

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT AND REVIEW COMMITTEE
AGENDA
March 11, 2021**

SPECIAL NOTICE - VIRTUAL MEETING

Pursuant to Ordinance No. 1054, this meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by utilizing the Zoom video conferencing platform as follow:

Zoom Link: <https://zoom.us/j/95705082380>
Meeting ID: 957 0508 2380

In addition, any member of the public who is unable to view the meeting can listen to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099
1 312 626 6799; 1 957 050 8238 or 1 646 558 8656
Meeting ID: 957 0508 2380
Participant ID: Press the # key

CALL TO ORDER: 11:00 AM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Review and discussion of Site Plan Review Application by Blue Lotus Development, LLC for a proposed project development / 10 Unit Multi-Family Townhouses at 1165-1175 97th Street. Enclosed is a copy of site plans and staff report prepared by Town Planner Michael Miller.

ADJOURNMENT

AGENDA ITEM REPORT

March 11, 2021

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Review Application by Blue Lotus Development, LLC for a proposed project development / 10 Unit Multi-Family Townhouses at 1165-1175 97th Street. Enclosed is a copy of site plans and staff report prepared by Town Planner Michael Miller.

DESCRIPTION:

In June 2020 the Town received a formal Site Development Plan application for a 10 Dwelling Unit Townhouse Development at 1165-1175 97 Street. The Town DRC staff met with the applicant during two pre-DRC meetings to provide feedback.

Property Address: 1165-1175 97 Street
Zoning District: RM-2 Multi Family District
Legal Description: Lot 10 and 11, Block 22

Enclosed are copies of the site development application, site plans and staff report prepared by Town Planner Michael Miller.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Yvonne Hamilton, Deputy Town Clerk

ATTACHMENTS

1. 1165-1175 97th Street Application for Site Plan Review
2. 1165-1175 97th Street Site Plans
3. BHI DRC Staff Report 1165-75 97 St Townhouses Mar 3 2021

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

LOT 10 & 11, BLOCK 22, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC

RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio # 13-2227-001-3840 & 13-2227-001-3850

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 22,500 SF / 0.516 ACRES (2 COMBINED LOTS)

Project Description MULTI-FAMILY TOWNHOUSES Units 10

Owner(s) Name BLUE LOTUS DEVELOPMENT LLC - CARLOS ALMEIDA

Mailing Address 323 SUNNY ISLES BLVD # 700

City SUNNY ISLES BEACH State FL Zip 33160

Phone Number 305 505 7148 Email CARLOS@BLUELOTUSDEVELOPMENT.COM

Signature of Owner _____

Name of Applicant (if different from owner) _____

Mailing Address _____

Town Officials

Ronald J. Wasson
Town Manager

Marlene M. Siegel
Town Clerk

Craig B. Sherman
Town Attorney

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative JOSE L. SANCHEZ (ARCHITECT)

Mailing Address 278 NW 37TH ST

City MIAMI State FL Zip 33127

Phone Number 305-576-8063 Email JSANCHEZ@PRAXISARCH.COM

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

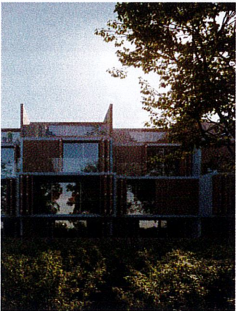
Date Received _____ By _____

Process Number _____ Fee Paid _____

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

BAY HARBOR TOWNHOUSES

1165-1175 97TH STREET. BAY HARBOR ISLANDS, FL. 33154



DESIGN ARCHITECT:

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LAGO SUL - BRASILIA, DF.
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CIVIL:

ACE ENGINEERING
SOLUTIONS, INC
T: 305.576.8063
P.E. # 67358

LANDSCAPING:

DIEGO VANDERBIEST
7294 NW 1ST COURT
MIAMI, FL. 33150
T: 614.439.4895

MEP CONSULTANT:

MENDEZ PROFESSIONAL
ENGINEERING CORP.
1385 CORAL WAY SUITE # 203
MIAMI, FL. 33145
T: 305.854.9824
P.E. # 53288

DRAWING INDEX

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- C-4 DETAILS
- SWPPP-1 EROSION & SEDIMENT PLAN
- SWPPP-2 GENERAL NOTES
- SWPPP-3 DETAILS



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DESIGN ARCHITECT
VALERIA GONTIJO
+ ARQUITETOS

ADDRESS & OWNER

NEW TOWNHOUSES
1165-1175 97TH STREET
BAY HARBOR ISLANDS, FLORIDA. 33154

REVISION & DATE

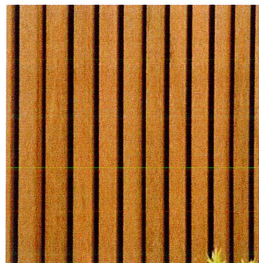
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COVER & INDEX

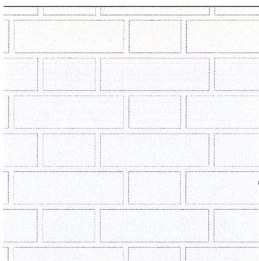
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DATE: 12-24-2019

SHEET NUMBER

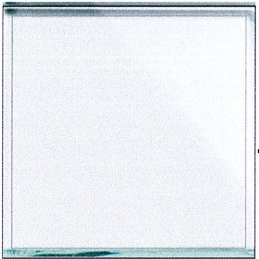
A-0.0



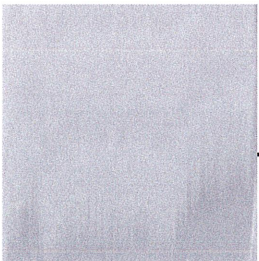
WD-01
ARCH. WOOD SIDING - AWS01 TEAK



PS-01
SCORED STUCCO / BENJAMIN MOORE -
GARDENIA AF-10



GL-01
CLEAR GLASS IMPACT



MT-01
ALUMINUM WINDOW MULLION - MILL FINISH



01 - FRONT ELEVATION RENDERING



02 - SECOND FLOOR PLAZA RENDERING



03 - SIDE ELEVATION RENDERING



04 - SECOND FLOOR PLAZA RENDERING



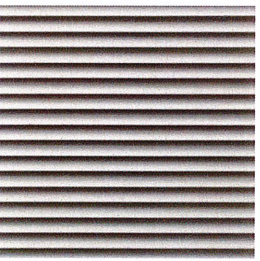
WD-02
PORCELAIN TILE TO SIMULATE WOOD - OUTDOOR DECK



ST-02
STONE CLADDING WALL - CASTLEBERRY
CHEROKEE STONE FLAT

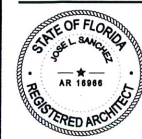


ST-01
BELGARD APIAN STONE COMBO - TITANIUM



MT-02
ALUMINUM SCREEN ENCLOSURE FOR A/C
EQUIP. AND TRASH EQUIPMENT.

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PINES, FL 33449
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REVISION & DATE

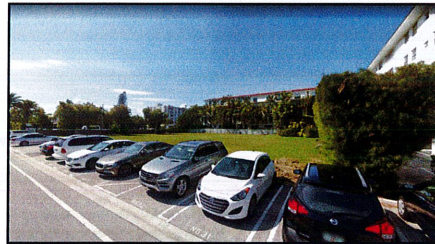
DRAWING TITLE
**RENDERINGS
/ MATERIAL
BOARD**

SCALE: AS SHOWN
DATE: 12-24-2019

SHEET NUMBER
A-0.1



01 - PROPERTY VIEW. LOOKING NORTH



02 - PROPERTY VIEW. LOOKING NORTH



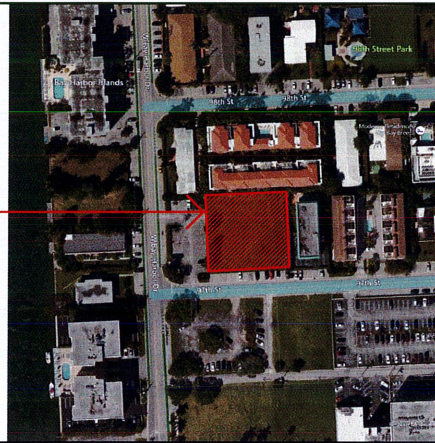
03 - STREET VIEW, 97TH ST. LOOKING WEST



04 - STREET VIEW, 97TH ST. LOOKING EAST



05 - ACROSS THE STREET VIEW, 97TH ST. LOOKING SOUTH



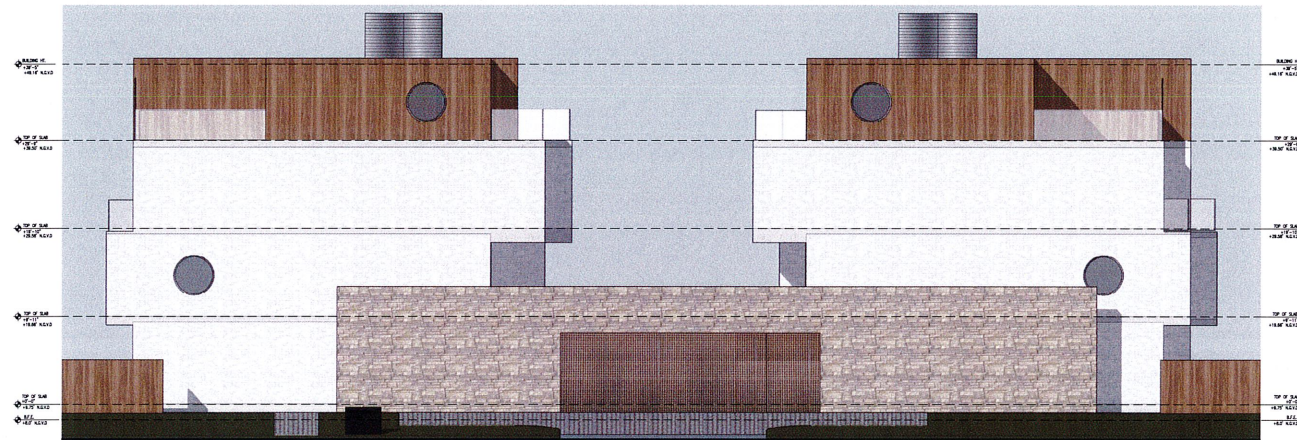
1 LOCATION MAP
3/16" = 1'-0"



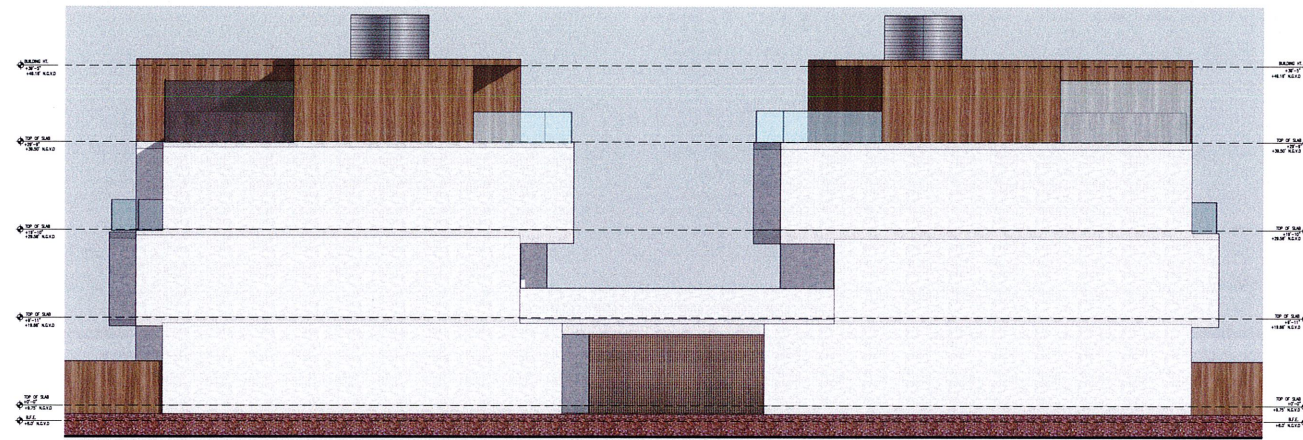
2 COMPOSITE RENDERING



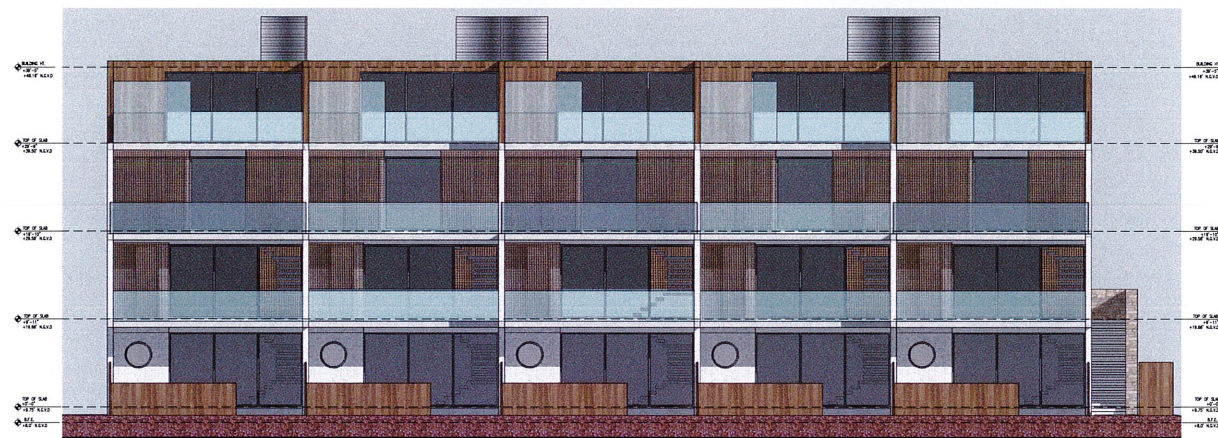
3 COMPOSITE RENDERING



4 SOUTH ELEVATION
(FRONT)
1/8"=1'-0"



5 NORTH ELEVATION
(REAR)
1/8"=1'-0"

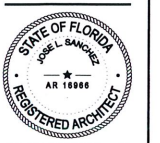


6 WEST ELEVATION
(SIDE)
1/8"=1'-0"



7 EAST ELEVATION
(SIDE)
1/8"=1'-0"

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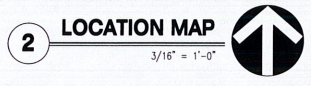
REVISION & DATE

DRAWING TITLE
AERIAL /
ILLUSTRATION
BOARD

SCALE: AS SHOWN
DATE: 12-24-2019

SHEET NUMBER

A-0.2



DEVELOPMENT IMPACT ANALYSIS	
SITE SQUARE FEET / ACREAGE:	22,500 S.F. (0.516 ACRES)
PROPOSED POTABLE WATER = 200 GPD X 10 DU =	2,000 GPD
EXISTING POTABLE WATER, VACANT LOT =	0 GPD
NET INCREASE POTABLE WATER =	2,000 GPD
PROPOSED SANITARY SEWER = 156 GPD X 10 DU =	1,560 GPD
EXISTING SANITARY SEWER, VACANT LOT =	0 GPD
NET INCREASE SANITARY SEWER =	1,560 GPD
PROPOSED SOLID WASTE = 0.632 TONS/YR X 10 DU =	6.32 TONS/YR
EXISTING SOLID WASTE, VACANT LOT =	0 GPD
NET INCREASE SOLID WASTE =	6.32 TONS/YR

DWELLING UNIT CONFIGURATION

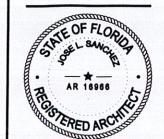
UNIT TYPE		"MIRRORED" UNIT TYPE	
09	C	C	10
07	B	B	08
05	B	B	06
03	B	B	04
01	A	A	02

UNIT AREAS				
OF 10 DWELLING UNITS.				
THAT 5 UNITS ARE "BARRIQUED", WITH SIMILAR LAYOUT AND SAME AREAS.				
	UNIT TYPE	AREA	# OF UNITS	TOTAL AREA
FLOOR A/C	A, B, C	539 S.F.	10	5,390 S.F.
CEILING	A, B, C	393 S.F.	10	3,930 S.F.
FLOOR A/C	A, B, C	873 S.F.	10	8,730 S.F.
CEILING	A, B, C	65 S.F.	10	650 S.F.
FLOOR A/C	A, B, C	983 S.F.	10	9,830 S.F.
CEILING	A, B, C	87 S.F.	10	870 S.F.
FLOOR A/C	A, B	506 S.F.	8	4,048 S.F.
CEILING / TERRACE	A, B	520 S.F.	8	4,160 S.F.
FLOOR A/C	C	509 S.F.	2	1,018 S.F.
CEILING / TERRACE	C	517 S.F.	2	1,034 S.F.
A/C AREA PER UNIT	A, B	2,650 S.F.	8	21,208 S.F.
NON-A/C AREA	A, B	1,065 S.F.	8	8,520 S.F.
A/C AREA PER UNIT	C	2,904 S.F.	2	5,808 S.F.
NON-A/C AREA	C	1,062 S.F.	2	2,124 S.F.
A/C AREA				29,016 S.F.
NON-A/C				10,644 S.F.

ROAD MANAGEMENT INFORMATION	
MAP, PANEL NUMBER	1206660044, SUTHT L
DESIGN CLASS (PER ASCE/SE 24-14 TABLE 1-1)	CLASS 5
ZONE	AE
FLOOD ELEVATION (BFE)	+8.0' NGVD
OMAD	1.75 FT
FLOOD ELEVATION (BFE+FREEBOARD)	+9.75' NGVD
TYPE OF ROAD ELEVATION	
ADJACENT GRADE	+5.36' NGVD
ADJACENT GRADE	+8.50' NGVD
ELEVATION OF EQUIPMENT - BOTTOM OF EQUIPMENT	+8.50' NGVD
PHYSICAL, MECHANICAL, PLUMBING, GAS)	+9.75' NGVD
DESIGNED LOWEST FLOOD ELEVATION (1% FLOOD)	+9.75' NGVD
DESIGNED HIGHER FLOOD ELEVATION (2% FLOOD)	+10.92' NGVD
DESIGNED ENCLOSURE ELEVATIONS (BELOW DFE)	
WALLSPACE	NONE
SPACE (HIGH POINT)	09.68' NGVD
SPACE (LOW POINT)	09.33' NGVD

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VALÉRIA GONTIJO
+ ARQUITETOS

ADDRESS & OWNER

NEW TOWNHOUSES
1165-1175 97TH STREET
BAY HARBOR ISLANDS, FLORIDA. 33154

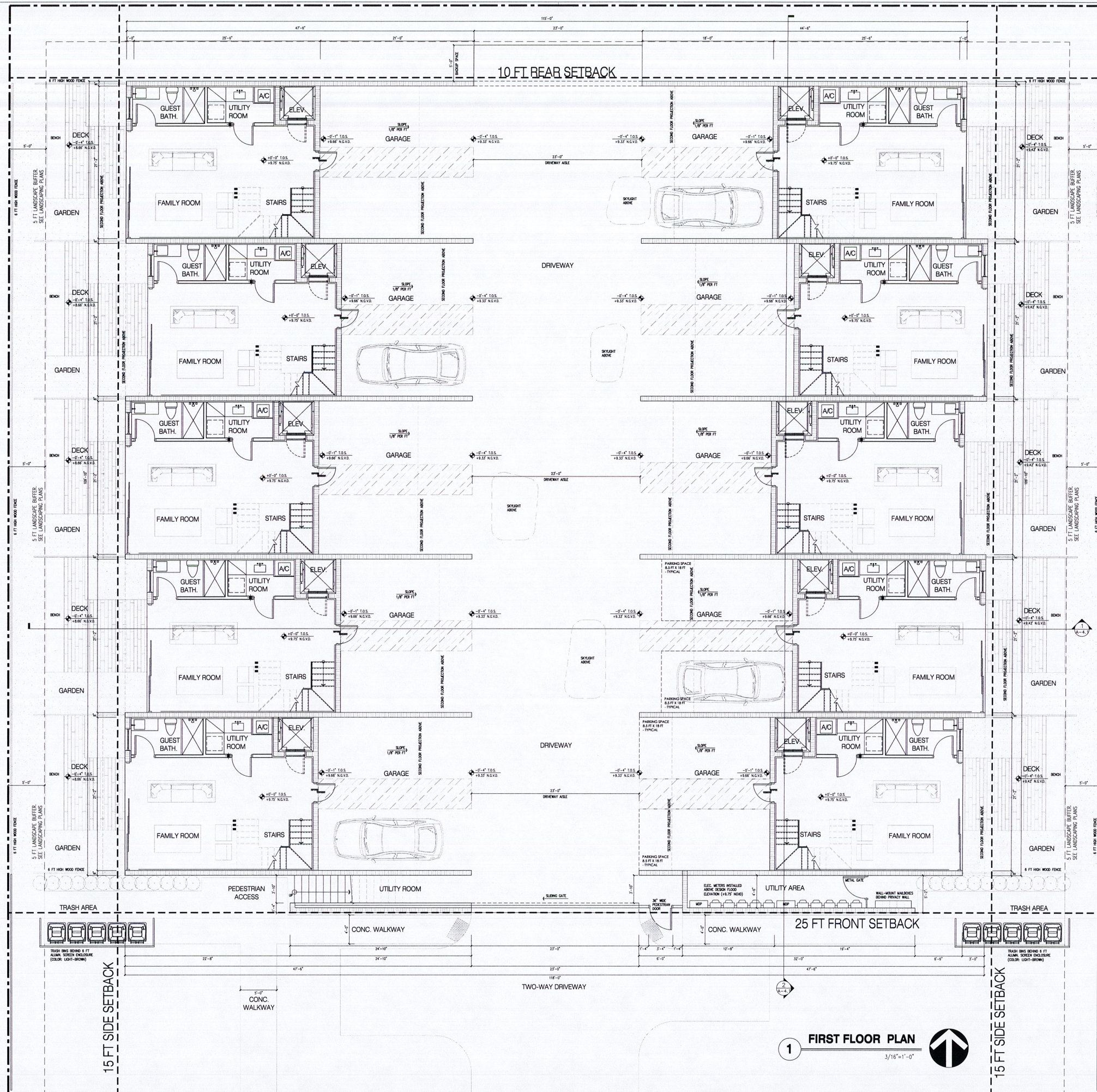
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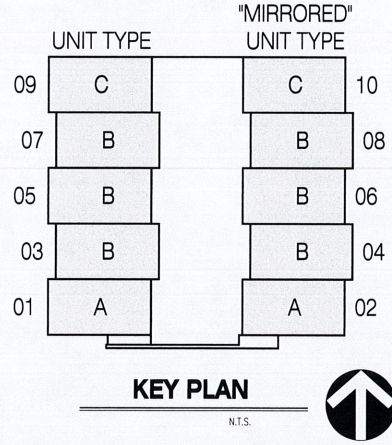
SITE PLAN

