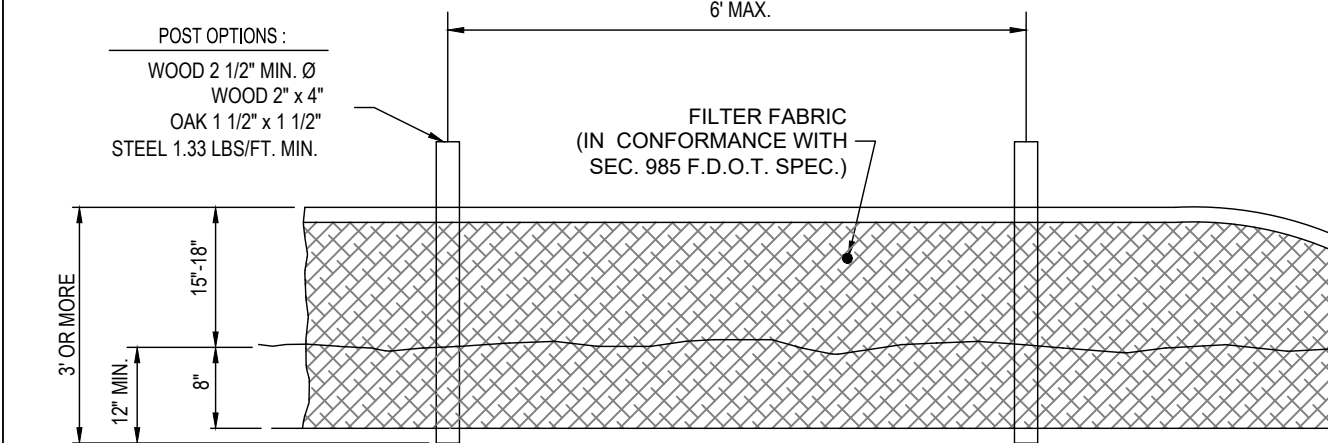


**NOTES:**  
1. FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.  
2. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.  
3. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.

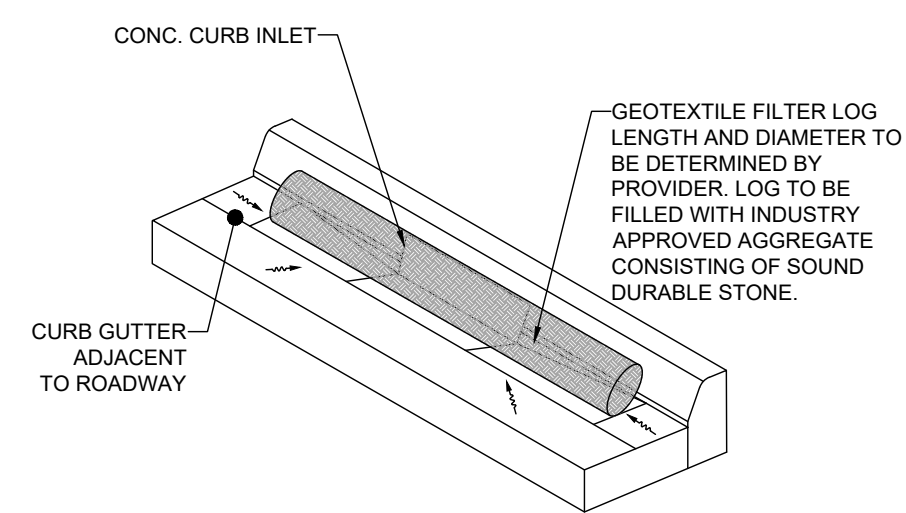
**FDOT TYPE D CURB DETAIL**  
NOT TO SCALE



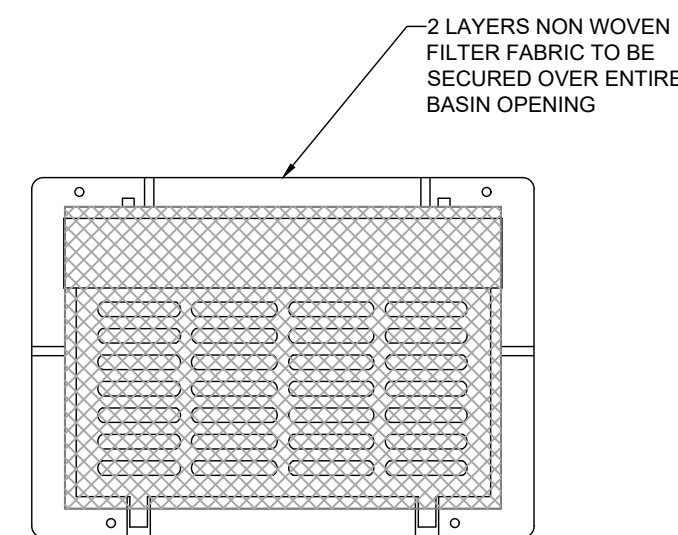
**CURB TAPER DETAIL**  
NOT TO SCALE



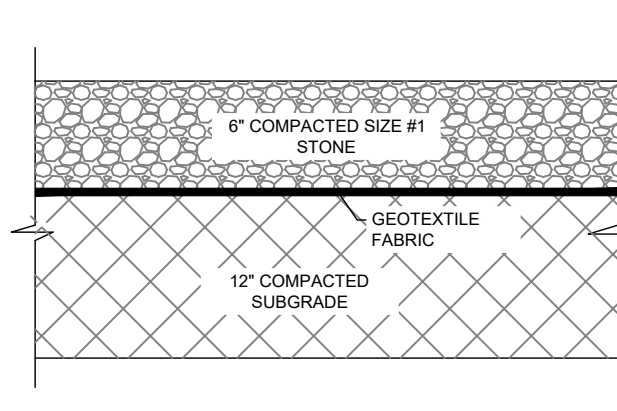
**SILT FENCE DETAIL**  
NOT TO SCALE  
(PER FDOT INDEX #102)



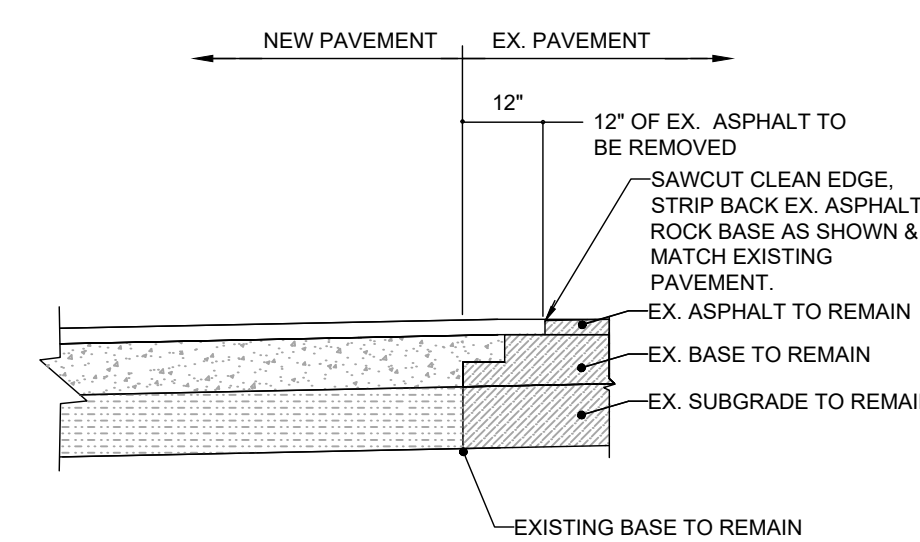
**CURB INLET FILTER LOG DETAIL**  
NOT TO SCALE



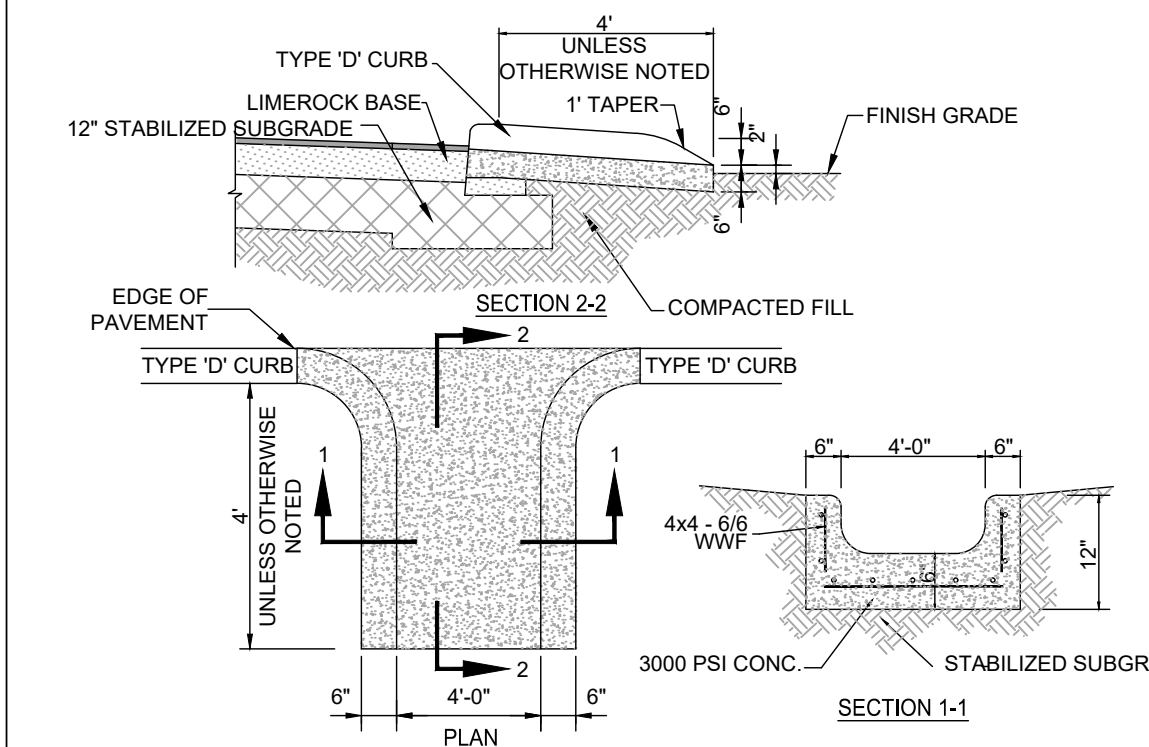
**INLET PROTECTION**  
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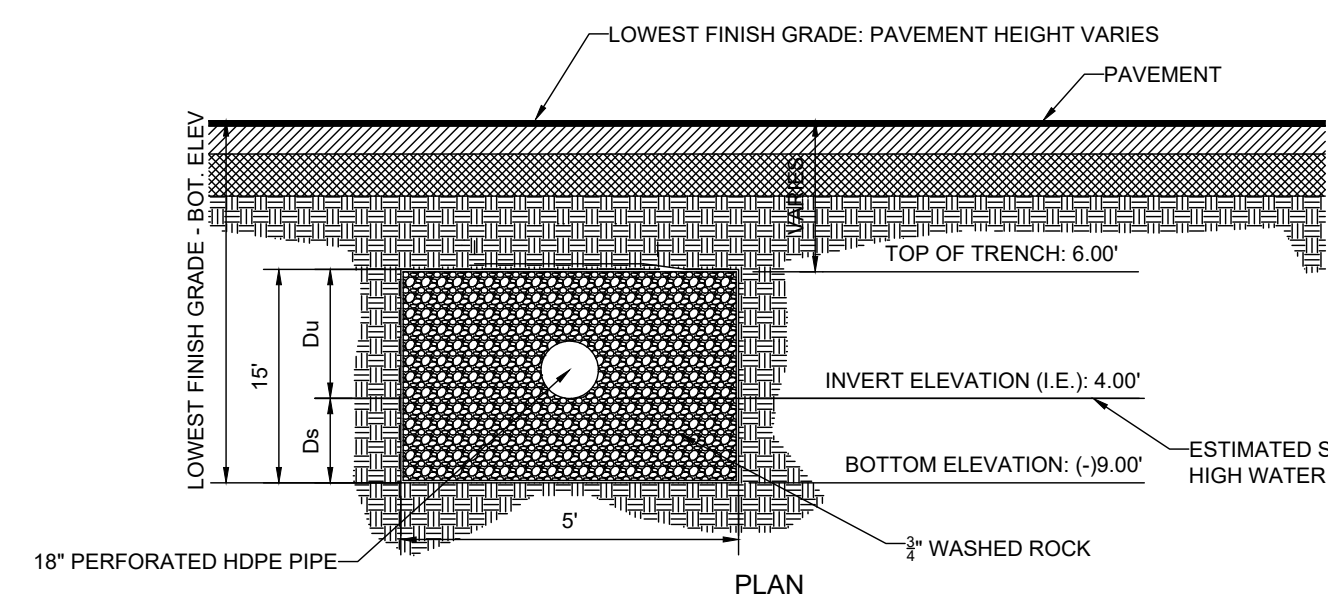
**SOIL TRACKING PAD DETAIL**  
NOT TO SCALE



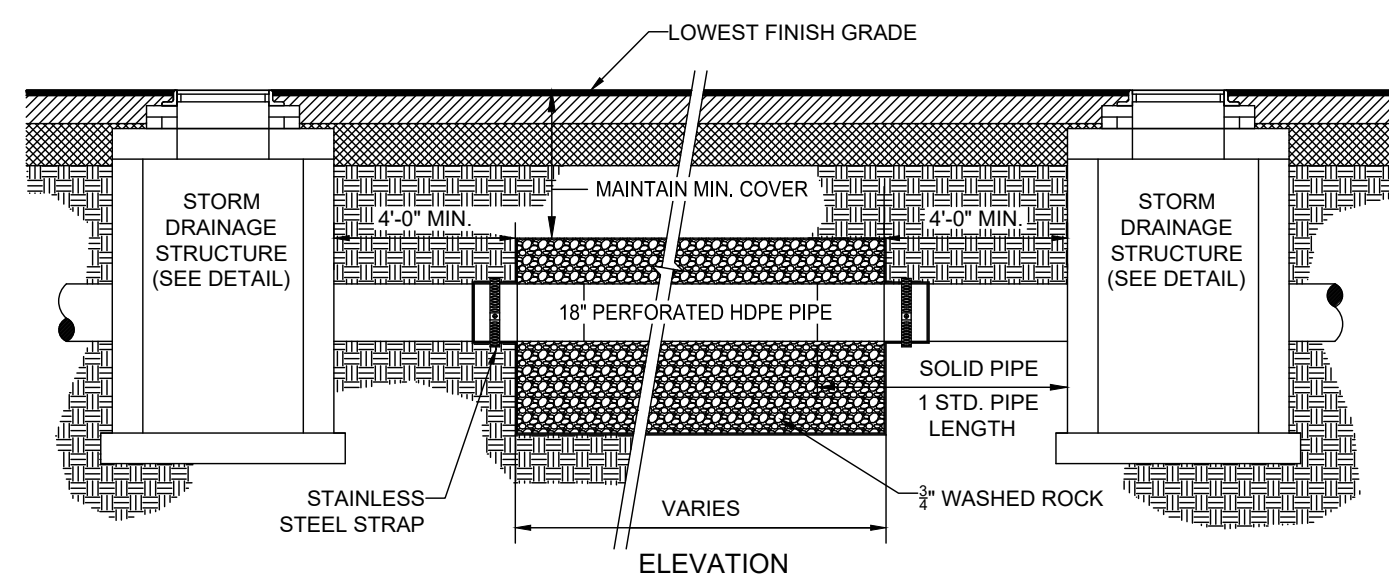
**SAWCUT DETAIL**  
NOT TO SCALE



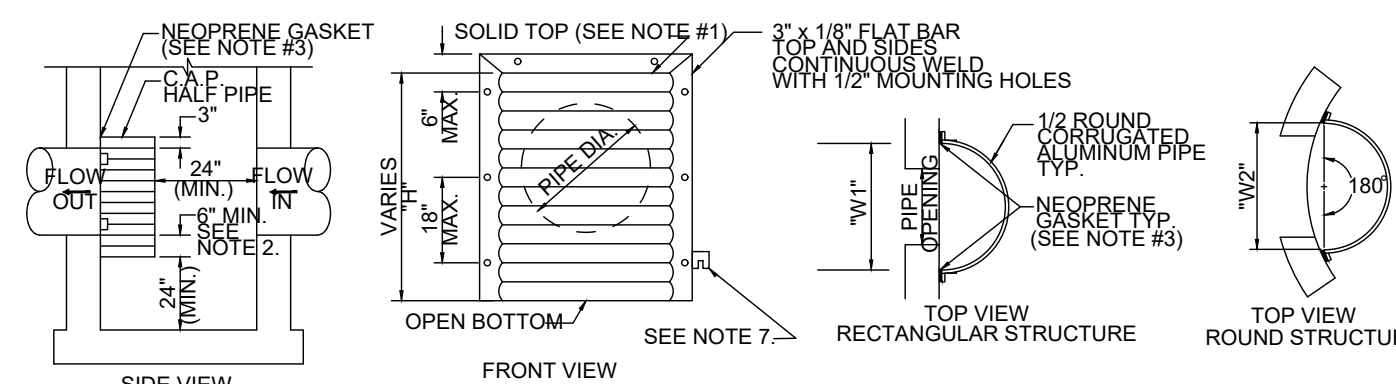
**CONCRETE FLUME DETAIL**  
NOT TO SCALE



**NOTES:**  
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.  
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.  
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.  
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).



**EXFILTRATION TRENCH**  
NOT TO SCALE



**NOTES:**  
ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE  
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.  
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.  
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1"x2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.  
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.  
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A CATCH BASIN (SEE EXFILTRATION TRENCH DETAIL).  
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.  
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

PIPE DIA. (IN)	W (IN)	WF (GAUGE)	T (IN)	H (IN)
15"	21"	24"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

**POLLUTION RETARDANT BAFFLE DETAIL**  
NOT TO SCALE

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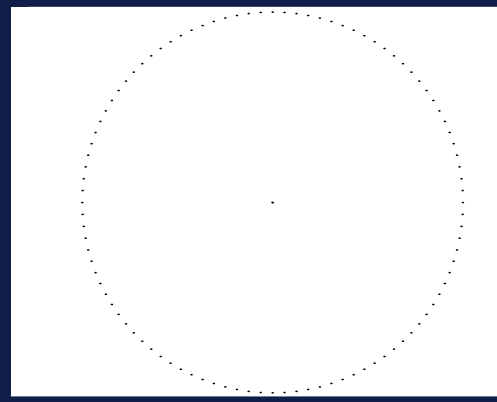
PROJECT No.: FL C220099.00  
DRAWN BY: LB  
CHECKED BY: AK  
DATE: 12/04/2023  
CAD ID: CND5-0

PROJECT:  
**PROP. SITE PLAN DOCUMENTS**

FOR  
**SmartStop Self Storage**

PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**  
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SUITE 1760  
MIAMI, FLORIDA 33131  
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760



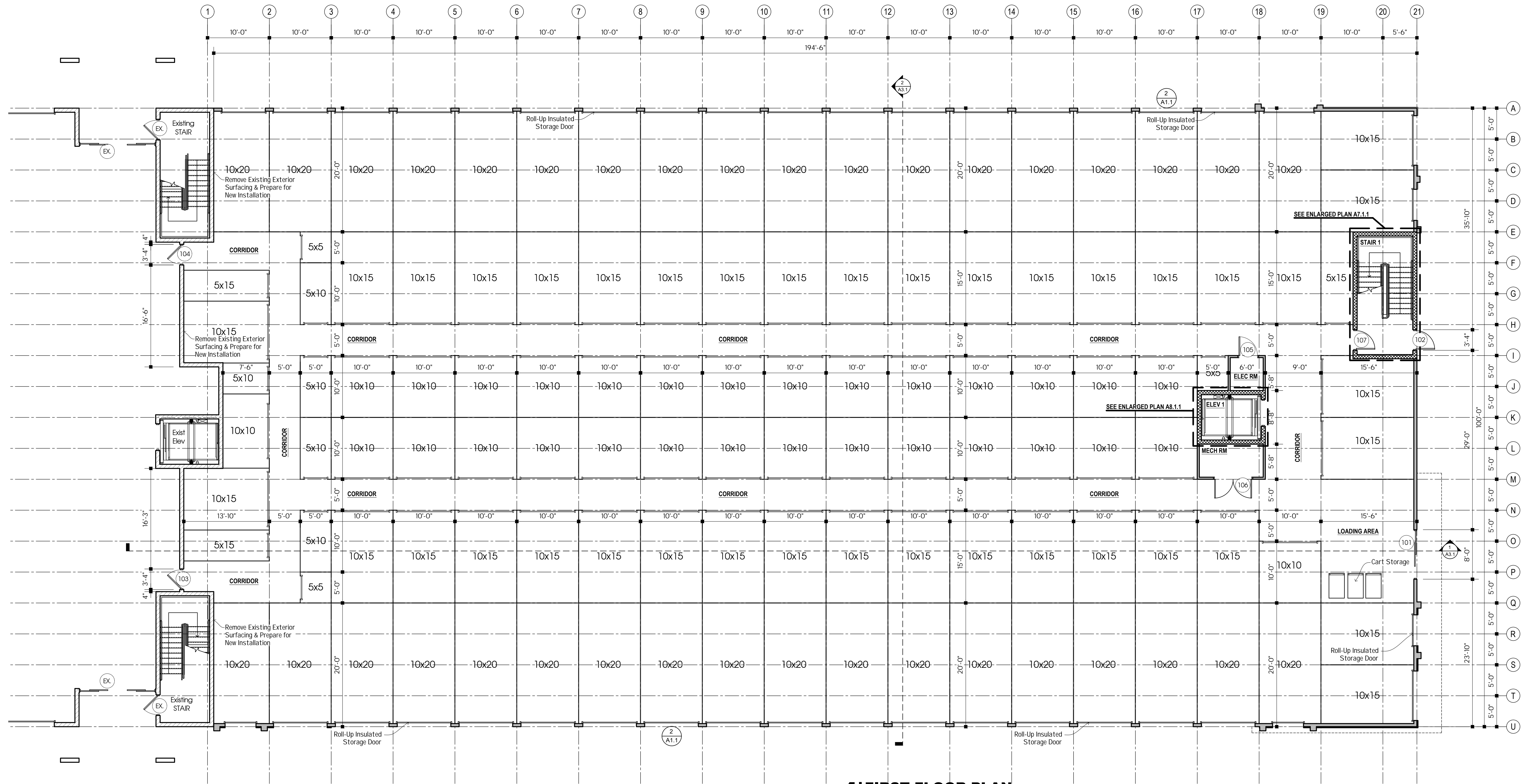
SHEET TITLE:

**CONSTRUCTION DETAILS**

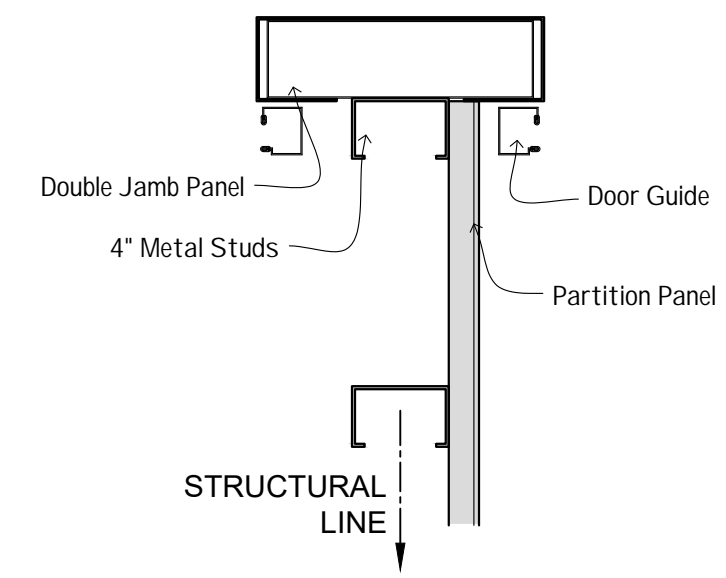
SHEET NUMBER:

**C-901**

ORG. DATE - 04/20/2023



**1** FIRST FLOOR PLAN  
1/8"=1'-0"



**2** JAMB DETAIL  
NTS

**GENERAL NOTES**

1. Do Not Scale Drawings.
2. The Contractor Shall Verify All Dimensions, Grades, Boundaries, And Construction And Immediately Report Any Discrepancies To Owner Before Proceeding With The Work.
3. All Work Shall Conform To The Requirements Of All Local State And Federal Codes. Local, State And Federal Codes Are To Be Taken Precedence Over The Drawings And Specifications. If Discrepancy Is Noted Inform Owner Immediately And Before Proceeding With The Work.
4. All Dimensions, Notes, Finishes And Fixtures Shown On Typical Floor Plans, Sections Or Details Shall Apply To All Similar, Symmetrical Or Opposite Hand Plans, Sections Or Details.
5. All Dimensions Are To Face Stud Or Actual Face Of Masonry Unless Otherwise Noted.
6. All Wood Blocking And Plywood Sheathing To Be Fire Retardant (FRT) In Accordance With Latest AWPA Standards For Plywood And Lumber.
7. The Contractor Shall Follow All Safety Regulations As Recommended By OSHA.
8. The Contractor Shall Confine Operations At The Site To Areas Indicated On The Drawings And Shall Not Encumber The Site With Material And Equipment.
9. Guarantee Material, Equipment And Labor For A Period Of One Year After Owner Acceptance Of Work.
10. Failure To Show Or Mention Minor Details Shall Not Be Warrant For Omission Of Necessary Apputenances For The Normal, Usual And Proper Completion Of The Work.
11. All New Wall And Floor Finishes Shall Be Of Class 'A' Or 'B' And Class '1' Or Class '2' Ratings Respectively, And Shall Be Installed Per The Manufacturers Instructions.

