ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 7, 2023
11:00 A.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.antilliacdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT
Conference Room of the Goldbetter, Miami Business Center
1031 Ives Dairy Road
Bldg 4, Suite 228
Miami, Florida 33179
REGULAR BOARD MEETING
November 7, 2023
11:00 A.M.

A. Call to Order

B. Proof of Publication……..Page 1

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public for Items Not on the Agenda

F. Approval of Minutes

1. August 4, 2023 Regular Board Meeting & PH……...Page 2

G. New Business

1. Consider Approval of Revised Engineer's Report Dated October 30, 2023……...Page 7
2. Consider Approval of Resolution No. 2023-07 – Adopting a FY 2022-2023 Amended Revised Final Budget……Page 98

H. Old Business

I. Administrative Matters

1. Financial Update……Page 102

J. Board Members Comments

1. District Counsel Update on the 2023 Required Ethics Training……Page 105

K. Adjourn

Publication Date
2023-10-23

Subcategory
Miscellaneous Notices

ANTILLIA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
MEETING SCHEDULE

The Board of Supervisors of the Antillia Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at 11:00 a.m. in the Conference Room at the Goldbetter, Miami Business Center located at 1031 Ives Dairy Road, Building 4, Suite 228, Miami, Florida 33179, as follows:

November 7, 2023
November 17, 2023
December 15, 2023
January 19, 2024
February 16, 2024
March 15, 2024
April 19, 2024
May 17, 2024
June 21, 2024
August 16, 2024
September 20, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.antilliacdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager
ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
www.antilliacdd.org
10/23 23-18/0000690092M

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 4, 2023

A. CALL TO ORDER

The August 4, 2023, Regular Board Meeting of the Antillia Community Development District (the "District") was called to order at 12:10 p.m. in the Goldbetter Miami Business Center Conference Room located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on July 14, 2023, and July 21, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance Chairman Michael Caputo, Vice Chairman Timothy Smith and Supervisors Candic Smith (via phone) and Jon Seifel.

Staff present included District Manager Gloria Perez of Special District Services, Inc.; District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Tony Quevedo (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez advised that she had received a letter of resignation from Justin Frye and presented the same. She requested that it be added to today's agenda. She further noted that Mr. Frye confirmed via email that the effective date of his resignation would be the date of the letter, August 2, 2023.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed accepting Justin Frye's resignation from Seat No. 5, effective August 2, 2023, and simultaneously declaring a vacancy in Seat No. 5.

No appointment was made for the newly declared vacancy.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 2, 2023, Special Board Meeting

The minutes of the June 2, 2023, Special Board Meeting were presented for consideration.

It was noted that there was a typo on Page 4, under the MOTION for Resolution No. 2023-03.

A **MOTION** was then made by Supervisor Tim Smith, seconded by Supervisor Seifel and passed unanimously approving the minutes of the June 2, 2023, Special Board Meeting, as amended.

Mrs. Perez then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 14, 2023, and July 21, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

Mrs. Perez then closed the Public Hearing and Reconvened the Regular Board Meeting.

3. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Final Budget

Mrs. Perez presented Resolution No. 2023-04, entitled:

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and advised that it provides for approving and adopting the fiscal year 2023/2024 final budget for the Board's consideration.

A discussion ensued after which:

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2023-04, as presented, thereby setting the fiscal year 2023/2024 final budget.

4. Consider Fiscal Year 2023/2024 Developer's Funding Agreement

This item was provided via handout.

Mrs. Perez explained the purpose of the Developer's Funding Agreement, noting that funding for the District budget would come from the developer, CRE-KL Antillia Owner, LLC for and through the end of the 2023/2024 fiscal year.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and passed unanimously approving the Developer's Funding Agreement for the Fiscal Year 2023/2024, as

presented, subject to final review by Developer's Counsel, District Counsel, the Chairperson and the District Manager.

H. NEW BUSINESS

1. Consider Resolution No. 2023-05 – Records Retention Policy Adoption

Mrs. Perez presented Resolution No. 2023-05, entitled:

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mrs. Perez explained that with this action appoints a records liaison and designates the electronic copy of documents as the official District record. This means that only a copy needs to be signed at meetings, and once it is scanned, the original can be discarded. , which will create a more economical and efficient records management system.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2023-05, thereby approving a Records Retention Policy as presented.

2. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Pursuant to a brief discussion the meeting dates were changed to the first Friday of the months as follows:

November 7, 2023
November 17, 2023
December 15, 2023
January 19, 2024
February 16, 2024
March 15, 2024
April 19, 2024
May 17, 2024
June 21, 2024

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed adopting Resolution No. 2023-06, approving the Regular Meeting Schedule for Fiscal Year 2023-2024 by meetings for the District in the Conference Room of the Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Building 4, Suite 228, Miami, Florida 33179, unless otherwise authorized, with the start time of 10:30 a.m.; and further authorizes the advertisement of same, as required by law.

3. Consider Designation of an Auditor Selection Committee and Accept Audit Criteria

Mrs. Perez stated that the Board needed to begin the auditor selection process and she presented a draft of the Evaluation Criteria (all per statute with the exception of price, which has been added, as standard practice), the RFP Notice that is to be published, and the RFP itself.

Per procedure and per statute, the auditor selection is done by the Committee, appointed by the Board.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed appointing the entire District Board as the Auditor Selection Committee.

The Regular Board Meeting was then recessed and the Audit Committee Meeting was called to order.

Now sitting as the Auditor Selection Committee, the standard criteria was reviewed and the RFP for proposals was shown and it was noted that it was standard. If approved to move forward, SDS, Inc. will advertise and the results will be brought back to the Committee for selection. Approval is needed by the Committee in order to proceed with the RFP process and use the criteria as presented. The ranking points on the criteria are calculated as follows: points assigned to each of the 5 criteria. When proposals are brought back, the Committee will rank them and an auditor will be selected. All five criteria have 10 points each assigned as a maximum for ranking.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed approving the selection criteria, as amended, and directing SDS, Inc. to proceed with the RFP process, which proposals will be brought back to the Committee at an upcoming meeting.

The Audit Committee Meeting was adjourned, and the Regular Board Meeting was reconvened.

A **MOTION** was made by Supervisor Timothy Smith, seconded by Supervisor Caputo and unanimously passed ratifying the Auditor Selection Committee's approval of Selection Criteria and authorizing management to proceed with the RFP process.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Financials were presented in the meeting book for the Board's review.

K. BOARD MEMBER COMMENTS

1. District Counsel Update on 2023 Florida Legislative Session

Ms. Wald provided an overview of the update of the 2023 Florida Legislative Session memorandum presented in the meeting materials.

2. Status of 2022 Form 1 – Statement of Financial Interests Disclosure

Mrs. Perez provided an update on Financial Interests Disclosure 2022 Form 1 and advised that pursuant to the Public Ethics State of Florida website: http://public.ethics.state.fl.us/search.cfm, the following Board Members have not submitted the required Form 1 for this District: Candice Smith and Justin Frye. All other Board Members have complied with this requirement.

Ms. Wald noted that the District was awaiting the amended Engineer's Report.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Caputo, seconded by Supervisor Timothy Smith and passed unanimously adjourning the Regular Board Meeting at 12:18 p.m.

ATTESTED BY:

_____ _____

Secretary/Assistant Secretary Chairperson/Vice-Chair

ENGINEER'S REPORT

THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

Prepared For:

BOARD OF SUPERVISORS

THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

District Engineer:

HSQ GROUP, LLC.

Engineers • Planners • Surveyors

5951 Northwest 173rd Drive, Suite 4

Miami, Florida 33015

(786) 534-3621 Office

Original Date: October 13, 2022

Addendum Date: October 30, 2023

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SECTION 1 INTRODUCTION

HSQ Group, LLC. has prepared the following engineer's report to provide a description of the proposed Capital Improvement Plan (CIP) and estimated costs for the Antillia Community Development District (District).