SCALE: AS SHOWN
DATE: 12-24-2019

A-1.0

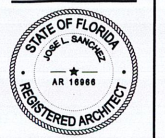


NOTE: FOR ENLARGED UNIT
FLOOR PLAN, SEE SHEETS
A-2.6, A-2.7



1 FIRST FLOOR PLAN
3/16"=1'-0"

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BAY HARBOR ISLANDS, FLORIDA. 33154

REVISION & DATE

DRAWING TITLE

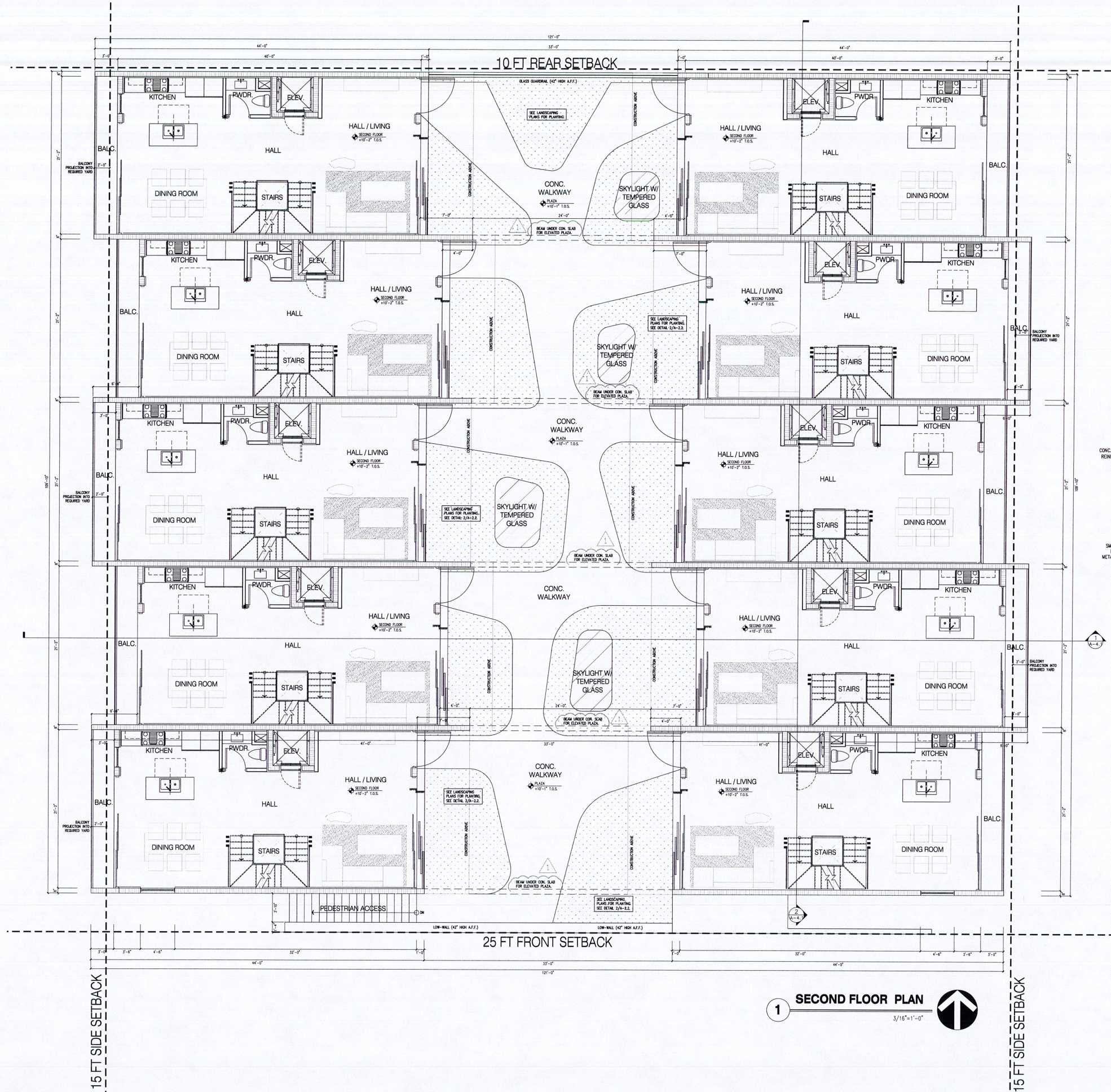
FIRST FLOOR PLAN

SCALE: AS SHOWN

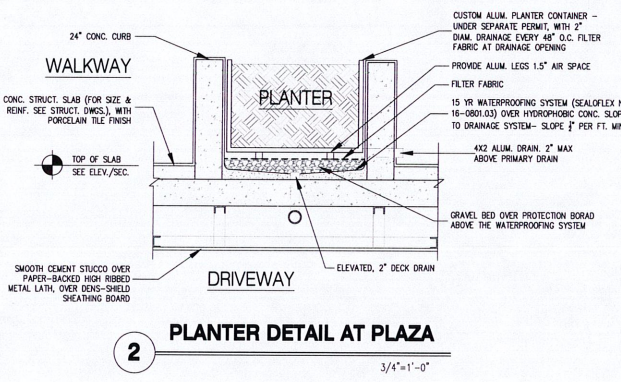
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SHEET NUMBER

A-2.1

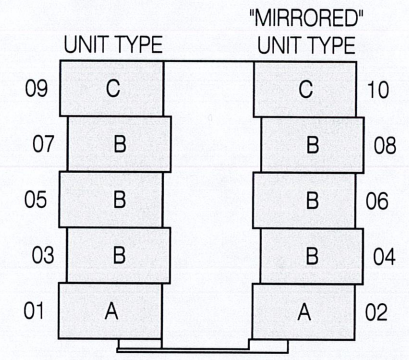


1 SECOND FLOOR PLAN
3/16"=1'-0"

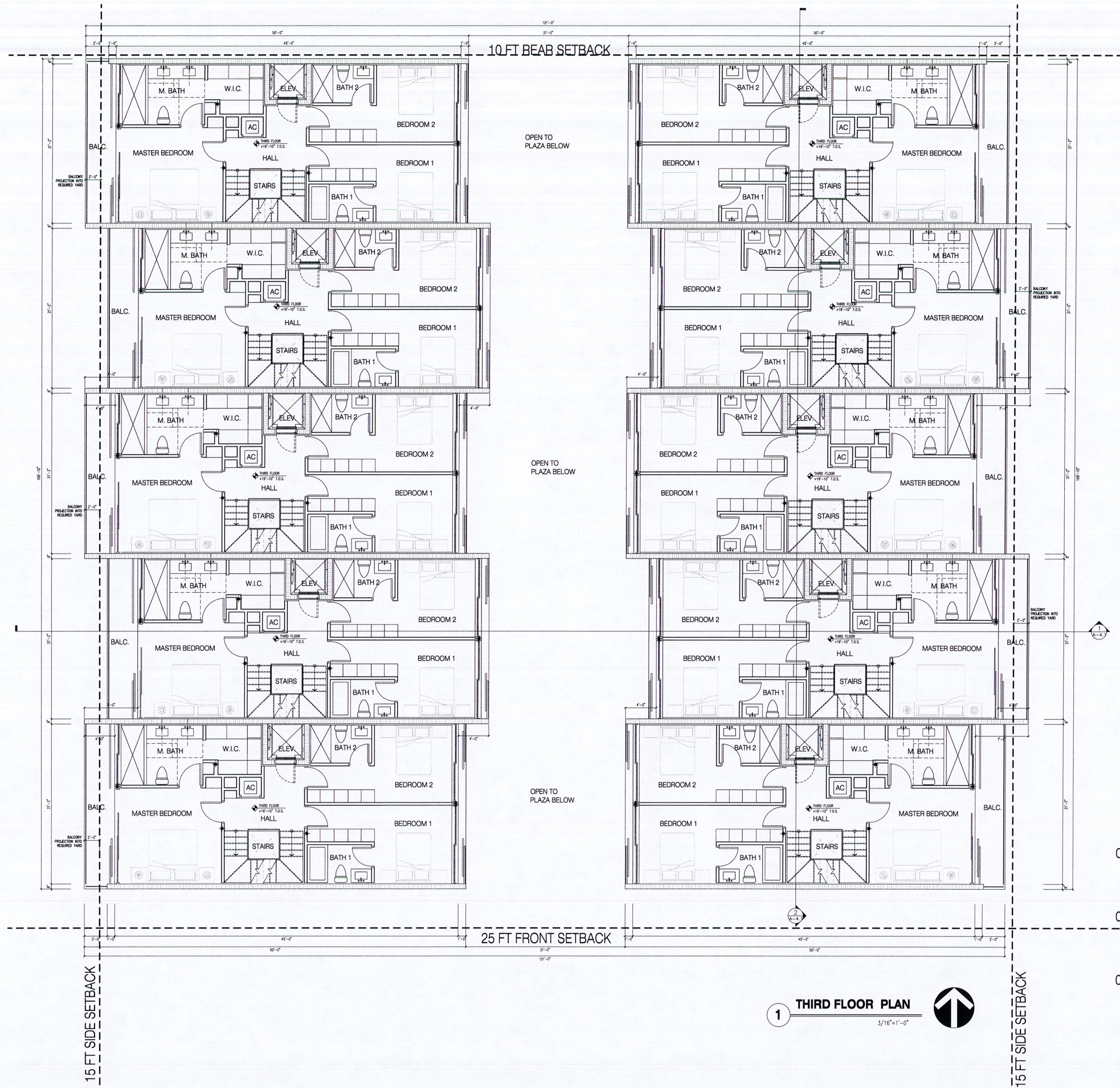


2 PLANTER DETAIL AT PLAZA
3/4"=1'-0"

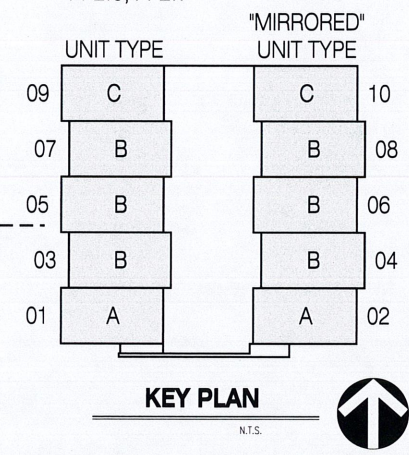
NOTE: FOR ENLARGED UNIT FLOOR PLAN, SEE SHEETS A-2.6, A-2.7



KEY PLAN
N.T.S.

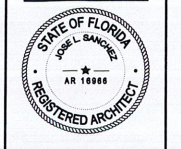


NOTE: FOR ENLARGED UNIT FLOOR PLAN, SEE SHEETS A-2.6, A-2.7



1 THIRD FLOOR PLAN
3/16"=1'-0"

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REVISION & DATE

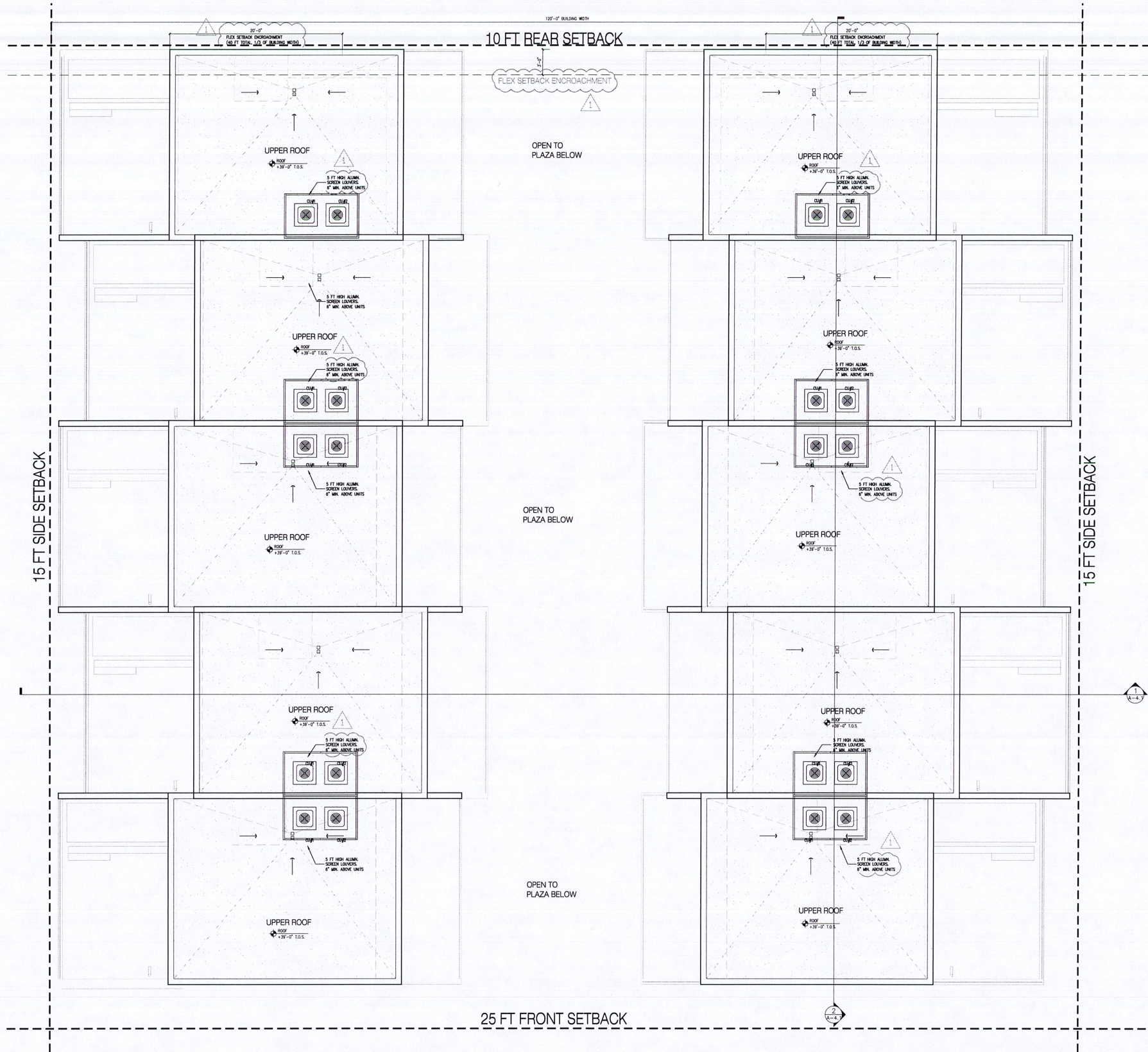
DRAWING TITLE

THIRD FLOOR PLAN

SCALE: AS SHOWN
DATE: 12-24-2019

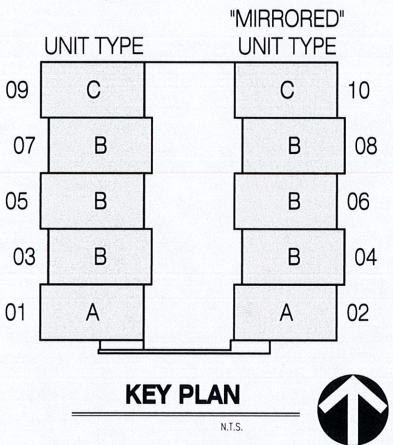
SHEET NUMBER

A-2.3



1 ROOF PLAN
3/16"=1'-0"

NOTE: FOR ENLARGED UNIT FLOOR PLAN, SEE SHEETS A-2.6, A-2.7



praxis.
architecture . design

JOSE L. LAMARCA, AIA, LEED AP
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P 305.571.8063
FL LIC. AA 3406037

STATE OF FLORIDA
JOSÉ L. LAMARCA
REGISTERED ARCHITECT
AR 16986

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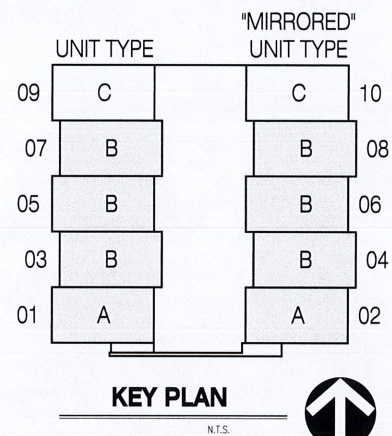
DESIGN ARCHITECT
VALÉRIA GONTIJO
+ ARQUITETOS

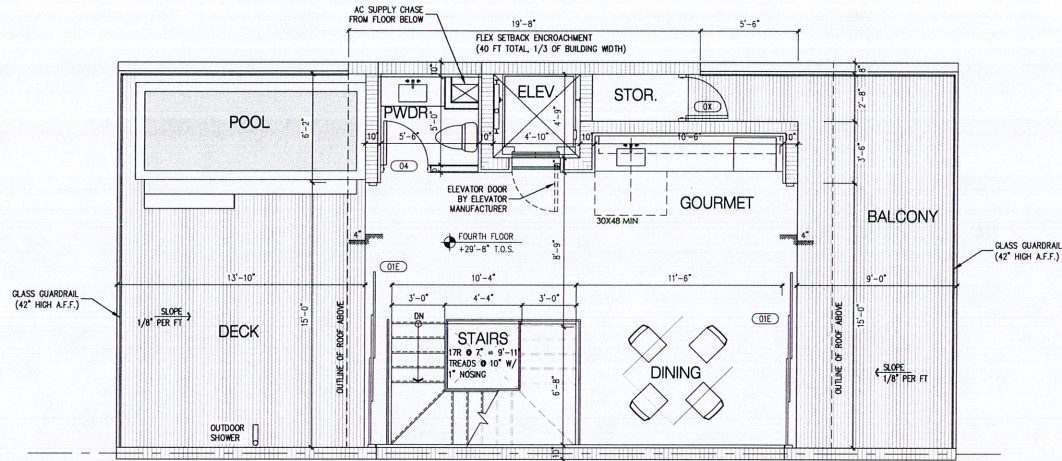
ADDRESS & OWNER
NEW TOWNHOUSES
1165-1175 97TH STREET
BAY HARBOR ISLANDS, FLORIDA. 33154