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**23-297**

SmartStop Self Storage

10451 NW 33rd Street  
Doral, FL 33172

No.	Description	Date	By

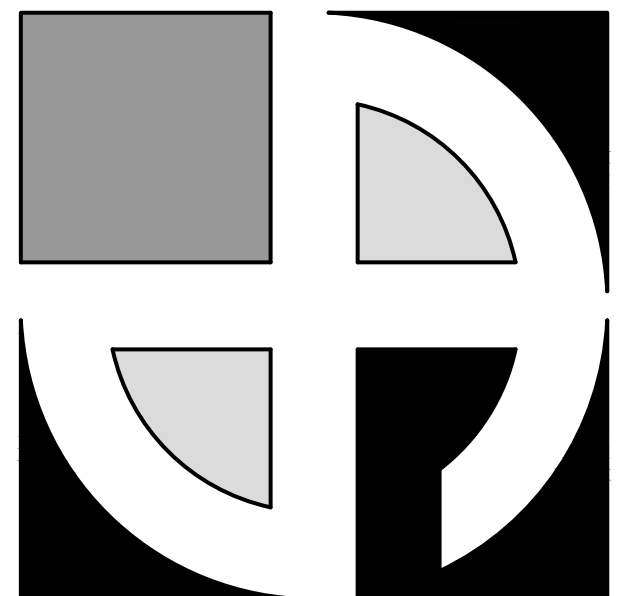
DATE:  
2-8-24

DRAWN BY: A. Barraclough  
CHECKED BY: M. Dean

SCALE:  
1/8" = 1'-0"

FIRST FLOOR PLAN

**A1.1**



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**23-297**

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No.	Description	Date	By

DATE:  
2-8-24

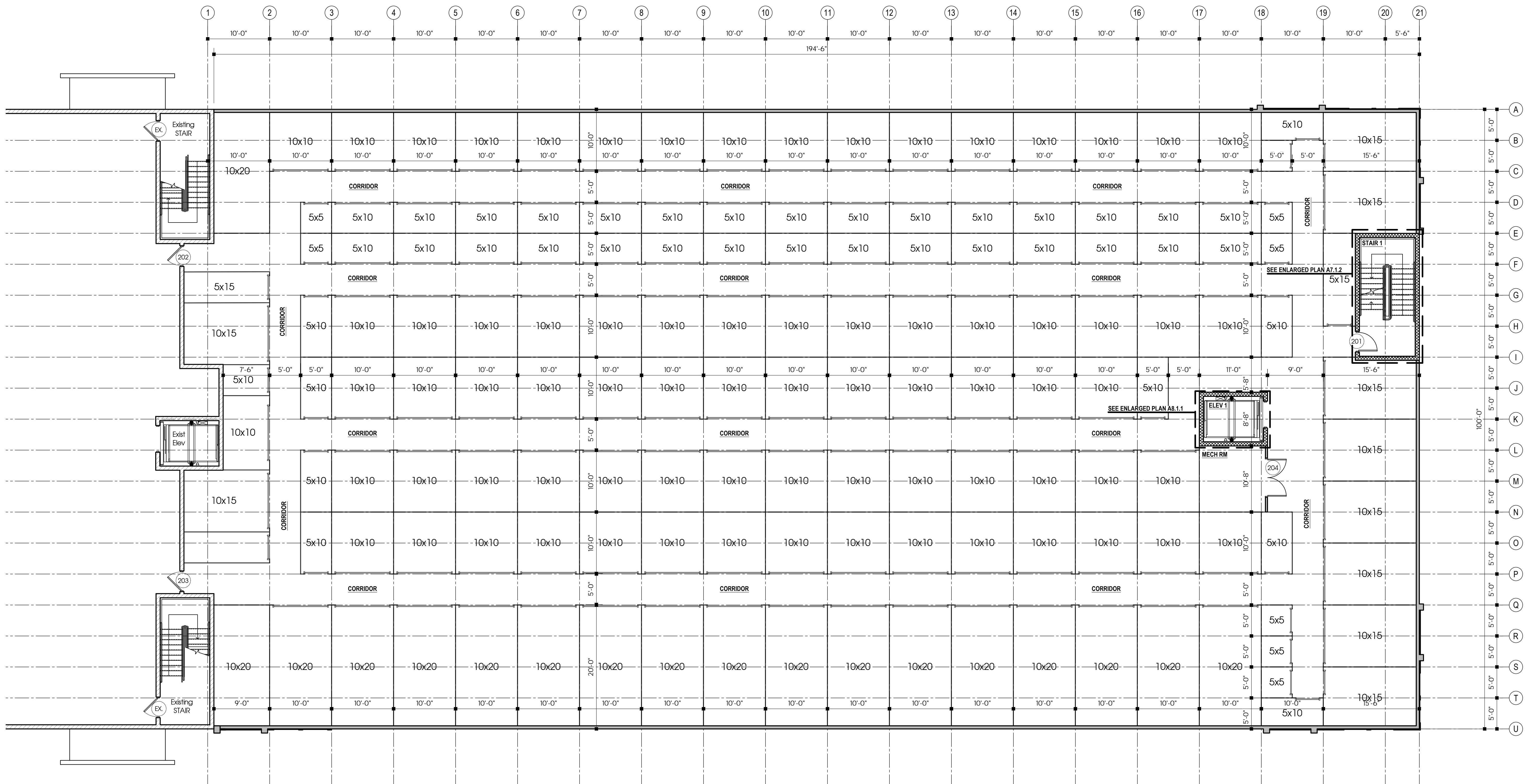
DRAWN BY:  
A. Barraclough

CHECKED BY:  
M. Dean

SCALE:  
1/8" = 1'-0"

SECOND FLOOR  
PLAN

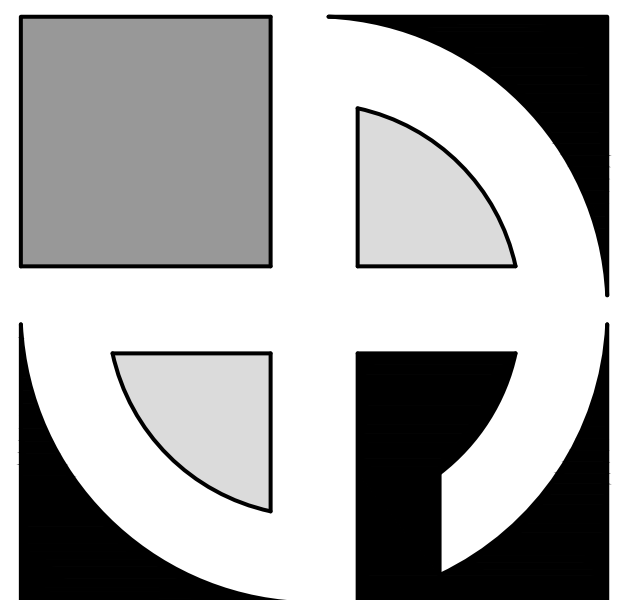
**A1.2**



**1 SECOND FLOOR PLAN**  
1/8"=1'-0"

**GENERAL NOTES**

- Do Not Scale Drawings.
- The Contractor Shall Verify All Dimensions, Grades, Boundaries, And Construction And Immediately Report Any Discrepancies To Owner Before Proceeding With The Work.
- All Work Shall Conform To The Requirements Of All Local State And Federal Codes. Local, State And Federal Codes Are To Be Taken To Take Precedence Over The Drawings And Specifications. If Discrepancy Is Noted Inform Owner Immediately And Before Proceeding With The Work.
- All Dimensions, Notes, Finishes And Fixtures Shown On Typical Floor Plans, Sections Or Details Shall Apply To All Similar, Symmetrical Or Opposite Hand Plans, Sections Or Details.
- All Dimensions Are To Face Stud Or Actual Face Of Masonry Unless Otherwise Noted.
- All Wood Blocking And Plywood Sheathing To Be Fire Retardant (FRT) In Accordance With Latest AWPA Standards For Plywood And Lumber.
- The Contractor Shall Follow All Safety Regulations As Recommended By OSHA.
- The Contractor Shall Confine Operations At The Site To Areas Indicated On The Drawings And Shall Not Encumber The Site With Material And Equipment.
- Guarantee Material, Equipment And Labor For A Period Of One Year After Owner Acceptance Of Work.
- Failure To Show Or Mention Minor Details Shall Not Be Warrant For Omission Of Necessary Apputenances For The Normal, Usual And Proper Completion Of The Work.
- All New Wall And Floor Finishes Shall Be Of Class 'A' Or 'B' And Class '1' Or Class '2' Ratings Respectively, And Shall Be Installed Per The Manufacturers Instructions.



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No.	Description	Date	By

DATE:  
2-8-24

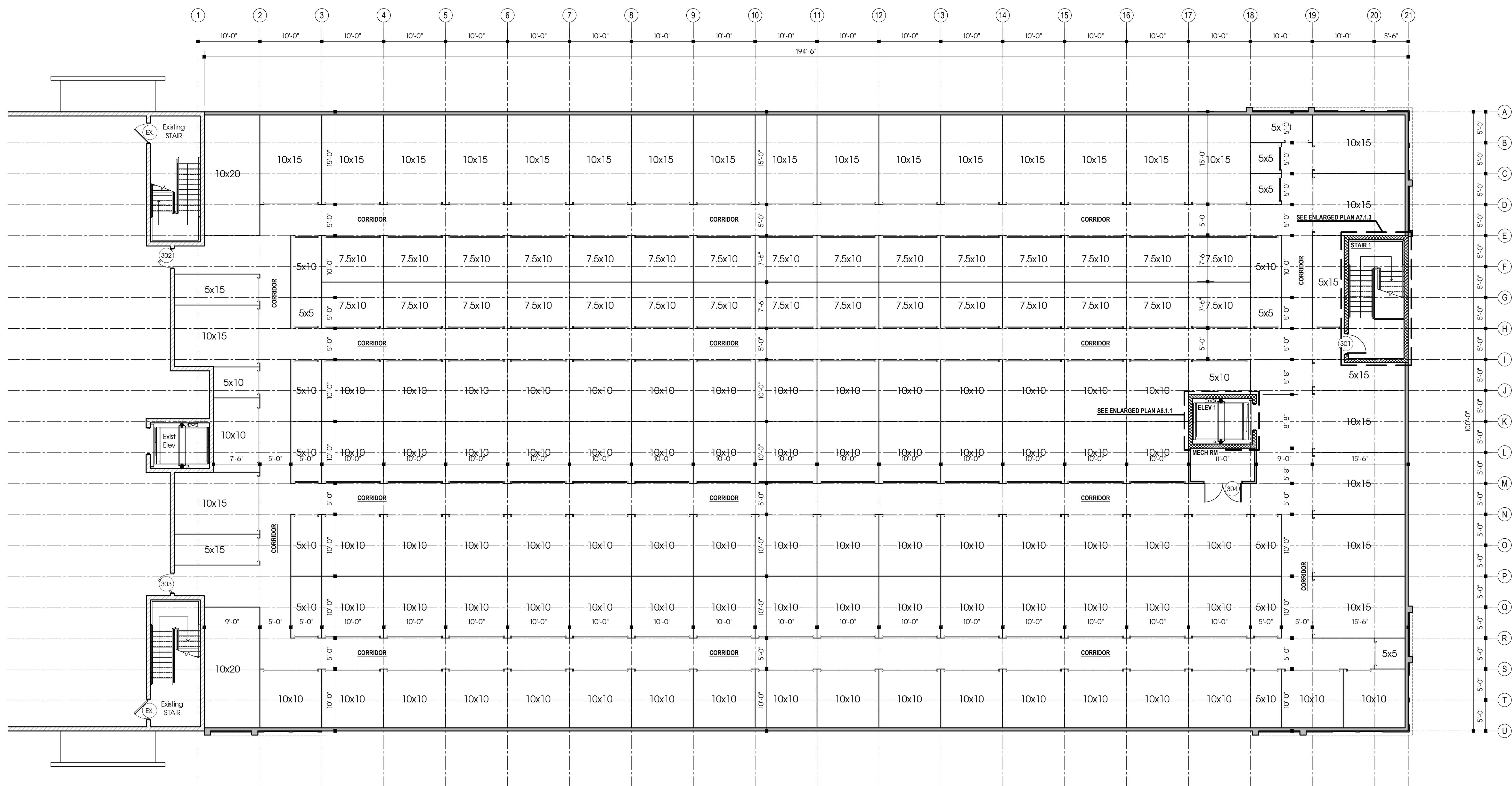
DRAWN BY:  
A. Barraclough

CHECKED BY:  
M. Dean

SCALE:  
1/8" = 1'-0"

THIRD FLOOR PLAN

**A1.3**

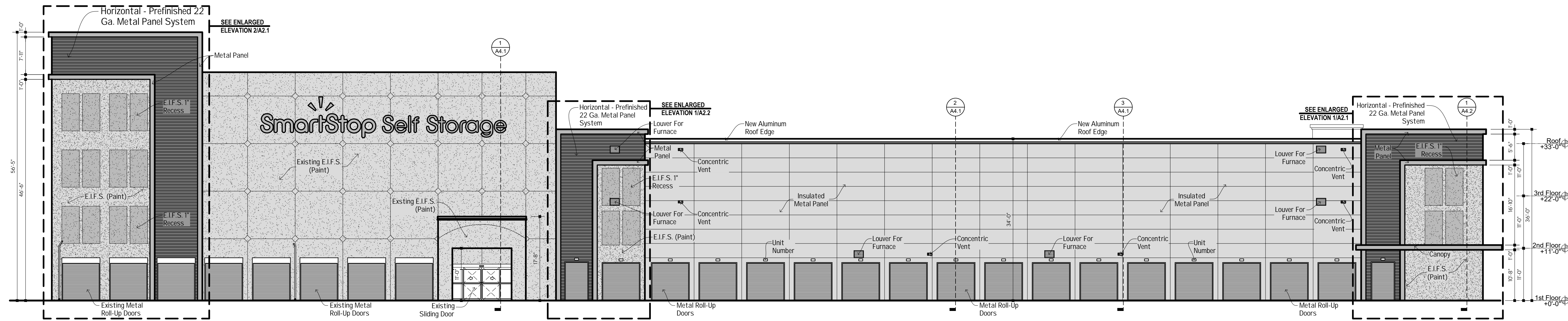


**1 | THIRD FLOOR PLAN**

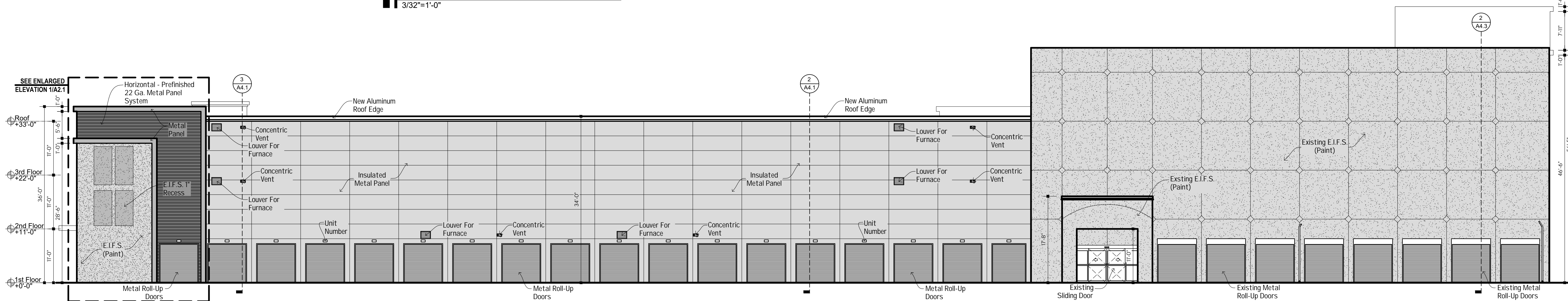
1/8"=1'-0"

**GENERAL NOTES**

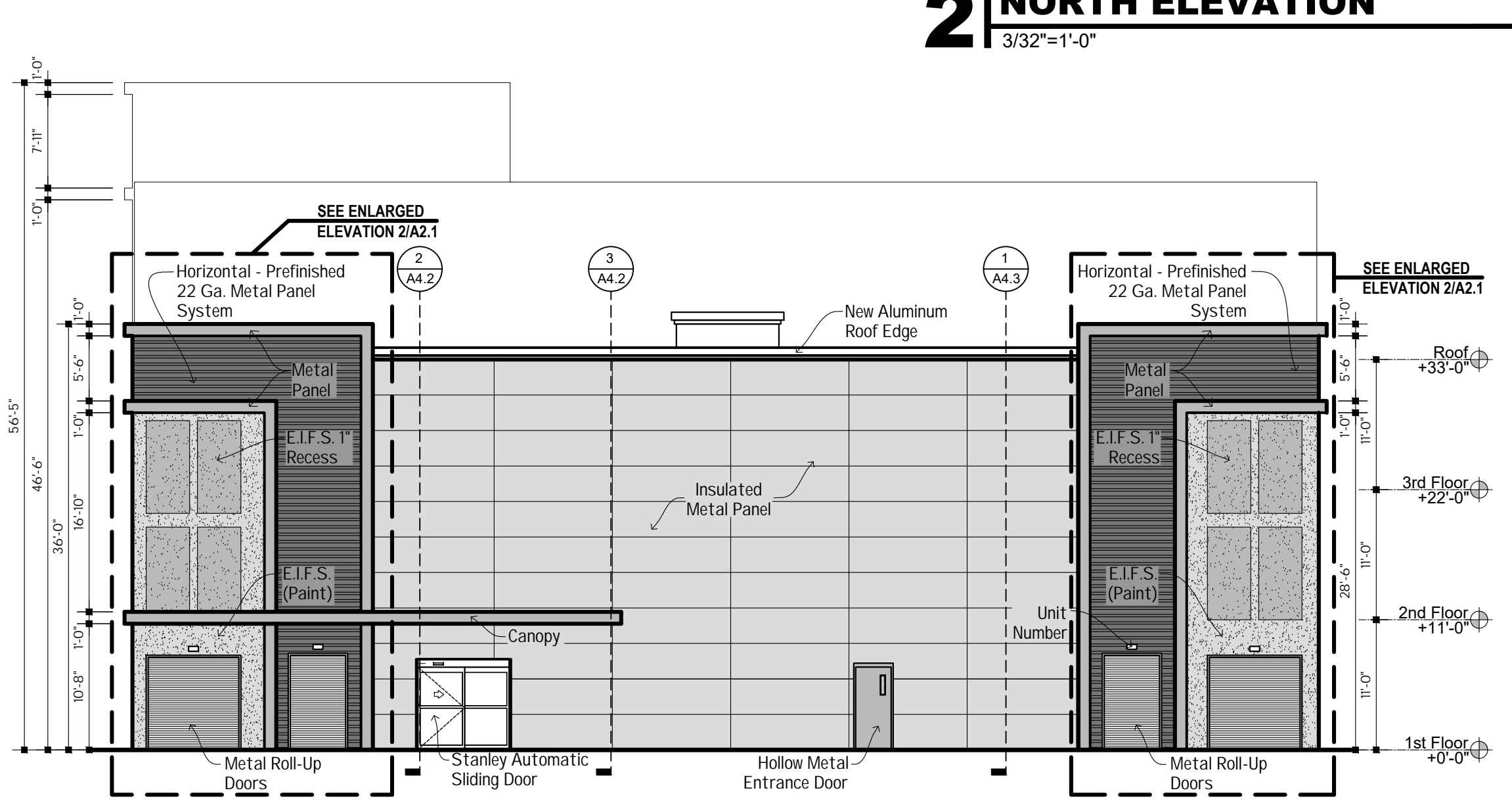
1. Do Not Scale Drawings.
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11. All New Wall And Floor Finishes Shall Be Of Class 'A' Or 'B' And Class '1' Or Class '2' Ratings Respectively, And Shall Be Installed Per The Manufacturers Instructions.



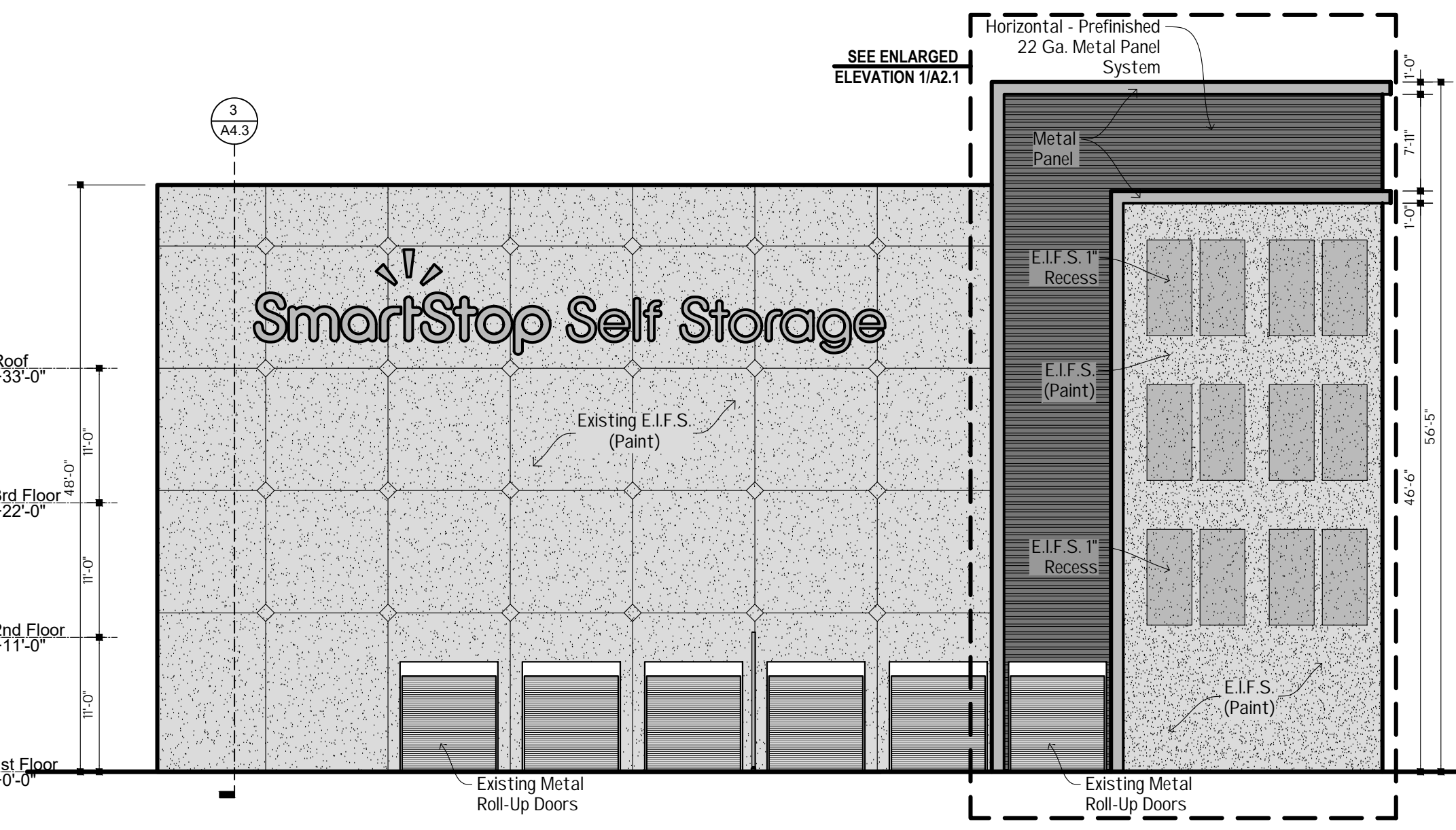
**1 | SOUTH ELEVATION**  
3/32"=1'-0"



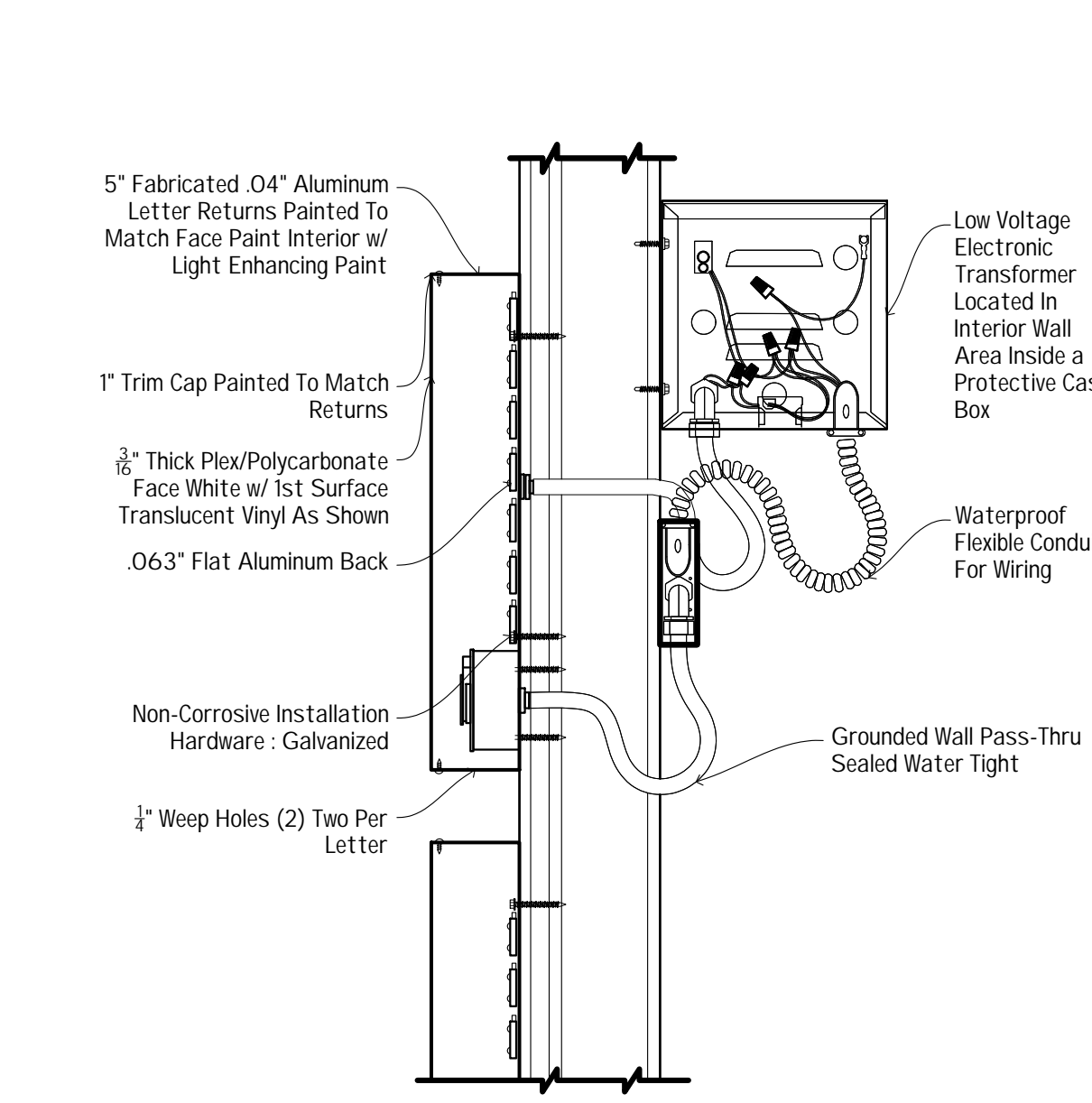
**2 | NORTH ELEVATION**  
3/32"=1'-0"



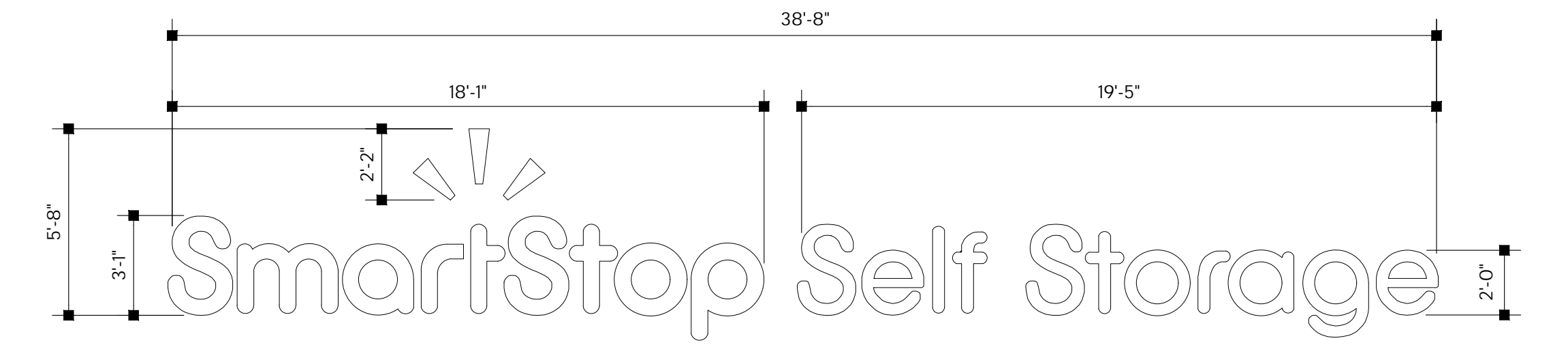
**3 | EAST ELEVATION**  
3/32"=1'-0"



**4 | WEST ELEVATION**  
3/32"=1'-0"



**5 | SECTION @ SIGN**  
1/2"=1'-0"

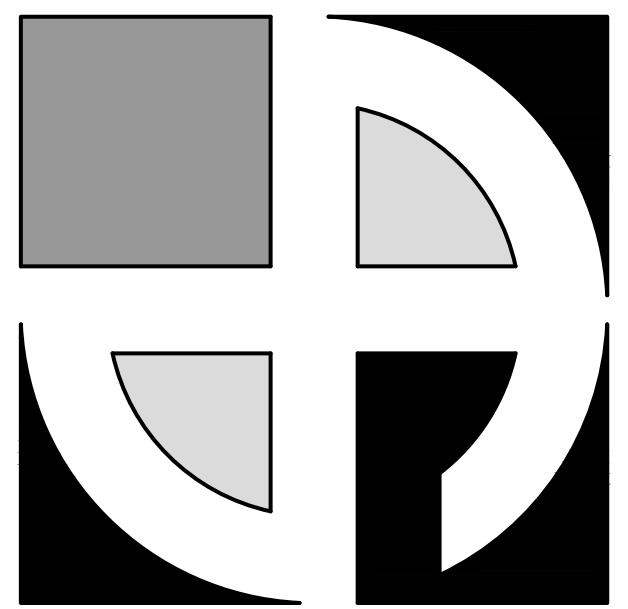


**6 | SIGN ELEVATION**  
1/4"=1'-0"

No.	Description	Date	By

DATE: 2-8-24  
DRAWN BY: M. Kasperek  
CHECKED BY: M. Dean  
SCALE: 1/8" = 1'-0"





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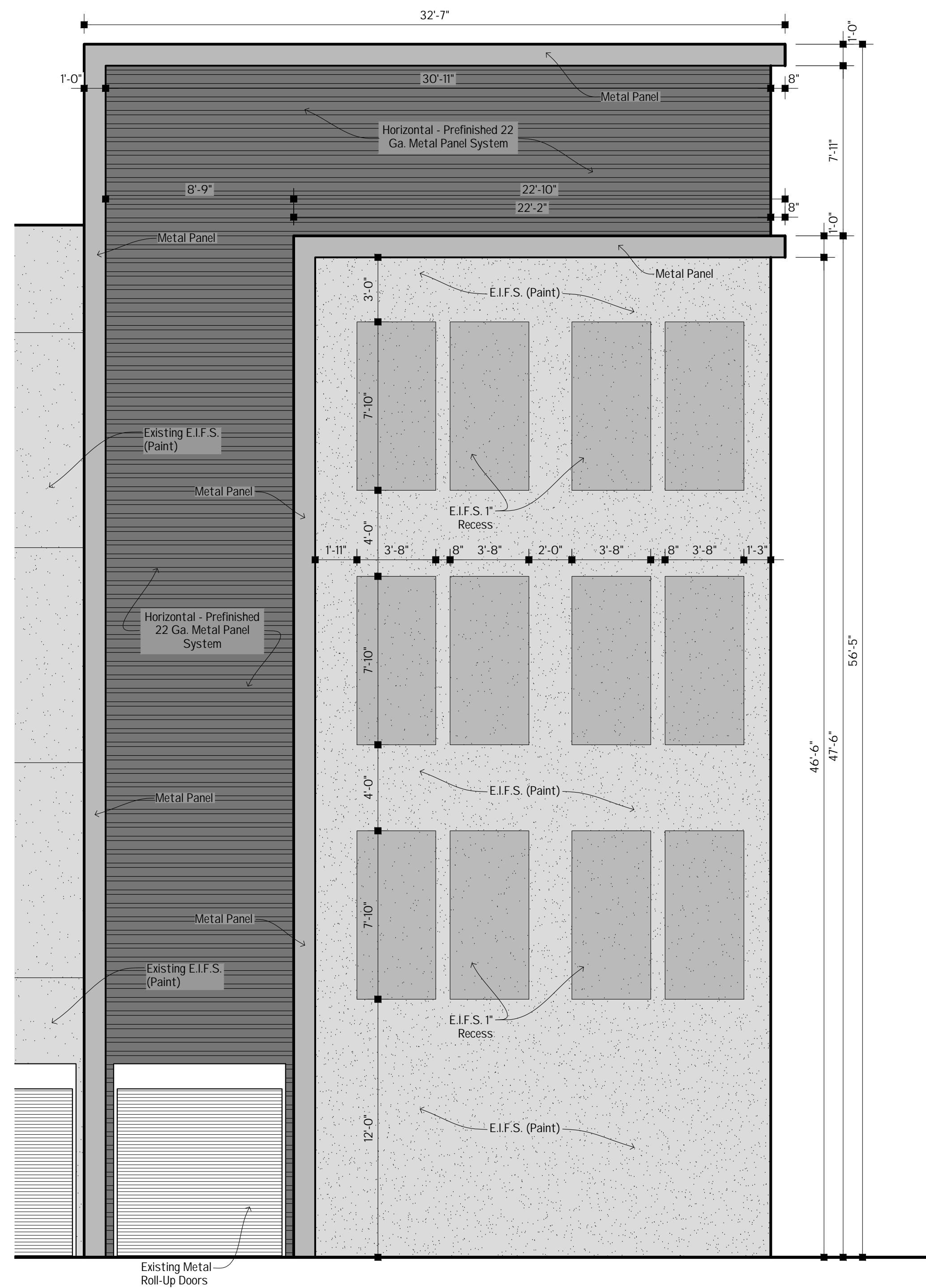