Report Addendum (Date: October 30, 2023)

The original approved CDD Engineer's Report has been updated to reflect the additional cost of the imported fill material needed in order to develop the project and the land value of the on-site lake area tracts. The following sections of the report were modified accordingly:

- Section 4 - Capital Improvement Plan (CIP) – Stormwater Management System
- Section 7 - CIP Construction Costs – Table 4 - Lake Excavation & Earthwork Items
- Section 7 - CIP Construction Costs – Table 4 - On-Site Lake Property Acquisition (Tracts B & D)
- Exhibit D - Engineer's Cost Estimates – Lake Excavation & Earthwork Items – E-6 Import Fill

SECTION 2 GENERAL SITE DESCRIPTION

The site is located in the Southeast ¼ of Section 25, Township 57 S, and Range 38 E within unincorporated, Miami-Dade County, Florida. The property is situated north of Southwest 360th Street and east of Southwest 180th Avenue. The overall area currently consists of four (4) separate parcels with folio numbers 30-7825-000-0120, 30-7825-000-0180, 30-7825-000-0230, and 30-7825-000-0240. The overall gross area of the property is approximately 44.21 acres. All the parcels are currently owned by CRE KL Antillia Owner, LLC.

The site is currently vacant with a portion of the property used as a plant nursery. The property also consists of some wetland areas, which will be completely mitigated off-site and not financed by the District. Located north of the property is the Gateway West Subdivision. Along the eastern boundary is the Gateway Estates Mobile Home Park. Further east of the mobile home park is South Dixie Highway, also known as US Highway No.1. Directly south and west of the site are existing public rights-of-way for Southwest 360th Street and Southwest 180th Avenue, respectfully. Southwest 360th Street is the limit for the Miami Dade County Urban Development Boundary (UDB).

Refer to Exhibit A (Site Location Map) and Exhibit B (T-Plat & Survey)

SECTION 3 SITE PLAN INFORMATION

The District consists of a residential development with a total of 563 townhome units. The following is the proposed land uses for the District.

TABLE 1

Land Use	Acreage
Gross Site Area	44.21
Public Right-of-Way Dedications	1.39
Net Site Area	42.82
Townhome Lot Areas	23.31
Roadway Tracts	9.62
Stormwater Management Tracts	3.65
Common Area Tracts	7.08

Refer to Exhibit C (Overall Site Plan)

SECTION 4 CAPITAL IMPROVEMENT PLAN (CIP)

Internal Roadway Improvements

The internal roadways for the proposed development will not be included within the CIP to the extent such roadways are behind a gate. Only the stormwater elements of the private roads will be part of the CIP. The on-site sidewalks will be constructed by the homebuilder, as part of the townhomes building construction phase.

Off-Site Roadway Improvements

The off-site roadways for the proposed development will be included within the CIP. All these roadways will be designed to comply with the current standards from the Miami Dade County Public Works Department and Traffic Engineering Division. The off-site roadway improvements for this development are located within Southwest 180th Avenue, Southwest 360th Street, and Southwest 178th Avenue. The roadway construction is comprised of a sub-grade level with a lime-rock base course and final asphalt pavement. There will also be some roadside drainage improvements and the installation of concrete sidewalks at the ultimate right-of-way limits.

The off-site roadway improvements will be financed by the District. The ownership, operation, and maintenance will be provided by the Miami Dade County Public Works Department.

Stormwater Management System

The stormwater management system will be included within the CIP. The system will be designed to comply with the current design criteria from both the South Florida Water Management District (SFWMD) and the Miami Dade County RER Water Control Section. The stormwater system consists of drainage inlets and culverts, including exfiltration trenches, throughout the development.

Per SFWMD and county requirements, all the proposed buildings within the development must be elevated at least 1-foot above the FEMA base flood elevation. In addition, the county requires the entire site to be raised to a certain minimum elevation to meet the county flood criteria. In order to meet this design criteria, the entire property must be substantially raised. This will require imported fill material for the development, in addition to the material excavated from the on-site lake area. The fill material, reflected in the cost estimate, will be used for the areas within the property that will be owned, operated or maintained by the District and not for the common areas or fee simple lots.

The stormwater management system will also incorporate both platted tracts B and D in order to create an on-site lake area (wet retention). Tract B consists of 2.81 acres and Tract D is 0.84 acres, totaling 3.65 acres, which Developer intends to grant to the District and the purchase price to be paid by the District will not exceed either the appraised value of the land, or Developer's cost, whichever is less. An appraisal was obtained by the District and the value for the lake area tracts were estimated to be $1,907,928.00 ($12 Per S.F.). However, based on the final purchase price for the overall property, the developer's land cost was $367,848.00 per acre. Therefore, based on cost, the value of the lake area tracts is $1,342,645.00

The stormwater management system will be financed by and dedicated to the District for ownership, operation, and maintenance.