REVISION & DATE

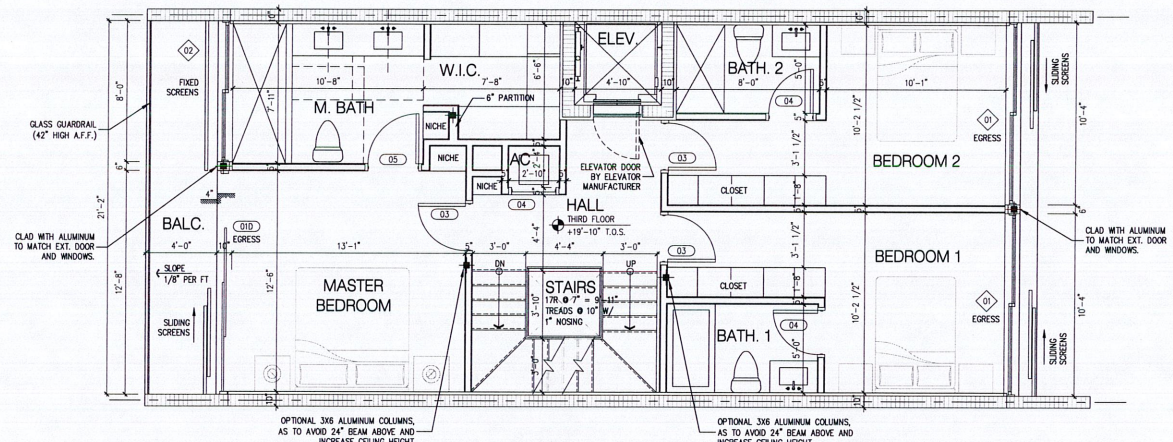
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ROOF PLAN

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DATE: 12-24-2019
SHEET NUMBER
A-2.5

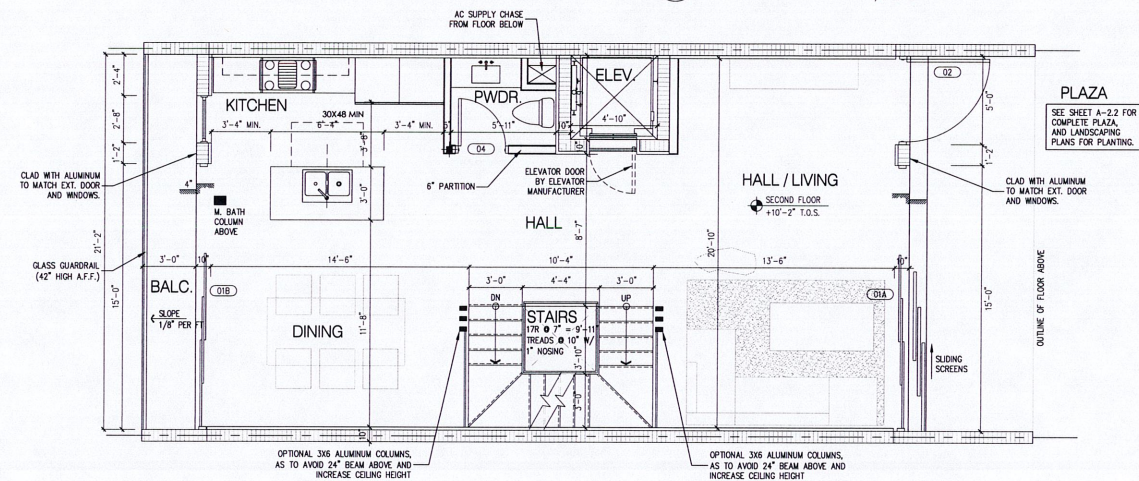




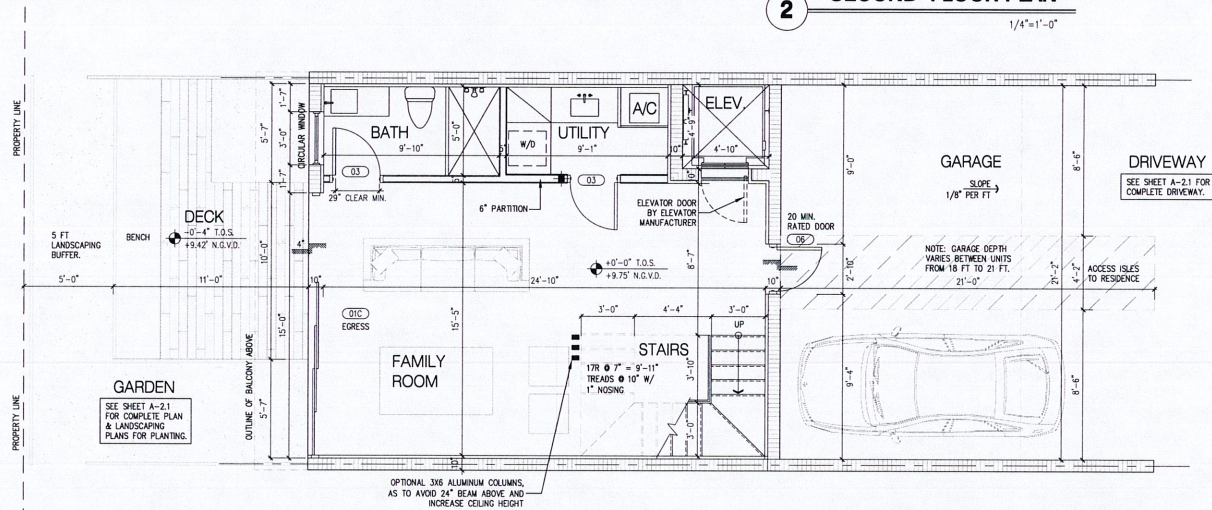
4 FOURTH FLOOR PLAN
1/4"=1'-0"



3 THIRD FLOOR PLAN
1/4"=1'-0"



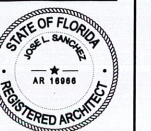
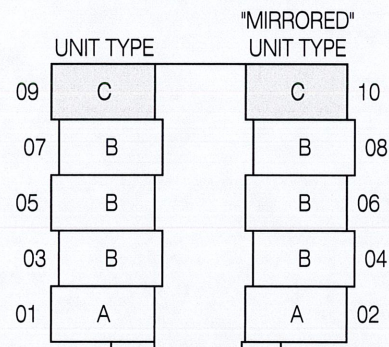
2 SECOND FLOOR PLAN
1/4"=1'-0"



1 FIRST FLOOR PLAN
1/4"=1'-0"

WALL LEGEND

[Pattern]	NEW 8" C.M.U. WALL W/ 2"x2" PRESSURE TREATED FURSING STRIPS, R-11 INSULATION STK. 5/8" GYP. BD. FINISH
[Pattern]	NEW 8" C.M.U. W/ CEMENT STUCCO FINISH BOTH SIDES
[Pattern]	NEW DRYWALL PARTITION - 5/8" GYPSUM BOARD ON 22 GAGE METAL STUDS @ 16" O.C. - ALTERNATIVE 2"x4" WOOD STUDS. PROVIDE 1/2" OUTSIDE BOARD AT MET AREAS AND 5/8" MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
[Pattern]	NEW DRYWALL PARTITION - PROVIDE ACOUSTIC INSULATION WHERE NOTED BY INSUL. SYMBOL.
[Pattern]	CONCRETE COLUMN



DESIGN ARCHITECT
VALERIA GONTIJO
+ ARQUITETOS

ADDRESS & OWNER

NEW TOWNHOUSES
1165-1175 97TH STREET
BAY HARBOR ISLANDS, FLORIDA. 33154

REVISION & DATE

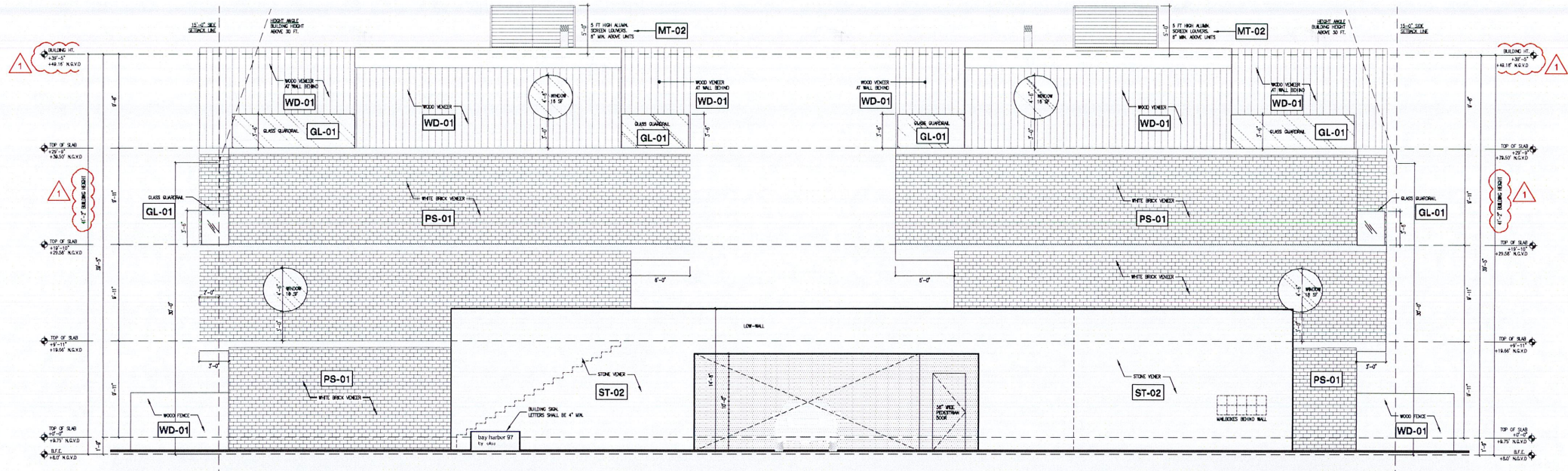
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UNIT TYPE
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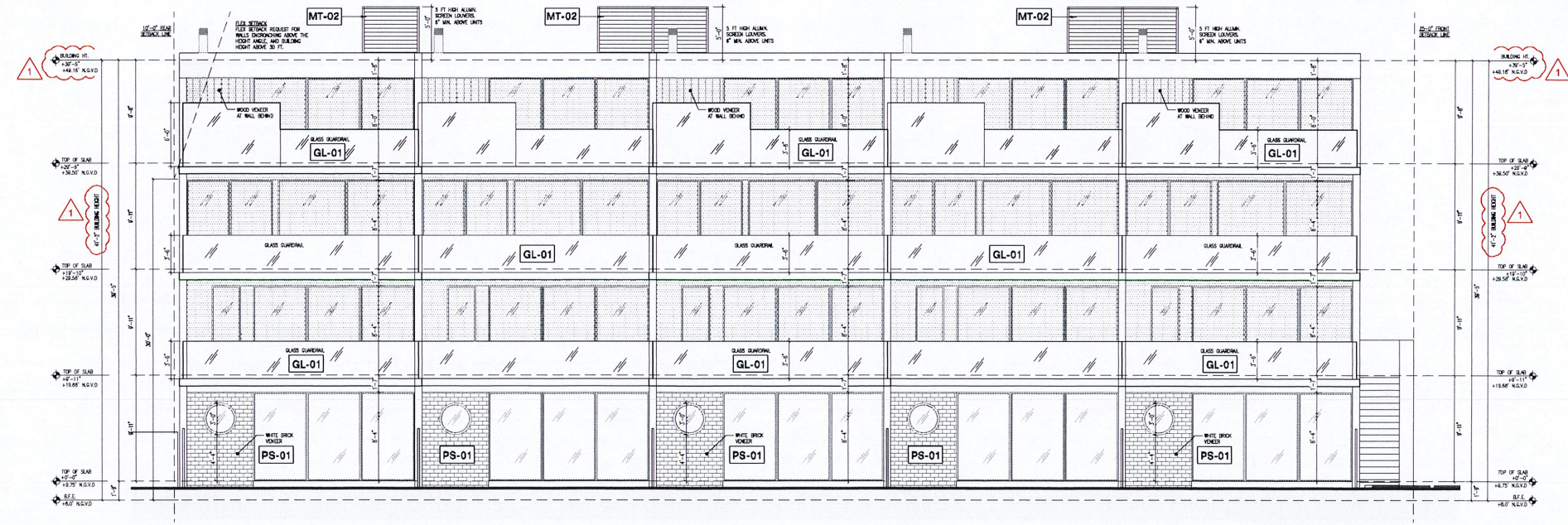
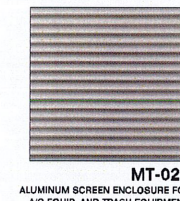
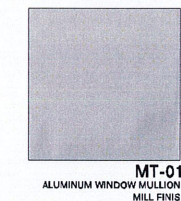
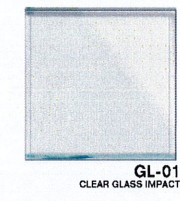
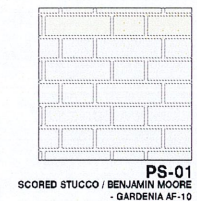
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DATE: 12-24-2017

SHEET NUMBER

A-2.7



1 SOUTH ELEVATION
(FRONT) 3/16"=1'-0"



2 WEST ELEVATION
(SIDE) 3/16"=1'-0"



DESIGN ARCHITECT
VALERIA GONTIJO
+ ARQUITETOS

ADDRESS & OWNER

NEW TOWNHOUSES
1165-1175 9TH STREET
BAY HARBOR ISLANDS, FLORIDA. 33154

REVISION & DATE

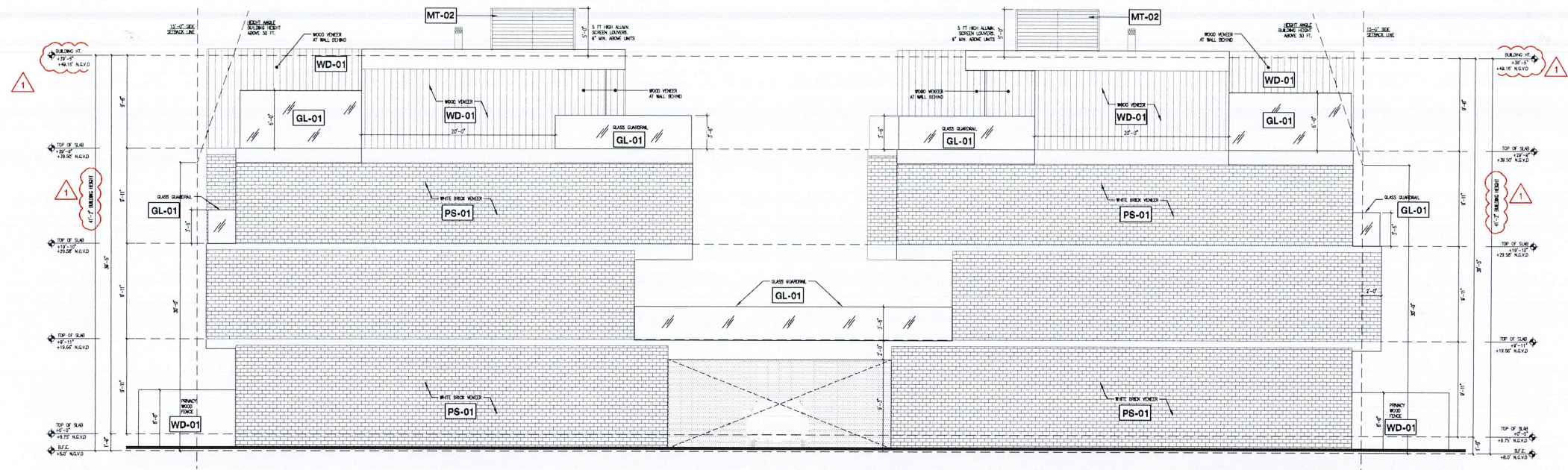
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ELEVATIONS

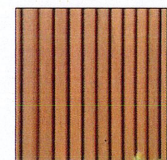
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DATE: 12-24-2019

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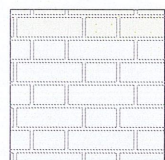
A-3.1



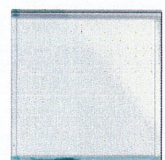
1 NORTH ELEVATION
(REAR)
3/16"=1'-0"



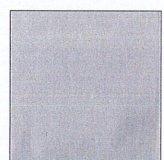
WD-01
ARCH. WOOD SIDING - AW501 TEAK



PS-01
SCORED STUCCO / BENJAMIN MOORE
- GARDENIA AP-10



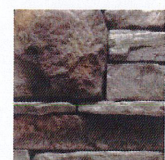
GL-01
CLEAR GLASS IMPACT



MT-01
ALUMINUM WINDOW MULLION -
MILL FINISH



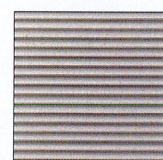
WD-02
PORCELAIN TILE TO SIMULATE
WOOD - OUTDOOR DECK



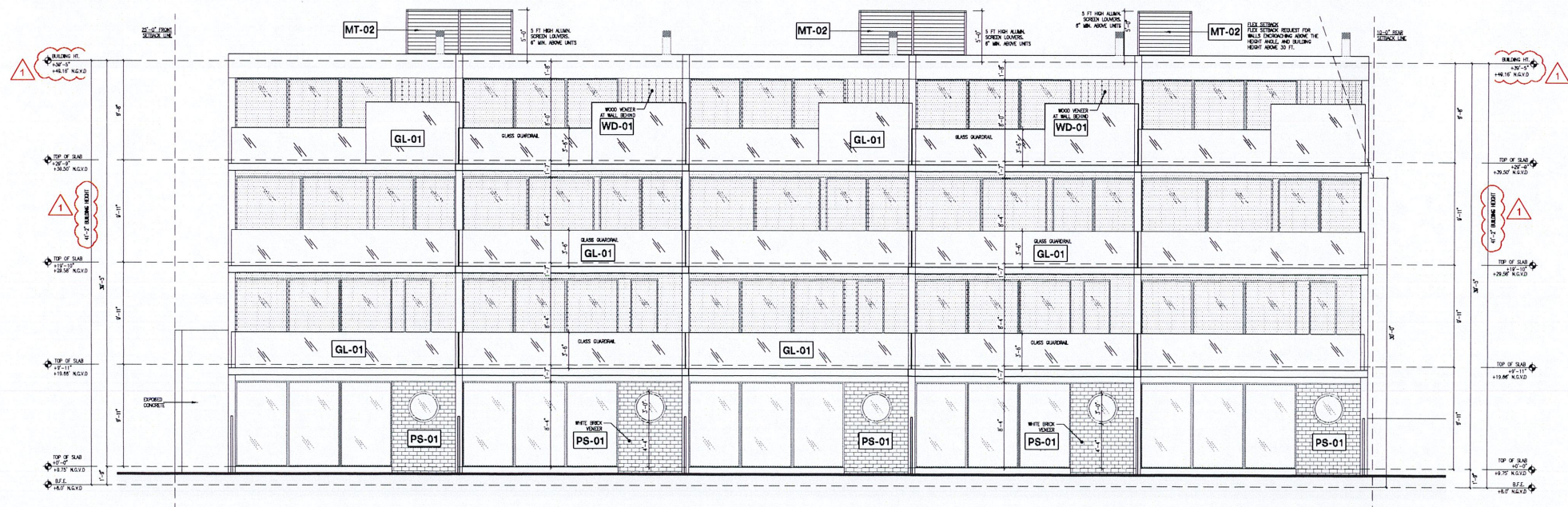
ST-02
STONE CLADDING WALL -
CASTLEBERRY CHEROKEE STONE FLAT



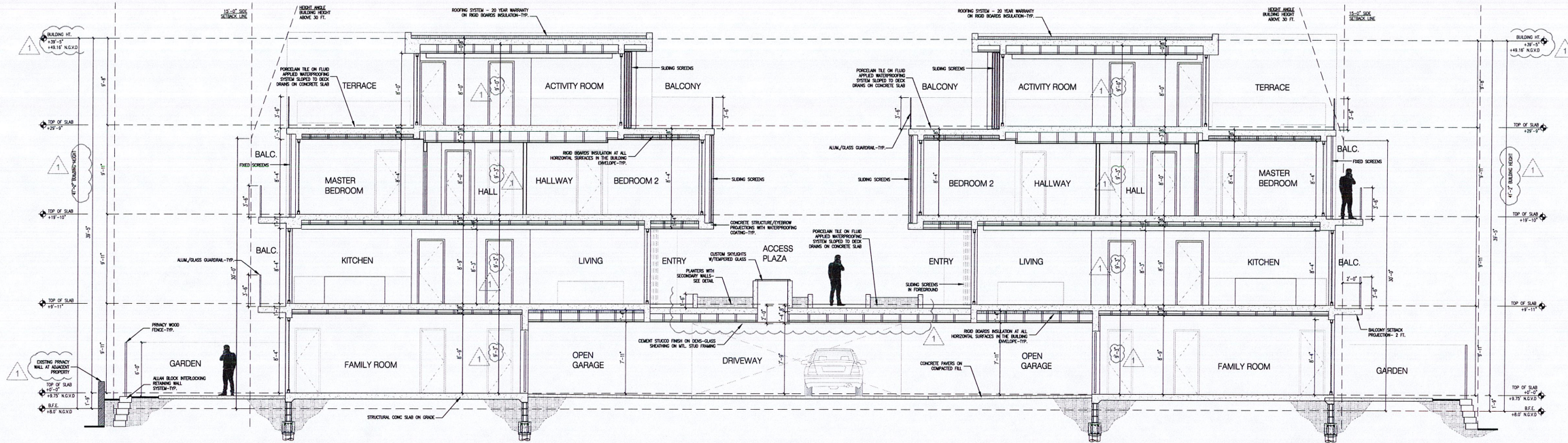
ST-01
BELGARD APIAN STONE
COMBO - TITANIUM