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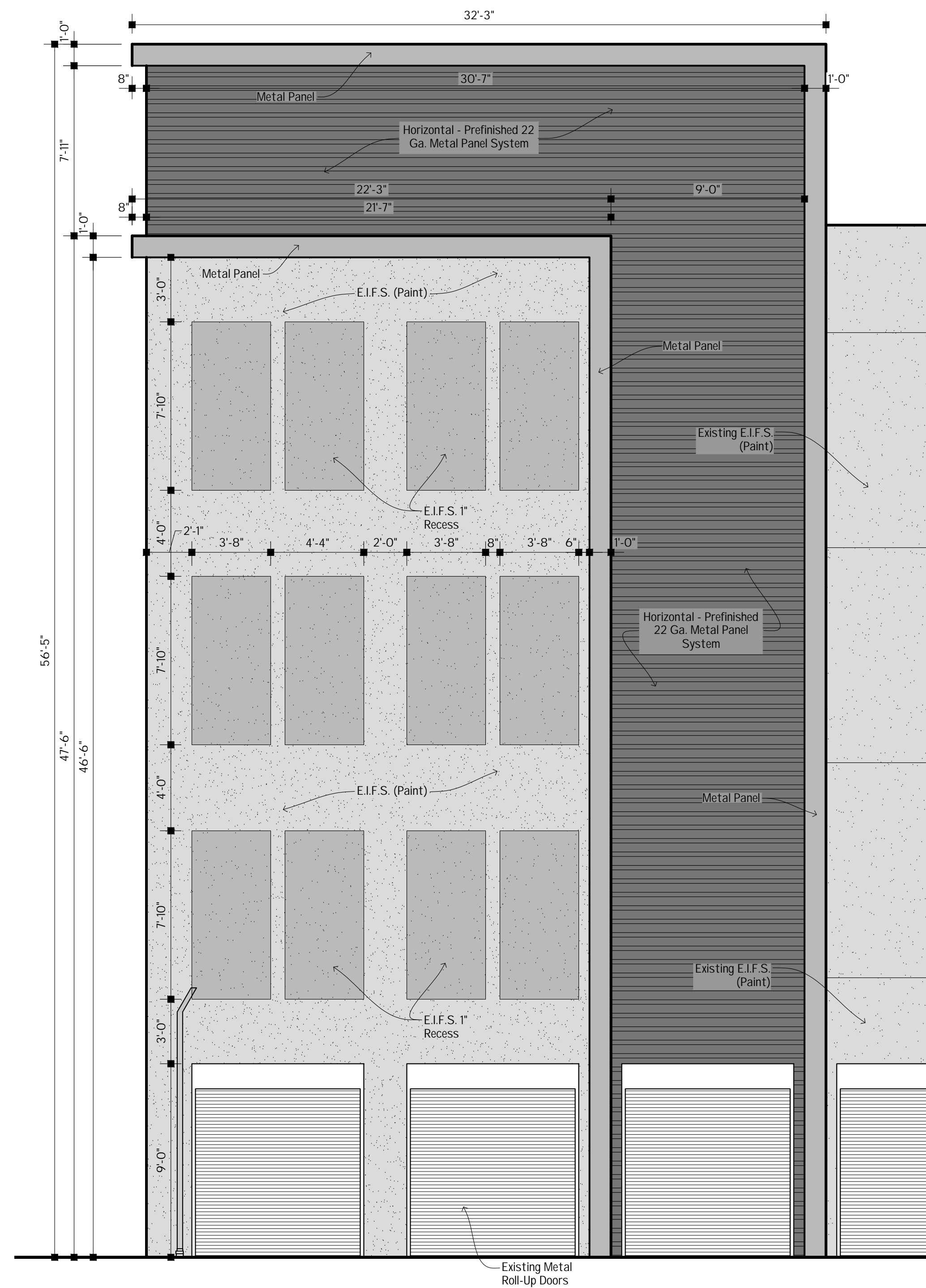
**23-297**

SmartStop Self Storage

10451 NW 33rd Street  
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**1 ENLARGED WEST ELEVATION**  
3/32"=1'-0"



**2 ENLARGED SOUTH ELEVATION**  
3/32"=1'-0"

No.	Description	Date	By

DATE:  
2-8-24

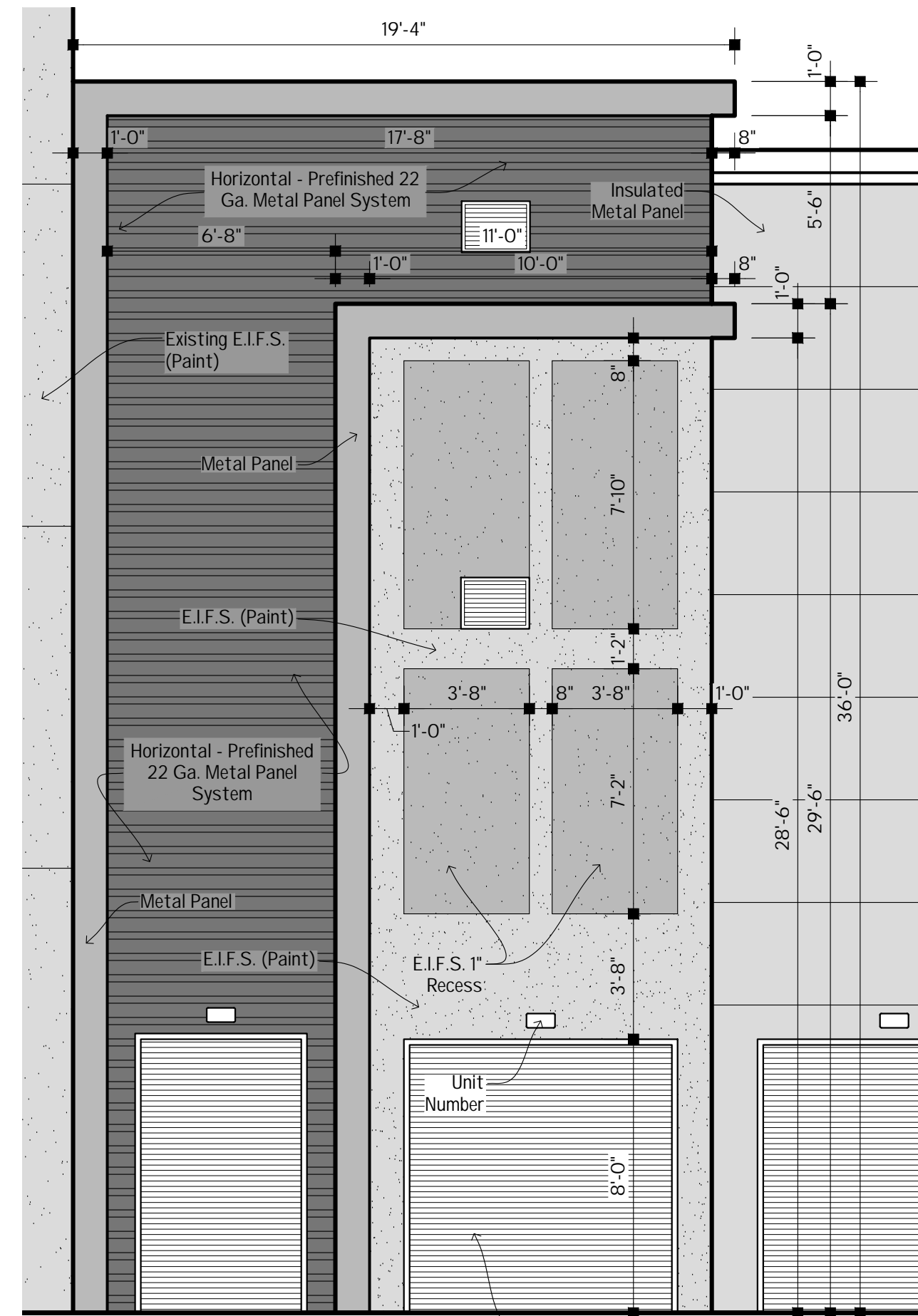
DRAWN BY:  
M. Kasperek

CHECKED BY:  
M. Dean

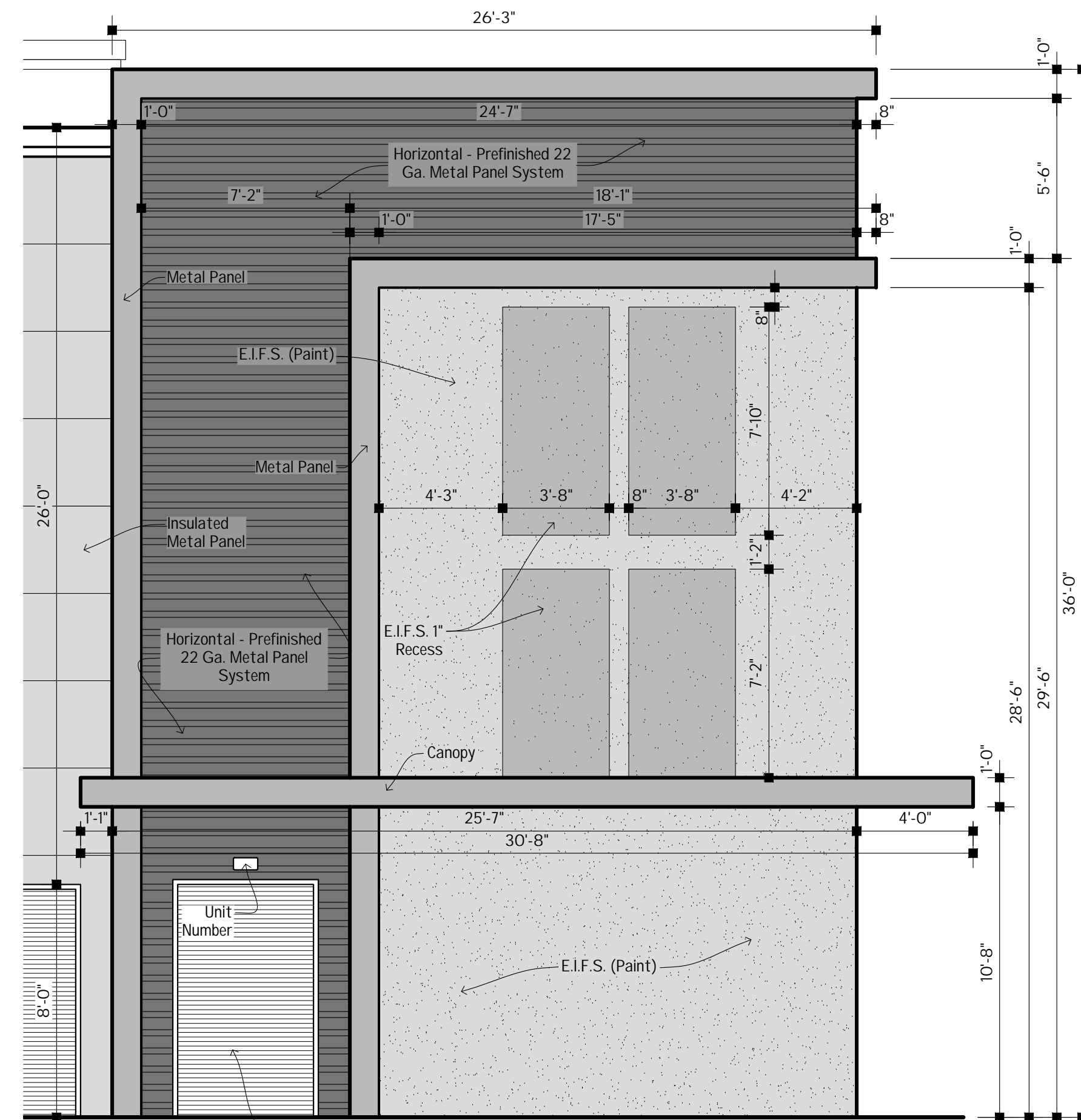
SCALE:  
1/8" = 1'-0"

ENLARGED  
ELEVATIONS

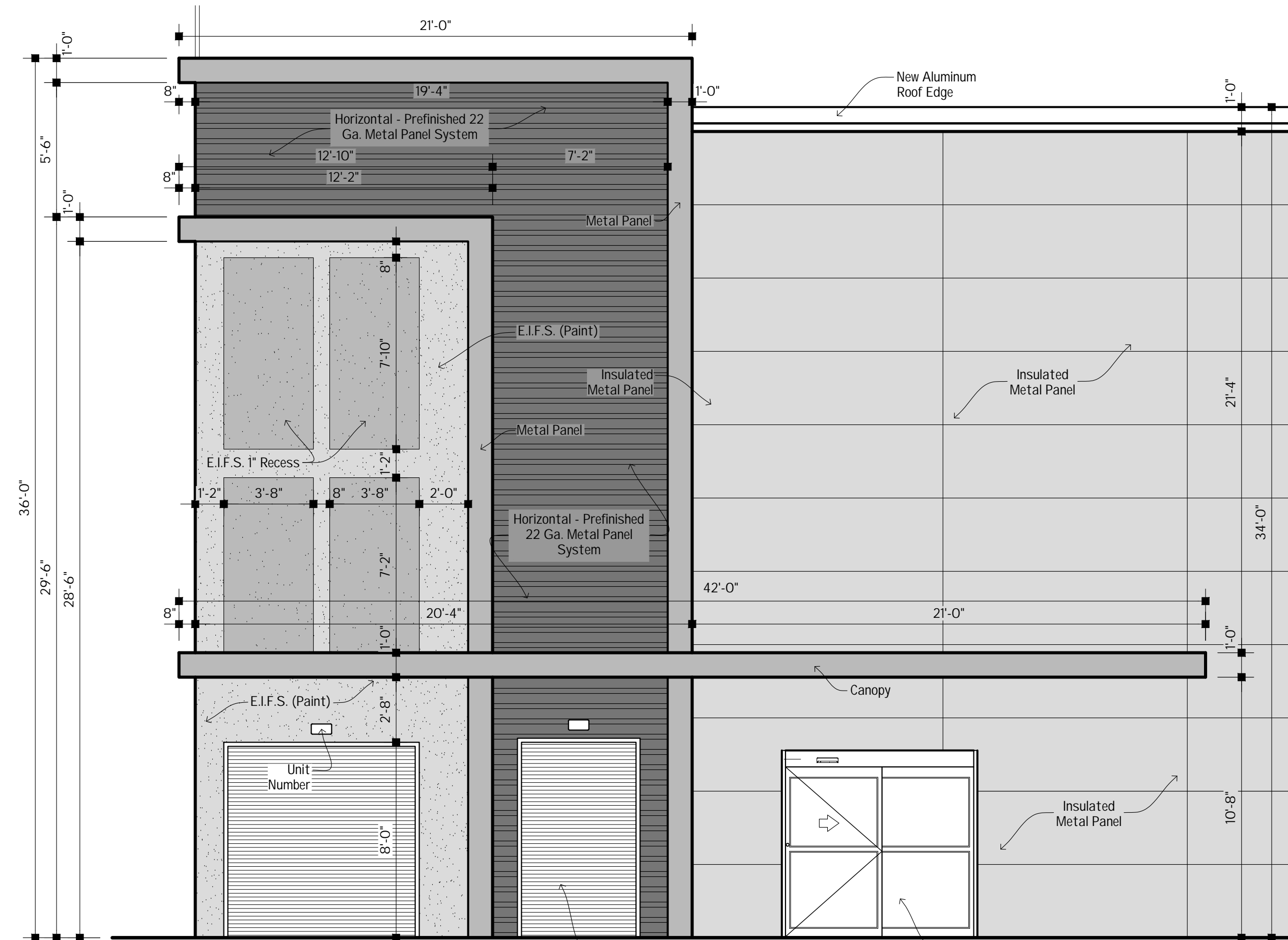
**A2.1**



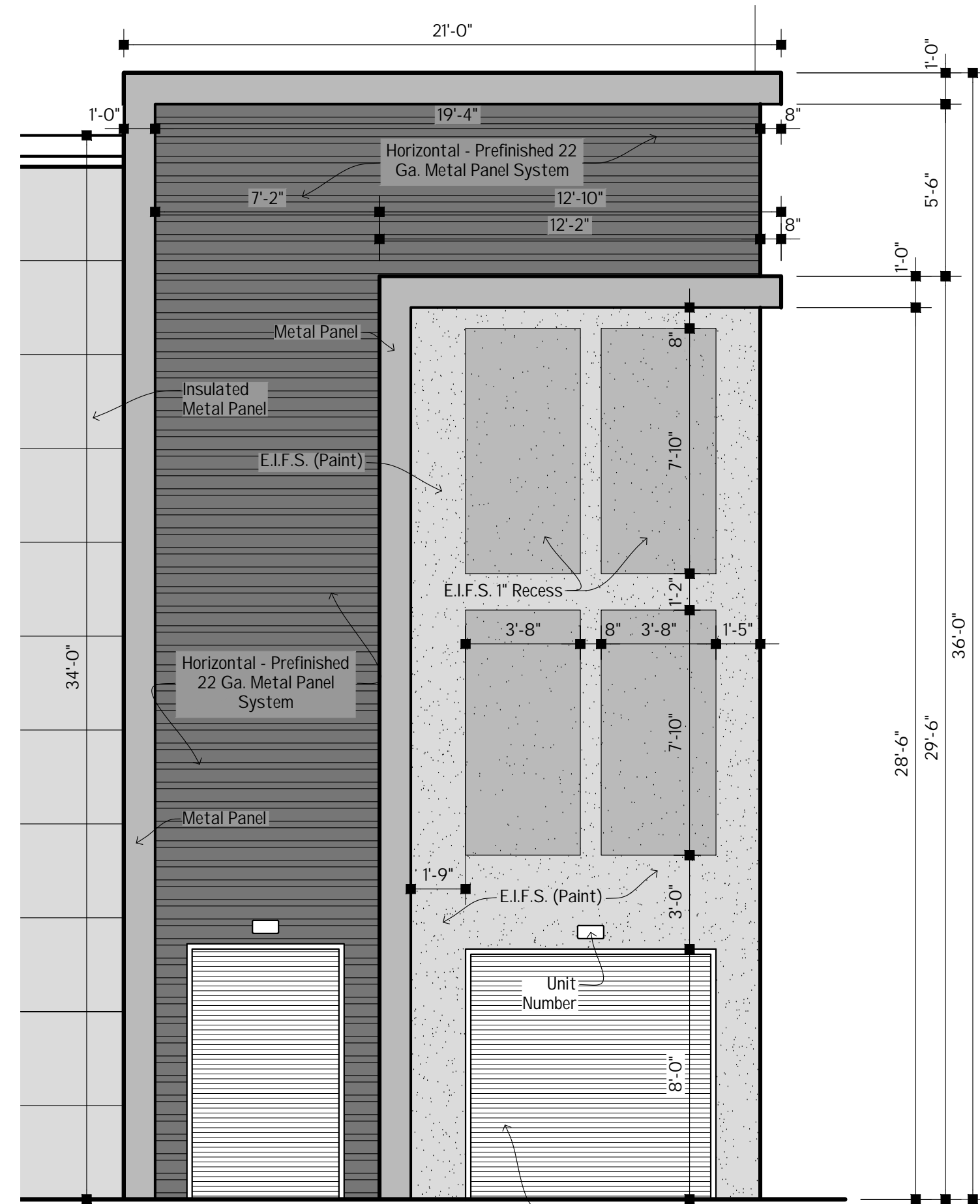
**1 ENLARGED SOUTH ELEVATION**  
3/32"=1'-0"



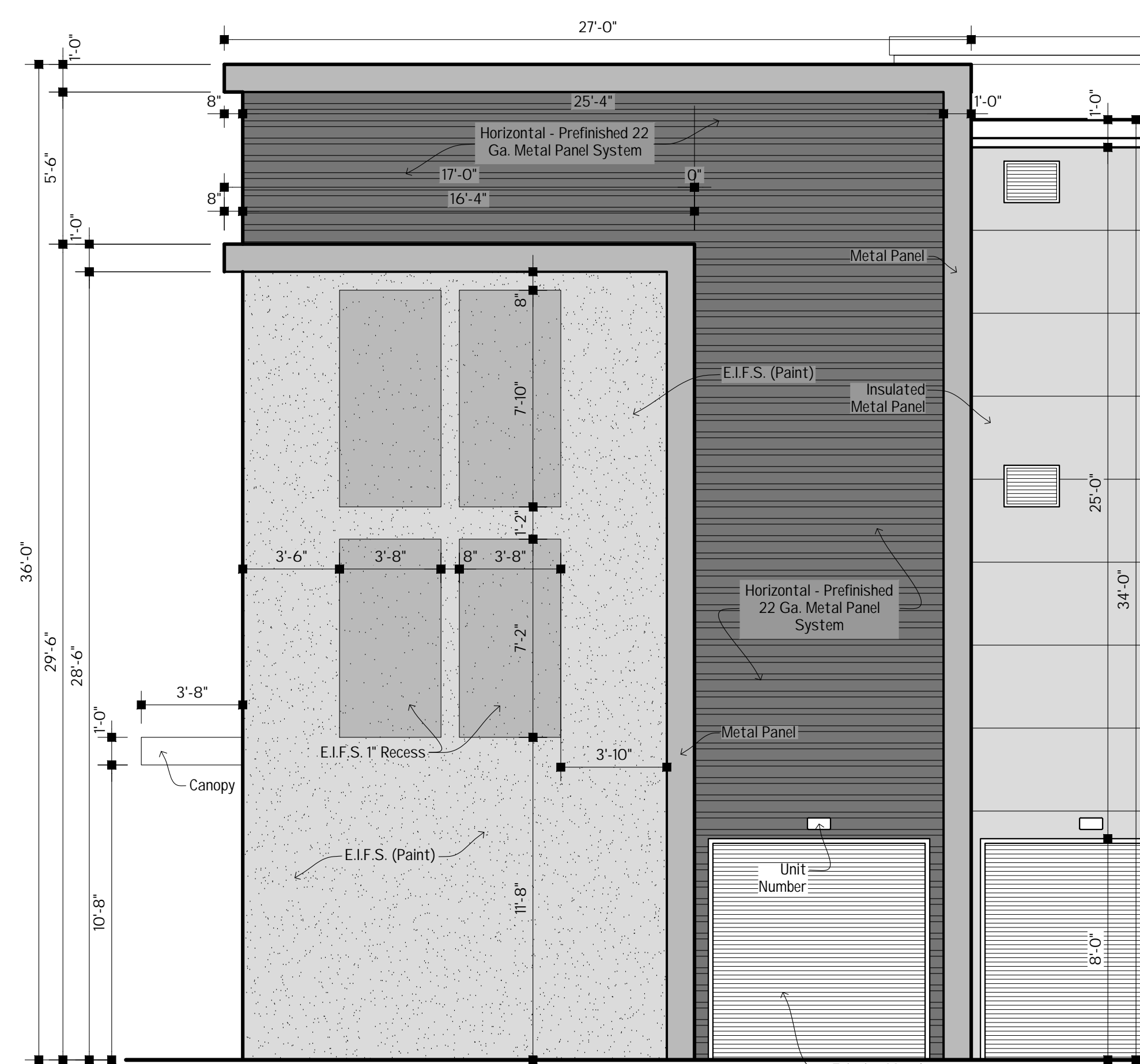
**2 ENLARGED SOUTH ELEVATION**  
3/32"=1'-0"



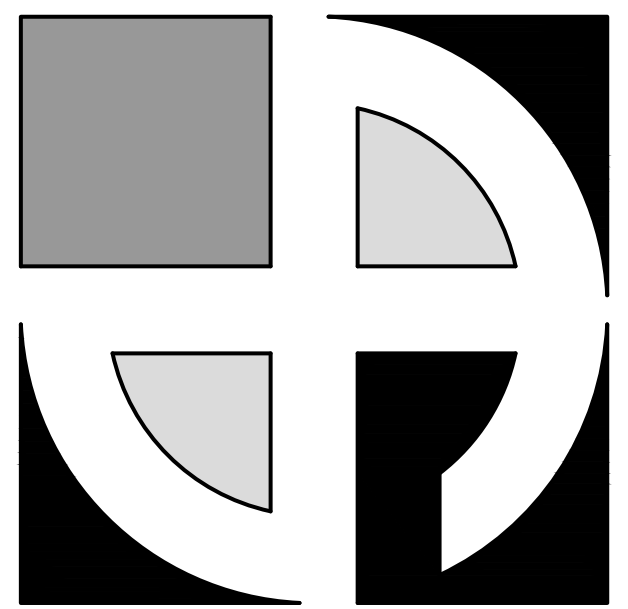
**3 ENLARGED EAST ELEVATION**  
3/32"=1'-0"



**4 ENLARGED EAST ELEVATION**  
3/32"=1'-0"



**5 ENLARGED NORTH ELEVATION**  
3/32"=1'-0"



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FAX: (716) 651-0382

**23-297**

SmartStop Self Storage

10451 NW 33rd Street  
Doral, FL 33172

No.	Description	Date	By

DATE:  
2-8-24

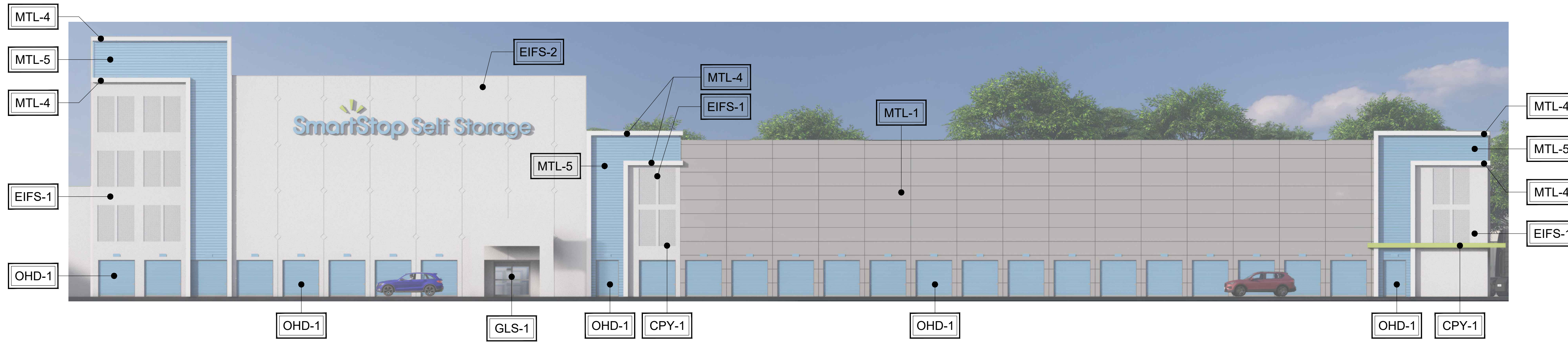
DRAWN BY:  
M. Kasperek

CHECKED BY:  
M. Dean

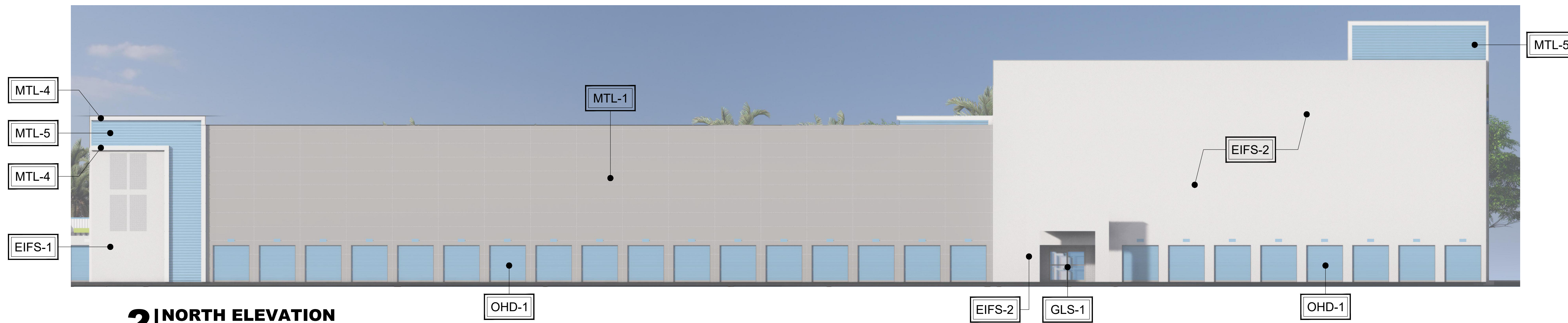
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3/16" = 1'-0"