Water Main Distribution System

The water main distribution system will be included within the CIP. The water main system will be designed to comply with the current standards from the Miami Dade Water & Sewer Department (MD-WASD), Miami Dade County RER Water Section, Miami Dade Fire Rescue Division, and the Florida Department of Health. The master system consists of 8-inch diameter water mains located within the internal roadway areas and off-site public right-of-way. Also included in this system, there will be fire hydrants, gate valves, and water meters included throughout the project. The overall water main system will be looped with two (2) separate connections to the new 8-inch diameter water main within Southwest 180th Avenue, which will also be installed as part of this development. The entire system will have a 12-foot-wide utility easement that will be dedicated to the Miami Dade Water & Sewer Department (MD-WASD) for future operation and maintenance purposes. The CIP will not include the cost of any lateral lines beyond any private property line.

The water main distribution system and MD-WASD water connection fees will be financed by the District. The ownership, operation, and maintenance will be provided by MD-WASD.

Wastewater Collection & Transmission Systems

The wastewater collection and transmission systems will be included within the CIP. The wastewater system will be designed to comply with the current standards from the Miami Dade Water & Sewer Department (MD-WASD), Miami Dade County RER Wastewater Section, and the Florida Department of Environmental Protection. The wastewater collection system consists of 8-inch diameter gravity sewer mains and 4-foot diameter manholes throughout the project. The entire system will discharge all the sewer flows generated from the development into an on-site sewage pump station. There will be a 6-inch force main that will discharge all the sewer flows from the on-site pump station to the existing 24" force main located within Southwest 180th Avenue. All wastewater collection and transmission systems for the development will be owned and maintained by the Miami Dade Water and Sewer Department (MD-WASD). The CIP will not include the cost of any lateral lines beyond any private property line.

The wastewater collection and transmission systems and MD-WASD sewer connection fees will be financed by the District. The ownership, operation, and maintenance will be provided by MD-WASD.

Hardscape, Landscape & Irrigation

The hardscape, landscape and irrigation systems will be included within the CIP. These systems will be designed to comply with the current standards from the Miami Dade County Zoning Code. There will be a master irrigation system installed for both the internal common areas and within the adjacent public right-of-way. The hardscape and landscape areas will consist of the entry features, perimeter buffers, and street trees located in public rights of way. No hardscaping, irrgation or landscaping behind the gates are included as part of the CIP.

The applicable portions of the hardscape, landscape and irrigation systems will be financed by and dedicated to the District for ownership, operation, and maintenance.

Street Lighting & Electrical Facilities

The internal street lighting and electrical facilities will be provided and maintained by the Florida Power & Light Company (FPL). The district will enter into a lease agreement with FPL for both the street lighting and electrical systems within the development. Therefore, these facilities will not be part of the proposed CIP for the District. However, the differential cost of undergrounding the electric utility lines, will be part of the CIP and financed by the District.

Professional Consultant Services

The professional consultant services will be included within the CIP. These services include surveying, civil engineering and architectural. The tasks associated with these services are design, permitting, and development/construction management. These tasks are required during the design, permitting and construction phases of the development to obtain the governmental agency approvals required for the public improvements being funded by the District.

SECTION 5 CIP FINANCING

The following table indicates the financing, operation, and maintenance for the District's CIP.

TABLE 2

CIP Description	Financed By	Operation & Maintenance
Internal Roadway Improvements	HOA	HOA
Off-Site Roadway Improvements	District	MDC Public Works Dept.
Stormwater Management System	District	District
Water Main Distribution System	District	MD-WASD
Wastewater Collection & Transmission	District	MD-WASD
Hardscape, Landscape & Irrigation (Only in Public Rights-of-ways)	District	District
Differential Cost of Undergrounding Electrical Conduit	District	FPL

SECTION 6 CIP PERMITTING

The following table indicates the financing, operation, and maintenance for the District's CIP.