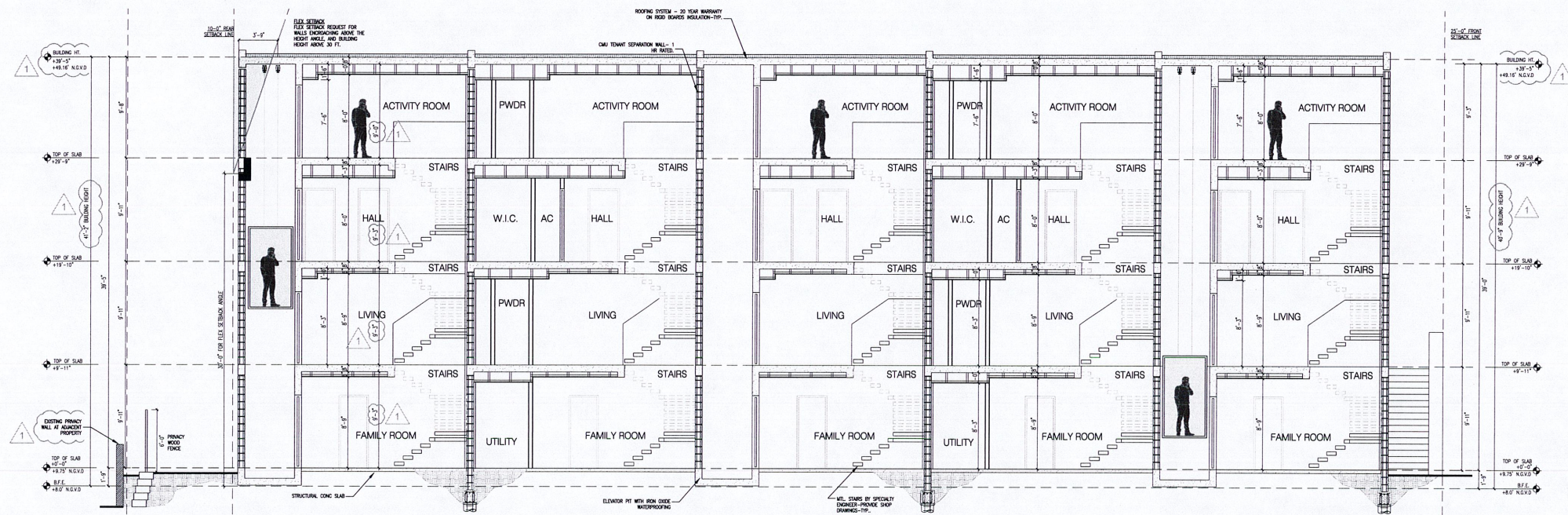
MT-02
ALUMINUM SCREEN ENCLOSURE FOR
A/C EQUIP. AND TRASH EQUIPMENT.



2 EAST ELEVATION
(SIDE)
3/16"=1'-0"

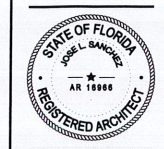


1 SECTION
3/16"=1'-0"



2 SECTION
3/16"=1'-0"

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DESIGN ARCHITECT
VALERIA GONTIJO
+ ARQUITETOS

ADDRESS & OWNER

NEW TOWNHOUSES
1165-1175 97TH STREET
BAY HARBOR ISLANDS, FLORIDA. 33154

REVISION & DATE

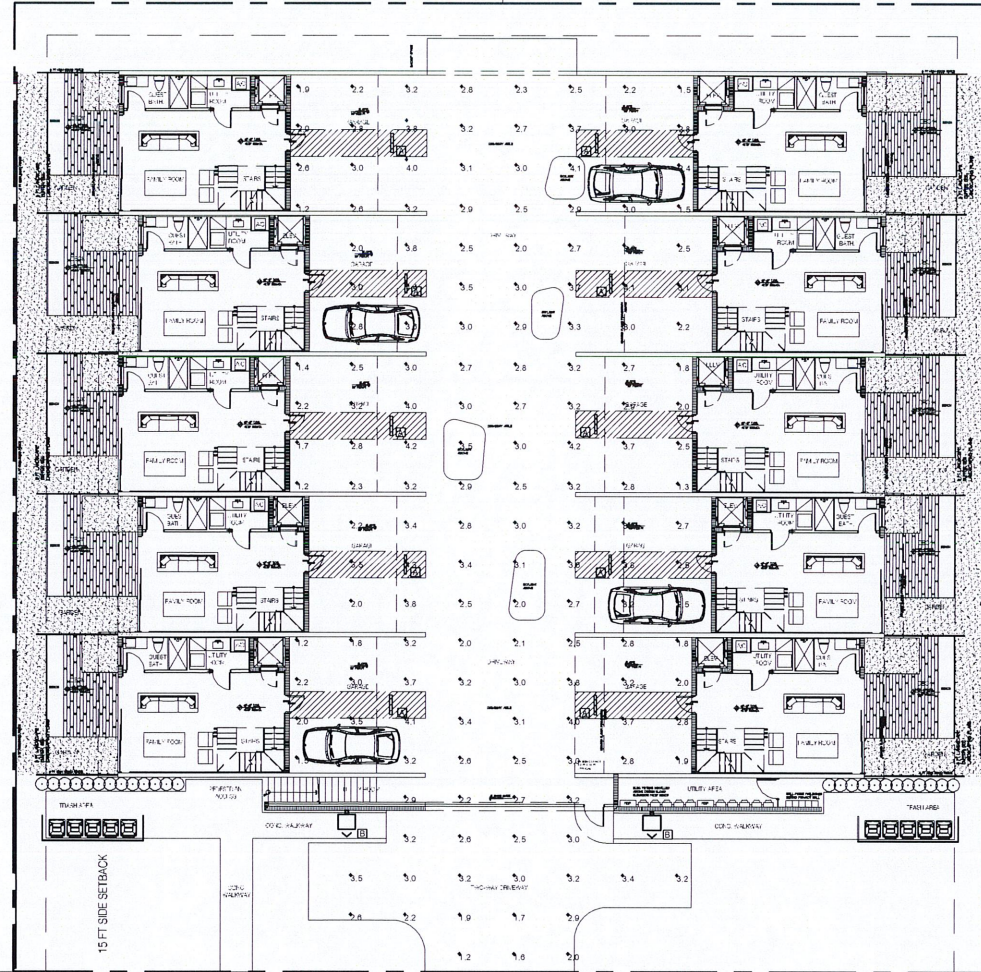
DRAWING TITLE

SECTIONS

SCALE: AS SHOWN
DATE: 12-24-2019

SHEET NUMBER

A-4.1



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	10	EN2 LED	n/a. Ceiling mounted 9' avg	n/a	en2led_LUL1800 74 ies	Absolute	1.00	55
	B	2	VUE-1-T2-48L-1050-40K-LINV	21.48" L X 18.98" W X 0.38" H. LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS. Wat mounted 10' avg		VUE-1-T2-48L-140K-es	Absolute	1.00	155

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.5 fc	4.4 fc	1.2 fc	3.71	2.1:1

PHOTOMETRIC PLAN
SCALE: 3/32" = 1'-0"

Jose A Mendez P.E. 53288

Digitally signed by jose a mendez
Date: 2021.02.09 16:58:26 -05'00'

P.E. No 53288
Jose Antonio Mendez
Professional Engineer

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Ph: (305) 661-8824 Fax: (305) 659-1797
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Design Architect:

Project:
NEW TOWNHOUSES
1165-1175 97TH STREET
BAY HARBOR ISLAND, FLORIDA, 33154

Client:

Drawing Title

Revision Date

Scale: As Shown
Date: 12-24-19

Dwg:
E-01

ROOT PRUNING SPECIFICATIONS

ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24 HOUR PERIOD.

ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. MACHINERY COULD BE USED ON LARGER TREES AS LONG AS ROOTS ARE FINALIZED BY HAND PRUNING. DO NOT PAINT ROOTS WITH PAINT OR ANY KIND OF SEALANT.

MYCORRHIZA (ROOTS TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURERS RECOMMENDATIONS.

AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE UNRAPIED WITH A BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

MINIMUM ROOTBALL DIAMETER CALCULATION BASED ON A FACTOR OF 10" OR ALLOWING A MINIMUM OF 8"-12" OF ROOTBALL FOR EVERY 1" OF CALIPER. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNED IS EVIDENT.

MAINTENANCE SPECIFICATIONS

ALL NEW AND RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH. THIS WILL REQUIRE 25-30 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER. WATERING FREQUENCY MUST BE EVERYDAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT TREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.

WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.

EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.

IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

FLOWERING TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 9-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

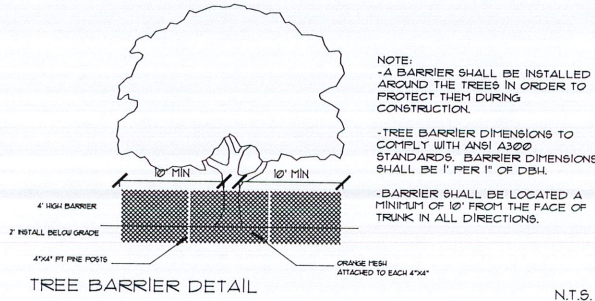
FOLIAR FEED FOUR TIMES PER YEAR.

PALMS

STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 9-14-12 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

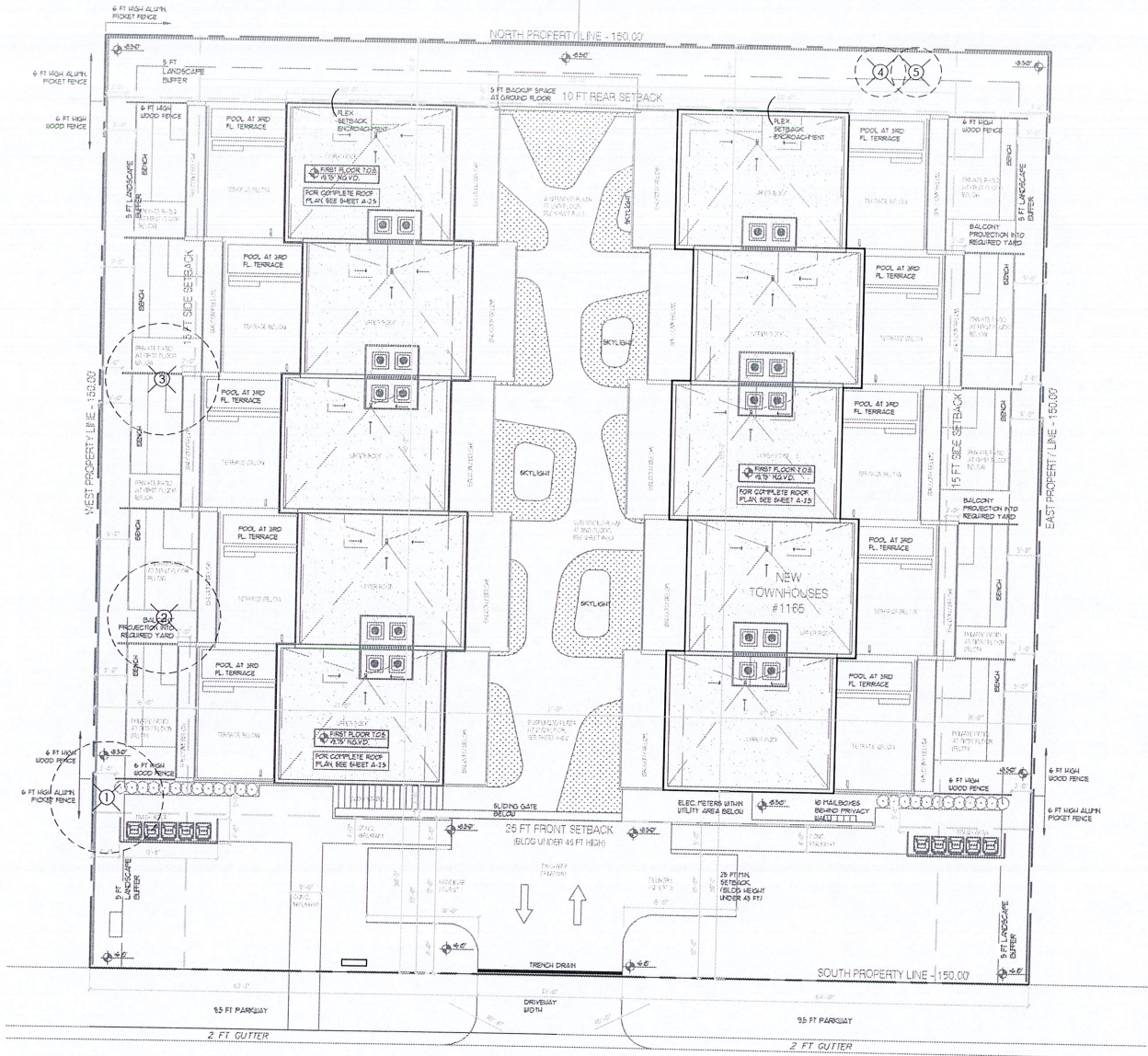
FOLIAR FEED SIX TIMES PER YEAR.



TREE LEGEND

- TO REMAIN
- TO RELOCATE
- TO REMOVE

Tree Disposition							
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Condition
1	Maleuca quinqueria	Maleuca	32	20	18	Remove	Fair
2	Maleuca quinqueria	Maleuca	28	21	17	Remove	Fair
3	Maleuca quinqueria	Maleuca	30	21	17	Remove	Fair
4	Ptychosperma elegans	Alexander Palm	4	19	6	Remove	Good
5	Ptychosperma elegans	Alexander Palm	4	19	6	Remove	Good



REVISIONS

10/14/20 CITY COMMENTS

2/14/21 NEW SITE PLAN

TREE DISPOSITION PLAN

BAY HARBOR TOWNHOMES

1165 - 1175 97th STREET

BAY HARBOR ISLANDS, FLORIDA

Diego Vanderbiest

6100 SW 80 ST

MIAMI, FLORIDA 33143

(305) 528-4200

REAL

2/2/21

DIEGO J. VANDERBIEST

RLA 16661355

DRAWN

DV

DATE

2/21/20

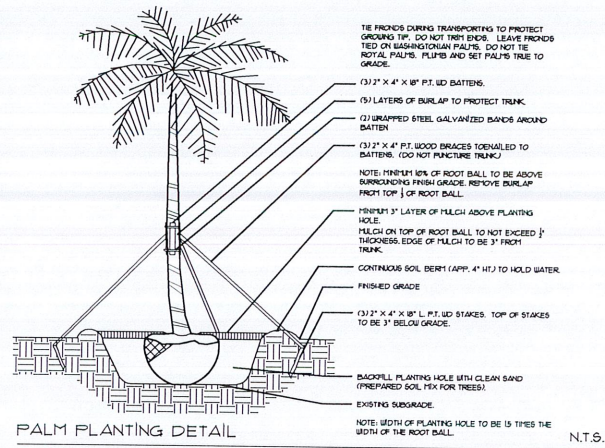
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1" = 10'-0"

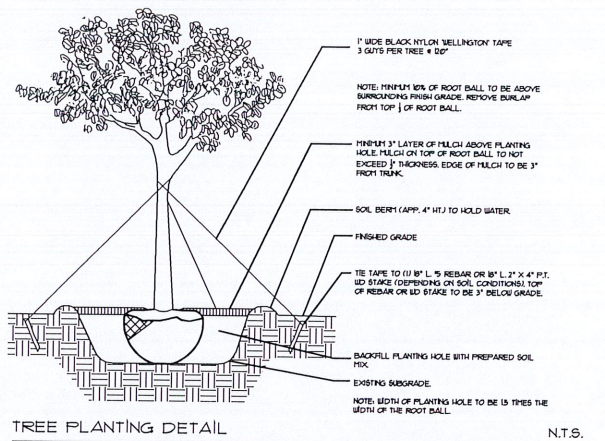
SHEET

TD-1

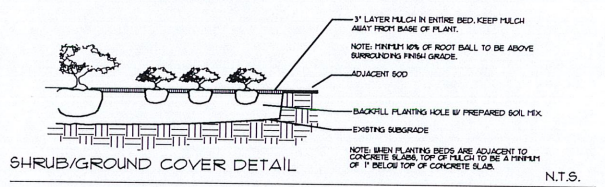
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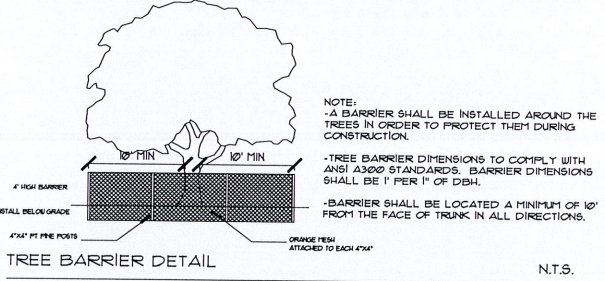
PALM PLANTING DETAIL
LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL
TREES WITH 3\"/>



SHRUB/GROUND COVER DETAIL



TREE BARRIER DETAIL

PLANTLIST				
TREES & PALMS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	BN	Bismarkia nobilis	Bismark Palm	18' to 20' ht
4	BS*	Bursera simaruba	Gumbo Limbo	16'-18' ht
8	CS*	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, sld
4	CO*	Cordia alliodora	Orange Ginger	8' ht, 1-1/2\" cal. 4\" ct
12	SP*	Sabal palmetto	Sabal Palm	12'-18' to 20' ht
4	SG*	Simarouba glauca	Paradise Tree	15' ht, 6\" spr, 2.5\" cal, 4\" ct
4	TH	Tabebuia heterophylla	Purple Tabebuia	14'-16' ht
SHRUBS & GROUNDCOVERS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
180	CH*	Chrysobalanus icaco	Red Tipseed Cocoplum	3 gal
64	NEE*	Nepenthes exaltata	Sword Fern	3 gal
42	POD*	Podocarpus macrophyllus	Podocarpus	7 gal
57	SPB*	Spartina bakeri	Sandcord Grass	5 gal
---	LAWN	St. Augustine		sq ft
---	TURF	Artificial Turf		sq ft

* Denotes Native Species

PLANT NOTES

- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS PARTS I AND II, 2ND EDITION, FEBRUARY 1998, RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 3\"/>

TOWN OF BAY HARBOR ISLANDS, FLORIDA LANDSCAPE REQUIREMENTS

Zoning District: RM-1, RM-2, RM-3 Net Lot Area: 1 Acres 22,500 s.f.