ENLARGED  
ELEVATIONS

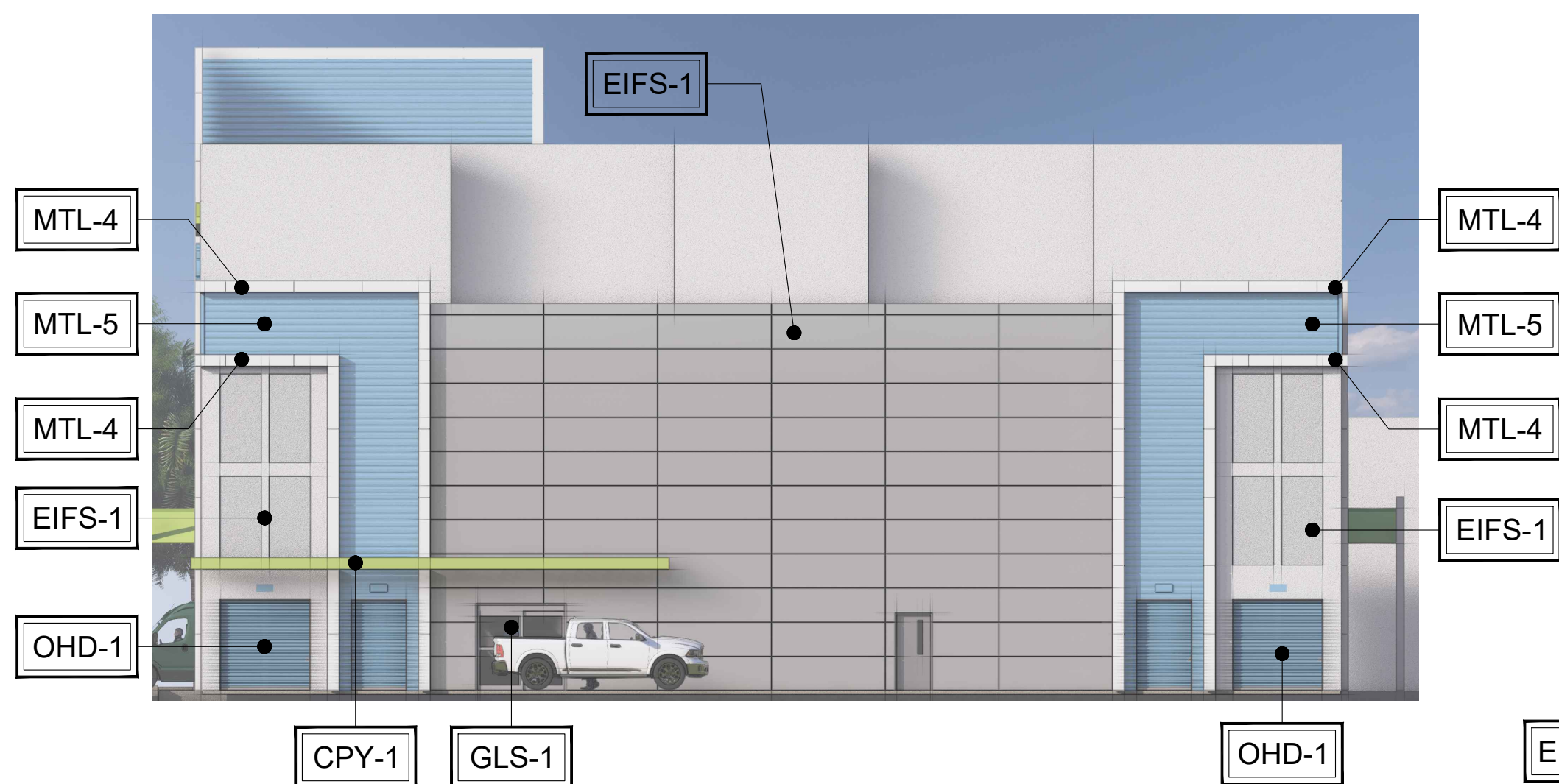
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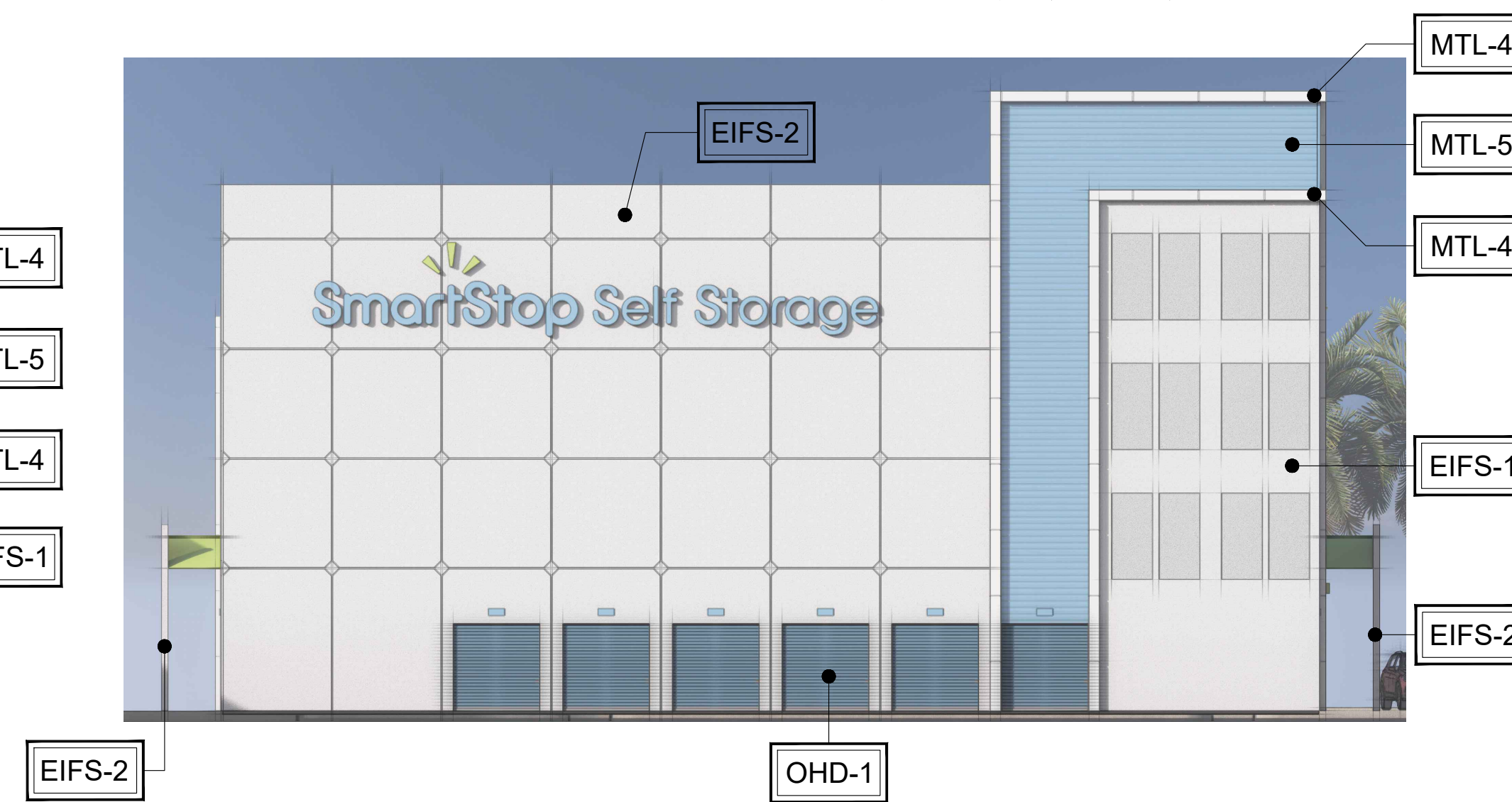
**1 | SOUTH ELEVATION**



**2 | NORTH ELEVATION**

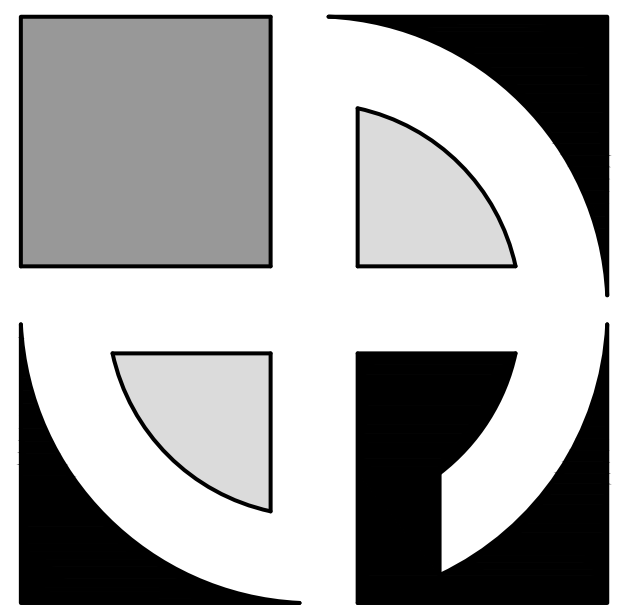


**3 | WEST ELEVATION**



**4 | EAST ELEVATION**

EXTERIOR FINISHED LEGEND			
COLOR CODE	MATERIAL	SURFACE	PRODUCT INFORMATION
CPY-1	Metal Canopy	Canopy	Smooth Metal Panel, Color: Smartstop Green
EIFS-1	Reflective Exterior Insulation Finish System or Stucco Embossed Metal Panel	Wall	Fine Texture, Color: Light Silver
EIFS-2	Existing EIFS Finish	Wall	Color: Light White
GLS-1	Aluminum and Glass	Storefront	Clear Anodized Cladding with Low-E Glass
MTL-1	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: Light Silver
MTL-2	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: Light Grey
MTL-3	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: Multi Color Panel, Blue, Light, Medium and Dark Grey
MTL-4	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: White
MTL-5	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: Smartstop Blue
OHD-1	Steel Roll-Up Door with Trim	Overhead Doors	Steel Coiling Door, Color: Smartstop Blue



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ARCHITECTS

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FAX: (716) 651-0382

**23-297**

SmartStop Self Storage

10451 NW 33rd Street  
Doral, FL 33172

No.	Description	Date	By

DATE:  
2-8-24

DRAWN BY:  
M. Kasperek

CHECKED BY:  
M. Dean

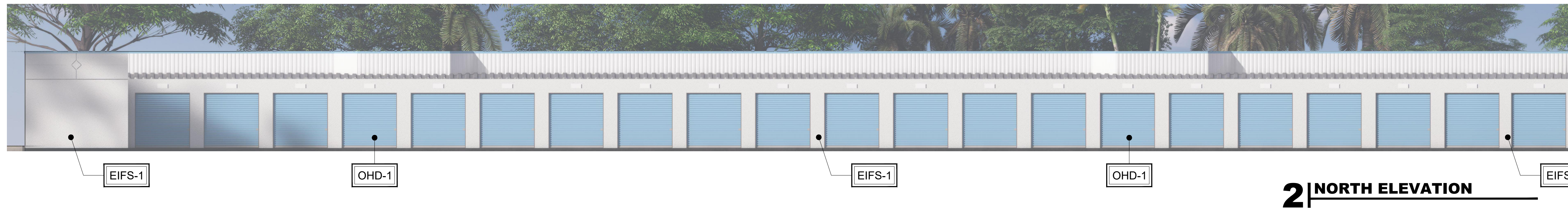
SCALE:  
NTS

COLORED  
ELEVATIONS

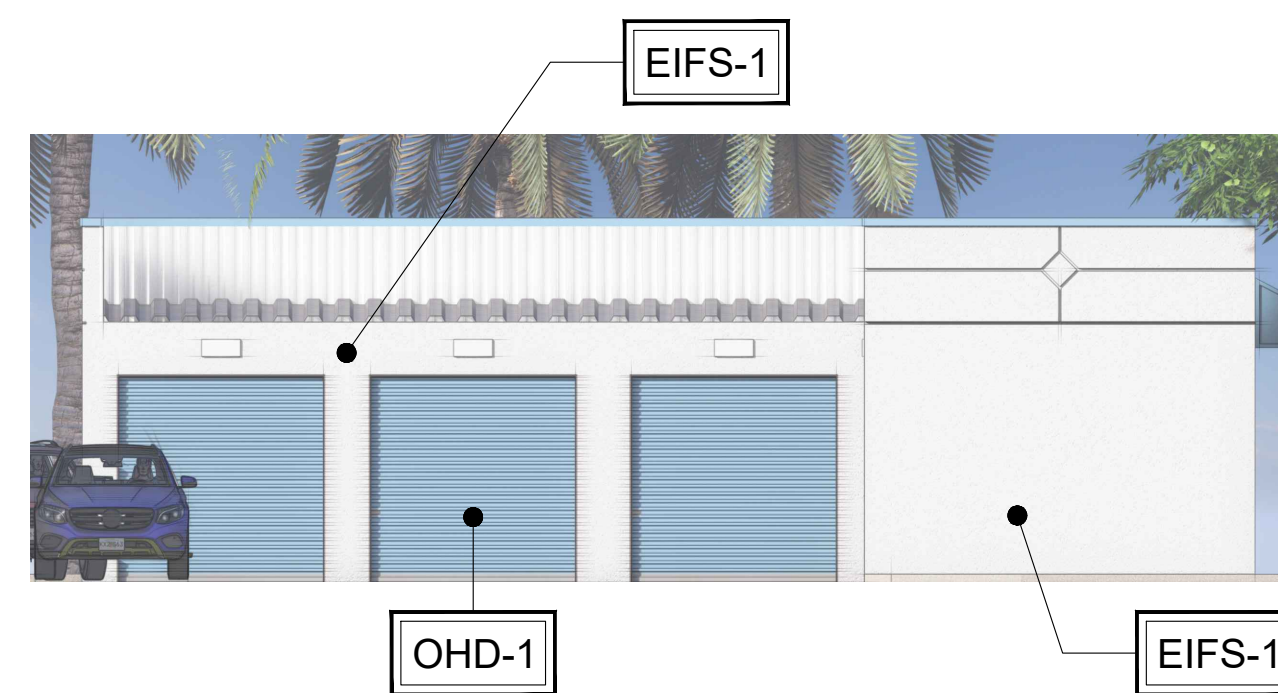
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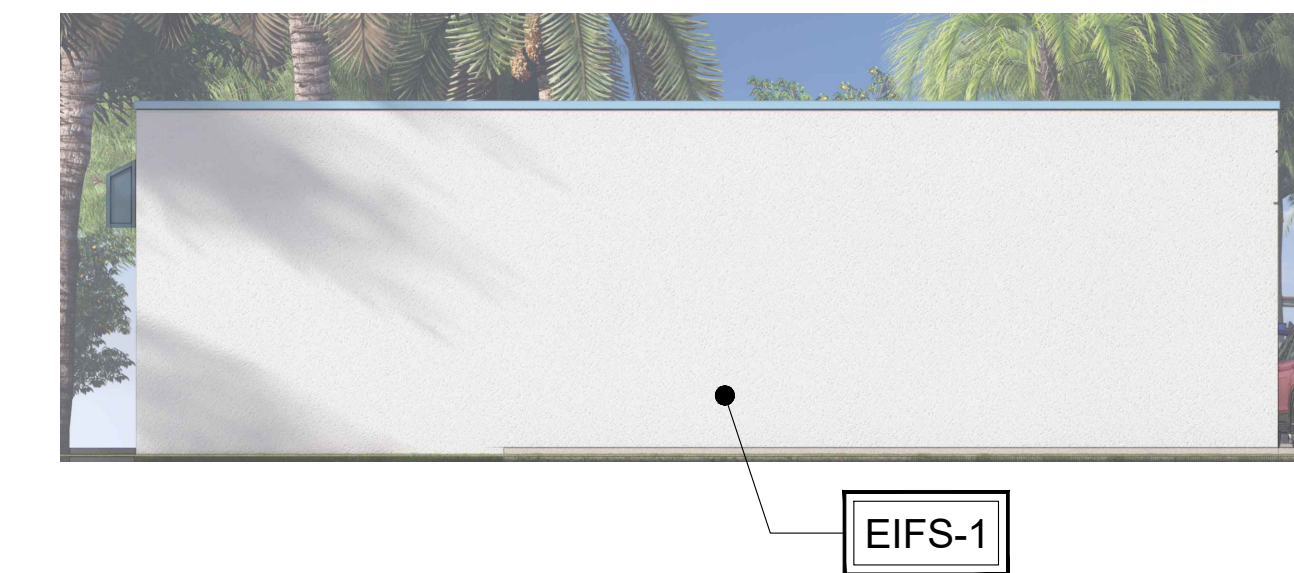
**1 | SOUTH ELEVATION**



**2 | NORTH ELEVATION**

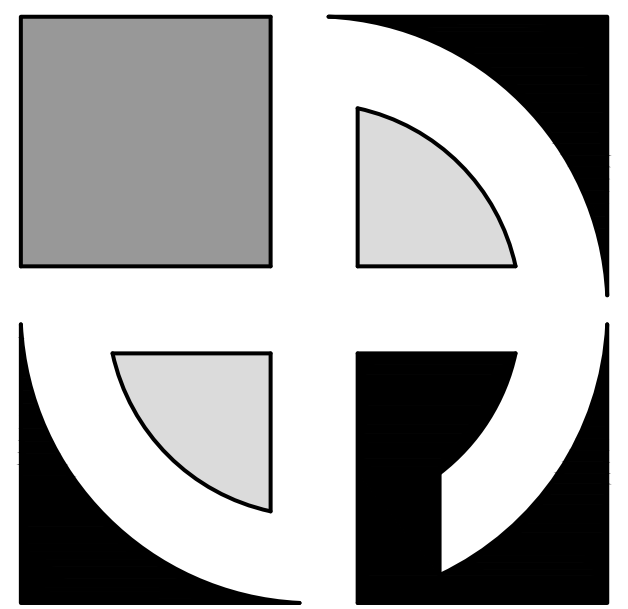


**3 | EAST ELEVATION**



**4 | WEST ELEVATION**

EXTERIOR FINISHED LEGEND			
COLOR CODE	MATERIAL	SURFACE	PRODUCT INFORMATION
CPY-1	Metal Canopy	Canopy	Smooth Metal Panel, Color: Smartstop Green
EIFS-1	Reflective Exterior Insulation Finish System or Stucco Embossed Metal Panel	Wall	Fine Texture, Color: Light Silver
EIFS-2	Existing EIFS Finish	Wall	Color: Light White
GLS-1	Aluminum and Glass	Storefront	Clear Anodized Cladding with Low-E Glass
MTL-1	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: Light Silver
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MTL-4	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: White
MTL-5	Metal Panel	Exterior Walls	Smooth Metal Panel, Color: Smartstop Blue
OHD-1	Steel Roll-Up Door with Trim	Overhead Doors	Steel Coiling Door, Color: Smartstop Blue



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**23-297**

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10451 NW 33rd Street  
Doral, FL 33172

No.	Description	Date	By

DATE:  
2-8-24

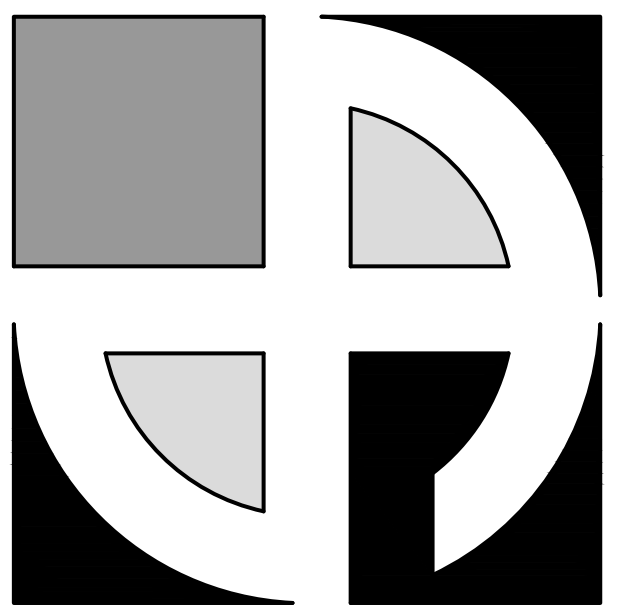
DRAWN BY:  
M. Kasperek

CHECKED BY:  
M. Dean

SCALE:  
NTS

COLORED  
ELEVATIONS

**A2.4**



**D·E·A·N**  
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10451 NW 33rd Street  
Doral, FL 33172

No.	Description	Date	By

DATE:  
2-8-24

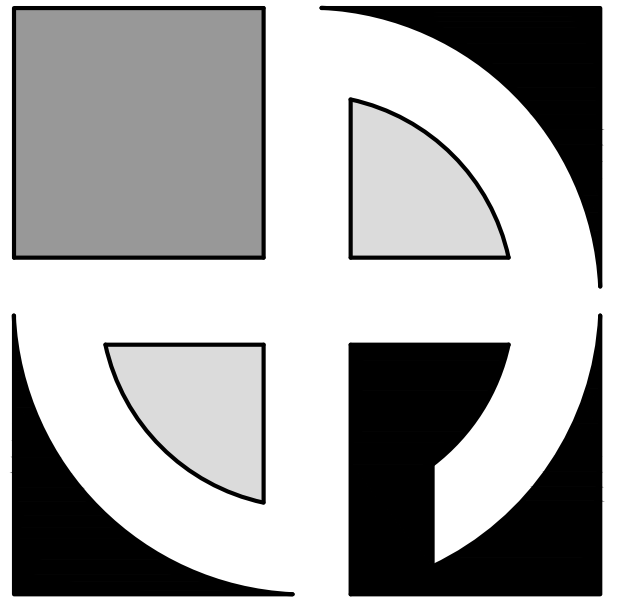
DRAWN BY:  
M. Kasperek

CHECKED BY:  
M. Dean

SCALE:  
NTS

RENDERINGS

**A2.5**



DEAN ARCHITECTS

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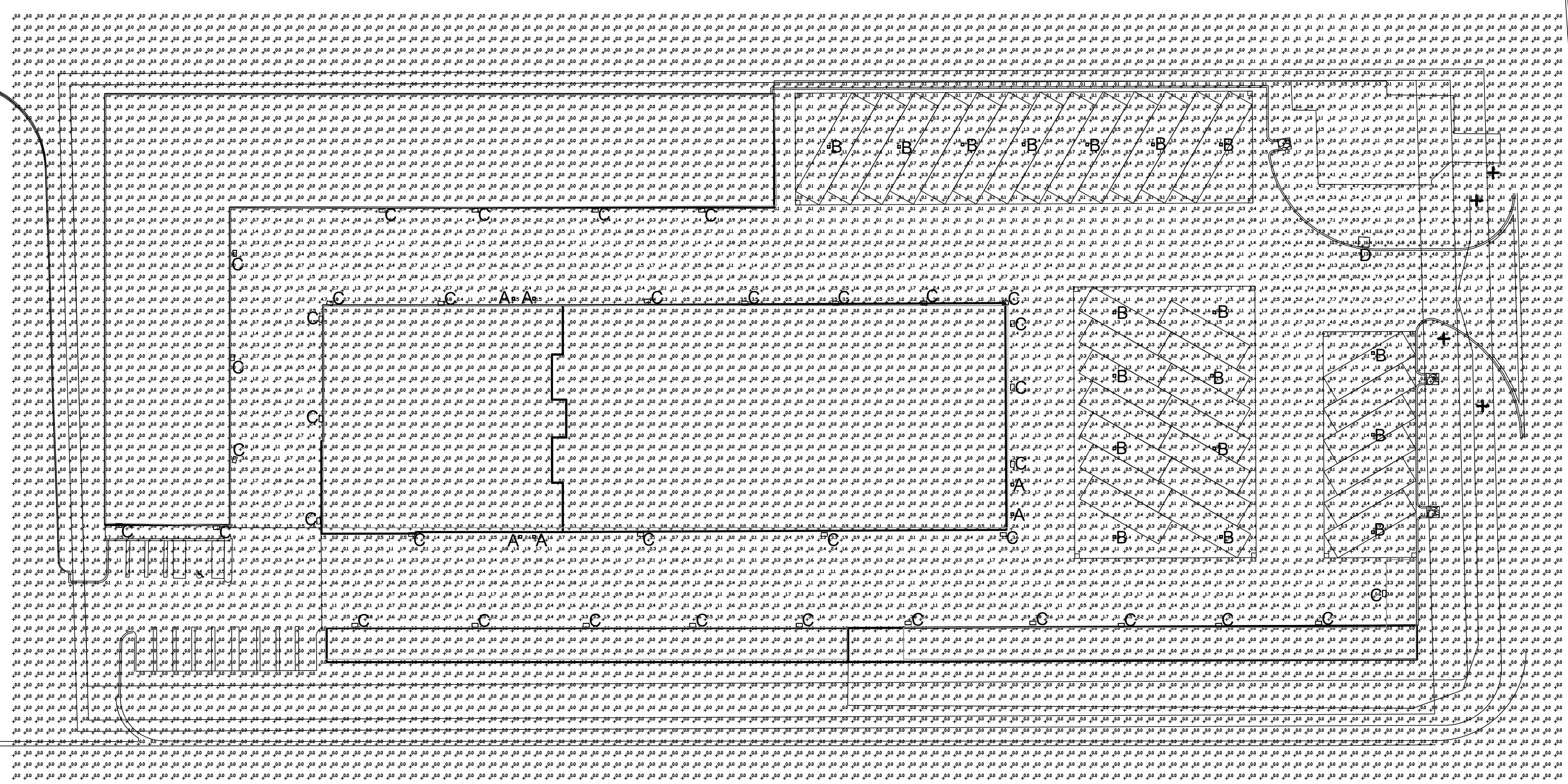


8353 MAIN STREET CLARENCE, NEW YORK 14221 PHONE: (716) 651-0381 FAX: (716) 651-0382

23-297

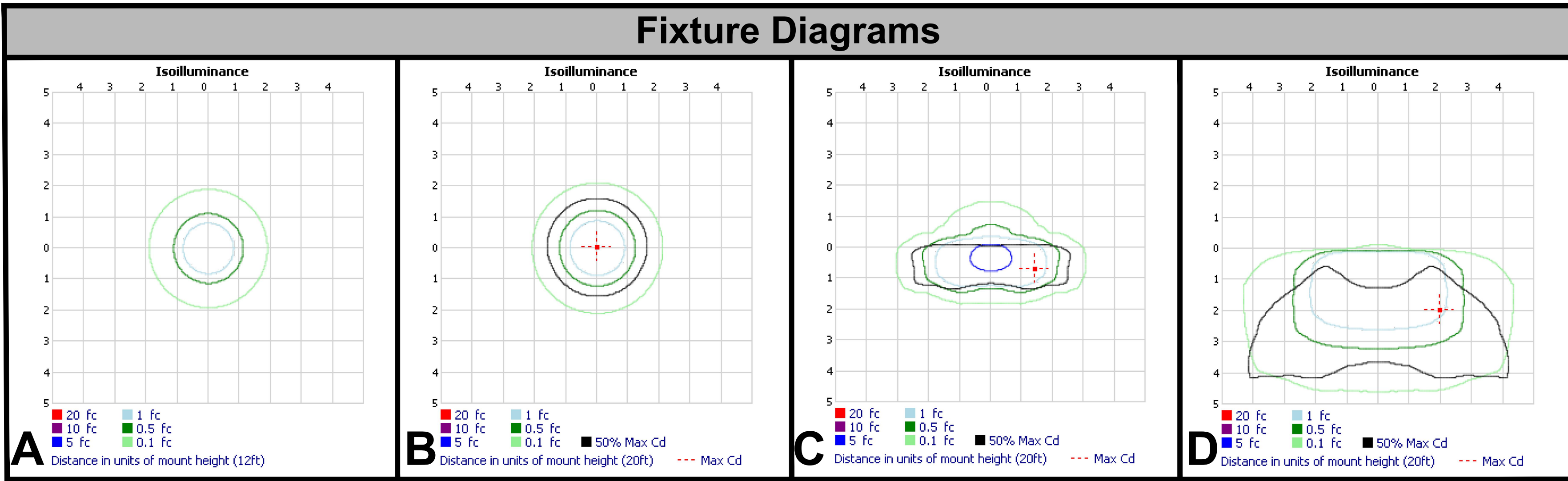
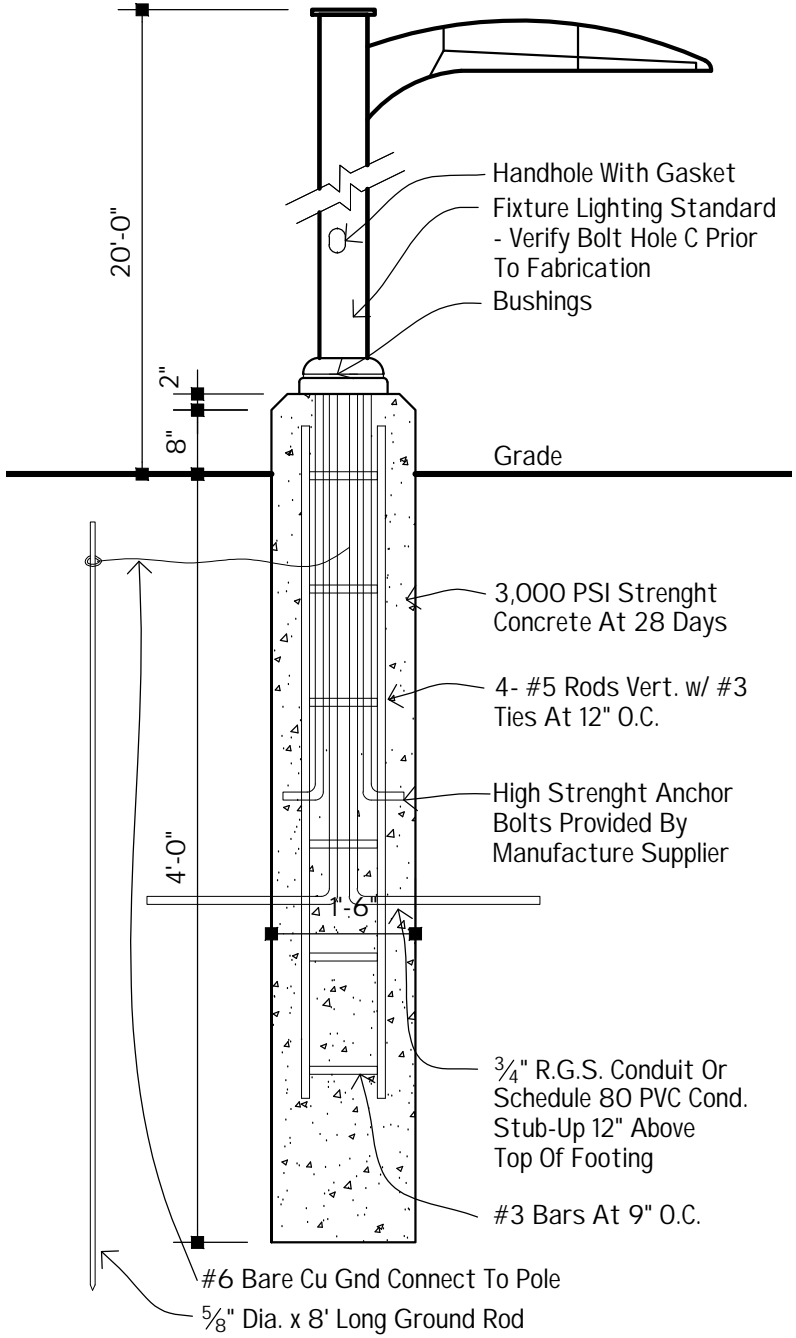
SmartStop Self Storage

10451 NW 33rd Street Doral, FL 33172



1 SITE PHOTOMETRIC PLAN 1"=30'-0"

2 LIGHT POLE BASE 1/2"=1'-0"



Site Lighting Fixture Schedule table with columns: Type, Fixture Symbol, Quantity, Manufacturer, Catalog Number, Description, Lamp Type, Mounting Height, Number Lamps, Lumens Per Lamp, Light Loss Factor, Wattsage, Lumen Output.