TABLE 3

Governmental Agency	Approvals	Status
Miami Dade Water & Sewer Department	Water System Approval	Pending – Under Review
MDC-RER Wastewater Section	Wastewater Approval	Pending – Under Review
MDC-RER Water Section	Water System Approval	Approved (2022-WAT-EXT-00438)
Miami Dade Fire Rescue Department	Water System Approval	Pending WASD Approval
Florida Department of Health	Water System Approval	Pending WASD Approval
Miami Dade County Plat Section	T-Plat Approval	Pending – Under Review
Miami Dade Public Works Department	P & D Approval	Pending T-Plat Approval
Miami Dade Traffic Engineering Division	Traffic Study & Markings	Pending T-Plat Approval
Miami Dade Highway Section	P & D Approval	Approved (8/23/2023)
MDC-RER Water Control Section	Class II Permit Approval	Pending – Under Review
MDC-RER Pollution Remediation (PRS)	Environmental Approval	Pending – Under Review
S.F.W.M.D. – Surface Water	ERP / Drainage Approval	Approved (13-106953-P)

SECTION 7 CIP CONSTRUCTION COSTS

The following table indicates the construction cost estimates for the District's CIP.

TABLE 4

CIP Description	Estimated Cost
Lake Excavation & Earthwork Items	$4,123,182.00
Roadway Improvements (Off-Site Only)	$1,777,505.00
Stormwater Management System	$1,960,000.00
On-Site Lake Property Acquisition (Tracts B & D)	$1,342,645.00
Water Main Distribution System	$1,855,000.00
Wastewater Collection System	$2,265,000.00
Pump Station & Transmission System	$570,000.00
Hardscape, Landscape & Irrigation	$1,688,857.00
Differential Cost of Undergrounding Electrical Conduit	$225,000.00
MD-WASD Water & Sewer Connection Fees	$649,336.00
Professional Consultant Services	$250,000.00
Sub-Total CIP Costs	$16,706,525.00
10% Contingency	$1,670,652.00
Total CIP Costs	**$18,377,177.00**

SECTION 8 CONCLUSIONS

The CIP detailed in this report, is necessary for the development of the District. The CIP will be designed and permitted in accordance with current state and local governmental standards and design criteria. The CIP infrastructure will provide the intended design functions, assuming the construction is in substantial compliance with the approved plans and specifications.

The CIP will be owned and maintained by either the District or other governmental entity. All CIP infrastructure will be made available to the general public, including nonresidents of the District. All CIP infrastructure will be located on property owned by the District or other governmental entity or within a public easement in favor of the District or other governmental entity. The District will not finance the cost of transporting fill to any private lots or private roadways or the costs of spreading thereon.

The estimate of infrastructure construction costs is only an approximation and not a guarantee of maximum price. Recent costs and information from other projects within Miami Dade County, Florida have been used in the preparation of this report. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process may vary. Due to this inherent potential fluctuation in cost, the total final cost of the infrastructure may be more or less than the estimates in this report. However, the benefit to the assessable lands within the District will be equal or greater than the cost of the CIP.

In my professional opinion the costs provided for the District's proposed CIP are reasonable to complete the construction of the proposed infrastructure improvements described in this report. These infrastructure improvements will benefit and add value to the District. All such proposed infrastructure costs are for the public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.

_____

Antonio Quevedo, P.E. Date: October 30, 2023
District Engineer
Florida License No. 59471