I. OPEN SPACE Required Provided

1. Net Lot Area = 22,500 SF x 20% = 4,500 SF 4,500 12,160

2. Maximum Lawn Area Allowed Required Provided

Req. Open Space = 12,160 SF x 60% = 7,296 SF 7,296 3,854

II. SHADE TREES

A. Required

1. No. trees required per net lot acre 15 20

28 x 0.51 acres = 14.28 8 16

2. Native species required - 50% min 8 16

15 x 50% = 7.5 8 16

3. Drought tolerant and low maintenance required - 50% min 8 16

15 x 50% = 7.5 8 16

B. Tree Species

1. No. shade trees required 15 20

2. No. shade tree species required 4 4

1-5 req. shade trees = 2 shade tree species 4 4

6-10 req. shade trees = 3 shade tree species 4 4

11-15 req. shade trees = 4 shade tree species 4 4

16-20 req. shade trees = 5 shade tree species 4 4

21-30 req. shade trees = 6 shade tree species 4 4

31 or more req. shade trees = 7 shade tree species 4 4

B. Tree Heights

1. Number of stories of building 4 4

2. No. shade trees required 12 ft - 50 ft or 8 shade trees 8 12

14-16 ft - 25 ft or 4 shade trees 4 4

16-18 ft - 25 ft or 3 shade trees 3 4

18-20 ft - 0 ft or 0 shade trees 0 0

1-2 stories = 12 min. ht, 5 spr, 14'-18' palm ht 4 4

3 stories = 50% min. req. min ht, 5 spr, 14'-18' palm ht 4 4

3 stories = 14'-16' min ht, 6' spr, 18'-22' palm ht 4 4

4 stories = 50% min. req. min ht, 5 spr, 14'-18' palm ht 4 4

4 stories = 25% 14'-16' min ht, 6' spr, 18'-22' palm ht 4 4

4 stories = 25% 16'-18' min ht, 7' spr, 22'-28' palm ht 4 4

5 plus stories = 25% min. req. min ht, 5 spr, 14'-18' palm ht 4 4

5 plus stories = 50% 16'-18' min ht, 7' spr, 22'-28' palm ht 4 4

5 plus stories = 25% 18'-20' min ht, 8' spr, 22'-28' palm ht 4 4

III. SHADE TREES

1. Street trees at 1 per 35' oc 4 4

150' - 23' = 127' 127/35 = 3.6

IV. SHRUBS REQUIRED

1. 10 shrubs required per shade tree 150 343

2. Native species required - 30% min 45 301

3. Drought tolerant and low maintenance required - 30% min 45 301

V. Buffers (If applicable)

1. Parking Lot from ROW No No

2. Dissimilar Uses Yes Yes

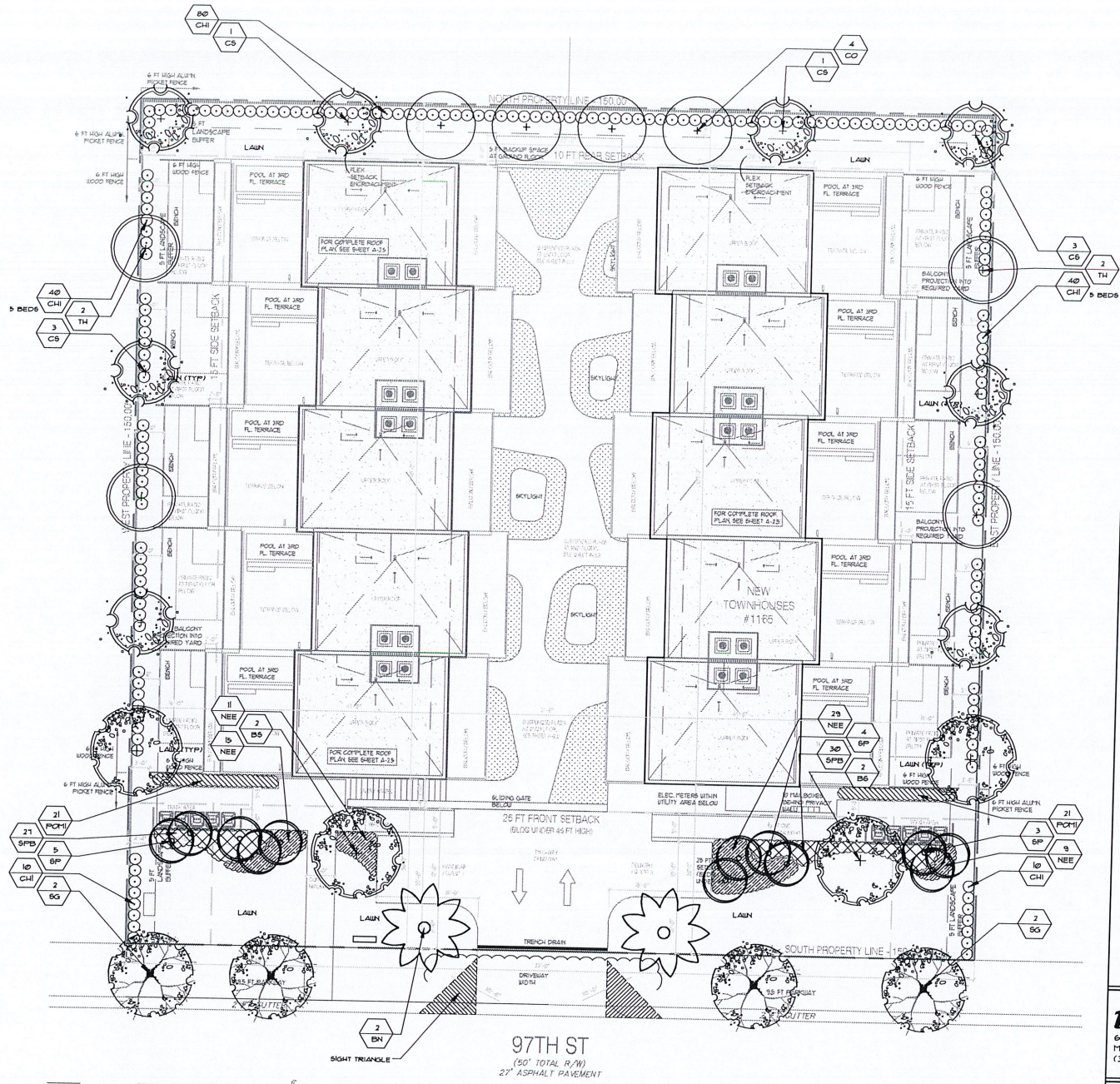
VI. Parking Lot Landscaping (If applicable)

1. 10 SF / parking space N/A N/A

10 x spaces = 0 SF

2. No. shade trees required N/A N/A

3. No. shrubs required N/A N/A



REVISIONS

6/19/20 CLIENT COMMENTS
6/19/20 CITY COMMENTS
1/22/21 CITY COMMENTS
1/22/21 NEW SITE PLAN

LANDSCAPE PLAN

BAY HARBOR TOWNHOUSES
1165 - 1175 97th STREET
BAY HARBOR ISLANDS, FLORIDA

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4000

SEAL
2/5/21
DIEGO J. VANDERBIEST
RLA 16661355

DRAWN
DV

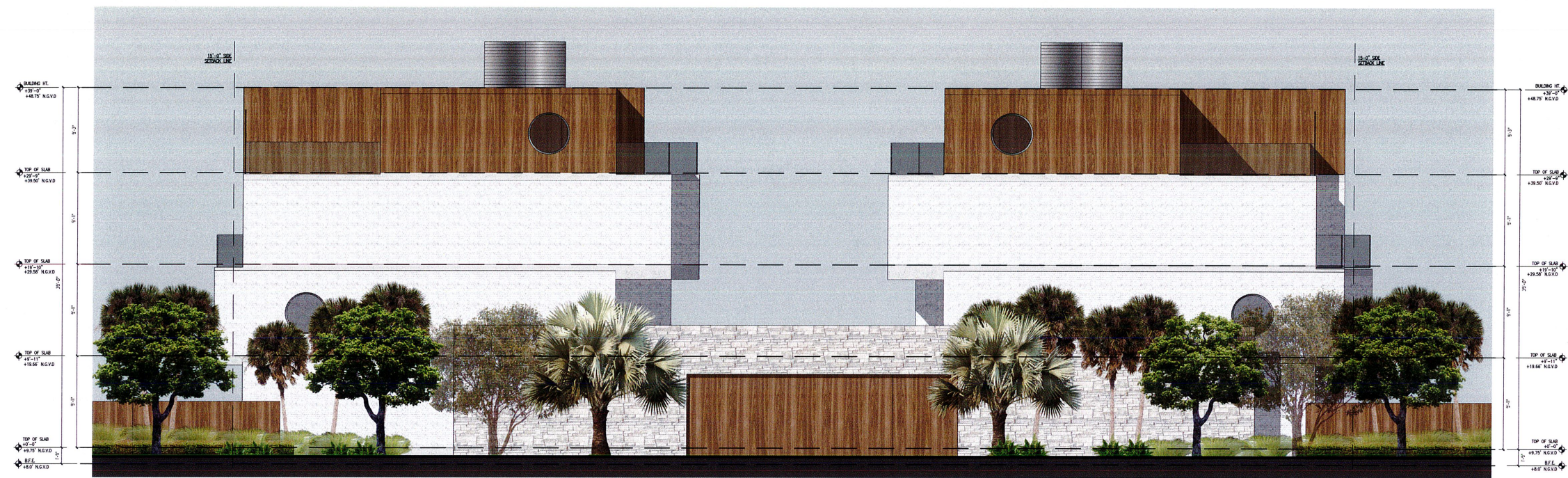
DATE
2/21/20

SCALE
1" = 10' - 0"

SHEET

LA=1

OF SHEETS

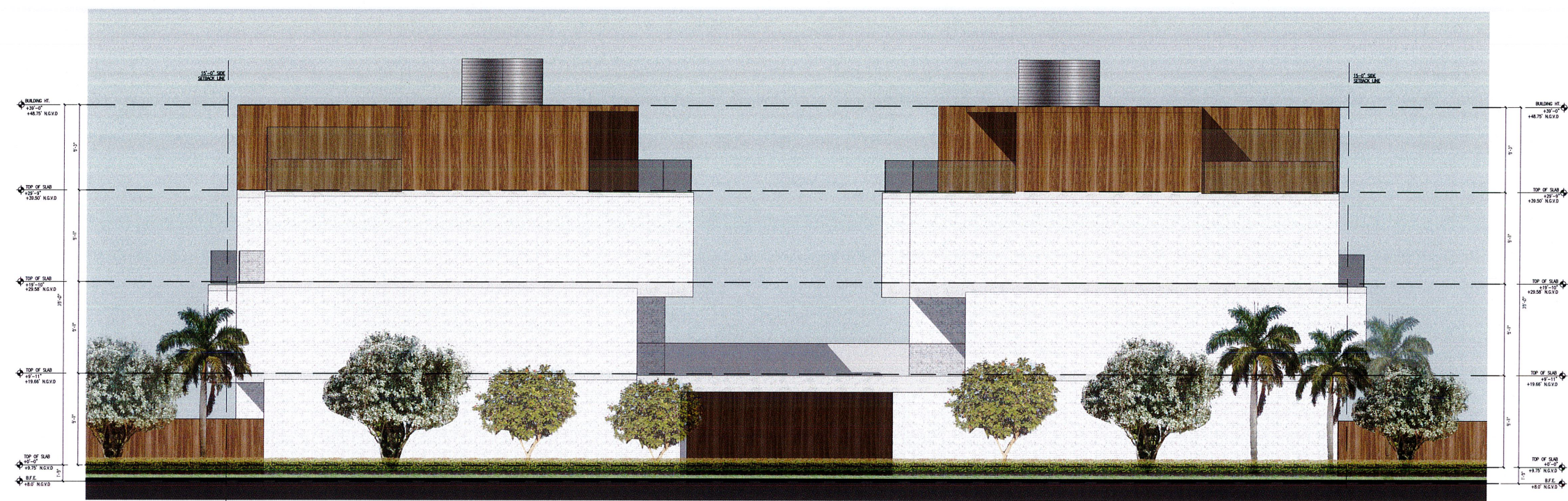


1 SOUTH ELEVATION
(FRONT) 3/16"=1'-0"



2 WEST ELEVATION
(SIDE) 3/16"=1'-0"

REVISIONS	
6/19/20	CLIENT COMMENTS
LANDSCAPE ELEVATIONS	
BAY HARBOR TOWNHOMES 1165 - 1175 97th STREET BAY HARBOR ISLANDS, FLORIDA	
Diego Vanderbiest 6200 SW 80 ST MIAMI, FLORIDA 33143 (305) 528-4001	
DRAWN DV	
DATE 2/21/20	
SCALE 3/16" = 1'-0"	
SHEET LA = 2	
OF	SHEETS



1 NORTH ELEVATION
(REAR) 3/16"=1'-0"



2 EAST ELEVATION
(SIDE) 3/16"=1'-0"

REVISIONS	
6/15/20	CLIENT COMMENTS

LANDSCAPE ELEVATIONS

BAY HARBOR TOWNHOMES
1165 - 1175 97th STREET
BAY HARBOR ISLANDS, FLORIDA

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001

SEAL
REGISTERED LANDSCAPE ARCHITECT
DIEGO JOSE VANDERBIEST
STATE OF FLORIDA
DIEGO J. VANDERBIEST
R.L.A. #061395

DRAWN
DV
DATE
2/21/20
SCALE
3/16" = 1'-0"
SHEET
LA = 3
OF - SHEETS

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND.
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:

- #12 WHITE FOR COMMON
- #12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
- #14 RED HOT WIRES
- #14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F, AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

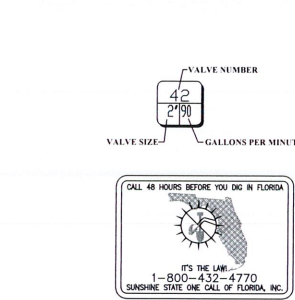
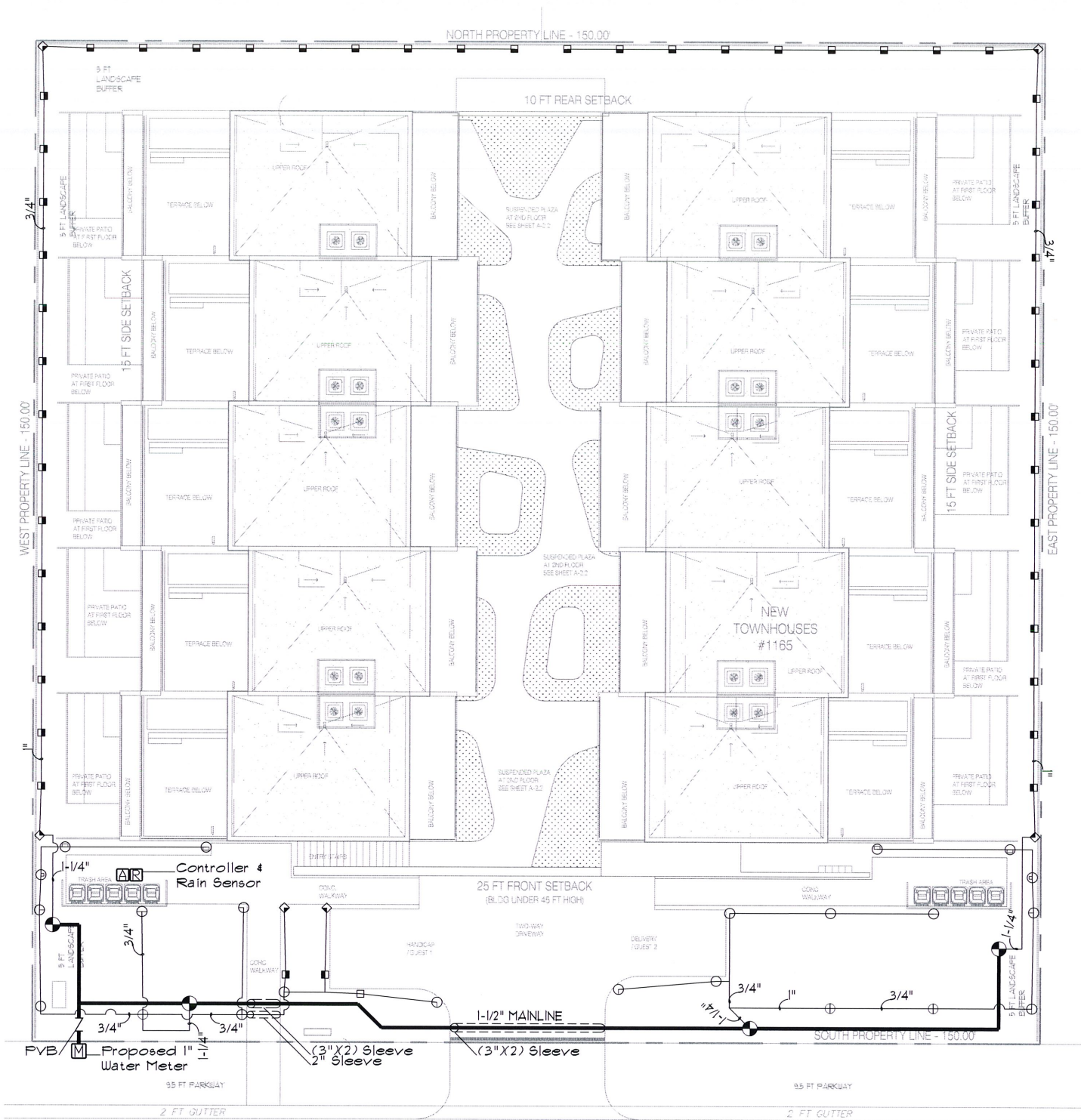
DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, ETC. SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

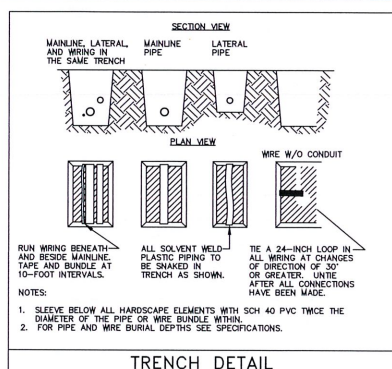
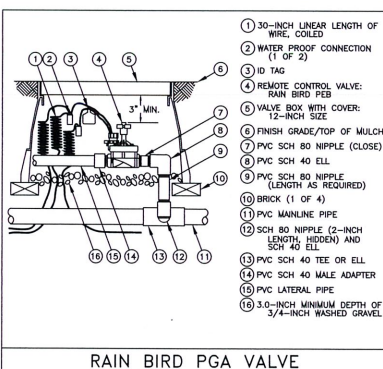
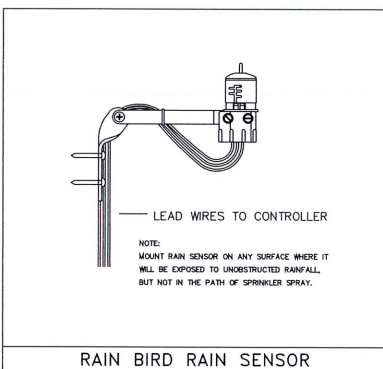
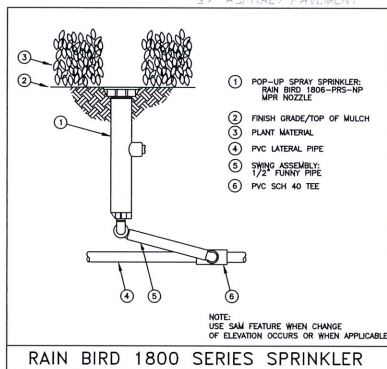
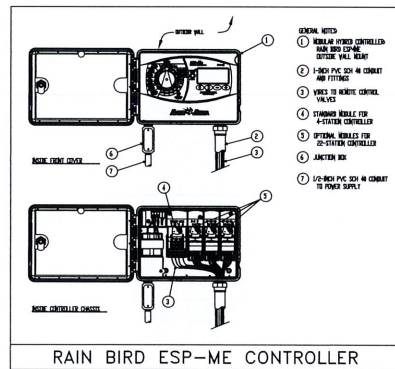
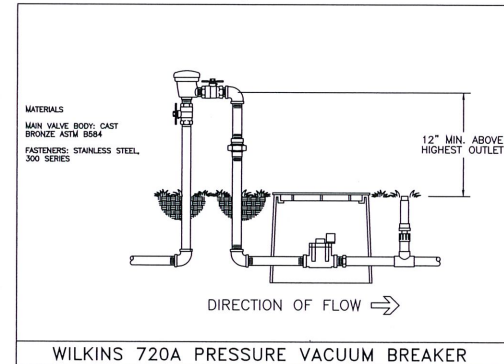
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.