Revision table with columns: No., Description, Date, By.

DATE: 2-8-24 DRAWN BY: A. Brose CHECKED BY: M. Dean SCALE: 1"=30'-0"

SITE PHOTOMETRIC PLAN

C1.0



RECEIVED  
By Stephanie Puglia at 2:04 pm, Mar 19, 2024

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**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!

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

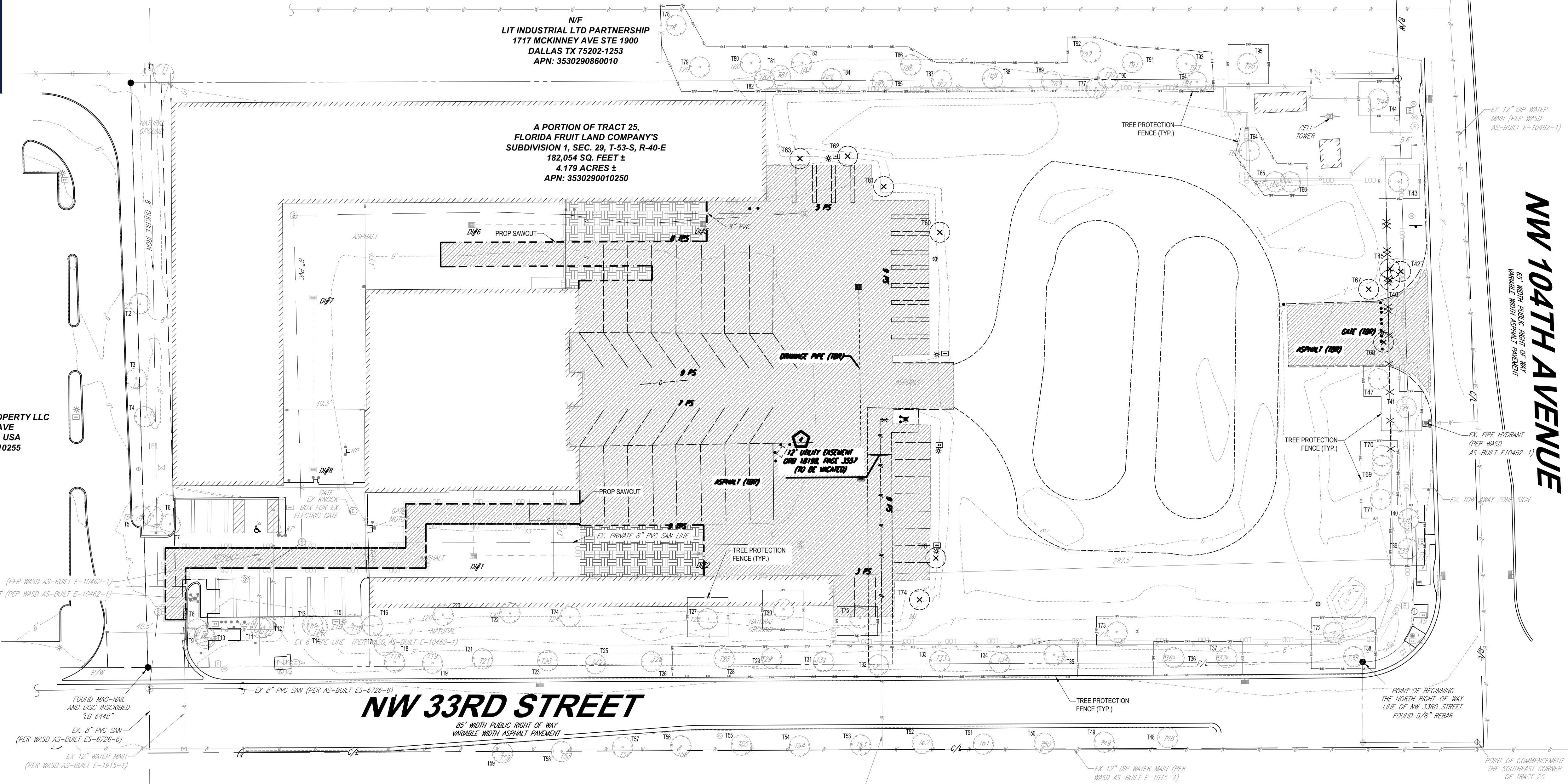
PROJECT No.: FL C220099.00  
DRAWN BY: JO  
CHECKED BY: BW  
DATE: 12/04/2023  
CAD ID: TRDP-0

PROJECT:  
**PROP. SITE PLAN DOCUMENTS**  
FOR  
**SmartStop Self Storage**  
PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**  
1 SE 3rd AVENUE  
SUITE 1760  
MIAMI, FLORIDA 33131  
Phone: (786) 681-0800  
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, P.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:  
**TREE DISPOSITION PLAN**  
SHEET NUMBER:  
**C-701**  
ORG. DATE - 04/20/2023

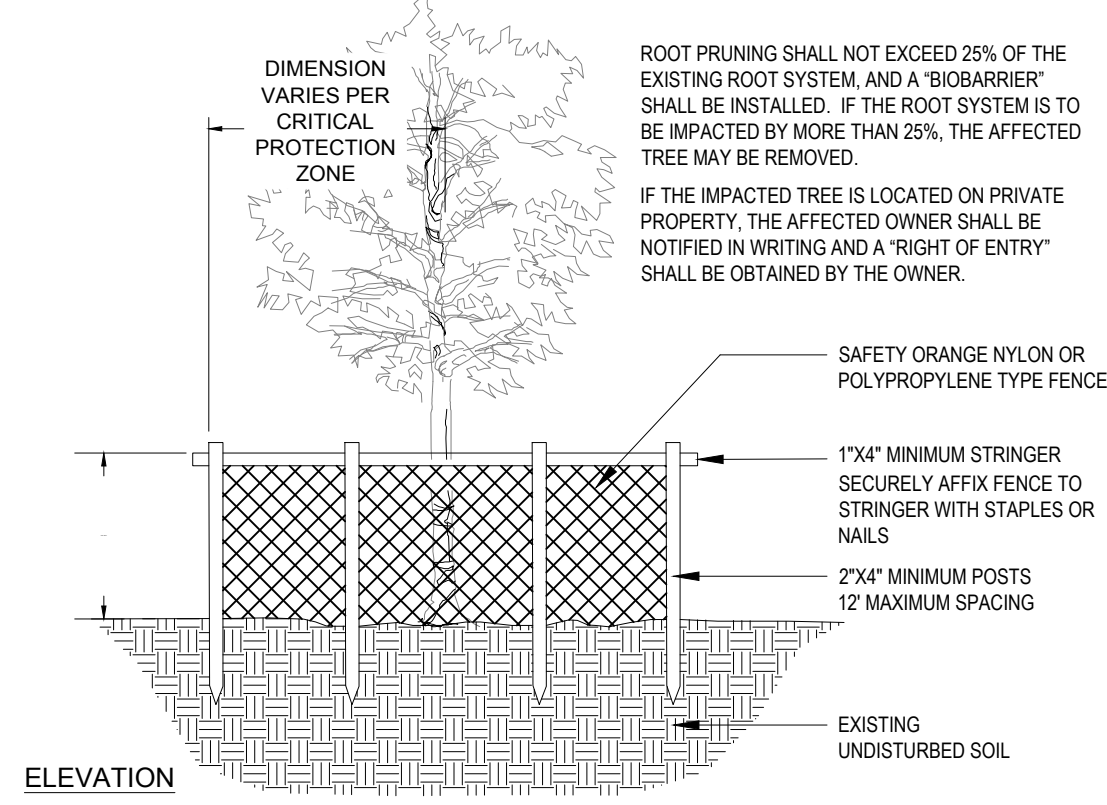
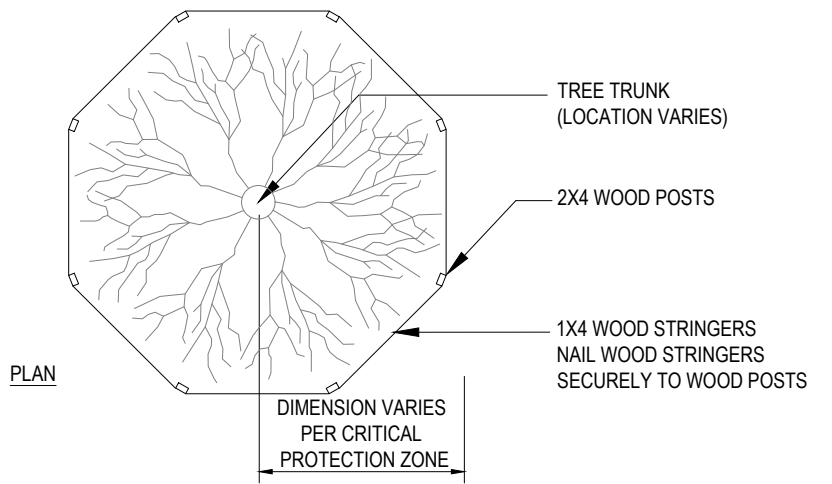


NF  
107 COMMERCIAL PROPERTY LLC  
2260 NW 114 AVE  
MIAMI FL 33172 USA  
APN: 3530290010255

NF  
LIT INDUSTRIAL LTD PARTNERSHIP  
1717 MCKINNEY AVE STE 1900  
DALLAS TX 75202-1253  
APN: 3530290860010

A PORTION OF TRACT 25,  
FLORIDA FRUIT LAND COMPANY'S  
SUBDIVISION 1, SEC. 29, T-53-S, R-40-E  
182,054 SQ. FEET ±  
4.179 ACRES ±  
APN: 3530290010250

**NW 33RD STREET**  
85' WIDTH PUBLIC RIGHT OF WAY  
VARIABLE WIDTH ASPHALT PAVEMENT



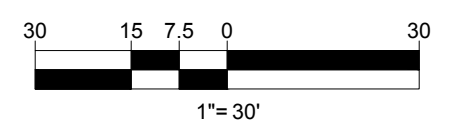
NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITH A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY! DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN ALL TREE BARRICADES AT THE ROW LINE.  
\*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

**TREE BARRICADE DETAIL**

NOTE:  
1) REFER TREE PROTECTION DETAIL AND RELOCATION NOTES FOR TREES TO BE RELOCATED.  
2) TREES TO BE RELOCATED SHALL BE ROOT PRUNED.

**LEGEND**

	TREE PROTECTION FENCE
	TREE TO REMOVED
	TREE TO REMAIN



Mar 19, 2024 11:02:23 AM C:\ENGINEERING\CAD\DRAWINGS\PLAN SETS\FL C220099.00\TRDP-0 - JAVOUT: C:\701 TREE DISPOSITION PLAN

# TREE DISPOSITION NOTES:

**GENERAL**  
 Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the City. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the City.

- REFERENCES**
- A. Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:
    1. American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).
    2. National Arborist Association, -537 Stratford Rd., Wantagh, NY 11793 (NAA): Ref. 1 Transplanting of Trees and Shrubs in the Southeastern United States.
    3. Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

- DESCRIPTION**
- A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the City.
  - B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Indian River County.
  - C. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".
  - D. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.
  - E. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

- QUALITY ASSURANCE**
- A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.
  - B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.
  - C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.
  - D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.
  - E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.
  - F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

- SUBMITTAL**
- A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.
- For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.
- C. CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the City. In addition to City permits, a "Tree Removal License" shall be required by BC EP&GMD for all trees to be removed or relocated within the County RW.
  - D. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.
  - E. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.
  - F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.
  - G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

- GUARANTEE**
- A. Relocated plant material shall fall under the standard 12 month guarantee.
  - B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the City. This also includes, but is not limited to, damage of cuts, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.
  - C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.
- TRANSPLANTING - GENERAL**
- A. Transplanting shall consist of on-site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent positions as shown on Drawings.
  - B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.
  - C. Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1.

- TAGGING**
- A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and City prior to root pruning and/or digging.

- ROOT PREPARATION**
- A. Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.
  - B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:
 

Caliper	Minimum Ball Diameter
3 1/2" - 4"	28"
4" - 4 1/2"	30"
4 1/2" - 5"	32"
5" - 5 1/2"	34"

 Larger Sizes Increase proportionally
  2. Ball Diameter Medium Ball Diameter
 

Less than 20"	Not less than 75% of diameter
20" to 30"	Not less than 65% of diameter
30" to 48"	Not less than 60% of diameter

- CROWN PREPARATION**
- A. Shade Trees:
    1. Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.
    2. Hand strip selected species of all leaves following pruning and prior to moving.

- HAND DIGGING**
- A. Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02900, Landscape Work.

- HANDLING AND TRANSPORTATION**
- A. Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:
    1. Properly prune dead, dying, or damaged branches with clean, sharp equipment.
    2. Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.
    3. Inspect and treat wound for insect and disease.
    4. Seal wounds with bituminous base wound paint for all limbs greater than 3" diameter.
  - B. Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.
  - C. Root ball should be kept moist during all phases of relocation.
  - D. Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.
  - E. Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.
  - F. Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

- PLANTING**
- RELOCATED MATERIAL**
1. Relocated trees shall be planted according to procedures described for new material, section ANSI A300 (PART 6). Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.
  2. CONTRACTOR shall continue watering and caring for relocated material for 90 days, refer to watering and maintenance sections below.
  3. Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.
  4. Brace trunk and leave in place until trees/ palms are wind firm. (1+ year)
  5. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain through at least one growing season, and through cold season.
  6. Feed with a diluted solution of N,P,K in solution form with a soil needle, providing water, air, and nutrients.
  7. Where foliage is retained, spray with one of the soluble types of foliage feeders.
  8. At time of planting, use soil needles for watering new transplant to fill air pockets and to keep roots (especially feeder roots) moist, live, and healthy. Direct fine spray at foliage to help harden, off new leaves.

- STAKING AND GUYING**
- Designated material shall be staked and guyed according to planting details.
- WATERING**
- A. CONTRACTOR shall be responsible for the manual watering of relocated plant materials for 90 days. If utilized, all temporary watering system installations shall be completely removed by the CONTRACTOR after the watering period.
  - B. Following transplanting, CONTRACTOR shall water trees daily for the first two weeks, every other day for the next two weeks. Soaking then shall continue on a twice weekly basis for another period of eight (8) weeks. Such watering shall thoroughly saturate the root ball to its full depth and is in addition to the underground irrigation system.

- MAINTENANCE**
- A. All relocated plant materials shall be maintained immediately after each item is planted and continued until 90 day watering period is completed or until final acceptance whichever is latest, at which time the Property Owner, will assume responsibility for maintenance of the landscaping materials, following the procedures and recommendations of the CONTRACTOR.
  - B. During this maintenance period, all relocated plant materials shall be maintained in accordance with the standards established under ANSI A300 (PART 6).

- CLEAN UP**
- A. Upon completion of the work, the CONTRACTOR shall thoroughly clean the landscaped area, removing all equipment, unused materials, rubbish and surplus excavated material, and shall fine grade all disturbed areas, including areas adjacent to the transplanted materials, to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

TREE DISPOSITION LIST								
Tag	Botanical Name	Common Name	DBH (in.)	Height O.A. (ft.)	Canopy (Dia.)	Canopy (SF)	Condition	Disposition
T1	Sabal palmetto	Sabal Palm	12	8	20	1256	Good	Remain
T2	Lagerstroemia indica	Crape Myrtle	15	15	24	1809	Good	Remain
T3	Bucida buceras	Black Olive	20	25	60	11304	Good	Remain
T4	Lagerstroemia indica	Crape Myrtle	8	15	20	1256	Good	Remain
T5	Bucida buceras	Black Olive	22	25	50	7850	Good	Remain
T6	Etychosperma elegans	Solitaire Palm	3	12	16	804	Poor	Remain
T7	Etychosperma elegans	Solitaire Palm	3	12	6	113	Poor	Remain
T8	Etychosperma elegans	Solitaire Palm	4	12	10	314	Good	Remain
T9	Etychosperma elegans	Solitaire Palm	4	12	10	314	Good	Remain
T10	Etychosperma elegans	Solitaire Palm	3	12	10	314	Good	Remain
T11	Etychosperma elegans	Solitaire Palm	4	12	10	314	Good	Remain
T12	Etychosperma elegans	Solitaire Palm	3	12	2	13	Dead	Remain
T13	Etychosperma elegans	Solitaire Palm	4	12	12	452	Good	Remain
T14	Etychosperma elegans	Solitaire Palm	4	12	10	314	Good	Remain
T15	Etychosperma elegans	Solitaire Palm	4	12	12	452	Good	Remain
T16	Etychosperma elegans	Solitaire Palm	3	12	12	452	Good	Remain
T17	Etychosperma elegans	Solitaire Palm	4	12	12	452	Good	Remain
T18	Etychosperma elegans	Solitaire Palm	4	12	12	452	Good	Remain
T19	Quercus virginiana	Live Oak	33	30	60	11304	Good	Remain
T20	Conocarpus erectus	Green Buttonwood	15	0	24	1809	Good	Remain
T21	Quercus virginiana	Live Oak	16	30	40	5024	Good	Remain
T22	Conocarpus erectus	Green Buttonwood	12	0	30	2826	Good	Remain
T23	Quercus virginiana	Live Oak	18	30	40	5024	Good	Remain
T24	Conocarpus erectus	Green Buttonwood	15	0	24	1809	Good	Remain
T25	Quercus virginiana	Live Oak	12	30	40	5024	Good	Remain
T26	Quercus virginiana	Live Oak	18	30	60	11304	Good	Remain
T27	Conocarpus erectus	Green Buttonwood	15	0	50	7850	Good	Remain
T28	Quercus virginiana	Live Oak	12	30	40	5024	Good	Remain
T29	Quercus virginiana	Live Oak	24	30	60	11304	Good	Remain
T30	Conocarpus erectus	Green Buttonwood	14	0	40	5024	Good	Remain
T31	Quercus virginiana	Live Oak	20	30	50	7850	Good	Remain
T32	Quercus virginiana	Live Oak	22	30	50	7850	Good	Remain
T33	Quercus virginiana	Live Oak	18	30	50	7850	Good	Remain
T34	Quercus virginiana	Live Oak	24	30	50	7850	Good	Remain
T35	Quercus virginiana	Live Oak	14	30	40	5024	Good	Remain
T36	Quercus virginiana	Live Oak	26	30	50	7850	Good	Remain
T37	Quercus virginiana	Live Oak	18	30	50	7850	Good	Remain
T38	Quercus virginiana	Live Oak	12	30	40	5024	Good	Remain
T39	Unknown	Unknown	12	20	30	2826	Dead	Remain
T40	Quercus virginiana	Live Oak	20	30	50	7850	Good	Remain
T41	Quercus virginiana	Live Oak	15	30	40	5024	Good	Remain
T42	Quercus virginiana	Live Oak	15	30	18	1017	Good	Remove
T43	Quercus virginiana	Live Oak	15	30	40	5024	Good	Remain
T44	Dyopsis Lutescens	Areca Palm	60	40	40	5024	Good	Remain
T45	Unknown	Unknown	4	15	12	452	Good	Remove
T46	Unknown	Unknown	4	15	20	1256	Good	Remove
T47	lex sp	Hollyberry	18	15	50	7850	Good	Remain
T48	Roystonea regia	Florida Royal Palm	14	40	20	1256	Good	Remain
T49	Roystonea regia	Florida Royal Palm	15	40	20	1256	Good	Remain
T50	Roystonea regia	Florida Royal Palm	18	40	20	1256	Good	Remain
T51	Roystonea regia	Florida Royal Palm	15	40	30	2826	Good	Remain
T52	Roystonea regia	Florida Royal Palm	16	40	30	2826	Good	Remain
T53	Roystonea regia	Florida Royal Palm	16	40	30	2826	Good	Remain
T54	Roystonea regia	Florida Royal Palm	18	40	30	2826	Good	Remain
T55	Roystonea regia	Florida Royal Palm	16	40	24	1809	Dead	Remain
T56	Roystonea regia	Florida Royal Palm	15	40	24	1809	Good	Remain
T57	Roystonea regia	Florida Royal Palm	20	40	20	1256	Good	Remain
T58	Roystonea regia	Florida Royal Palm	18	40	20	1256	Good	Remain
T59	Roystonea regia	Florida Royal Palm	18	40	20	1256	Good	Remain
T60	Bucida buceras	Black Olive	14	25	40	5024	Good	Remove
T61	Unknown	Unknown	14	0	20	1256	Good	Remove
T62	Unknown	Unknown	12	0	30	2826	Good	Remove
T63	Unknown	Unknown	12	0	24	1809	Good	Remove
T64	Swietenia mahagoni	Mahogany	14	35	40	5024	Good	Remain
T65	Unknown	Unknown	12	0	40	5024	Good	Remain
T66	Roystonea regia	Florida Royal Palm	12	40	20	1256	Good	Remain
T67	Unknown	Unknown	8	0	20	1256	Good	Remove
T68	lex sp	Hollyberry	8	0	30	2826	Good	Remove
T69	Bursera simaruba	Gumbo Limbo	12	25	30	2826	Good	Remain
T70	Bursera simaruba	Gumbo Limbo	8	25	20	1256	Good	Remain
T71	Bursera simaruba	Gumbo Limbo	10	25	30	2826	Good	Remain
T72	Roystonea regia	Florida Royal Palm	10	40	30	2826	Good	Remain
T73	Lagerstroemia indica	Crape Myrtle	8	15	24	1809	Good	Remain
T74	Unknown	Unknown	12	20	30	2826	Good	Remove
T75	Unknown	Unknown	8	15	20	1256	Good	Remain
T76	Unknown	Unknown	12	20	30	2826	Good	Remove
T77	Ficus aurea	Ficus	14	0	30	2826	Good	Remain
T78	Ficus aurea	Ficus	8	0	20	1256	Good	Remain
T79	Bucida buceras	Black Olive	14	25	40	5024	Good	Remain
T80	Swietenia mahagoni	Mahogany	16	35	36	4069	Good	Remain
T81	Bursera simaruba	Gumbo Limbo	10	0	30	2826	Good	Remain
T82	lex sp	Hollyberry	8	0	24	1809	Good	Remain
T83	Bucida buceras	Black Olive	16	25	30	2826	Good	Remain
T84	Bursera simaruba	Gumbo Limbo	14	20	30	2826	Good	Remain
T85	Bursera simaruba	Gumbo Limbo	12	20	40	5024	Good	Remain
T86	Bucida buceras	Black Olive	22	25	50	7850	Good	Remain
T87	Bursera simaruba	Gumbo Limbo	8	20	24	1809	Good	Remain
T88	Bursera simaruba	Gumbo Limbo	12	20	40	5024	Good	Remain
T89	Bursera simaruba	Gumbo Limbo	12	20	30	2826	Good	Remain
T90	Bursera simaruba	Gumbo Limbo	10	20	30	2826	Good	Remain
T91	Swietenia mahagoni	Mahogany	16	35	40	5024	Good	Remain
T92	Bursera simaruba	Gumbo Limbo	12	0	20	1256	Good	Remain
T93	Swietenia mahagoni	Mahogany	14	35	30	2826	Good	Remain
T94	Unknown	Unknown	10	20	20	1256	Good	Remain
T95	Swietenia mahagoni	Mahogany	14	35	40	5024	Good	Remain

Tree Mitigation	
Total Tree DBH removed:	115
Total Tree DBH required replacement:	115
Total Tree DBH provided:	115
Total Palms provided:	0

BOHLER  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

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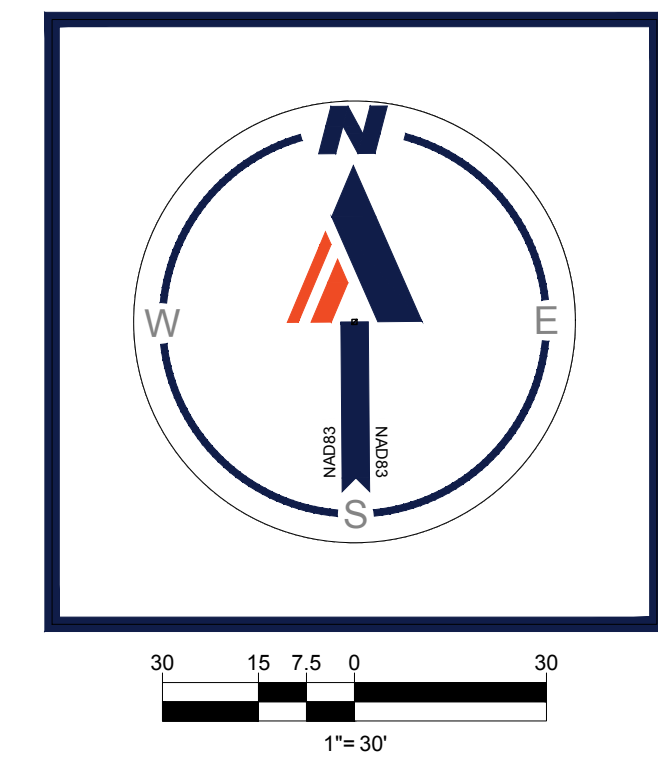
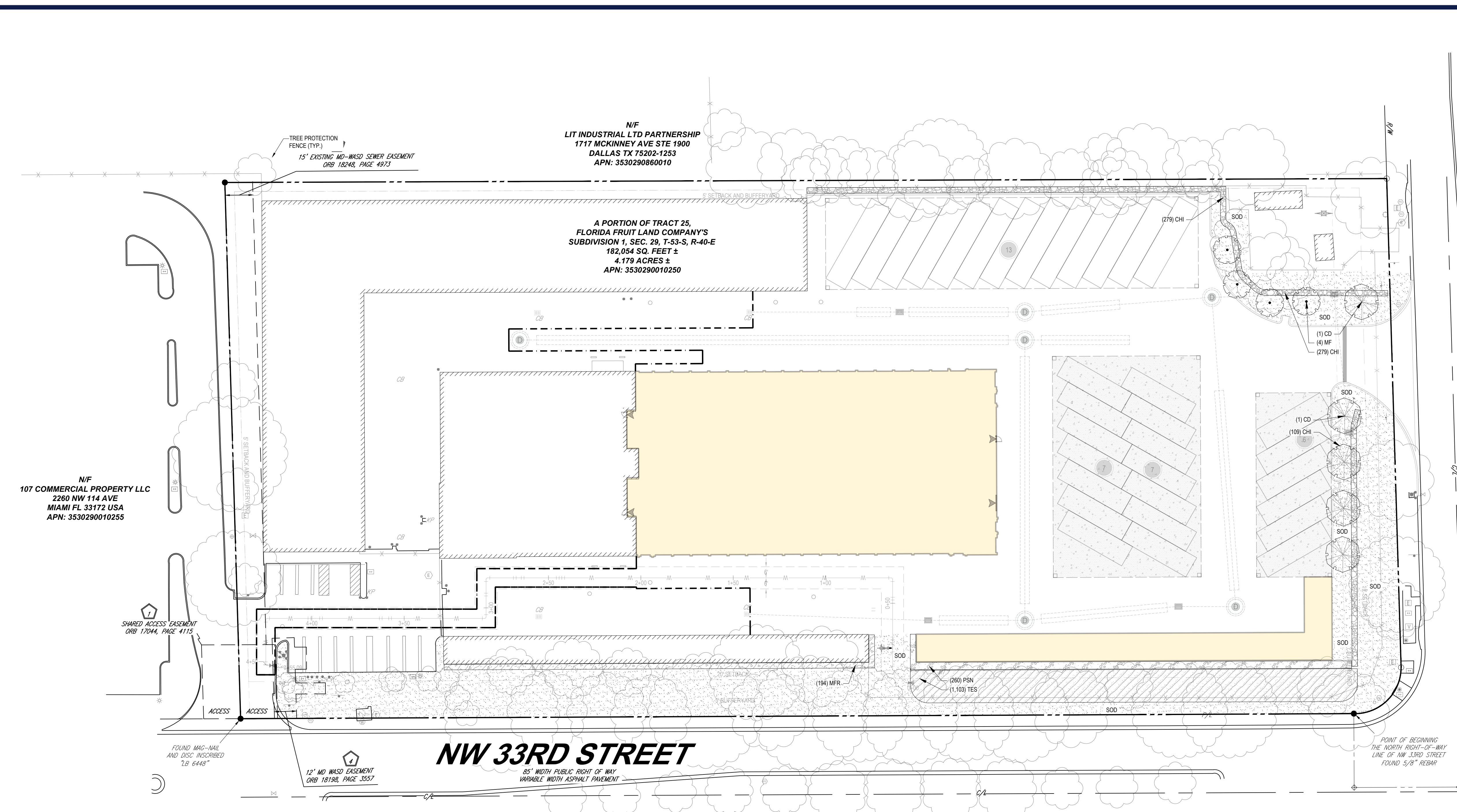
PROJECT No.: FLC220099\_00  
 DRAWN BY: JO  
 CHECKED BY: BW  
 DATE: 12/04/2023  
 CAD LID: TRDP-0