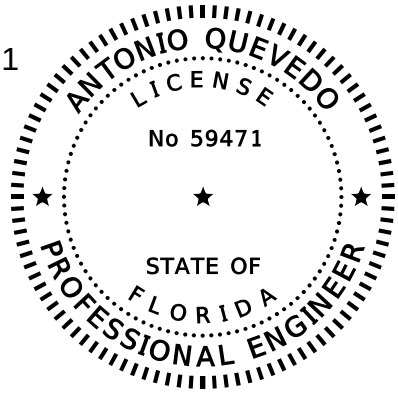
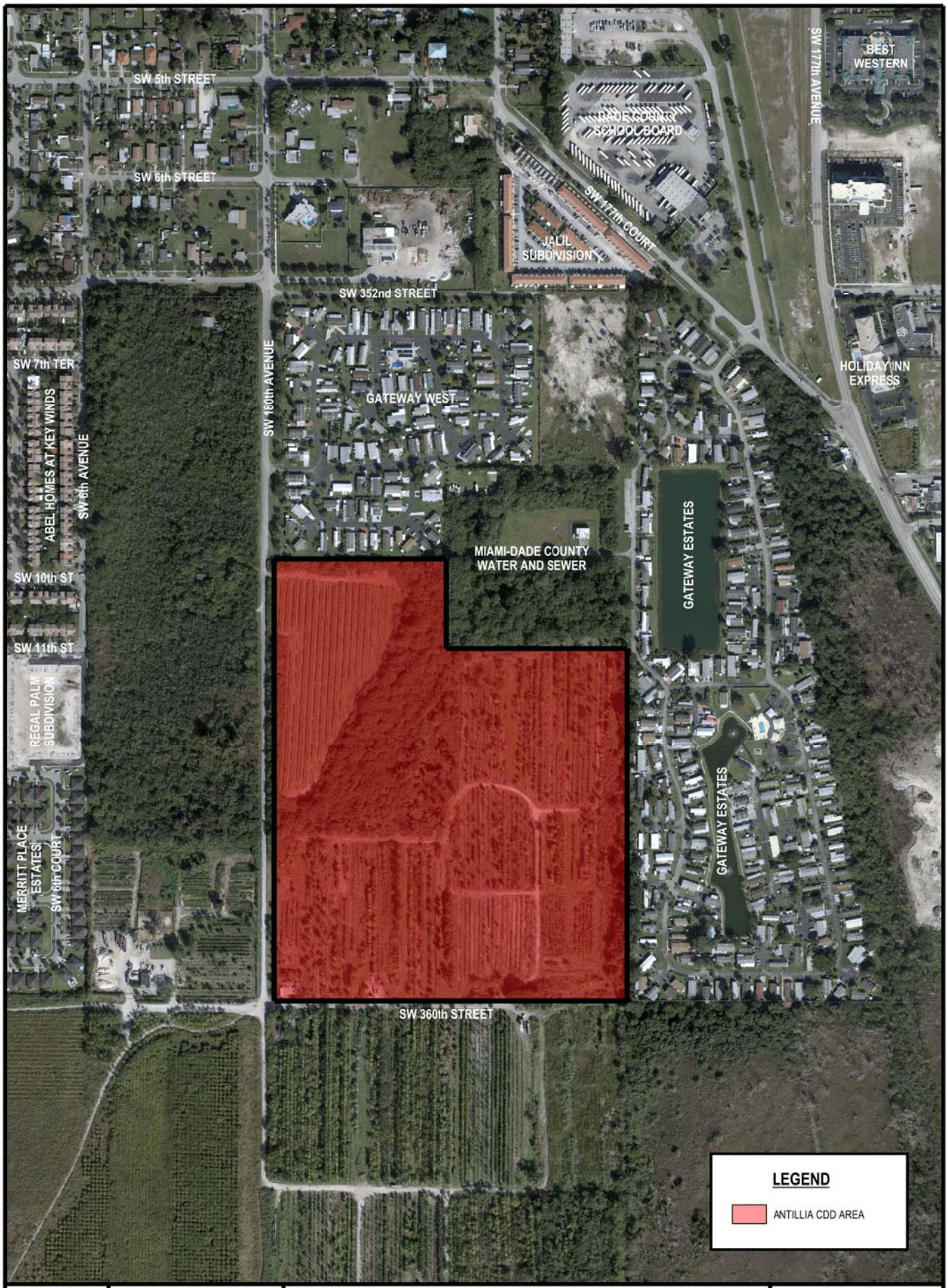


EXHIBIT A

LOCATION MAP



HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

SITE LOCATION MAP

EXHIBIT A

EXHIBIT B

T-PLAT & SURVEY

TENTATIVE PLAT OF ANTILLIA

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION: (AS PROVIDED BY CLIENT)

PARCEL 1:

THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 4:

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST AND SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

A	= ARC LENGTH
A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
BOV	= BELOW GRADE VAULT
BOT	= BOTTOM
BRKN	= BROKEN
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
D.E.	= DRAINAGE EASEMENT
DMH	= DRAINAGE MANHOLE
EL.	= ELEVATION
F.F.	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR/C	= FOUND IRON ROD WITH CAP
FIR	= FOUND IRON ROD
FND.	= FOUND
ICV	= IRRIGATION CONTROL VALVE
INV.	= INVERT
LB	= LICENSED BUSINESS
MON.	= MONUMENT
N/D	= NAIL AND DISC
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
P.B.C.R.	= PALM BEACH COUNTY RECORDS
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT OF WAY
SIR/C	= SET IRON ROD WITH CAP LB7924
SMH	= SANITARY MANHOLE
SN/D	= SET NAIL AND DISC LB 7924
SQ. FT.	= SQUARE FEET
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE

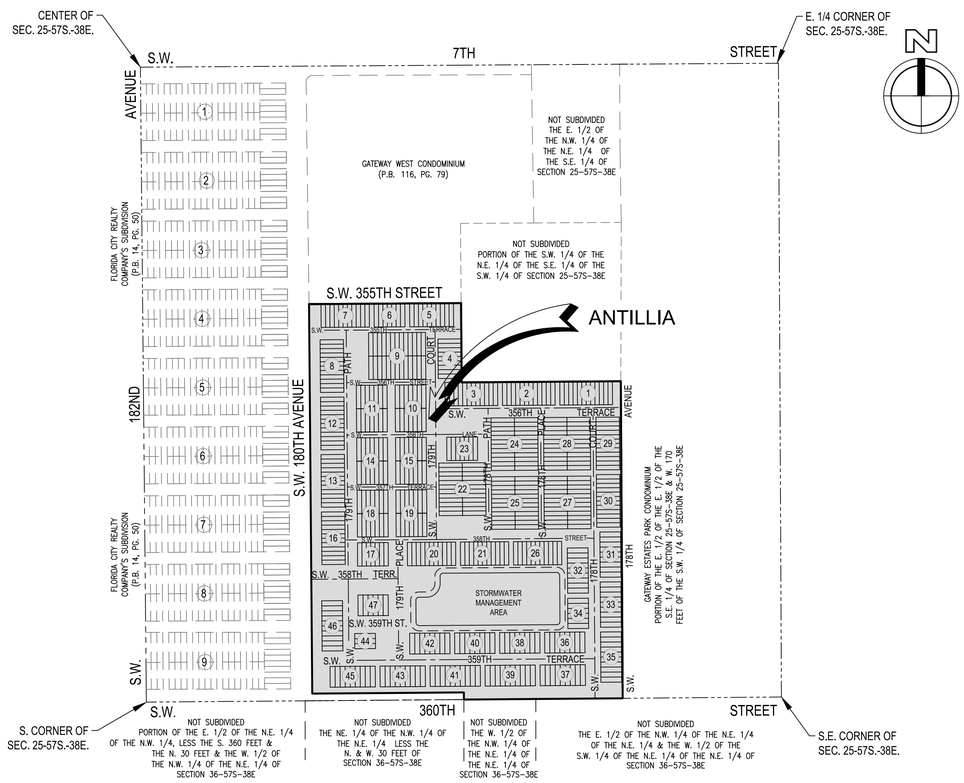
LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- ELECTRIC SERVICE AND/OR WIRE PULL BOX
- ELEVATION
- FIRE HYDRANT
- GUY POLE
- MAIL BOX
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- MONUMENT
- NON-VEHICULAR ACCESS LINE
- POLE, CONCRETE
- POLE, METAL
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER AND/OR WATER SERVICE
- WIRES, OVERHEAD
- WIRES PULL BOX

TRACT DESIGNATION TABLE

TRACT "A" - PRIVATE ROAD, INGRESS/EGRESS, PARKING, AND UTILITY EASEMENTS
TRACT "B" - STORMWATER MANAGEMENT AREA
TRACT "C" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "D" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "E" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "F" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "G" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "H" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "I" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "J" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "K" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "L" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "M" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "N" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "O" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "P" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Q" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "R" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "S" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "T" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "U" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "V" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "W" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "X" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Y" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Z" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "A1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "B1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "C1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "D1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "E1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "F1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "G1" - LANDSCAPE, UTILITIES, AND COMMON AREA

THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.



LOCATION MAP

S.E. 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38
EAST. MIAMI DADE COUNTY
(SCALE 1"=300')

DEVELOPER INFORMATION

KOLTER LAND PARTNERS LLC
105 NE 1ST STREET DELRAY BEACH, FL 33444
CONTACT PERSON: TIM SMITH
E-MAIL ADDRESS: TSMITH@KOLTER.COM
TELEPHONE NUMBER: 561.682.9500 x 444

OWNER INFORMATION

CRE-KL ANTILIA LLC
105 NE 1ST STREET DELRAY BEACH, FL 33444
CONTACT PERSON: DEVIN RADKAY
PHONE: 561-682-9500 EXT. 454
EMAIL: DRADKAY@KOLTER.COM