EQUIPMENT TABLE

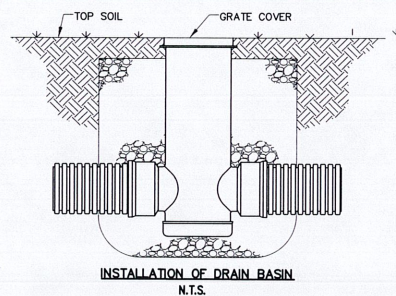
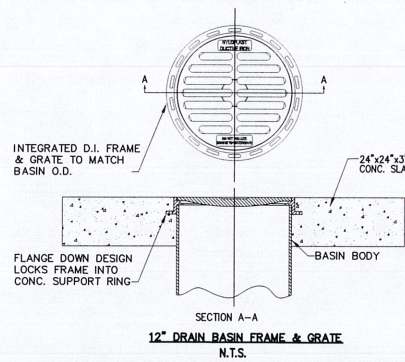
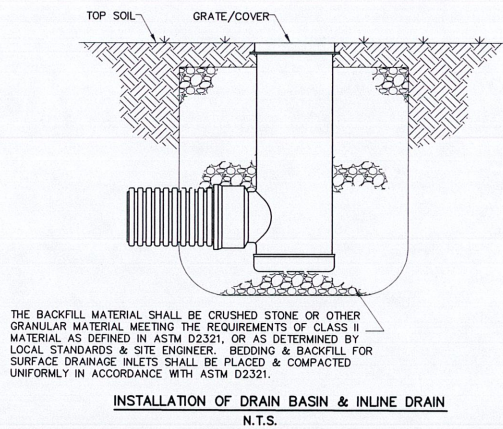
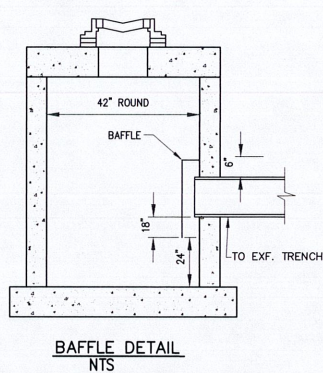
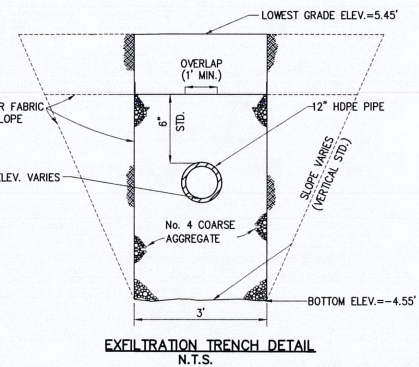
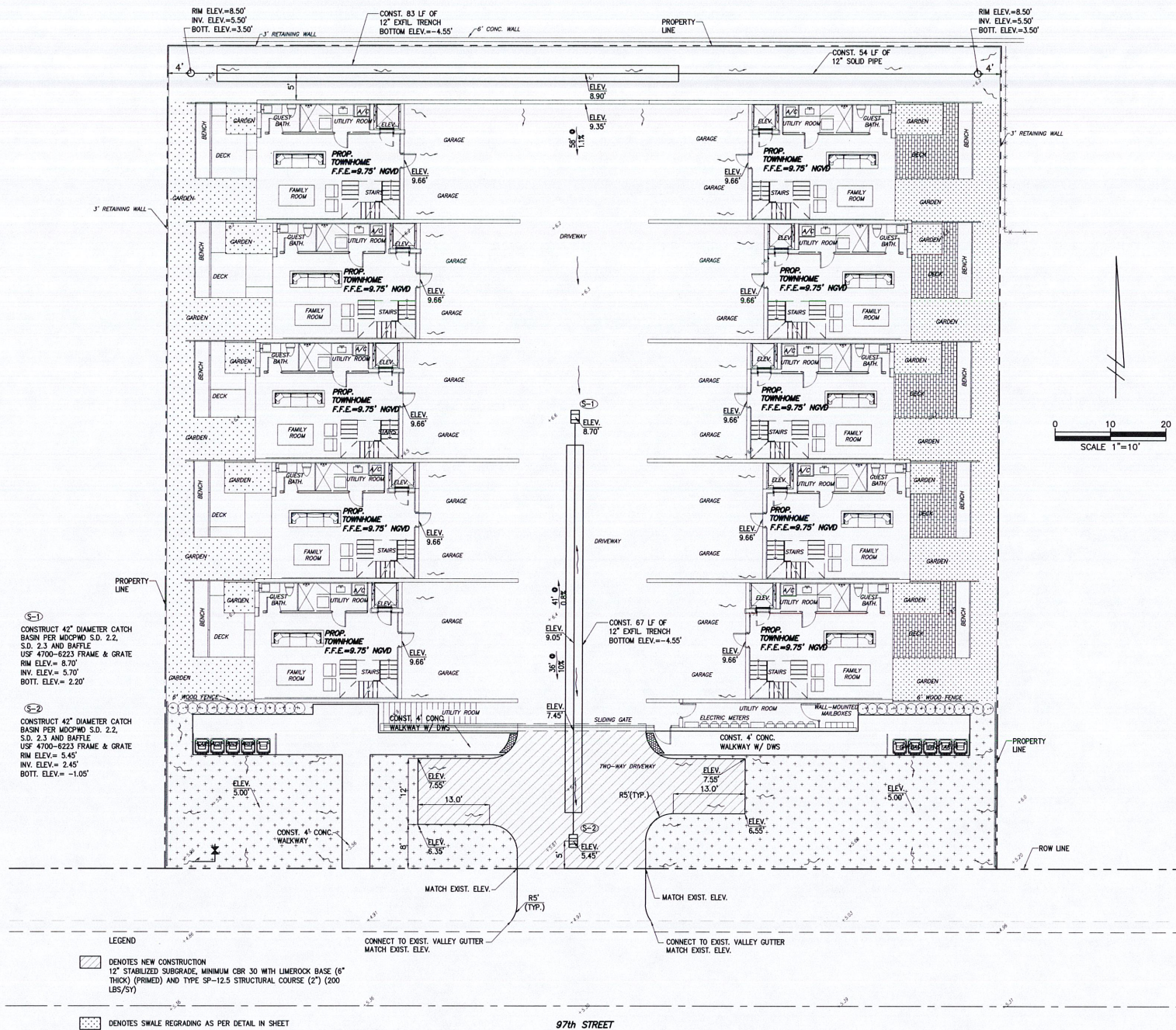
Backflow Preventers	
Symbol	Description
N	Pressure Vacuum Breaker
Controllers	
Symbol	Description
A	Rainbird ESP-Me
R	Rain Sensor
Irrigation Heads	
Symbol	Description
1	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 30"
2	RAINBIRD 1800 SERIES 8 Series 6" above finish grade trajectory 5 deg 180"
3	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 180"
4	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 30"
5	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 180"
6	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 360"
7	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST'
8	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg 55T'
Pipe (Lateral)	
Symbol	Description
9	Class 160 PVC (Lateral)
Pipe (Mainline)	
Symbol	Description
10	Schedule 40 PVC Pipe
Pipe (Sleeve)	
Symbol	Description
11	Schedule 40 PVC Pipe
Valves	
Symbol	Description
12	Rainbird PGA Valve
Water Meters	
Symbol	Description
13	Proposed 1" Water Meter



BAY HARBOR TOWNHOMES
1165 - 1175 97th STREET
BAY HARBOR ISLANDS, FLORIDA

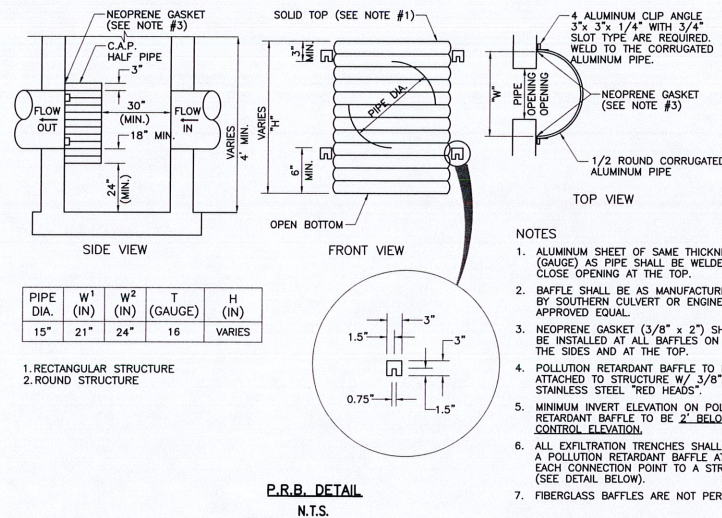
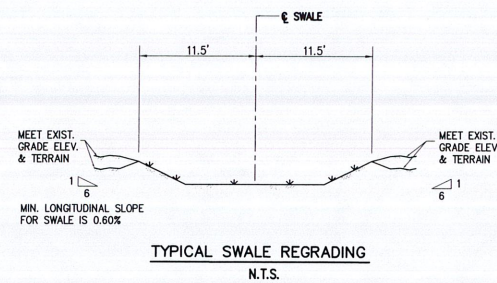
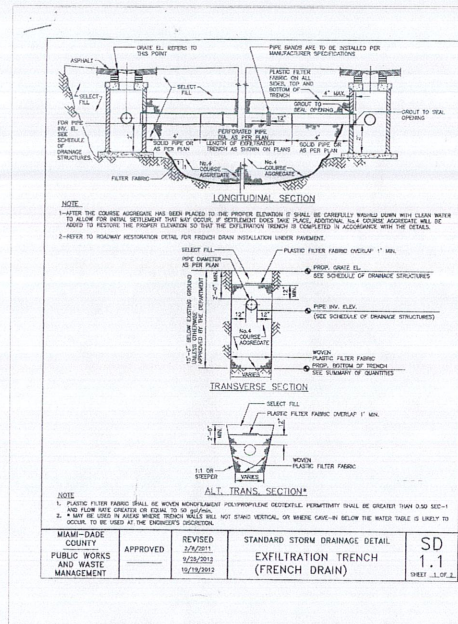
Diego Vanderblest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001

SEAL
2/8/21
DIEGO J. VANDERBLEST
FLA #661355
DRAWN
DV
DATE
2/7/21
SCALE
1" = 10' - 0"
SHEET



GENERAL NOTES

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. FILTER FABRIC SHALL BE TYPE D-3, ALL FILTER FABRIC JOINTS SHALL LAP A MINIMUM OF ONE FOOT.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT, AND FOREIGN MATERIALS.
4. ANY DAMAGE CAUSED WITHIN THE SITE OR TO ADJOINING PROPERTIES DURING CONSTRUCTION MUST BE CORRECTED BY THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1-800-432-4770, TWO WORKING DAYS BEFORE DIGGING.
6. ELEVATIONS SHOWN REFER TO N.G.V.D.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.



Section 2722

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS

The inline drain required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drainage and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F472. The pipe bell spigot shall be joined to the inline drain body by use of a swage mechanical joint. The raw material used to manufacture the pipe stock that is used to manufacture the inline drain body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates furnished for all surface drainage inlets shall be ductile iron grates for sizes 8", 10", 12", 15", 18", 24" and 30" shall be made specifically for each fitting so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for inline drains shall be capable of supporting H-20 wheel loading for traffic areas or H-10 loading for pedestrian areas. 12" and 18" square grates will be hinged to the frame using pins. Metal used in the manufacture of the castings shall conform to ASTM A538 grade 70-50-05 for ductile iron. Grates shall be provided painted black.

INSTALLATION

The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 2 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

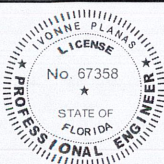


ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANAS@aol.com

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REVISIONS	BY

NEW TOWNHOMES
1175 97 ST
BAY HARBOR ISLANDS, FL 33154
GRADING AND DRAINAGE PLANS



IVONNE PLANAS, P.E.
FL. LICENSE 67358

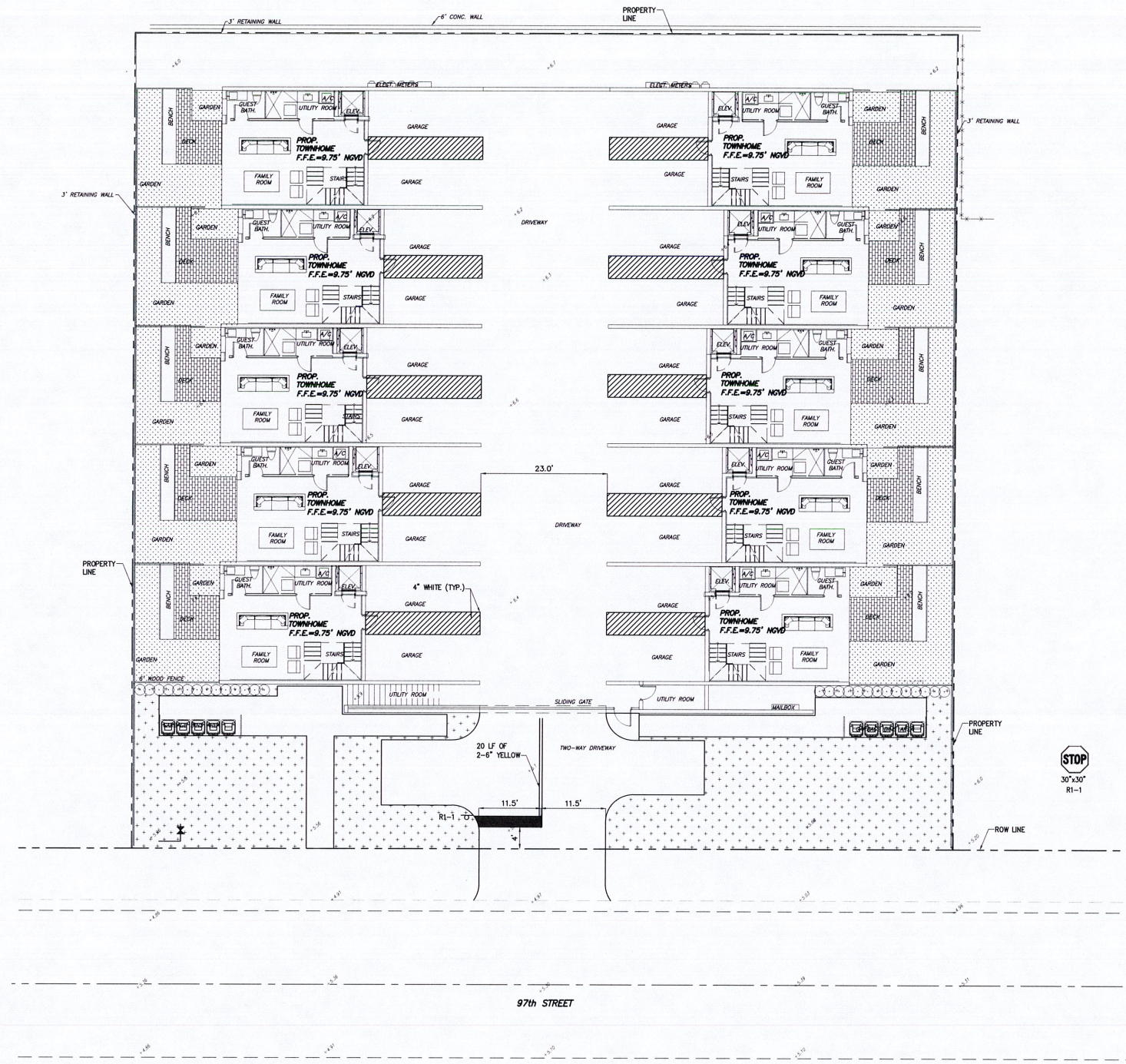
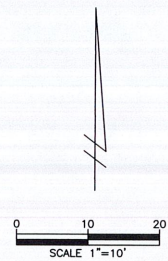
DATE 6-24-2020

SCALE AS SHOWN

DRAWN I.P.

SHEET No. 1 of 4

C-1



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DESIGN AND CONSULTING SERVICES
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REVISIONS	BY

NEW TOWNHOMES
1175 97 ST
BAY HARBOR ISLANDS, FL 33154
PAVEMENT MARKINGS AND SIGNS PLAN



IVONNE PLANAS, P.E.
FL. LICENSE 67358

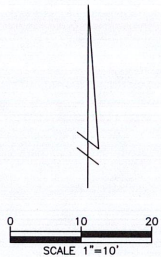
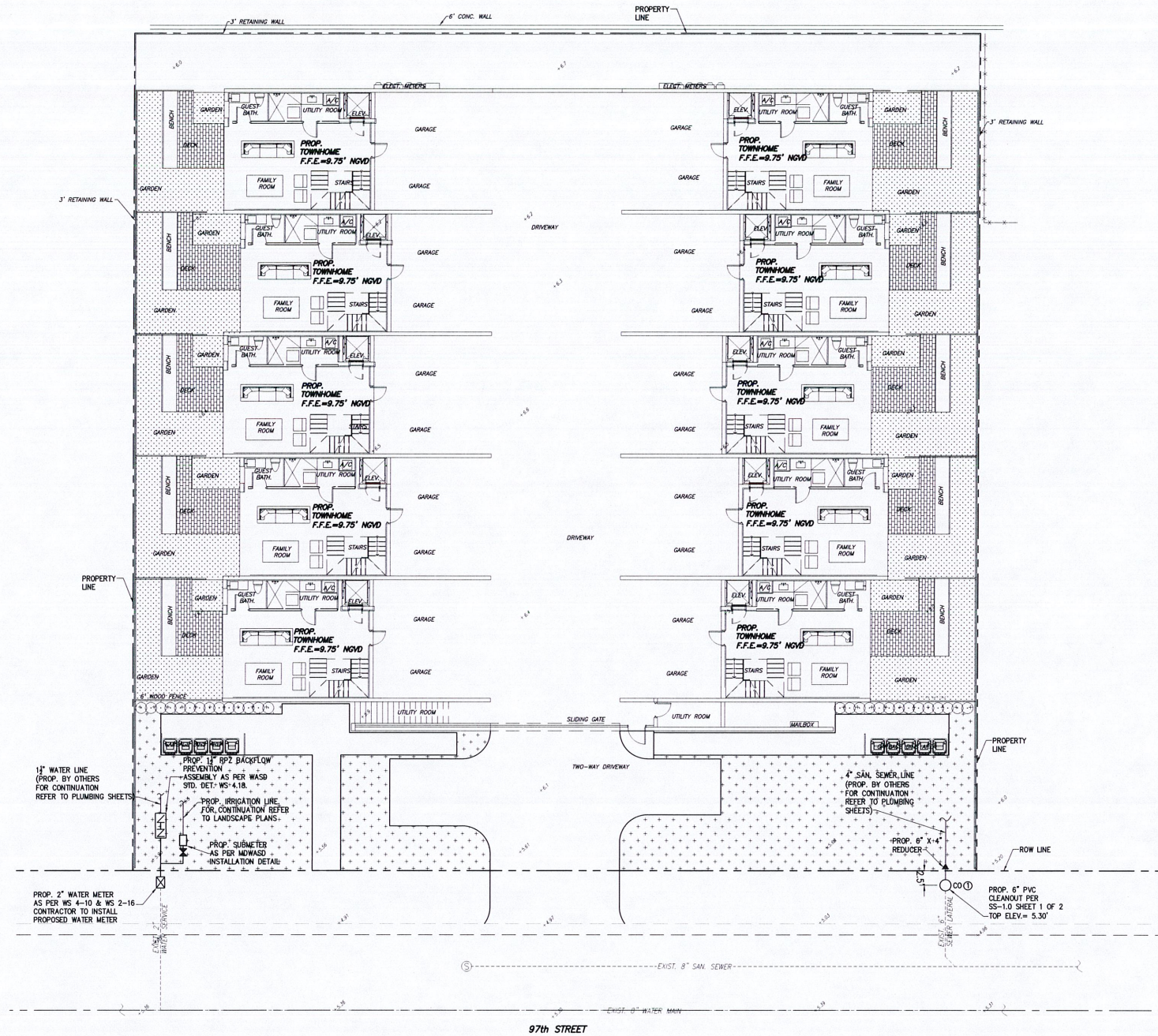
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SCALE AS SHOWN

DRAWN I.P.

SHEET No. 2 of 4

C-2

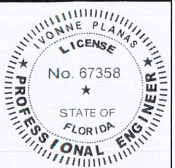


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IPLANASR@AOL.COM

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

REVISIONS	BY

NEW TOWNHOMES
1175 97 ST
BAY HARBOR ISLANDS, FL 33154
WATER AND SEWER CONNECTIONS PLAN



IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 6-24-2020

SCALE AS SHOWN

DRAWN I.P.