**PROPOSED DEVELOPMENT**

**SmartStop Self Storage**

PROPOSED DEVELOPMENT  
 10451 NW 33RD ST  
 CITY OF DORAL  
 35-3029-001-0250  
 SEC 29 / TWN 53 S / RNG 40 E





**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
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 PERMITTING SERVICES  
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**REVISIONS**

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PROJECT No.: FL C220099.00  
 DRAWN BY: BW  
 CHECKED BY: BW  
 DATE: 12/04/2023  
 CAD ID: LAND-0

**PROP. SITE PLAN DOCUMENTS**

FOR

**SmartStop Self Storage**

PROPOSED DEVELOPMENT

10451 NW 33RD ST  
 CITY OF DORAL  
 SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**

1 SE 3rd AVENUE  
 SUITE 1760  
 MIAMI, FLORIDA 33131  
 Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30760

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, P.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-703**

ORG. DATE - 04/20/2023

**LANDSCAPE LEGEND**

ZONING DISTRICT: INDUSTRIAL (I)	LOT AREA: 182,037.24	ACRES: 4.179
DISTURBED SITE AREA: 2.35 AC		
OPEN SPACE	REQUIRED/ALLOWED	PROVIDED
A. SQUARE FEET OF OPEN SPACE AS REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN:		
LOT AREA = (182,037.24 SQFT X 15%) =	27,305	27,305
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN:		
NUMBER OF PARKING SPACES 33 X 10 SQFT PER PARKING SPACE =	330	330
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B =	27,635	15,684.9
LAWN AREA CALCULATION		
A. SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33:	27,635	27,635
B. MAXIMUM LAWN AREA (SOD) PERMITTED = (2) X 27,635 =	5,527	5,527

TREES	REQUIRED/ALLOWED	PROVIDED
A. NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING MEETING MIN. REQUIREMENTS.		
15 TREES X 4.3 NET LOT ACRES.	64 TREES	79 TREES
B. % PALMS ALLOWED: NUMBER OF TREES REQUIRED X 30% = MAXIMUM (# PALMS = 1 TREE)	19 PALMS COUNTED 2:1	
C. % NATIVES REQUIRED: NUMBER OF TREES REQUIRED X 50% = MINIMUM	32 TREES	54 TREES
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.)	25 TREES	25 TREES
876.84 LINEAR FEET ALONG STREET / 35' =		
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 25' O.C.)	35 TREES	N/A
876.84 LINEAR FEET ALONG STREET / 25' =		
F. TOTAL REQUIRED TREES (A+D+E) =	125 TREES	125 TREES
SHRUBS	REQUIRED/ALLOWED	PROVIDED
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED 64 X 10 =	640 SHRUBS	780 SHRUBS
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS REQUIRED 640 X 50% =	320 SHRUBS	390 SHRUBS

**GENERAL LANDSCAPE NOTES:**

- ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY.
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RANGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL 8, C-704.
- THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

**LANDSCAPE & ROOT BARRIER NOTES:**

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

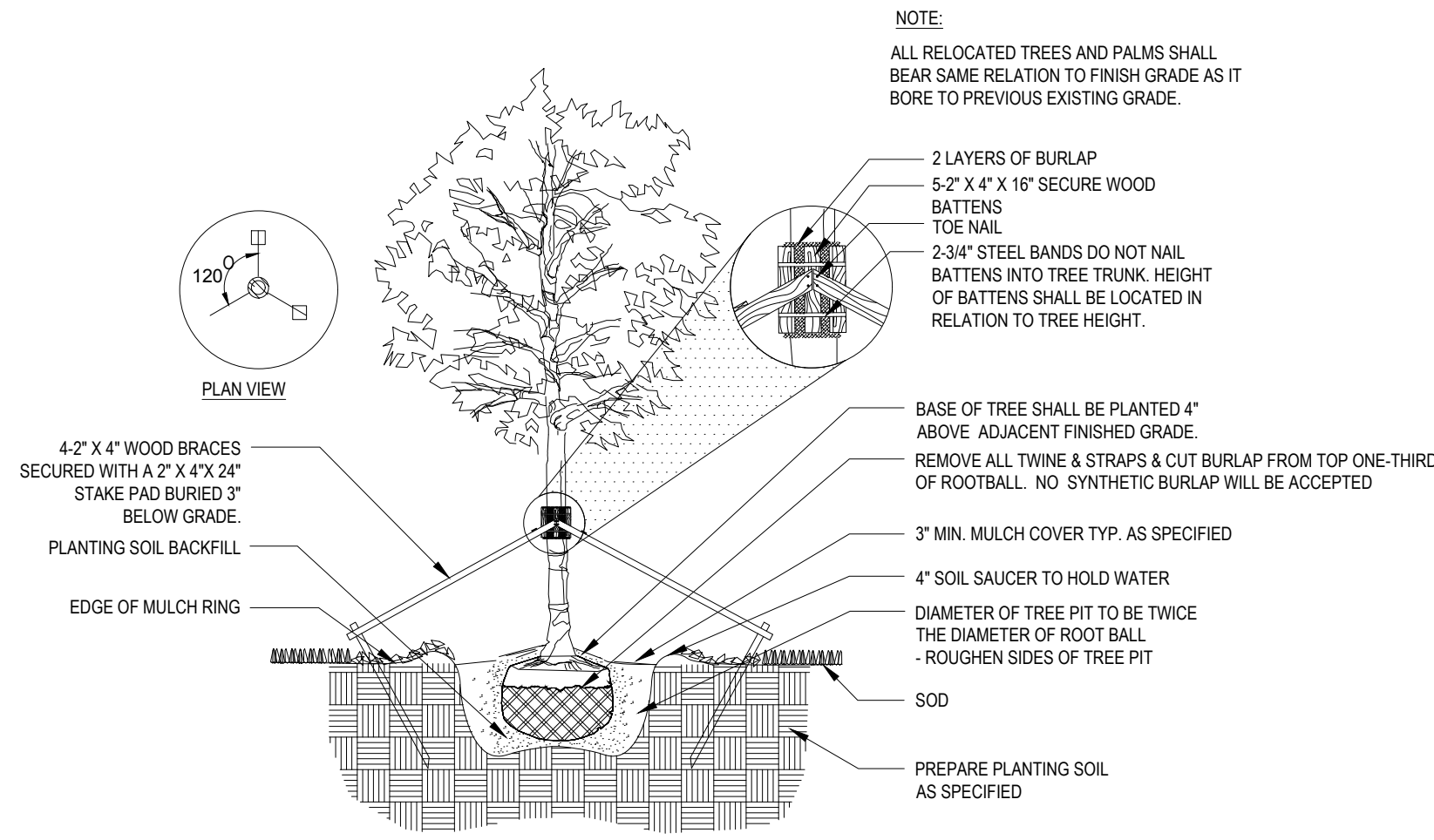
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A MDCUE WITHOUT PRIOR MDCUE APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND MDCUE.

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

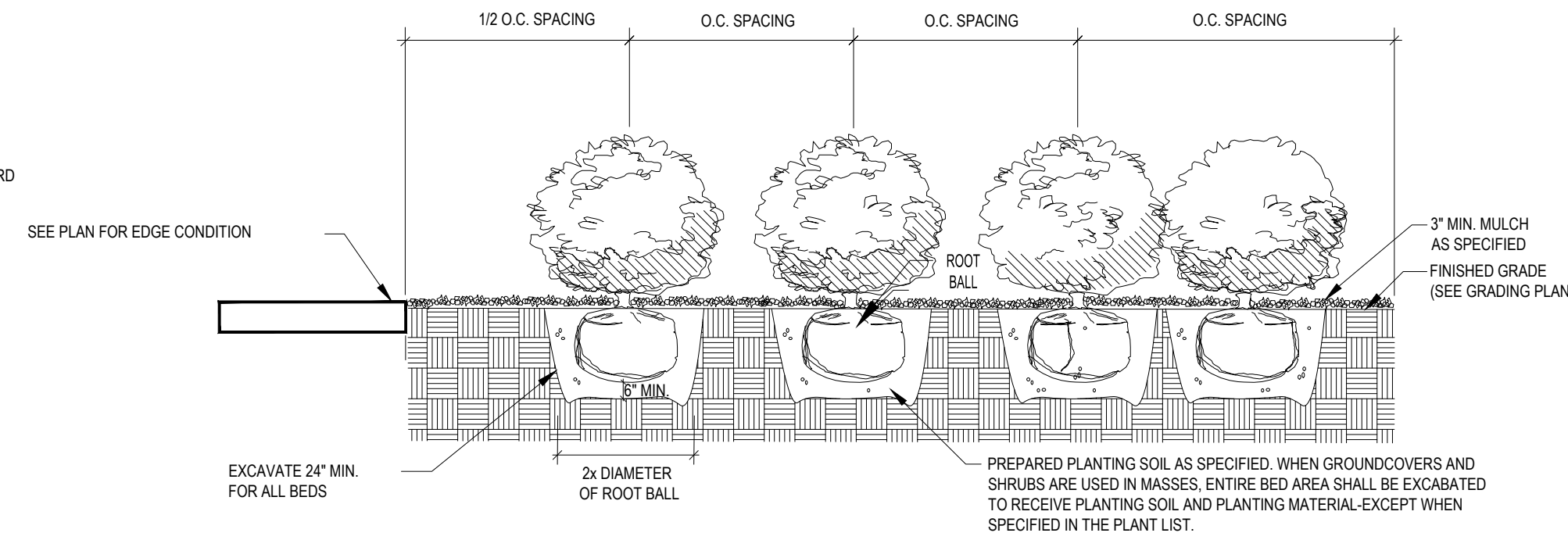
**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	TOLERANT	SPACING
<b>TREES</b>										
	CD	5	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	2.5' CAL. 14' O.A. HT.	CONT./B&B	NATIVE	TOLERANT		
	MF	4	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	2' CAL. 8'-10' HT. X 4'-6' SPRD.	CONT./B&B	NATIVE	TOLERANT		
<b>SYMBOL</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>	<b>CONTAINER</b>	<b>NATIVE</b>	<b>DROUGHT</b>	<b>TOLERANT</b>	<b>SPACING</b>
<b>SHRUB AREAS</b>										
	CHI	388	CHRYSOBALANUS ICACO	COCO PLUM	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT		24" o.c.
	MFR	194	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT		24" o.c.
	PSN	260	PSYCHOTRIA NERVOSEA	WILD COFFEE	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT		24" o.c.
	TES	1,103	TELMATOCHEMNUM SERRULATUM	SWAMP FERN	18" HT. X 18" SPRD.	CONTAINER	NATIVE	TOLERANT		24" o.c.
<b>SOD</b>										
	SOD	19,096 SF	STENOTAPHRUM SECUNDATUM 'PALMETTO'	PALMETTO ST. AUGUSTINE GRASS	SOD	FULL, TIGHT COVERAGE				



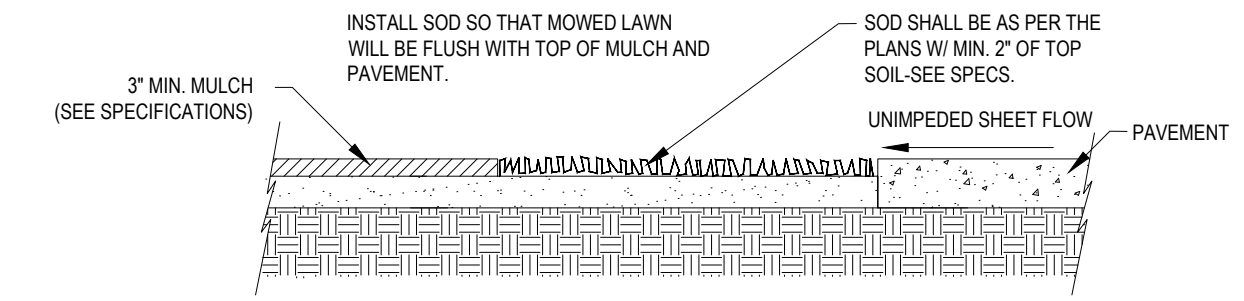
**1 TREE INSTALLATION**  
SECTION

NTS



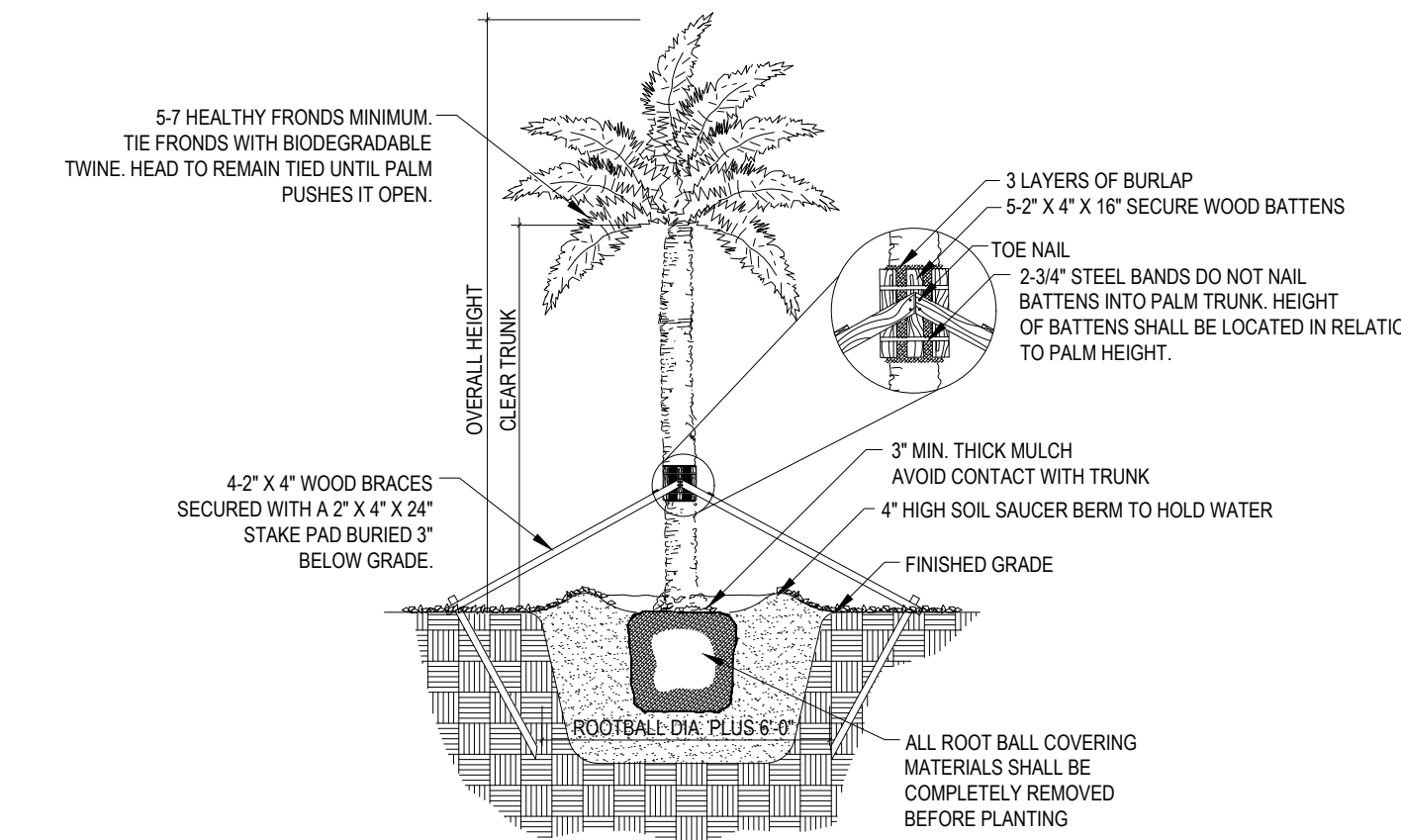
**4 SHRUB PLANTING**  
SECTION

NTS



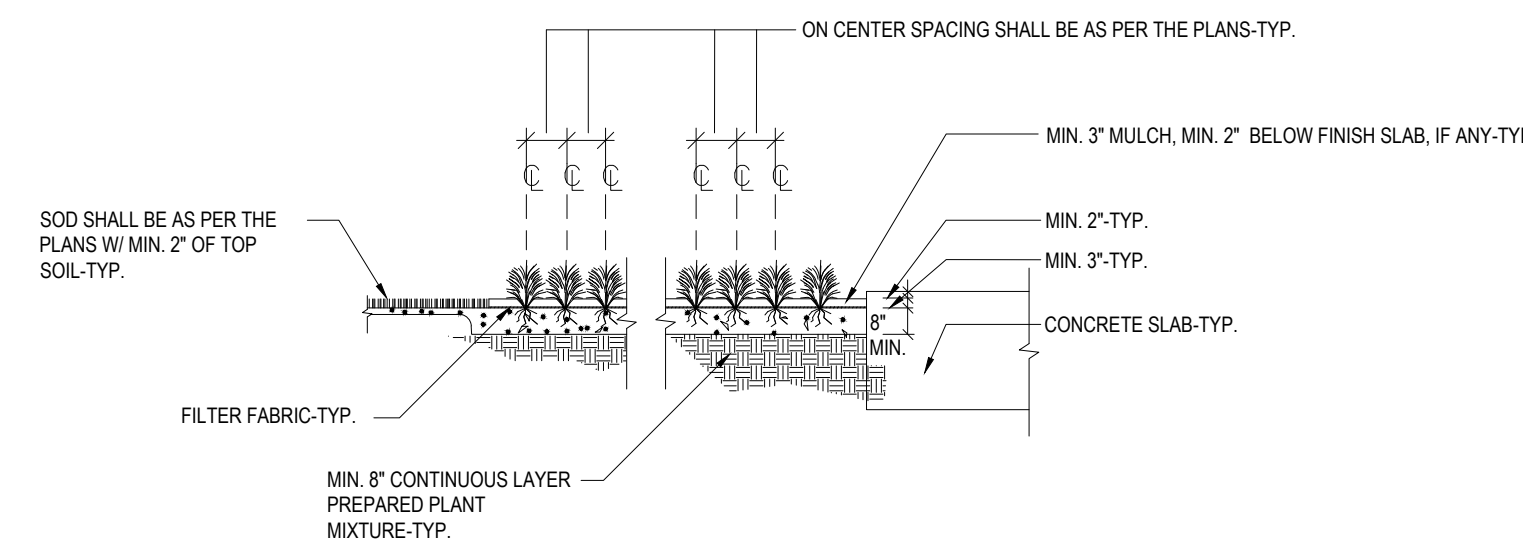
**7 SOD INSTALLATION**  
SECTION

NTS



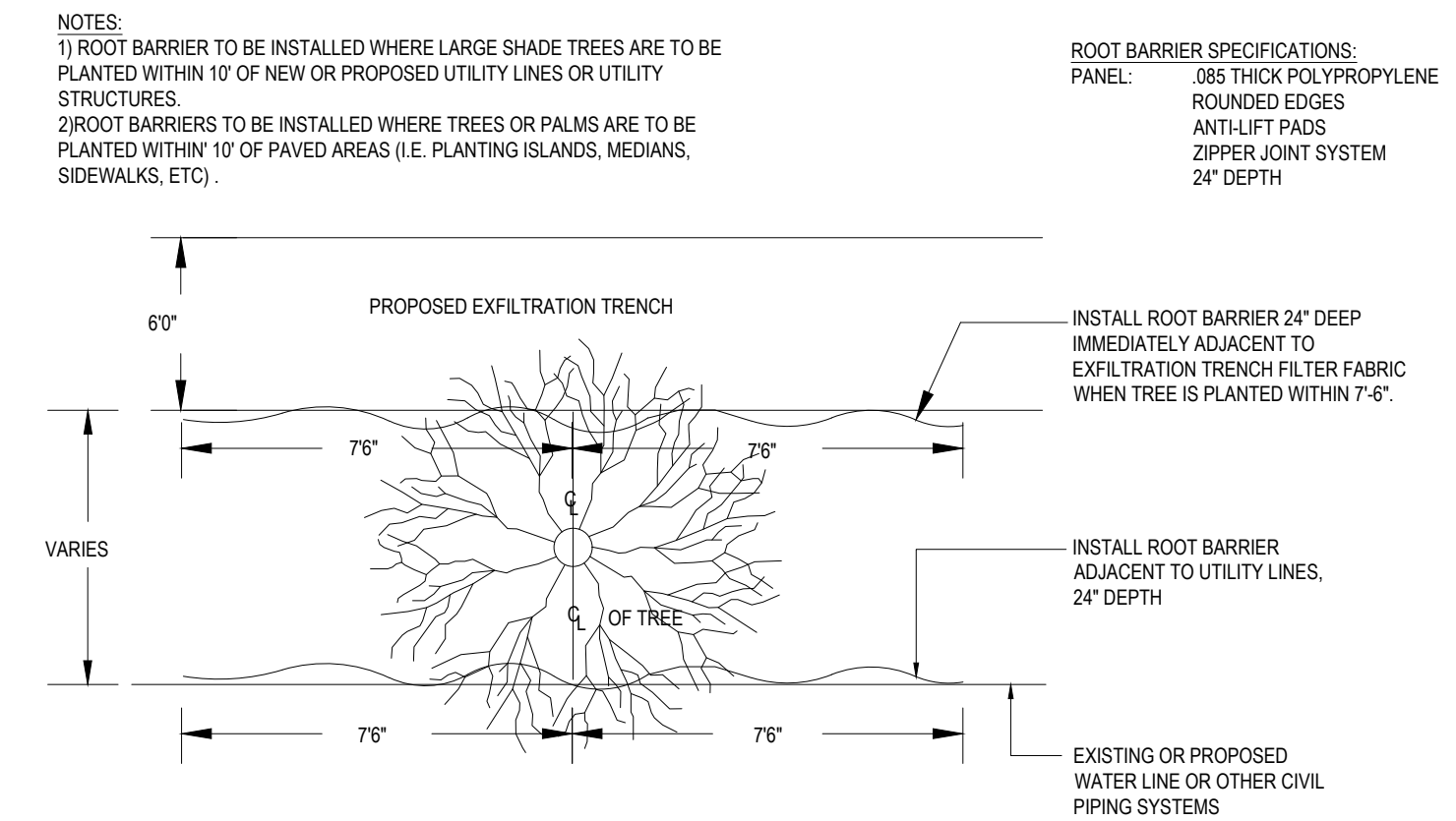
**2 PALM INSTALLATION**  
SECTION

NTS



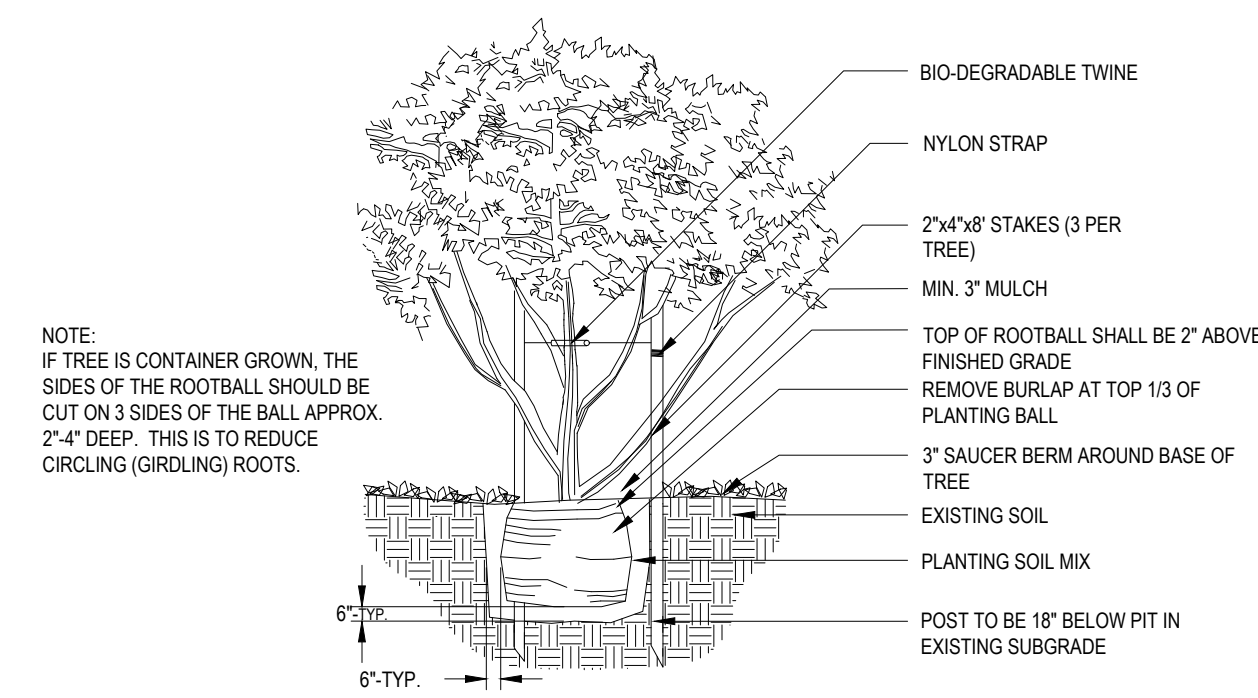
**5 GROUNDCOVER PLANTING**  
SECTION

NTS



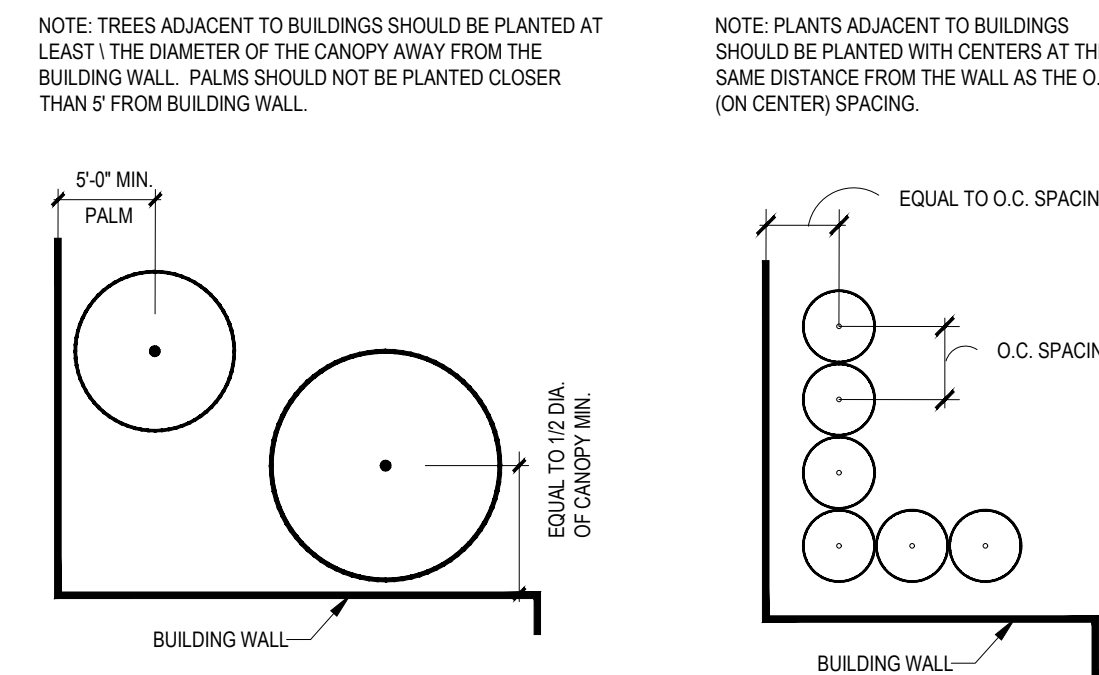
**8 ROOT BARRIER**  
SECTION

NTS



**3 SMALL TREE**  
SECTION

NTS



**6 PLANTING ADJACENT TO BUILDING**  
SECTION

NTS

**REVISIONS**

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PROJECT No.: FL C220099.00  
DRAWN BY: BW  
CHECKED BY: BW  
DATE: 12/04/2023  
CAD ID: LAND-0

**PROP. SITE PLAN DOCUMENTS**  
FOR  
**SmartStop Self Storage**  
PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

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**LANDSCAPE NOTES:**

- 1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.
- 2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIFLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- 3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
- 4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.
- 5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
- 6. TREE RELOCATIONS:
  - A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
  - B. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
  - C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
- 7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
- 8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.
- 9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER. AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
- 10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
- 11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.
- 12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.
- 13. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
- 14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
- 15. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING. NO DRY PLANTING PERMITTED.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
- 17. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
- 18. MULCHING:
  - ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
  - D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
  - E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
  - F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
- 19. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
- 20. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.
- 21. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.
- 22. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.
- 23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.
- 24. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- 25. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."
- 26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

- 27. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.
- 28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.
- 29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.
- 30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
- 31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.
- 32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.
- 33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
- 34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.
- 35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.
- 36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.
- 37. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.
- 38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.
- 39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.
- 40. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.
- 41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.
- 42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.
- 43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.
- 44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.
- 45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUe.
- 46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH
- 47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
- 48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- 49. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.
- 50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
- 51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

- 52. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
- 53. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.
- 54. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
- 55. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.
- 56. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.
- 57. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- 58. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
  - a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR PLANTING OF THAT TREE.
  - b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL.
  - c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
  - d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
  - e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
  - f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
  - g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.
- 59. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.
- 60. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.
- 61. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.
- 62. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
- 63. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS, THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 30 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.
- 64. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.
- 65. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

**SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:**

- 1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
- 2. APPLY APPROVED HERBICIDE, ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
- 3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
- 4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
  - A. 20% TOPSOIL
  - B. 10% PEAT OR COMPOST
  - C. 70% SAND
- 5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
  - A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
  - B. 10% TOPSOIL
- 6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.
- 7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
- 8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
- 9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
- 10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE. NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
- 11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
- 12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

**IRRIGATION NOTES:**

- 1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMDO'S XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
- 2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
- 3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
- 4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.
- 5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
- 6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
- 7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.



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**PROP. SITE PLAN DOCUMENTS**

FOR

**SmartStop Self Storage**

PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**

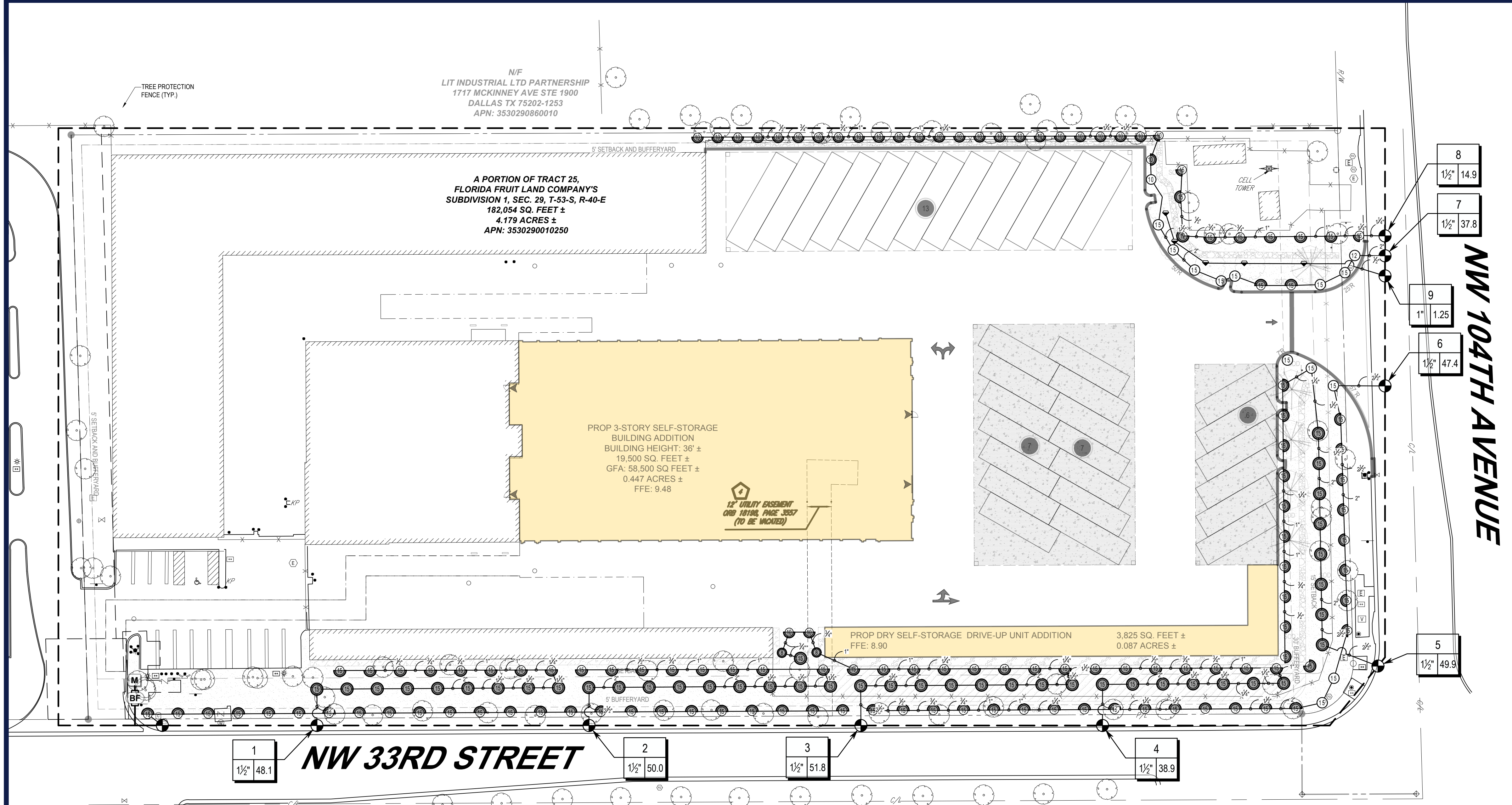
1 SE 3rd AVENUE SUITE 1760  
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:  
**LANDSCAPE NOTES**

SHEET NUMBER:  
**C-705**

ORG. DATE - 04/20/2023



**INSTALLATION NOTES:**

1. THE CONTRACTOR MUST COMPLY WITH THE CURRENT FLORIDA BUILDING CODE.
2. NO PRODUCT SUBSTITUTIONS OR CHANGES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND IRRIGATION DESIGNER.
3. THE CONTRACTOR SHALL VERIFY EXISTING WELLS(S) PRODUCES 55 GALLONS PER MINUTE IN ACCORDANCE WITH REGULATIONS. IF REQUIRED, THE OWNER WILL PROVIDE THE GOVERNING WATER USE DISTRICT RELEVANT PERMITS.
4. OVER-SPRAY ONTO BUILDINGS, SIGNS OR PAVEMENT IS PROHIBITED.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO DIGGING.
6. NO ROCKS OR OTHER EXTRANEANOUS MATERIALS TO BE USED IN BACKFILLING OF PIPE TRENCHES.
7. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
8. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
9. ALL PIPES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF HEADS.
10. ALL LOW VOLTAGE ELECTRICAL CONNECTIONS MADE IN THE FIELD TO BE MADE BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COVERAGE OF ALL LANDSCAPE AREAS.
12. THE CONTRACTOR TO SUPPLY TO THE OWNER WITH OPERATION MANUALS AND TWO (2) WRENCHES FOR ADJUSTING EACH VALVE AND HEAD TYPE.
13. ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
14. ALL CONTROL WIRES SHALL BE MINIMUM #14 AWG. RUN TWO (2) SPARE CONTROL WIRES AND IDENTIFY THEM IN THE VALVE BOX.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVE BOXES WITH COVERS. ALL SHALL BE MARKED INDICATING STATION NUMBERS.
16. PROPOSED SYSTEM SHALL CONNECT TO EXISTING BACKFLOW PREVENTION DEVICES WITH ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER DETERMINED TO MEET ALL LOCAL CODES AND STANDARDS.
17. EXISTING LOCATION AND CONDITION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
18. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
19. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES (EXISTING AND PROPOSED) FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
20. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
21. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL IRRIGATION HEADS AS NEEDED TO PREVENT LOW HEAD DRAINAGE WHERE POSSIBLE POST VALVE SHUT-OFF DRAINING WILL OCCUR.
23. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING AND ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATION PRIOR TO COMPLETION OF THE SYSTEM AND ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
24. CONTRACTOR TO PROVIDE OWNER WITH POST CONSTRUCTION DOCUMENTATION, INCLUDING AS-BUILT DRAWINGS, RECOMMENDED MAINTENANCE SCHEDULES AND ACTIVITIES, OPERATIONAL SCHEDULE, DESIGN PRECIPITATION RATES, SYSTEM ADJUSTING METHODS FOR DECREASING WATER ONCE LANDSCAPE IS ESTABLISHED, WATER SOURCE AND SHUTOFF METHOD AND ALL OPERATIONAL GUIDES FOR CONTROLLER.

**SYSTEM SCHEDULING:**

BEFORE SCHEDULING RUN TIMES, THE SITE SHOULD BE "WALKED" AND PLANTED AREAS INSPECTED TO OBSERVE PLANT STRESS AND HEALTH. SOIL MOISTURE LEVELS SHOULD BE INSPECTED THROUGHOUT PLANTED AREAS AND APPROPRIATE ADJUSTMENTS MADE TO THE IRRIGATION SCHEDULE. EACH IRRIGATION SESSION SHOULD BE SCHEDULED TO ENCOURAGE DEEP ROOTS THROUGH DEEP WATERING AND MINIMAL RUNOFF. THIS CAN BE ACHIEVED THROUGH USE OF MULTIPLE SHORT REPEAT CYCLES WHEN NECESSARY. ESPECIALLY ON SLOPES AND SITES WITH COMPACTED SOILS, WATERING TIMES SHOULD DELIVER ENOUGH WATER TO SOAK THE GROUND TO A DEPTH OF 12 INCHES. RUN TIMES SHOULD BE ADJUSTED ACCORDINGLY TO SOIL TYPE AND PLANT WATER REQUIREMENTS. LESS WATER IS NEEDED TO SOAK A SANDY SOIL COMPARED TO A CLAY SOIL. SANDY SOILS SHOULD ALLOW FOR A 50% MOISTURE DEPLETION LEVEL BETWEEN IRRIGATIONS TO AVOID ROOT ROT AND ALLOW ADEQUATE AIR TO BE PRESENT IN THE SOIL. RUN TIMES SHALL BE ADJUSTED SEASONALLY.

**GENERAL IRRIGATION NOTES:**

1. THE AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 95% OVERLAP SHOULD UTILIZE A SMART CONTROLLER WITH AN E.T. MANAGER. THE WATER SOURCE IS AN EXISTING SYSTEM, PROVIDING APPROXIMATELY 60 PSI @ 55 GPM AND DISTRIBUTION WILL BE THROUGH A COMBINATION OF CONVENTIONAL POP-UP SPRAY HEADS, FLOOD SUBIRRIERS ON TREES AND SUBSURFACE DRIP IN PARKING AREA ISLANDS. A RAIN SENSOR SHALL BE PROVIDED TO AID IN WATER CONSERVATION.
2. THE ELECTRICAL CONNECTION POINT MUST BE A 3-PHASE POWER PANEL. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTION AND EQUIPMENT NECESSARY.
3. THE MAIN LINE CONNECTION IS SCHEMATIC ONLY. THE CONTRACTOR SHALL LOCATE THE EXISTING LINE AND WATER SOURCE CONNECTION PER PLANS WITH FIELD VERIFICATION. IF NECESSARY, POINT OF CONNECTION AND MAIN LINE LOCATION ADJUSTMENTS SHALL BE PLACED APPROPRIATELY WITHIN THE LANDSCAPE AREAS.
4. ADJUST HEIGHTS OF 4" TALL MPR SERIES POP UP SPRAY HEADS IN CORRELATION WITH INSTALLED PLANT MATERIAL AND FIELD CONDITIONS.
5. ALL PVC SLEEVING SHALL EXTEND 18" INTO PREVIOUS LANDSCAPE AREAS.
6. DEPICTION OF ELECTRIC ZONE VALVES, PVC MAINLINE, AND LATERAL LINES ARE SHOWN SCHEMATIC FOR CLARITY PURPOSES. VALVES AND PIPING SHALL BE INSTALLED WITHIN THE LIMIT OF DISTURBANCE FOR OTHER WORK AND IN CORRELATION WITH FIELD CONDITIONS.
7. IRRIGATION CONTRACTOR TO ENSURE ADEQUATE COVER OVER ALL PIPING, SEE IRRIGATION SPECIFICATIONS.
8. A MINIMUM OF 60 PSI IS REQUIRED FOR ADEQUATE WATER PRESSURE. IF THERE SHOULD BE INSUFFICIENT PRESSURE AT THE POINT OF CONNECTION, A BOOSTER PUMP MAY BE REQUIRED. DESIGN FLOW: MAXIMUM 10 GPM AT 60 PSI.
9. ALL IRRIGATION COMPONENTS WITHIN BUILDING ARE SHOWN SCHEMATIC. CONTRACTOR IS TO REFER TO ARCHITECT'S LAYOUT DRAWINGS AND COORDINATE LOCATIONS OF EXISTING AND PROPOSED CONTROLLER, METER, BACKFLOW PREVENTER WITH ASSOCIATED OVERFLOW DRAIN FOR THE BACKFLOW PREVENTER AND IRRIGATION POINT OF CONNECTION.
10. ALL IRRIGATION COMPONENTS SHOULD BE ADJUSTED IN THE FIELD TO CORRELATE WITH EXISTING AND PROPOSED UTILITIES.
11. AT NO POINT IS THE PROPOSED MAINLINE OR SPRAY LATERALS TO BE CONNECTED DIRECTLY TO THE DRIPLINE.

NOTE: IRRIGATION CONTRACTOR SHALL UTILIZE IRRIGATION COMPONENTS FROM MANUFACTURERS LISTED ABOVE OR APPROVED EQUAL. SCHEDULE EXCLUDES FITTINGS, SOLVENT CEMENTS, ELECTRICAL WIRE, AND MISCELLANEOUS IRRIGATION COMPONENTS.

- PLANS DESIGNED BY PROFESSIONAL IRRIGATION DESIGNER. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED BY CERTIFIED IRRIGATION CONTRACTOR.
- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY.
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES.
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS (C-715 & C-716)

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CHECKED BY: BW  
DATE: 12/04/2023  
LAND:  

**PROP. SITE PLAN DOCUMENTS**  
FOR  
**SmartStop Self Storage**  
PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E

**BOHLER**  
1 SE 3rd AVENUE  
SUITE 1760  
MIAMI, FLORIDA 33131  
Phone: (786) 681-0800  
FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

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SHEET TITLE:  
**IRRIGATION PLAN**  
SHEET NUMBER:  
**C-706**  
ORG. DATE - 04/20/2023

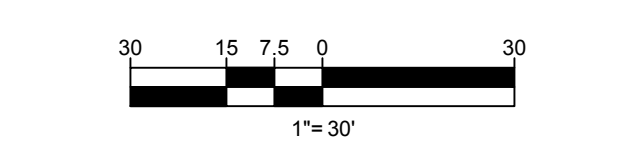
**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
Q 1 H 1	RAIN BIRD 1804-U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	2	30	
Q 1 H 10	RAIN BIRD 1804-U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	27	30	
Q 1 H 10	RAIN BIRD 1804-U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	1	30	
Q 1 H 10	RAIN BIRD 1804-U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	141	30	
Q 1 H 10	RAIN BIRD 1804-U HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET.	14	30	
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1		
M	WATER METER 1"	1		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	383.0 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	217.3 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	212.4 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	309.7 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	430.4 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	323.9 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 2"	634.4 L.F.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 2 1/2"	170.0 L.F.		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,915 L.F.		

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	48.1		38.8	1.12 in/h	
2	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	49.95		38.8	1.15 in/h	
3	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	51.84		39.5	1.09 in/h	
4	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	38.85		37.7	1.12 in/h	
5	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	48.85		38.7	0.93 in/h	
6	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	47.36		38.0	0.79 in/h	
7	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	37.83		38.0	0.83 in/h	
8	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY	14.89		35.7	0.79 in/h	
9	RAIN BIRD EFB-CP	1"	BUBBLER	1.25		40.8	0.85 in/h	
Unknown	RAIN BIRD EFB-CP	1-1/2"	TURF SPRAY				Unknown	

P.O.C. NUMBER: 01  
Water Source Information:  
FLOW AVAILABLE  
Water Meter Size: 1"  
Flow Available: 37.5 GPM  
PRESSURE AVAILABLE  
Static Pressure at POC: 50 PSI  
Elevation Change: 5 ft  
Service Line Size: 3"  
Length of Service Line: 20 ft  
Pressure Available: 48 PSI  
DESIGN ANALYSIS  
Maximum Station Flow: 37.5 GPM  
Flow Available at POC: 37.5 GPM  
Residual Flow Available: 0 GPM  
Pressure Req. at Critical Station: 0 PSI  
Loss for Fittings: 0 PSI  
Loss for Main Line: 0 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 0 PSI  
Critical Station Pressure at POC: 0 PSI  
Pressure Available: 48 PSI  
Residual Pressure Available: 48 PSI

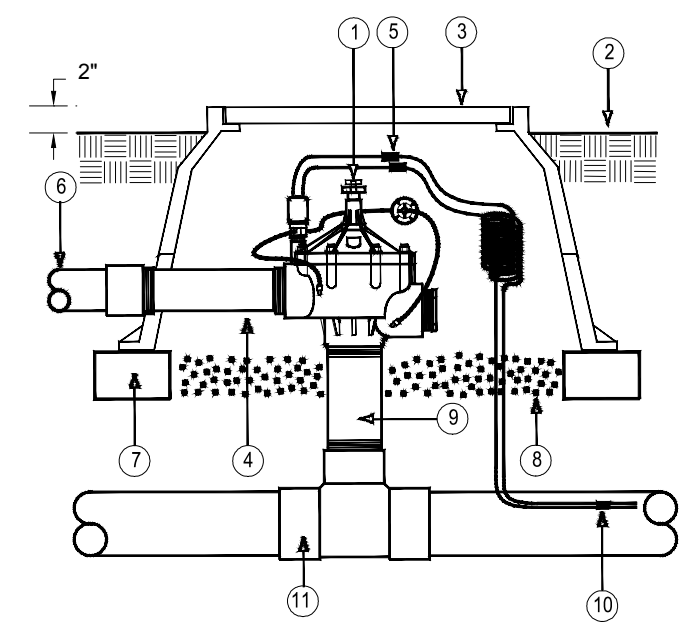


THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY

REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES

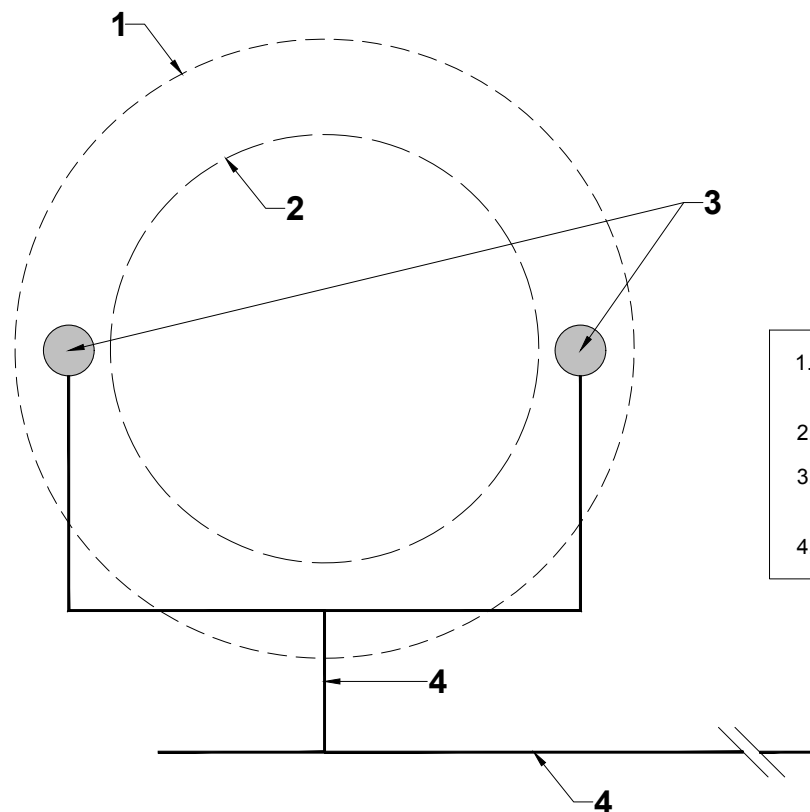
REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS

NOTE: CONTRACTOR TO FIELD VERIFY CONNECTING INTO EXISTING IRRIGATION SYSTEM ADDING SPRAY HEADS TO PROVIDE FULL HEAD TO HEAD COVERAGE FOR PROPOSED LANDSCAPE. ANY LATERAL OR MAINLINES IN CONFLICT WITH PROPOSED CONSTRUCTION SHALL BE CAPPED WHERE NECESSARY. ANY TRENCHING WITHIN DRIPLINE OF EXISTING TREES SHALL BE HAND TRENCHED. TOTAL FLOW SHALL NOT EXCEED SPECIFIED VALVE MAX. GPM AND WATER VELOCITY SHALL NOT EXCEED 5 FT/SEC. CONTACT LANDSCAPE ARCHITECT IF IRRIGATION LINES ARE IN CONFLICT WITH EXISTING OR PROPOSED UTILITIES

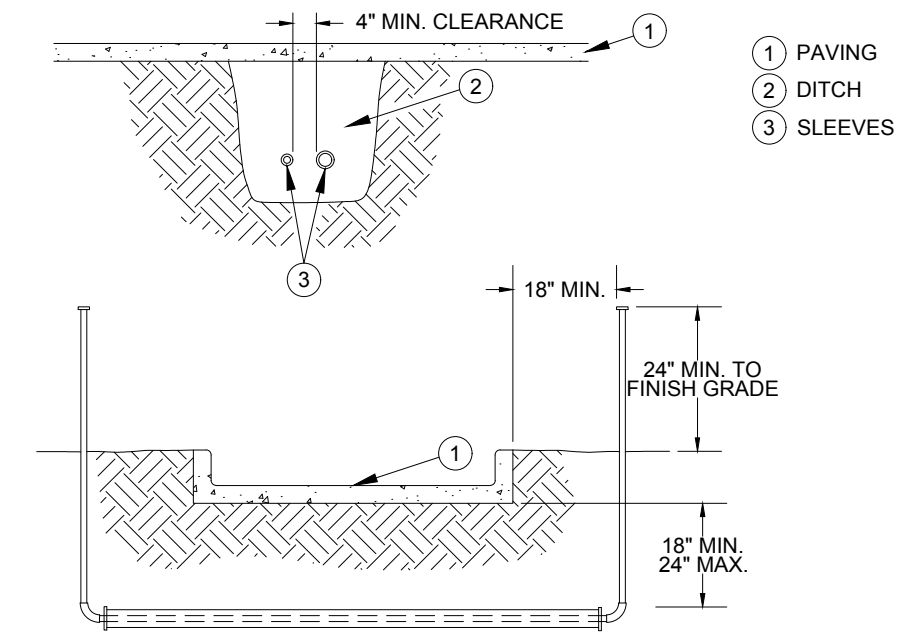


- 1 Hardie 100 series electric RCV (size per plans)
- 2 Finish Grade
- 3 Carson 1419-18 Valve Box w/1419-4B bolt down lid
- 4 6" PVC SCH 80 nipple
- 5 3M Waterproof wire connectors
- 6 PVC lateral line (size and type as per legend)
- 7 Common red brick (4 required)
- 8 Pea Gravel-12" deep
- 9 PVC Schedule 80 nipple (length as required)
- 10 Common and control wires to controller location
- 11 Pressure main line piping with main line fitting (depth, size and type as required)

NOTE: Refer to product literature for additional installation and adjustment information.



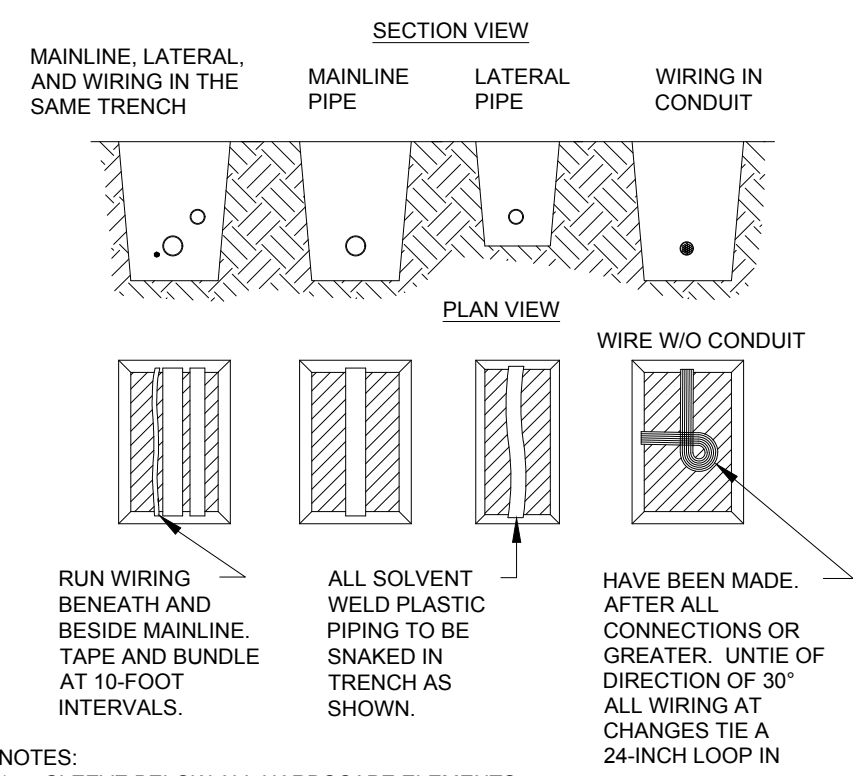
1. EARTHEN BERM AROUND TREE PIT (REFER TO LANDSCAPE PLANS)
2. TREE ROOT BALL
3. FLOOD BUBBLERS (REFER TO IRRIGATION PLANS)
4. PVC LATERAL PIPE



1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. MECHANICALLY TAMP TO 95% PROCTOR.