SHEET No. 3 of 4

C-3

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHEET DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 5.5 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL ORDNY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MANDATORY INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
- a. EASEMENTS, IF REQUIRED
b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
c. RESOLUTION BILL OF SALE
d. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
e. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT)
11. "RECORD DRAWING" PRINTS (24"x36") SHOWN SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (NO. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submission of final CAD files required.
12. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
13. BILL OF SALE SKETCH (36"x11") FOR WATER AND SEWER, SEPARATELY.
14. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP APPROVAL OF WATER AND SEWER POWER PLANTS, UPON REQUEST.
15. AN APPROVED PLUMBING AND DRAINAGE PLAN MUST BE SUBMITTED TO MANDATORY FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER POWER PLANTS, UPON REQUEST.
16. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

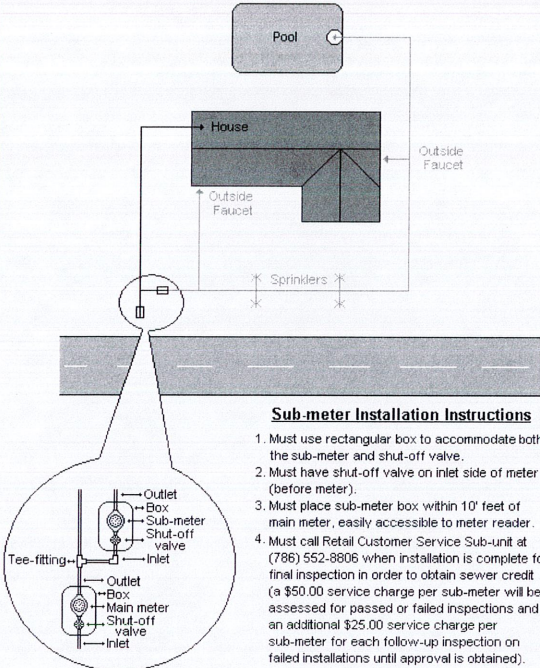
ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	GS	
WATER AND SEWER CONSTRUCTION	0.5	
		SHEET 1 of 2



Miami-Dade Water and Sewer Department

Retail Customer Service Sub-unit

Typical Customer Owned Sub-meter Installation



Sub-meter Installation Instructions

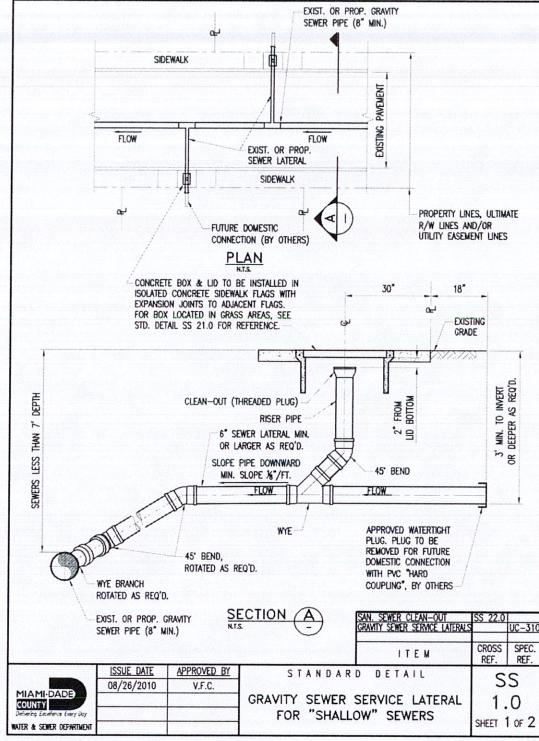
1. Must use rectangular box to accommodate both the sub-meter and shut-off valve.
2. Must have shut-off valve on inlet side of meter (before meter).
3. Must place sub-meter box within 10' feet of main meter, easily accessible to meter reader.
4. Must call Retail Customer Service Sub-unit at (786) 552-8806 when installation is complete for final inspection in order to obtain sewer credit (a \$50.00 service charge per sub-meter will be assessed for passed or failed inspections and an additional \$25.00 service charge per sub-meter for each follow-up inspection on failed installations until approval is obtained).

10/28/10

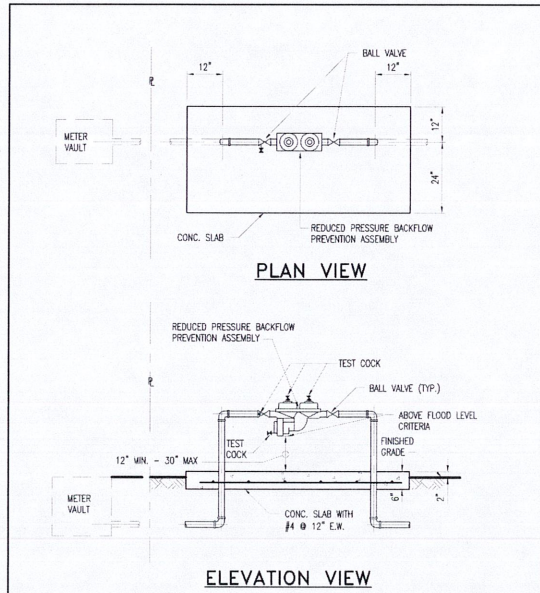
1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
 - a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
 - a. 24"x36" PRINTS
 - b. PDF FILE
 - c. CAD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
 - d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
 - e. TITLE BLOCK WITH DEPARTMENT LOGO, DW OR DP NUMBER AND PERTINENT INFORMATION
 - f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY
 - g. STREET NOMENCLATURE
 - h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
 - i. SEPARATE WATER AND SEWER PROFILE
 - j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. E, S, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
 - k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
 - l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
 - m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
 - b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
 - b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
 - c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

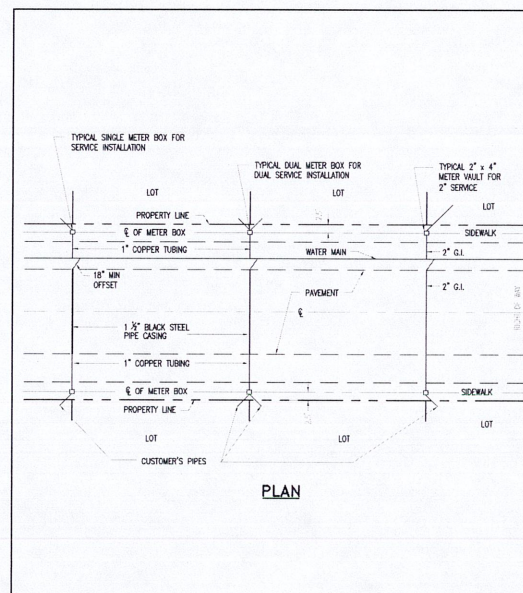
ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	GS	
"RECORD DRAWING" REQUIREMENTS	0.5	
		SHEET 2 of 2



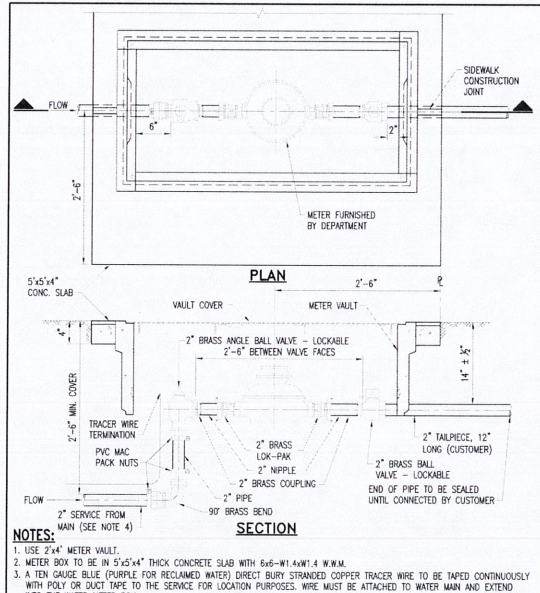
ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	SS	
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS	1.0	
		SHEET 1 of 2



ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	WS	
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"	4.18	
		SHEET 1 of 5



ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	WS	
TYPICAL SERVICE PLAN	4.10	
		SHEET 1 of 1



ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	WS	
TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER	2.16	
		SHEET 1 of 4

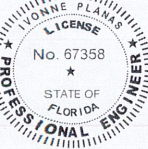


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WATER AND SEWER STANDARD DETAILS



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FL. LICENSE 67358

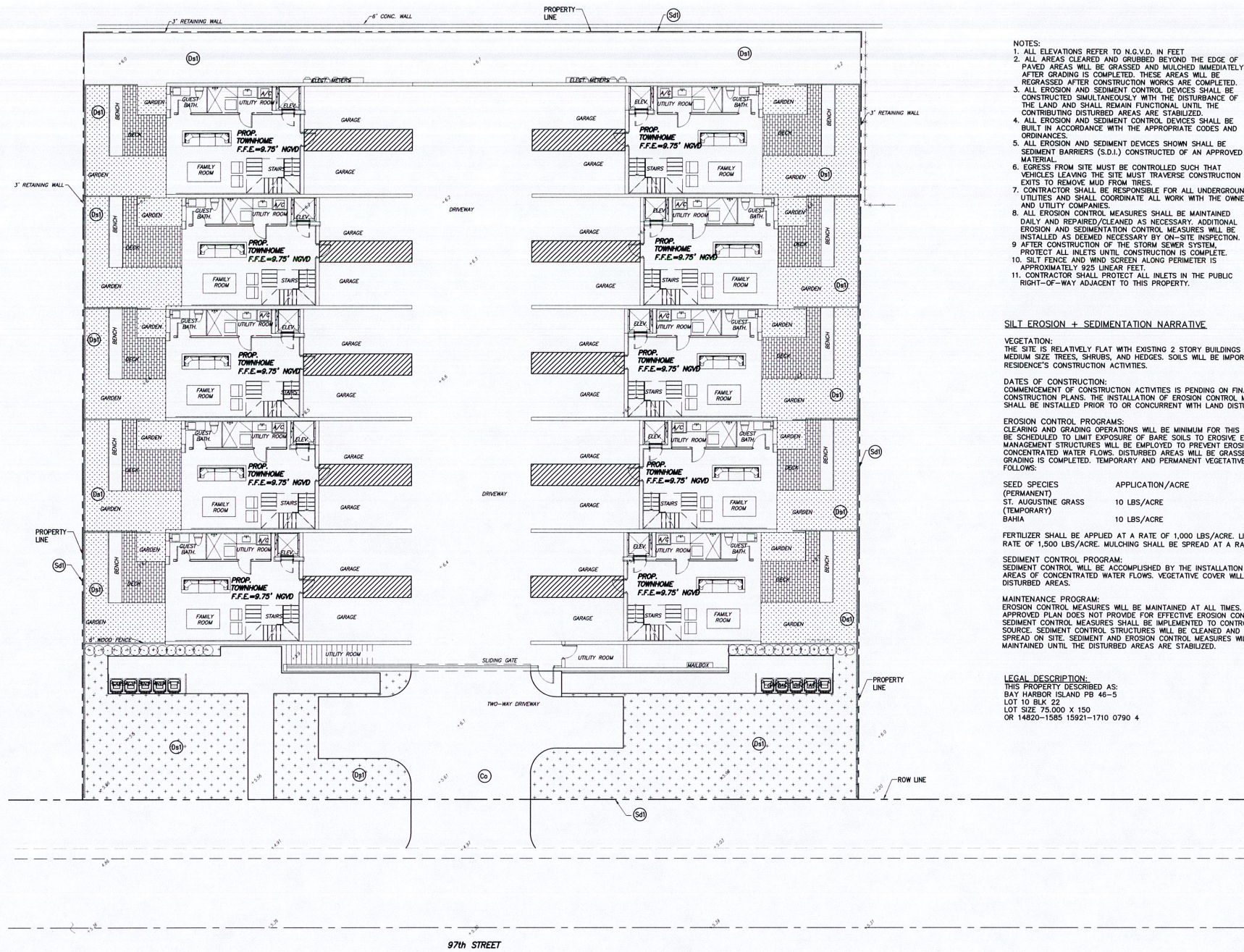
DATE 6-24-2020

SCALE AS SHOWN

DRAWN I.P.

SHEET No. 4 of 4

C-4



- LEGEND
- (Sd) SILT FENCE
 - (Ds) DISTURBED AREA, STABILIZATION WITH TEMPORARY SOD
 - (Dd) DISTURBED AREA, STABILIZATION WITH TEMPORARY SEEDING
 - (Dp) DISTURBED AREA, STABILIZATION WITH PERMANENT SOD
 - (C) CONSTRUCTION ENTRANCE/EXIT

- NOTES:
1. ALL ELEVATIONS REFER TO N.G.V.D. IN FEET
 2. ALL AREAS CLEARED AND GRUBBED BEYOND THE EDGE OF PAVED AREAS WILL BE GRASSED AND MULCHED IMMEDIATELY AFTER GRADING IS COMPLETED. THESE AREAS WILL BE REGRASSED AFTER CONSTRUCTION WORKS ARE COMPLETED.
 3. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
 4. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE BUILT IN ACCORDANCE WITH THE APPROPRIATE CODES AND ORDINANCES.
 5. ALL EROSION AND SEDIMENT DEVICES SHOWN SHALL BE SEDIMENT BARRIERS (S.D.I.) CONSTRUCTED OF AN APPROVED MATERIAL.
 6. EGRESS FROM SITE MUST BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
 8. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DAILY AND REPAIRED/CLEANED AS NECESSARY. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY ON-SITE INSPECTION.
 9. AFTER CONSTRUCTION OF THE STORM SEWER SYSTEM, PROTECT ALL INLETS UNTIL CONSTRUCTION IS COMPLETE.
 10. SILT FENCE AND WIND SCREEN ALONG PERIMETER IS APPROXIMATELY 925 LINEAR FEET.
 11. CONTRACTOR SHALL PROTECT ALL INLETS IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS PROPERTY.

SILT EROSION + SEDIMENTATION NARRATIVE

VEGETATION:
THE SITE IS RELATIVELY FLAT WITH EXISTING 2 STORY BUILDINGS AND IS VEGETATED WITH MEDIUM SIZE TREES, SHRUBS, AND HEDGES. SOILS WILL BE IMPORTED FOR THE PROPOSED RESIDENCE'S CONSTRUCTION ACTIVITIES.

DATES OF CONSTRUCTION:
COMMENCEMENT OF CONSTRUCTION ACTIVITIES IS PENDING ON FINAL APPROVAL OF CONSTRUCTION PLANS. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

EROSION CONTROL PROGRAMS:
CLEARING AND GRADING OPERATIONS WILL BE MINIMUM FOR THIS SITE. LAND DISTURBING WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORMWATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. DISTURBED AREAS WILL BE GRASSED IMMEDIATELY AFTER GRADING IS COMPLETED. TEMPORARY AND PERMANENT VEGETATIVE PRACTICE SHALL BE AS FOLLOWS:

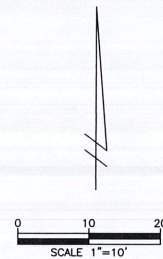
SEED SPECIES	APPLICATION/ACRE
(PERMANENT)	
ST. AUGUSTINE GRASS	10 LBS/ACRE
(TEMPORARY)	
BAHIA	10 LBS/ACRE

FERTILIZER SHALL BE APPLIED AT A RATE OF 1,000 LBS/ACRE. LIME SHALL BE APPLIED AT A RATE OF 1,500 LBS/ACRE. MULCHING SHALL BE SPREAD AT A RATE OF 15 TONS/ACRE.

SEDIMENT CONTROL PROGRAM:
SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE INSTALLATION OF SEDIMENT BARRIERS IN AREAS OF CONCENTRATED WATER FLOWS. VEGETATIVE COVER WILL BE ESTABLISHED ON ALL DISTURBED AREAS.

MAINTENANCE PROGRAM:
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. SEDIMENT CONTROL STRUCTURES WILL BE CLEANED AND THE SEDIMENT WILL BE SPREAD ON SITE. SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

LEGAL DESCRIPTION:
THIS PROPERTY DESCRIBED AS:
BAY HARBOR ISLAND PB 46-5
LOT 10 BLK 22
LOT SIZE 75,000 X 150
OR 14820-1585 15921-1710 0790 4



LOCATION SKETCH
SCALE 1:300

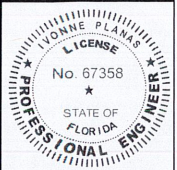


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NEW TOWNHOMES
1175 97 ST
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STORM WATER POLLUTION
PREVENTION PLAN



IVONNE PLANAS, P.E.
FL. LICENSE 67358

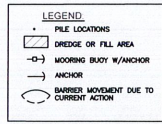
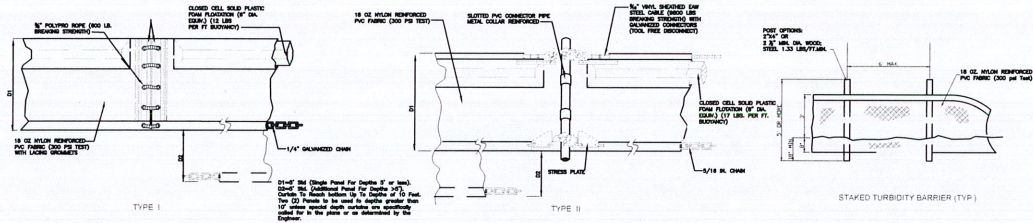
DATE 6-24-2020

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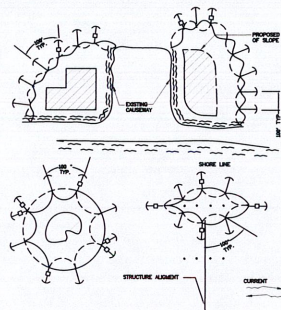
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SHEET No. 1 of 3

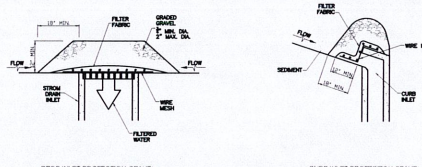
SWPPP-1



- NOTES:**
- 1- TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
 - 2- NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
 - 3- DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
 - 4- NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.



NOTE:
 TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPES(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER PAYMENT WILL BE UNDER THE PAY (FEES) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS IS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

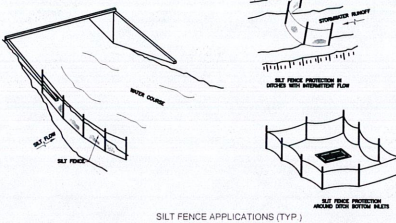
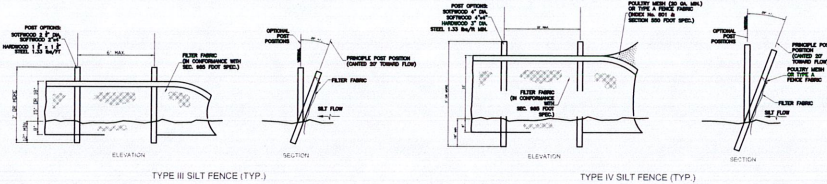


GRAVEL APPLICATIONS (TYP.)
 OR APPROVED ALTERNATIVE

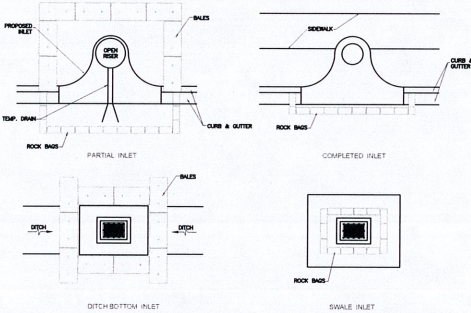
NOTES FOR INLET PROTECTION GRAVEL:

- 1- INSTALLATION/APPLICATION CRITERIA:
 - PLACE WIRE MESH (WITH 1/2 INCH OPENINGS) OVER THE INLET GRATE EXTENDING ONE FOOT PAST THE GRATE IN ALL DIRECTIONS.
 - PLACE FILTER FABRIC OVER THE MESH. FILTER FABRIC SHOULD BE SELECTED BASED ON SOIL TYPE.
 - PLACE GRADED GRAVEL, TO A MINIMUM DEPTH OF 12 INCHES, OVER THE FILTER FABRIC AND EXTENDING 18 INCHES PAST THE GRATE IN ALL DIRECTIONS.
- 2- MAINTENANCE:
 - INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
 - REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 4 INCHES IN DEPTH.
 - REPLACE FILTER FABRIC AND CLEAN OR REPLACE GRAVEL IF CLOGGING IS APPARENT.
- 3- LIMITATIONS:
 - RECOMMENDED FOR MAXIMUM DRAINAGE AREA OF ONE ACRE.
 - EXCESS FLOWS MAY BYPASS THE INLET REQUIRING DOWN GRADIENT CONTROLS.
 - PONDING WILL OCCUR AT INLET.

INLET PROTECTION SYSTEM (TYP.)
 OR APPROVED ALTERNATIVE



- NOTES FOR SILT FENCES:**
- 1- TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FOOT DESIGN STANDARDS INDEX 102.
 - 2- TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE OBTAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
 - 3- DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
 - 4- WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON ONE LONGITUDINAL GRADE TO AVOID CHANNELING RUNOFF ALONG THE LENGTH OF THE FENCE.



NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS:

- 1- TYPE I AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FOOT DESIGN STANDARDS INDEX 102.
- 2- BALES SHALL BE ANCHORED WITH TWO (2) 1"x2" (or 1" dia.) x 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
- 3- RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAYBE USED IF APPROVED BY THE ENGINEER.
- 4- ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.
- 5- WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

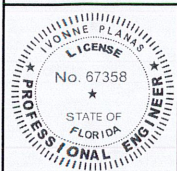


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REVISIONS	BY

NEW TOWNHOMES
 1175 97 ST
 BAY HARBOR ISLANDS, FL 33154
 STORM WATER POLLUTION
 PREVENTION PLAN



IVONNE PLANAS, P.E.
 FL. LICENSE 67358

DATE 6-24-2020

SCALE AS SHOWN

DRAWN I.P.