### 1 REMOTE CONTROL VALVE

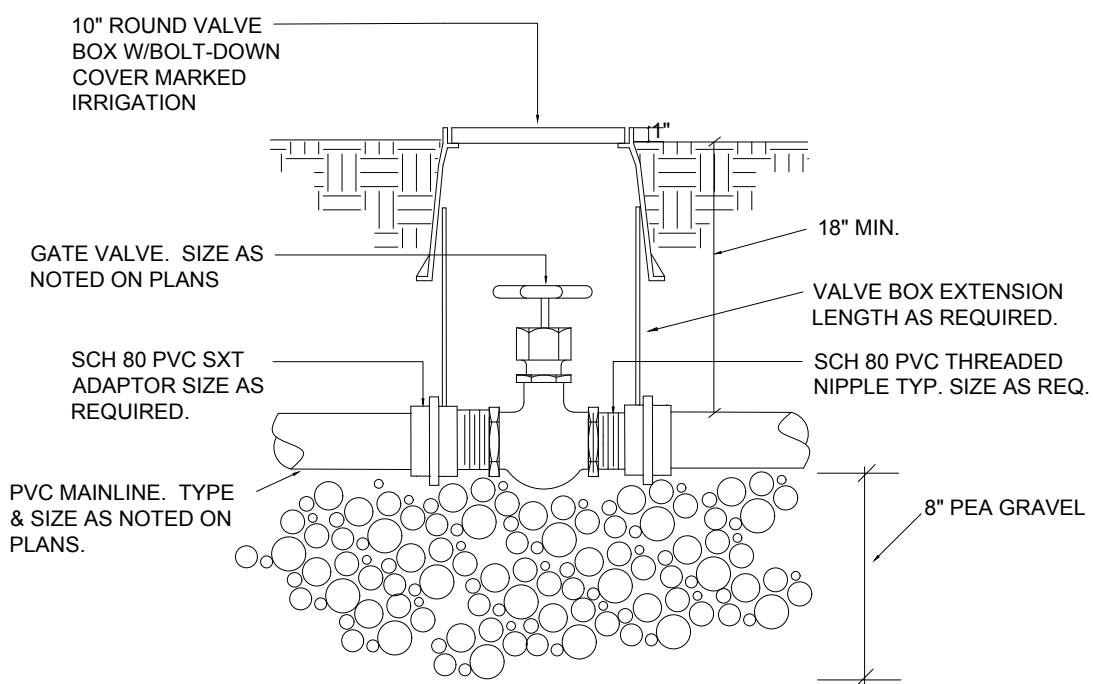
SECTION NTS



- NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
  2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

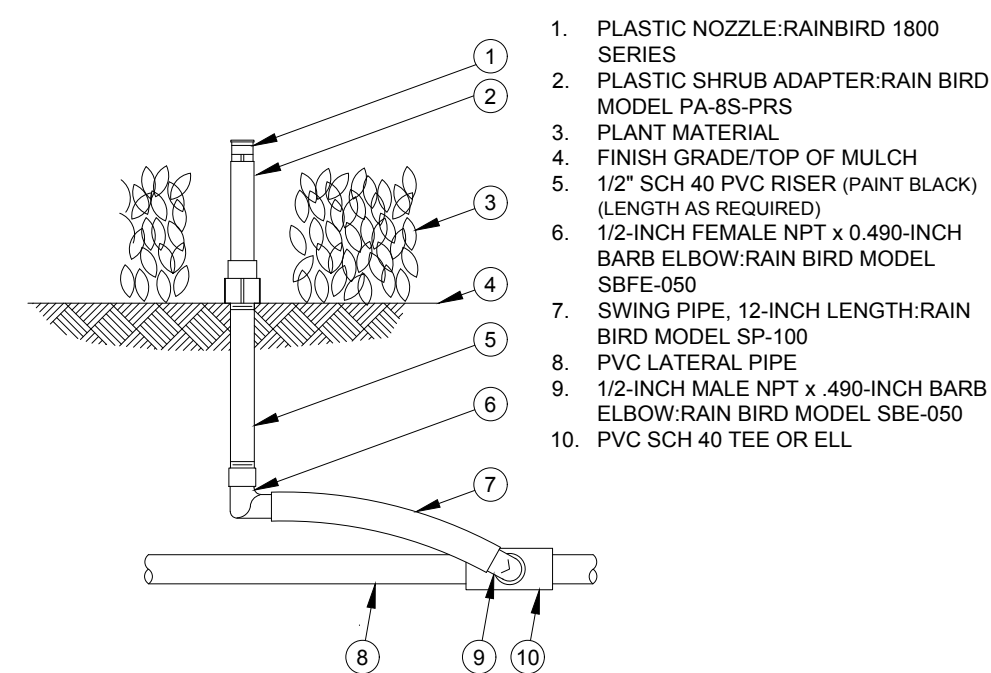
### 2 PIPE & WIRE TRENCHING

SECTION NTS



### 3 GATE VALVE

SECTION NTS



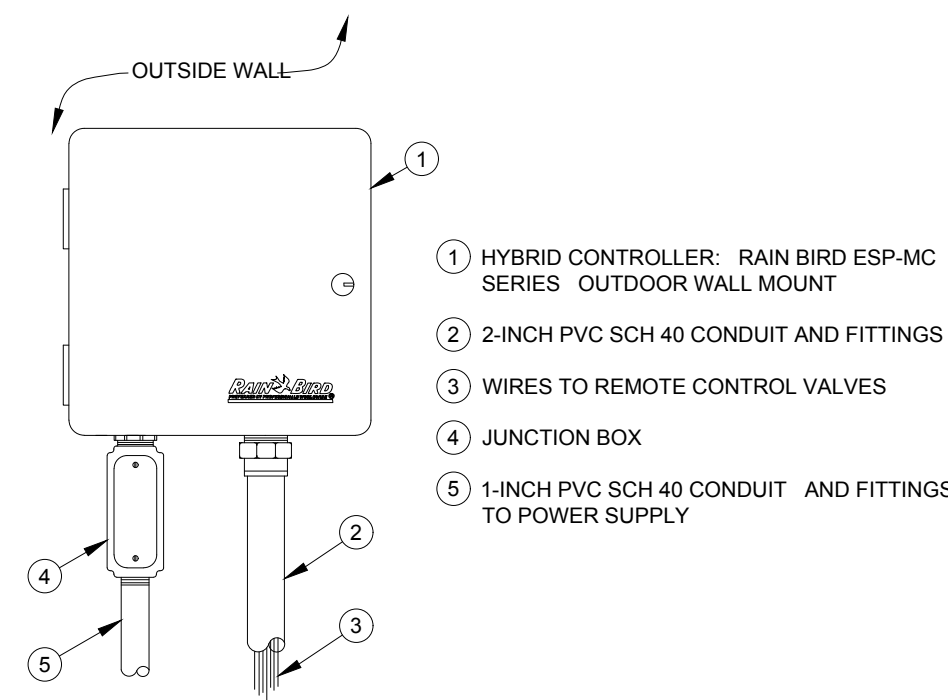
1. PLASTIC NOZZLE-RAINBIRD 1800 SERIES
2. PLASTIC SHRUB ADAPTER-RAIN BIRD MODEL PA-8S-PRS
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. 1/2" SCH 40 PVC RISER (PAINT BLACK) (LENGTH AS REQUIRED)
6. 1/2-INCH FEMALE NPT x .490-INCH BARB ELBOW-RAIN BIRD MODEL SBE-050
7. SWING PIPE, 12-INCH LENGTH-RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW-RAIN BIRD MODEL SBE-050
10. PVC SCH 40 TEE OR ELL

### 4 NOZZLE ON A RISER

SECTION NTS

### 5 BUBBLER HEAD PLACEMENT

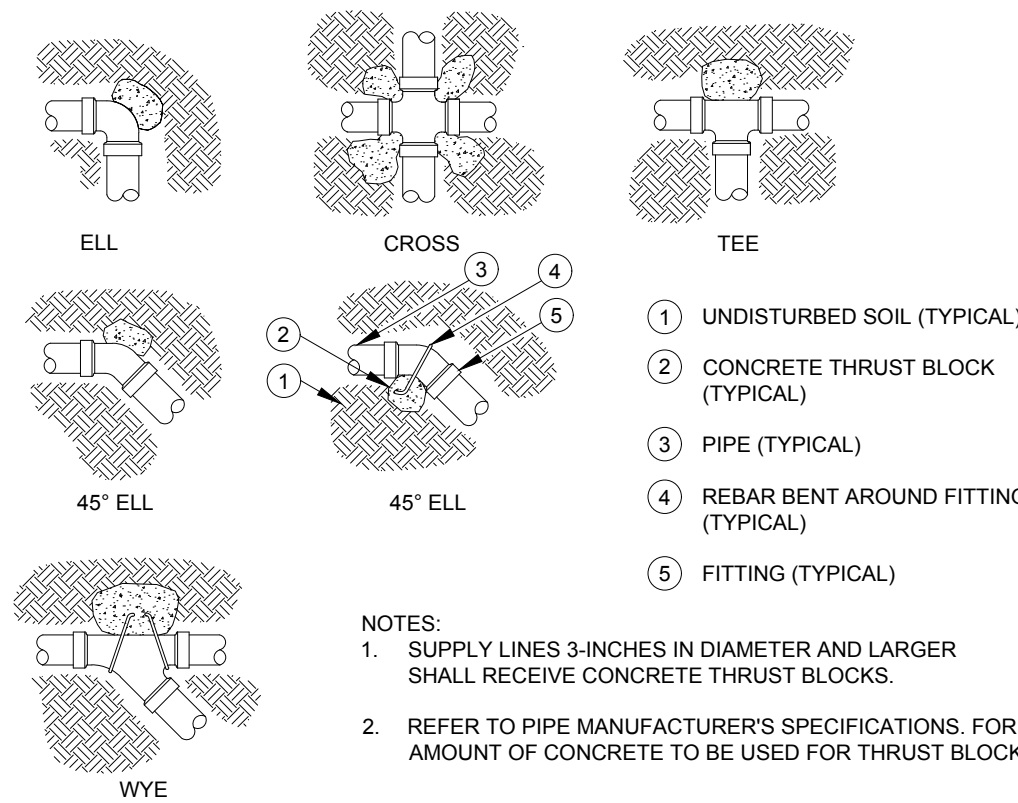
SECTION NTS



- 1 HYBRID CONTROLLER- RAIN BIRD ESP-MC SERIES OUTDOOR WALL MOUNT
- 2 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

### 6 HYBRID CONTROLLER

SECTION NTS

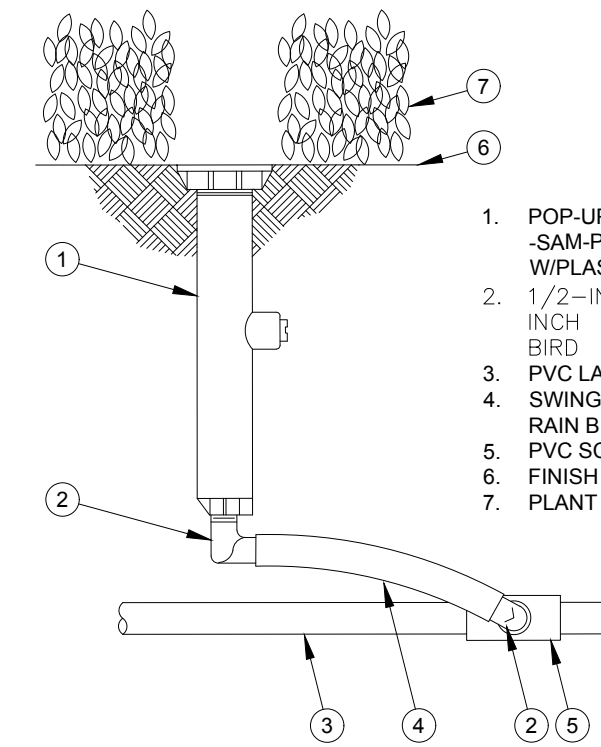


- 1 UNDISTURBED SOIL (TYPICAL)
- 2 CONCRETE THRUST BLOCK (TYPICAL)
- 3 PIPE (TYPICAL)
- 4 REBAR BENT AROUND FITTING (TYPICAL)
- 5 FITTING (TYPICAL)

- NOTES:
1. SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
  2. REFER TO PIPE MANUFACTURER'S SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

### 7 THRUST BLOCK

SECTION NTS



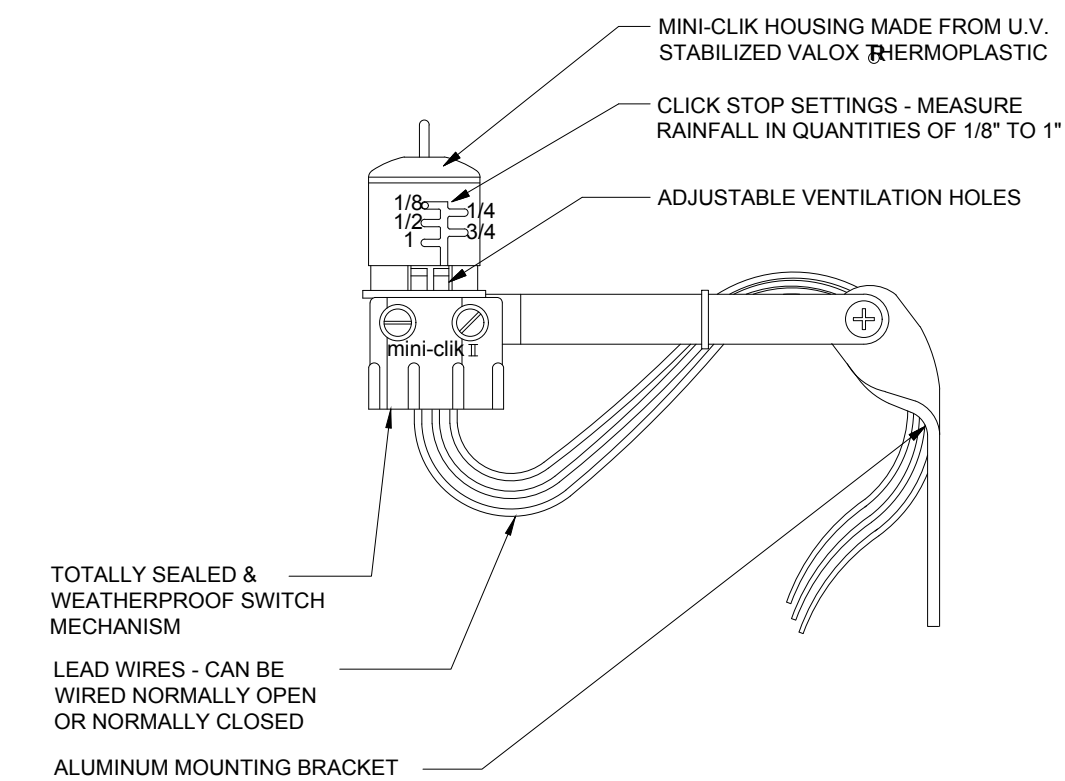
1. POP-UP SPRAY SPRINKLER- SAM-PRS- RAIN BIRD 1800 W/PLASTIC MPR NOZZLE
2. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW- RAIN BIRD MODEL SBE-050
3. PVC LATERAL PIPE
4. SWING PIPE, 12-INCH LENGTH- RAIN BIRD MODEL SP-100
5. PVC SCH 40 TEE OR ELL
6. FINISH GRADE/TOP OF MULCH
7. PLANT MATERIAL

### 8 POP-UP SPRAY SPRINKLER

SECTION NTS

### 9 SLEEVING

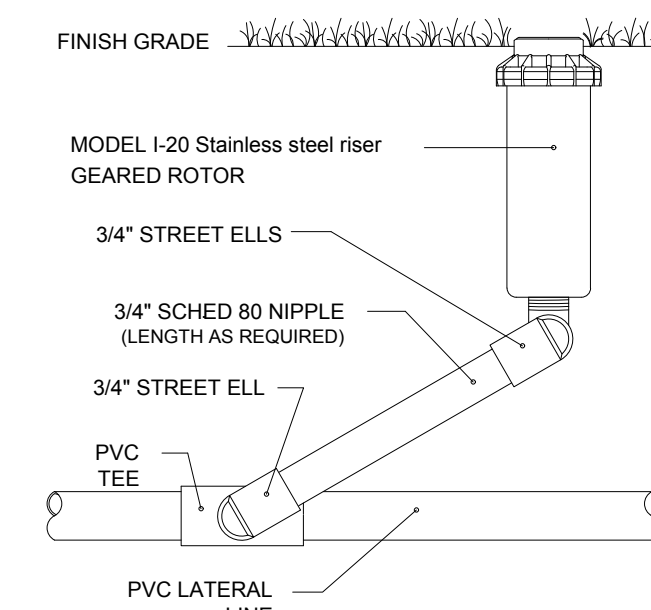
SECTION NTS



- TOTALLY SEALED & WEATHERPROOF SWITCH MECHANISM
- LEAD WIRES - CAN BE WIRED NORMALLY OPEN OR NORMALLY CLOSED
- ALUMINUM MOUNTING BRACKET

### 10 RAIN MOSITURE SENSOR

SECTION NTS



### 11 POP-UP ROTOR RIGID SWING ARM

SECTION NTS

REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY

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PROJECT No.:	FLC220099.00
DRAWN BY:	BW
CHECKED BY:	BW
DATE:	12/04/2023
CAD ID:	LAND-0

PROJECT:  
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FOR  
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PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
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SHEET TITLE:  
**IRRIGATION DETAILS**  
SHEET NUMBER:  
**C-707**  
ORG. DATE - 04/20/2023

## IRRIGATION SPECIFICATIONS

### PART 1 - GENERAL 1.01 SCOPE

- A. PROVIDE COMPLETE SPRINKLER INSTALLATION AS DETAILED AND SPECIFIED HEREIN, INCLUDING FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION. WORK INCLUDES BUT IS NOT LIMITED TO:
- TRENCHING AND BACKFILL.
  - AUTOMATIC CONTROLLED SYSTEM.
  - UPON COMPLETION OF INSTALLATION, SUPPLY RECORD DRAWINGS SHOWING DETAILS OF CONSTRUCTION INCLUDING LOCATION OF MAINLINE PIPING, MANUAL AND AUTOMATIC VALVES, ELECTRICAL SUPPLY TO VALVES, AND SPECIFICALLY EXACT LOCATION OF AUTOMATIC VALVES.
- B. NOTE: ALL SLEEVES AS SHOWN ON PLANS WILL BE FURNISHED BY GENERAL CONTRACTOR. METER AND POWER SOURCE TO BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL JURISDICTION.

### 1.02 APPLICABLE STANDARDS

- A. D1785 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND CL200  
B. D2464 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS THREADED, SCHEDULE 40  
C. D2466 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS SOCKET TYPE, SCHEDULE 40  
D. D2564 - SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS  
E. STANDARD RECOMMENDED PRACTICE FOR:

- D2855 - MAKING SOLVENT - CEMENTED JOINTS WITH POLY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS.

### 1.03 MAINTENANCE AND GUARANTEE

- A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, INCLUDING RAISING AND LOWERING OF HEADS TO COMPENSATE FOR LAWN GROWTH, CLEANING AND ADJUSTMENT OF HEADS, RAISING AND LOWERING OF SHRUB HEADS TO COMPENSATE FOR SHRUB GROWTH, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. CONTRACTOR SHALL BLOWOUT, CLOSE AND OPEN THE SYSTEM ONCE DURING THE GUARANTEE PERIOD.
- D. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS OR WORKMANSHIP, INCLUDING REPAIR OF BACKFILL SETTLEMENT.

### 1.04 SUBMITTALS

- A. USE OF MATERIALS DIFFERING IN QUALITY, SIZE, OR PERFORMANCE FROM THOSE SPECIFIED WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF OWNER/IRRIGATION DESIGNER. THE DECISION WILL BE BASED ON COMPARATIVE ABILITY OF MATERIAL OR ARTICLE TO PERFORM FULLY ALL PURPOSES OF MECHANICS AND GENERAL DESIGN CONSIDERED TO BE POSSESSED BY ITEM SPECIFIED. BIDDERS DESIRING TO MAKE A SUBSTITUTION FOR SPECIFIED SPRINKLERS SHALL SUBMIT MANUFACTURER'S CATALOG SHEET SHOWING FULL SPECIFICATION OF EACH TYPE OF SPRINKLER PROPOSED AS A SUBSTITUTE, INCLUDING DISCHARGE IN GPM MAXIMUM ALLOWABLE OPERATING PRESSURE AT SPRINKLER. APPROVAL OF SUBSTITUTE SPRINKLER SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITY TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM.
- B. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM. IF IRRIGATION CONTRACTOR NOTES ANY PROBLEMS IN HEAD SPACING OR POTENTIAL COVERAGE, IT IS HIS RESPONSIBILITY TO NOTIFY THE IRRIGATION DESIGNER IN WRITING, BEFORE PROCEEDING WITH WORK. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE OF ALL AREAS TO BE IRRIGATED.
- C. CONTRACTOR TO FURNISH AN AS BUILT DRAWING OF ENTIRE SYSTEM FOR REVIEW PRIOR TO ACCEPTANCE.

### 1.05 TESTING

- A. PERFORM TESTING REQUIRED WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

### 1.06 COORDINATION

- A. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

### PART 2 - PRODUCTS

#### 2.01 GENERAL

- A. SPRINKLER MAINS: SPRINKLER MAINS ARE THAT PORTION OF PIPING FROM WATER SOURCE TO OPERATING VALVES. THIS PORTION OF PIPING IS SUBJECT TO SURGES, BEING A CLOSED PORTION OF SPRINKLER SYSTEM. QUICK COUPLER LINES ARE CONSIDERED A PART OF SPRINKLER MAIN.
- B. LATERAL PIPING: LATERAL PIPING IS THAT PORTION OF PIPING FROM OPERATING VALVE TO SPRINKLER HEADS & DRIPLINE. THIS PORTION OF PIPING IS NOT SUBJECT TO SURGES, BEING AN "OPEN END" PORTION OF SPRINKLER SYSTEM.

#### 2.02 POLY VINYL CHLORIDE PIPE (PVC)

- A. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH COMMERCIAL STANDARDS NOTED HEREIN.
- B. MARKING AND IDENTIFICATION: PVC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, PIPE SIZE, TYPE OF PIPE, AND MATERIAL, SDR NUMBER, PRODUCT STANDARD NUMBER, AND THE NSF (NATIONAL SANITATION FOUNDATION) SEAL.
- C. PVC PIPE FITTINGS: SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH PVC PIPE FURNISHED.

#### 2.03 POLYETHYLENE PIPE

- A. POLYETHYLENE PIPE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH COMMERCIAL STANDARDS BY A REPUTABLE DEALER.

#### 2.04 COPPER TUBING

- A. HARD, STRAIGHT, LENGTHS OF DOMESTIC MANUFACTURE ONLY. NO COPPER TUBE OF FOREIGN EXTRUSION OR ANY SO-CALLED IRRIGATION TUBING (THIN WALL) SHALL BE USED.

#### 2.05 COPPER TUBE FITTINGS

- A. CAST BRASS OR WROUGHT COPPER, SWEAT-SOLDER TYPE.

#### 2.06 WIRE

- A. TYPE UF WITH A 464" INSULATION THICKNESS WHICH IS UNDERWRITER'S LABORATORY APPROVED FOR DIRECT UNDERGROUND BURIAL WHEN USED IN A NATIONAL ELECTRIC CODE CLASS II CIRCUIT (30 VOLTS AC OR LESS).

#### 2.07 SCHEDULE 80 PVC NIPPLES

- A. COMPOSED OF STANDARD SCHEDULE 40 PVC FITTINGS AND PVC MEETING NOTED STANDARDS. NIPPLES FOR HEADS AND SHRUB RISERS, WHERE APPLICABLE, NO CLAMPS OR WIRES MAY BE USED. TO BE NOMINAL ONE-HALF (1/2") INCH DIAMETER BY EIGHT (8") INCHES LONG.

- B. POLYETHYLENE NIPPLES SIX (6") INCHES LONG TO BE USED ON ALL POP-UP SPRAY HEADS.

#### 2.08 MATERIALS - SEE IRRIGATION PLAN

- A. SPRINKLER HEADS IN LAWN AREA AS SPECIFIED ON PLAN.
- B. PVC PIPE: CLASS 200, SDR 21 COPPER TUBING (MUNICIPAL CONNECTION); TYPE "M" 24V WIRE; AWG 14 SINGLE STRAND, TYPE UF.
- C. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- D. REFER TO DRAWING FOR BACKFLOW PREVENTION REQUIREMENTS. COORDINATE EXACT LOCATION WITH IRRIGATION DESIGNER.

### PART 3 EXECUTION 3.01 INSTALLATION - GENERAL

- A. CONTRACTOR IS TO VERIFY PRESSURE AND FLOW RATES PRIOR TO BEGINNING INSTALLATION. CONTRACTOR TO PROVIDE ANY PRESSURE REDUCING VALVES OR BOOSTER PUMPS TO ACHIEVE STATIC PRESSURE AS STATED.
- B. STAKING: BEFORE INSTALLATION IS STARTED, PLACE A STAKE WHERE EACH SPRINKLER IS TO BE LOCATED, IN ACCORDANCE WITH DRAWING. STAKING SHALL BE APPROVED BY IRRIGATION DESIGNER AS REQUIRED.
- C. EXCAVATIONS: EXCAVATIONS ARE UNCLASSIFIED AND INCLUDE EARTH, LOOSE ROCK, ROCK OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. BACKFILL TRENCHES WITH MATERIAL THAT IS SUITABLE FOR COMPACTION AND CONTAINS NO LUMPS, CLOUDS, ROCK, DEBRIS, ETC. SPECIAL BACKFILL SPECIFICATIONS, IF FURNISHED TAKE PREFERENCE OVER THIS GENERAL SPECIFICATION.
- D. BACKFILL: FLOOD OR HAND-TAMP TO PREVENT AFTER SETTLING. HAND RAKE TRENCHES AND ADJOINING AREA TO LEAVE GRADE IN AS GOOD OR BETTER CONDITION THAN BEFORE INSTALLATION.
- E. PIPING LAYOUT: PIPING LAYOUT IS DIAGRAMMATIC. ROUTE PIPING AROUND TREES AND SHRUBS IN SUCH A MANNER AS TO AVOID DAMAGE TO PLANTINGS. DO NOT DIG WITHIN BALL OF NEWLY PLANTED TREES OR SHRUBS.
- 3.02 PIPE INSTALLATION
- A. SPRINKLER MAINS: INSTALL A FOUR (4") INCH MINIMUM WIDTH TRENCH WITH A MINIMUM OF TWELVE (12") INCHES OF COVER.
- B. LATERAL PIPING: INSTALL A FOUR (4") INCH WIDE MINIMUM TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE, WITH LESS THAN EIGHT (8") INCHES OF COVER.
- C. TRENCHING: REMOVE LUMBER, RUBBISH, AND LARGE ROCKS FROM TRENCHES. PROVIDE FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. WEDGING OR BLOCKING OF PIPE WILL NOT BE PERMITTED. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING, AND KEEP PIPING CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF PIPE.

#### 3.03 PVC PIPE AND FITTING ASSEMBLY

- A. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT-WELDED JOINTS. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
- B. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE SUCH AS PERMATX NO. 2 ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED.

#### 3.04 COPPER TUBING AND FITTING ASSEMBLY

- A. CLEAN PIPE AND FITTING THOROUGHLY AND LIGHTLY SAND PIPE CONNECTIONS TO REMOVE RESIDUE FROM PIPE. ATTACH FITTINGS TO TUBING IN AN APPROVED MANNER USING 50-50 SOFT SOLID CORE SOLDER.

#### 3.05 SHRUB SPRAY HEADS (FIXED)

- A. SHRUB SPRAY HEADS: SUPPLY IN ACCORDANCE WITH MATERIALS LIST, WITH NOZZLING IN ACCORDANCE WITH DRAWINGS. DRAWINGS INDICATE SIZE OF NOZZLING AND DEGREE OF ARC. DETERMINE CORRECT DEGREE OF ARC OF NOZZLE (IF CONDITIONS WARRANT) BY AREA TO BE COVERED AND BY WIND CONDITIONS THAT MAY AFFECT COVERAGE.

- 3.06 POP-UP SPRAY HEADS A. SUPPLY POP-UP SPRAY HEADS IN ACCORDANCE WITH MATERIALS LIST AND PLAN. ATTACH SPRINKLER TO LATERAL PIPING WITH A SEMI-FLEXIBLE POLYETHYLENE SCH 80 NIPPLE NOT LESS THAN THREE (3") INCHES OR MORE THAN SIX (6") INCHES LONG.

#### 3.07 VALVES

- A. SUPPLY VALVES IN ACCORDANCE WITH MATERIALS LIST AND SIZED ACCORDING TO DRAWINGS. INSTALL VALVES IN A LEVEL POSITION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPICAL INSTALLATION OF ELECTRIC VALVE, VALVE BOX.

#### 3.08 WIRING

- A. ALL VALVE CONTROL WIRING SHALL BE THROUGH TWO-WIRE FROM CONTROLLER TO DECODER. ALL CONNECTIONS SHALL BE AS PER THEIR MANUFACTURER'S INSTRUCTIONS. NO CONDUIT WILL BE REQUIRED FOR U.F. WIRE UNLESS OTHERWISE NOTED ON THE PLAN. WIRE SHALL BE TUCKED UNDER THE PIPING.
- B. A WIRE TYPE AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES.

#### 3.09 AUTOMATIC SPRINKLER CONTROLS

- A. SUPPLY IN ACCORDANCE WITH IRRIGATION PLAN. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

#### 3.10 TESTING

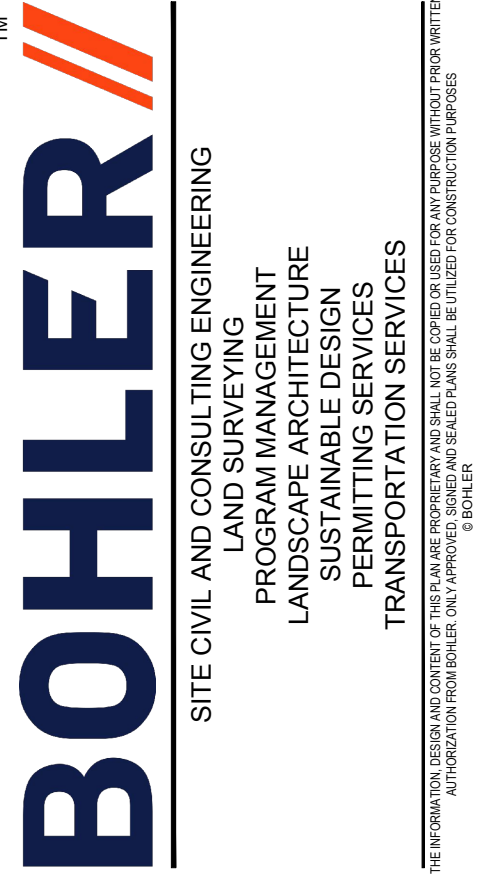
- A. SPRINKLER MAINS: TEST SPRINKLER MAIN ONLY FOR A PERIOD OF TWELVE (12) TO FOURTEEN (14) HOURS UNDER NORMAL PRESSURE. IF LEAKS OCCUR, REPLACE JOINT OR JOINTS AND REPEAT TEST.
- B. COMPLETE TESTS PRIOR TO BACKFILLING. SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO INSURE STABILITY OF LINE UNDER PRESSURE. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUAL INSPECTION FOR FULL PERIOD OF TEST.

#### 3.11 FINAL ADJUSTMENT

- A. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF SPRINKLER SYSTEM IN PREPARATION FOR IRRIGATION DESIGNER'S FINAL INSPECTION. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES AND TURNING ON SYSTEM. CHECK SPRINKLERS FOR PROPER OPERATION AND PROPER ALIGNMENT FOR DIRECTION OF FLOW. CHECK EACH SECTION OF SPRAY HEADS FOR OPERATING PRESSURE AND BALANCE TO OTHER SECTIONS BY USE OF FLOW ADJUSTMENT AND TOP OF EACH VALVE. CHECK NOZZLING FOR PROPER COVERAGE. PREVAILING WIND CONDITIONS MAY INDICATE THAT ARC OF ANGLE OF SPRAY SHOULD BE OTHER THAN SHOWN ON DRAWINGS. IN THIS CASE, CHANGE NOZZLES TO PROVIDE CORRECT COVERAGE.

#### NOTE:

- PLANS DESIGNED BY PROFESSIONAL IRRIGATION DESIGNER. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED BY CERTIFIED IRRIGATION CONTRACTOR
- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS (C-715 & C-716)



### REVISIONS

REV.	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.: FL C220099 00  
DRAWN BY: BW  
CHECKED BY: BW  
DATE: 12/04/2023  
CAD ID: LAND-0

#### PROJECT:

### PROP. SITE PLAN DOCUMENTS

FOR



PROPOSED DEVELOPMENT  
10451 NW 33RD ST  
CITY OF DORAL  
35-3029-001-0250  
SEC 29 / TWN 53 S / RNG 40 E



1 SE 3rd AVENUE  
SUITE 1760  
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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#### SHEET TITLE:

### LANDSCAPE NOTES

#### SHEET NUMBER:

C-707

#### ORG. DATE -

04/20/2023