SHEET No. 3 of 3

SWPPP-3

NARRATIVE DESCRIPTION

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION, THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULENT TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

1. SITE DESCRIPTION

- A. NATURE OF CONSTRUCTION ACTIVITIES: THE PROJECT CONSISTS OF THE CONSTRUCTION OF NEW TOWNHOMES AND THE PROPOSED DRAINAGE SYSTEM UTILIZES STORMWATER INLETS, FRENCH DRAIN, AND A SWALE.
- B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. EACH CONSTRUCTION PHASE REQUIRES THE INSTALLATION OF PERIMETER CONTROL, AFTER CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF THE CONTROLS, PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES BELOW, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

- 1) CLEARING AND GRUBBING
- 2) INSTALLATION OF DRAINAGE SYSTEM
- 3) CONSTRUCTION OF PROPOSED TOWNHOMES' FOUNDATIONS
- 4) FINAL GRADING AND LANDSCAPING WHERE NECESSARY.

C. AREA ESTIMATES (ACRE)

- 1) TOTAL SITE AREA: 0.52
- 2) TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED: 0.52

D. EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF ANY DISCHARGE FROM THE SITE AND AN ESTIMATE OF THE SIZE OF THE DRAINAGE AREA FOR EACH DISCHARGE POINT:

- 1) RATIONAL RUNOFF COEFFICIENT
- A) BEFORE: 0.95
- B) DURING: 0.85
- C) AFTER CONSTRUCTION: 0.90

- 2) EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF DISCHARGE FROM THE SITE: ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY REPORT OF DADE COUNTY AREA, FLORIDA, THE SOILS ENCOUNTERED ON THE PROJECT ARE UDORTHENTS, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX CONSISTING OF FILL MATERIAL UNDERLAIN BY HARD, POROUS LIMEROCK.

3) THE SIZE OF THE DRAINAGE AREA FOR EACH OUTFALL

- A) THIS PROJECT HAS NO OUTFALLS.

E. FOR LOCATIONS OF DRAINAGE AREAS AND OUTFALLS: THE ASSOCIATED CONSTRUCTION PLAN SHEETS WILL BE USED AS THE SITE MAP.

F. DISCHARGE POINT(S)

- 1) NOT APPLICABLE TO THIS PROJECT.

2. CONTROLS

NARRATIVE: THE CONTRACTOR SHALL DESCRIBE IN THE ECP THE PROPOSED STABILIZATION AND STRUCTURAL PRACTICES. THE CONTRACTOR MAY CHOOSE TO ACCEPT THE FOLLOWING GUIDELINES OR MODIFY THEM IN THE ECP. SUBJECT TO APPROVAL BY THE ENGINEER. AS WORK PROGRESSES, THE CONTRACTOR SHALL MODIFY THE PLAN TO ADAPT TO SEASONAL VARIATION, CHANGES IN CONSTRUCTION ACTIVITIES, AND THE NEED FOR BETTER MANAGEMENT PRACTICES. FOR EACH CONSTRUCTION PHASE INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED. IN ADDITION:

- . FURNISH AND PLACE ROCK BAGS TO CONTROL EROSION AND SILTATION.

- . INSTALL SOIL TRACKING PREVENTION DEVICES (STPDs) AT ALL COMMON AREAS WHERE CONSTRUCTION VEHICLES WILL BE ENTERING AND EXITING THE CONSTRUCTION SITE.

- . SILT FENCE SHALL BE INSTALLED AND AT THE TOE OF SLOPE OF EMBANKMENTS PER FDOT DESIGN INDEX 102 AND AT LOCATIONS AS DESCRIBED IN THE EROSION AND SEDIMENT CONTROL DETAILS.

- . SEDIMENT FILTERS SHALL BE FOR ALL EXISTING INLETS SUBJECT TO SEDIMENT RUNOFF.

- . FLOATING OR STAKED TURBIDITY BARRIERS SHALL BE USED IN THE CANALS AS AN EXTRA MEASURE OF PROTECTION. THESE DEVICES SHALL NOT SUBSTITUTE FOR UNPLANNED CONTROL DEVICES.

- . EROSION CONTROL MATS MAY BE UTILIZED AS AN EXTRA MEASURE OF PROTECTION FOR EMBANKMENT OR BERM CONSTRUCTION TO PREVENT EROSION.

- . CLEARING AND GRUBBING OPERATIONS WILL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED.

- . EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE THE MATERIAL COULD BE WASHED AWAY BY HIGH WATER, RAIN OR STORMWATER RUNOFF. STOCKPILES SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT DEVICES.

A. EROSION AND SEDIMENT CONTROLS

1) STABILIZATION PRACTICES:

THE CONTRACTOR WILL MAINTAIN THE INLET PROTECTION, SILT FENCE, AND WILL PROVIDE DUST CONTROL

2) STRUCTURAL PRACTICES:

FILTER FABRIC

B. DESCRIPTION OF STORM WATER MANAGEMENT:

CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL DESCRIBED HEREIN. AFTER A RAIN EVENT, THE CONTRACTOR WILL REPAIR OR REPLACE ANY AFFECTED CONTROLS (SILT FENCE, FILTER FABRIC, SYNTHETIC BALES)

C. OTHER CONTROLS FOR OTHER POTENTIAL POLLUTANTS: THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED TO FURTHER REDUCE POLLUTION AT THE PROJECT SITE:

- 1) WASTE DISPOSAL: ANY CONSTRUCTION DEBRIS GENERATED AS A RESULT OF THIS PROJECT WILL BE DISPOSED OF OFF SITE AT AN APPROPRIATE WASTE DISPOSAL FACILITY.

- A) CONCRETE WASH OUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED SO AS TO PREVENT DISCHARGE OUTSIDE PROJECT LIMITS AND INTO THE WATERWAYS.

- B) NEW AND EXISTING DRAINAGE STRUCTURE WILL BE PROTECTED WITH SYNTHETIC BALES AND/OR FILTER FABRIC.

- C) STAGING AREAS WILL BE LOCATED WITHIN THE PROJECT WORK ZONE UNLESS REQUESTED OTHERWISE FOR APPROVAL.

- D) LITTER WILL BE DEPOSITED IN APPROPRIATE LOCATIONS. A DUMPSTER MAY BE PROVIDED AT THE SITE DEPENDING ON THE AMOUNT OF LITTER GENERATED.

- E) LOADED TRUCKS WILL BE COVERED WITH TARPS.

- F) SWEEPERS AND/OR WATER TRUCKS WILL BE PROVIDED TO REDUCE DUST DAILY.

- G) SOIL PREVENTION TRACKING WILL BE INSTALLED AS PER THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR.

2) OFF-SITE VEHICLE TRACKING:

- A) A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED.

3) SANITARY WASTE:

- A) REGULARLY AND ADEQUATE MAINTENANCE SHALL BE PROVIDED TO THE TEMPORARY SANITARY FACILITIES.

4) FERTILIZER, PESTICIDES, AND TREES:

- A) NUTRIENT FILTERS WILL BE PROVIDED TO THE PLANTERS, PROTECT ALL TREES WITHIN PROJECT LIMITS THAT ARE TO REMAIN AS PER FDOT INDEX No. 544.

- B) HERBICIDES AND PESTICIDES SHALL BE STORED ONSITE IN THEIR ORIGINAL CONTAINERS WITH PRODUCT LABEL INTACT.

5) TOXIC SUBSTANCES:

- A) TOXIC SUBSTANCES WILL NOT BE STORED AT THIS SITE.

6) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING):

- A) NO NON-STORMWATER DISCHARGES ARE ANTICIPATED AT THIS TIME. CONTAMINATED SOIL OR GROUNDWATER ENCOUNTERED SHALL BE REPORTED IMMEDIATELY TO THE CITY PERSONNEL IN ACCORDANCE WITH PW BULLETIN NO. 25 WHEN DEWATERING IS IMPLEMENTED, THE WATER WILL BE DEPOSITED IN A CONTROLLED AREA ON-SITE TO PREVENT OFF-SITE DISCHARGE OR AS APPROVED BY PERMIT.

7) EROSION CONTROL DEVICES:

- A) LOCATIONS AND TYPES OF ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY PLAN AND/OR BY THE CITY OF MIAMI. CONTRACTOR SHALL IMPLEMENT THE SWPPP AS PER CONTRACT PLANS. HOWEVER, IT MAY BE REVISED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME WORK IS BEING PERFORMED. FIELD MODIFICATIONS WILL BE APPROVED BY THE CITY OF MIAMI.

- B) MONITORING SHALL BE PERFORMED ON A WEEKLY BASIS AND AFTER A 0.5" STORM EVENT WITH ROUTINE MAINTENANCE AND REPLACEMENT OF ANY DEVICES AS REQUIRED.

- C) CONTAINMENT OR REMOVAL OF POLLUTANTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND CITY OF MIAMI REGULATIONS AND/OR FDOT STANDARD SPECIFICATIONS.

- D) THE RESPONSIBLE PERSONS FOR MONITORING AND MAINTAINING THE EROSION CONTROL DEVICES SHALL BE:

CONTRACTOR:

TELEPHONE:

REMARKS:

IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT PROJECT ENGINEER AT: 305-877-9531.

C. APPROVED STATE, LOCAL, PLANS, OR STORM WATER PERMITS:

- 1) NPDES PERMIT (0.5 ACRE OR MORE)
- 2) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR PROJECTS DISTURBING MORE THAN 1 ACRE.
- 3) MIAMI-DADE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) CLASS II-STORMWATER MANAGEMENT PERMIT AND DEWATERING PERMIT.
- 4) ENVIRONMENTAL RESOURCES (ERP) PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD).
- 5) U.S. ARMY CORPS OF ENGINEERS DREDGE AND FILL PERMIT.
- 6) SFWMD RIGHT-OF-WAY USE PERMIT.
- 7) PUBLIC WORKS EXCAVATION PERMIT.
- 8) POLICE.
- 9) TREE PERMIT.
- 10) CITY DEWATERING PERMIT.

3. MAINTENANCE:

- ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD OF THE HEIGHT OF THE FENCE.
- PROTECT ALL INLETS SURROUNDING CONSTRUCTION SITE.
- STREET SWEEPING AND DUST PREVENTION MUST BE IMPLEMENTED DAILY.

4. INSPECTION:

- A) QUALIFIED PERSONNEL FROM THE CITY AND CONTRACTOR SHALL INSPECT THE FOLLOWING ITEMS DAILY THROUGHOUT THE CONSTRUCTION PERIOD.
- B) PREPARATION OF THE CONTRACTOR'S WEEKLY REPORT OF INSPECTION, MAINTENANCE, AND REPAIRS FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE PAY ITEMS. WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AND SHALL INCLUDE THE FOLLOWING:

- 1) DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- 2) AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- 3) STRUCTURAL CONTROLS.
- 4) STORMWATER MANAGEMENT SYSTEMS.
- 5) LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE.
- 6) STREET SWEEPING AND DUST CONTROL.

- C) A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. IF REPAIR IS NECESSARY, IT WILL INITIATED WITHIN 24 HOURS OF THE REPORT.

- D) REMOVE EXCESS DIRT FROM ALL ROADS ADJACENT TO PROJECT AREA ON A DAILY BASIS.

- E) SEDIMENT FOUND IN DRAINAGE INSPECTION WILL REQUIRE DRAINAGE SYSTEM CLEANING BY CONTRACTOR.



ACE ENGINEERING SOLUTIONS, INC.

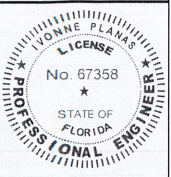
DESIGN AND CONSULTING SERVICES

PLANASR@AOL.COM

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

REVISIONS	BY

NEW TOWNHOMES
1175 97 ST
BAY HARBOR ISLANDS, FL 33154
STORM WATER POLLUTION
PREVENTION PLAN



IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 6-24-2020

SCALE AS SHOWN

DRAWN I.P.

SHEET No. 2 of 3

SWPPP-2

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 3rd, 2021

Subject: Site Development Plan Application – 2nd Formal Submittal
Proposed Townhouse Development (10 DU)
1165-1175 97th Street
Bay Harbor Islands Acct. No. SPR20-000004
MMPA Acct. No. 01-0702-1093

RECOMMENDED ACTION / HISTORY

MMPA recommends the Development Review Committee (DRC) review the revised Site Development Plan submission documents, and if found to be acceptable, **APPROVE** the application at this time, as the applicant appears to have addressed most of our previous DRC comments issued July 1st, 2020. We believe other DRC staff issued comments to the applicant as well. A DRC meeting was to be held on July 9th, 2020 but was cancelled due to COVID-19. No in-person DRC meeting or virtual DRC meeting was ever rescheduled according to our records. The latest submittal package still has a few minor issues that need to be addressed. These can be handled by conditions of approval to be signed-off prior to the PZB meeting.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1165-1175 97th Street

Legal Description: Lots 10 and 11, Block 22, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

Project architect Jose L. Sanchez from Praxis Architecture + Design, as agent for the property owner, Blue Lotus Development LLC, submitted a formal Site Development Plan application to the Town in June 2020 for the construction of a 4-story / 10-unit townhouse development located at 1165-1175 97th Street. This non-waterfront site is comprised of two (2) platted lots that is 22,500 ,000 sq. ft. / 0.516 acres in size. The DRC reviewed this site twice as a pre-DRC item. As stated above, a formal DRC meeting was to be held on July 9th, 2020 but due to COVID-19 concerns that DRC meeting was cancelled. No in-person DRC meeting or virtual DRC meeting was ever rescheduled according to our records. The DRC comments submitted by staff at that time were provided to the applicant. Subsequent to that time coordination discussions / emailed plan revisions between the applicant and DRC staff has occurred to work through the initial comments. In February 2021 the applicant submitted revised plans / responses to the Town for consideration.

The existing site is cleared and vacant with a few nuisance trees (Australian Pine hedge along east property line / 3 Melaleuca trees in western portion of site / 2 Alexander Palms at north). The site was previously developed with two multifamily complexes (Lot 10 = 7 DU / Lot 11 = 4 DU). Adjoining the site to the west is a Town-owned surface parking lot with a 5' tall concrete wall separating the sites. Adjoining the site to the north is an existing 4-story / 18 DU multifamily complex (Villas at Bay Harbor) with a 6' tall concrete wall separating the sites. Adjoining the site to the east is an existing 4-story / 12 DU multifamily complex (Regency Hall). A small section of 4' tall chain link fence exists on the Regency Hall site at their northwest corner. Within the subject site a 12'+/- tall Australian Pine Tree hedge (chopped off trees) exists along its east boundary. Along the north property line are overhead FPL lines / other lines (phone / cable).

The proposed site design incorporates two (2) rectangular shaped townhouse buildings oriented north / south along each side lot line and including five (5) units per building with four (4) floors for each townhouse unit and a private patio area on the ground floor along the side property lines. The 1st Level (ground level) serves primary as driveway access / parking with the enclosed A/C areas designated for a family room, a bathroom, a utility room, and elevator / stair landings. Between the 1st Level and 2nd Level is a continuous solid landscape plaza / deck with planters and sun lights to the 1st Level below. Each of the DU have direct access to the 1st Level (grade) and 2nd Level (landscape plaza / deck). The proposed townhouse building height is 41'-9" above BFE (65' is max. in RM-2 District). Each of the ten (10) units have 3 Bedrooms on the 3rd Level which are approximately 4,009 sq. ft. in size, which far exceeds minimum Code requirements. The base density indicates 0.561 acres x 34 DUA = 17.54 or rounded to 18 DU. The developer is requesting ten (10) townhouse dwelling units; therefore, eight (8) TDR units will be available for sale. The habitable A/C area on the 4th Level comprised only about one-half of the roof top area with the balance of the area shown as a recreational sun deck, a "balcony" (not a balcony - really a rooftop terrace on the roof of the 3rd Level Bedrooms below) and a small pool.

Access to the site is proposed via one (1) driveway connection to 97th Street. The proposed access is via one 23-foot wide / two- way driveway centered on the site. Each unit provides two (2) parking spaces within a "garage"; however, the "garage" does not have a garage door. There are two (2) guest parking spaces (one ADA space) flanking each side of the driveway in the front yard area. The main access to each unit at the 1st Level is from a four (4) foot wide accessway

located between the parking spaces. There is also a secondary pedestrian stairway at the front of the site to the 2nd Level plaza / deck area. Walkways connect the stairs to solid waste areas and to the street. The two (2) parking spaces in the garage are 8.5' x 18' which meet the parking space size requirements of the Code. The 1st Level parking area under the 2nd Level deck is gated.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 17+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues that need to be corrected prior to moving forward for PZB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Eighteen (18) units are allowed by right on the property (0.516 acres x 34 DUA). The developer is seeking to build only 10 DU while 18 are allowed via the base density. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this district is 65 feet (measured from BFE to top of main roof deck) – proposed building height is 40'+/-. The proposed use of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes two (2) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are “full-sized” and did not dedicate 11' for parking.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

The Site Development Plan depicts access to the site via one driveway connection from 97th Street via a 23-foot wide / two-way driveway connection centered in the middle of the property. The drive isle extends between the townhouse buildings northerly and terminates against a 10-foot landscape buffer adjacent to the north property line. A sliding gate provides security to the inside courtyard of the development. Again, each unit provides two (2) parking spaces within each “garage”; however, the “garages” do not provide a garage door. Access to the unit is provided by four (4) foot wide access pathways between the parking spaces in the garage. Two (2) guest spaces are provided in front of development. One (1) of the two (2) required guest / loading spaces in the front yard is designated as an ADA parking space. Based on 10 DU the Code requires at least 20 parking spaces (20 + 2 guest), and 22 are being provided.

Site Development Plan Application – 2nd Formal Submittal
Proposed Townhouse Development (10 DU)
1165-1175 97th Street
Development Review Committee Report
March 3rd, 2021
Page 4

A preliminary Fire Department staging area is still not shown on the plans. As mentioned in July 2020 the applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / with abundant clear glass windows, metal and glass balconies on concrete projections. The exterior of the building complex is clad with natural looking materials, including stone, brick and wood-like materials. Since the building is less than 120-feet in length, per §23-11(D)(6) of the Town Code exempts a "breezeway" from being required.

SITE PLAN COMMENTS

The MMPA DRC staff report from July 1st, 2020 contained numerous (25) comments. Most of the original comments have been addressed and resolved. Following are comments based on the revised plans dated February 9th, 2021 submitted to the Town for consideration:

1. Per Sec. 23-19 (b)(1) – A site lighting plan (photometric plan) shall be required for multiple family developments to demonstrate compliance with the regulations. Such site lighting photometric plan shall include ground level, building mounted and any rooftop recreational facilities. The maximum foot-candle reading at any property line is 1.0. The revised 2/09/21 submittal contains a preliminary photometric plan; however, it is incomplete and certain foot-candle readings would violate the Town Code allowances. Foot-candle readings are only shown in the center of the site (garage / elevated deck). No readings are shown in the side / rear yard areas. The plans show an intent to build an outdoor deck at the rear of each DU. Obviously there will be lighting in this area either attached to the DU or freestanding. We understand these plans are preliminary, but the entire site must indicate that no foot-candle reading can exceed one. At the driveway connection to 97th Street the 3 readings provided all exceed one (1.2-2.0) – this violates the Code. Revise the photometric plan.
2. MMPA still feels the building does not provide much building articulation. The PZB typically looks for considerable building articulation (articulation / windows / different materials). Staff is making suggestions based on our experiences with the PZB. The DRC will forward your design to the PZB for their review with a comment on this issue.
3. The plans still show an intent to construct a decorative metal aluminum picket fence and/or a wood fence along each lot line. There is an existing concrete buffer walls along the entire north and west property lines. The new detail shows an intent to build your own retaining wall next to those existing walls. It is unknown if you can fill / raise the land elevation against their walls (structural integrity). The PZB has to approve the retaining wall / design detail and lot filling request (30") as requested. Who would maintain the space between the existing walls and your new retaining wall / fences? We suggest you rethink this design.
4. The new FEMA / FBC lowest floor elevation is 8.00' NAVD / 9.67' NGVD (you show 9.75' NGVD). Bldg. Official to review / OK.

5. The back-flow preventer is required to be screened from view on three (3) sides to allow access but screen the facility. The revised plans show an intent to install a decorative aluminum louver screen around the plumbing facilities. No detail is included as required. While this is laudable, we believe the MDFD will object to this – they fight basic landscaping. Suggest showing landscaping for now.
6. If a project sign will be pursued during construction or later identify a location on the plans now and provide a conceptual design – otherwise this may cause delay at permits. The applicant's response speaks to a "construction" sign which is placed temporarily during the actual construction period and removed. A "project" sign is permanent and often includes the complex name and address. The revised plans now appear to show a "project" monument sign location but no detail. Provide a conceptual detail as requested in July 2020.
7. The Landscape Plans include an open space calculation of 12,160 sq. ft. (NOT). On Sheet A-1.0 in the Zoning Data table it states that 5,696 sq. ft. of open space is provided - MMPA believes that is the actual open space. Verify the calculation and revise the plans to be internally consistent. Open space is on the ground pervious areas only.