CONTACT PERSON INFORMATION

NAME: NORIETTE J. ALVAREZ
HSQ GROUP, INC.
TELEPHONE NUMBER: 786.534.3621 X208
E-MAIL ADDRESS: NORIETTE@HSQGROUP.NET

DEVELOPMENT CRITERIA TABLE

ASRP A2022000029

ZONING: IU-2

PROPOSED USES:
TOWNHOMES: 141 UNITS
VILLAS: 422 UNITS
TOTAL ACREAGE: 44.207 ACRES

DEVELOPMENT INFORMATION:

1. NUMBER OF LOTS & TRACTS:
   LOTS: 563
   TRACTS: 33
2. MIAMI-DADE COUNTY FLOOD CRITERIA: 6.0' NGVD 1929
   (PER PLAT BOOK:120, PG.13, MIAMI-DADE PUBLIC RECORDS)

SURVEYOR'S NOTES:

1. THE SUBJECT PROPERTY IS COMPRISED OF FOLIOS #: 30-7825-000-0120, 30-7825-000-0240, 30-7825-000-0230, 30-7825-000-0180.
2. FOLIO NUMBERS ARE PER THE MIAMI-DADE COUNTY TAX APPRAISER'S WEBSITE.
3. THIS SITE LIES IN SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE BOUNDARY AND TOPOGRAPHY OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
5. GROSS AREA OF THE PROPERTY IS 1,925,651 SQ. FT. (44.207 ACRES) MORE OR LESS.
   NET AREA (TOTAL AREA MINUS RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT) IS 1,852,182 SQ. FT. (45.520 ACRES) MORE OR LESS.
6. LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AH", BASE FLOOD ELEVATION 9.0, PER FIRM MAP NUMBER 12086C0740, SUFFIX L, COMMUNITY NAME MIAMI-DADE COUNTY, COMMUNITY NUMBER 120635, PANEL 0740, REVISED SEPTEMBER 11, 2009. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. LOMR 19-04-6515P, EFFECTIVE NOVEMBER 11, 2020.
7. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
8. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
9. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENTS RESTRICTIONS ON THE SUBJECT PARCEL.
10. ALL NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
11. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST HAVING A BEARING OF SOUTH 89°32'26" WEST.
12. SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
13. SECTION LINES SHOWN HEREON AS PER MIAMI-DADE TOWNSHIP MAPS.
14. ELEVATIONS ARE BASED UPON NGVD 1929 (NATIONAL GEODETIC VERTICAL DATUM OF 1929), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
    a. J-569 ADJUSTED, ELEVATION = 7.77 FEET, PK NAIL AND ALUMINUM WASHER IN CONCRETE LOCATED 75 FEET EAST OF THE EDGE OF PAVEMENT OF SW 187TH AVENUE, 79 FEET NORTH OF THE EDGE OF PAVEMENT OF SW 352ND STREET.
    b. J-561 ADJUSTED, ELEVATION = 6.52, PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK IN FRONT OF FIRE HYDRANT, LOCATED 38 FEET NORTH OF THE CENTERLINE OF SW 360TH STREET, 64 FEET EAST OF THE CENTERLINE OF 147TH AVENUE.
15. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
16. DIMENSIONS INDICATED HEREON ARE FIELD MEASURED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
17. TREES WERE NOT LOCATED OR IDENTIFIED AS PART OF THIS SURVEY.
18. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
19. BUILDING FOOTPRINTS ON THE SURVEYED PROPERTY WERE MEASURED AT GROUND LEVEL WHERE POSSIBLE.
20. THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED.
21. NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
22. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
23. THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET.
24. THE CERTIFICATE OF AUTHORIZATION NUMBER OF HSQ GROUP, INC. IS LB-7924.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NORIETTE J ALVAREZ
License Number LS7273
STATE OF FLORIDA
Professional Surveyor and Mapper

HSQ GROUP
5951 NW 173RD DRIVE SUITE: 4
MIAMI, FLORIDA 33015
TEL 786-534-3621
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
CERTIFICATE OF AUTHORIZATION LB-7924

SURVEY DATE: 01-14-2022

NORIETTE J. ALVAREZ, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7273
STATE OF FLORIDA

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.
THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

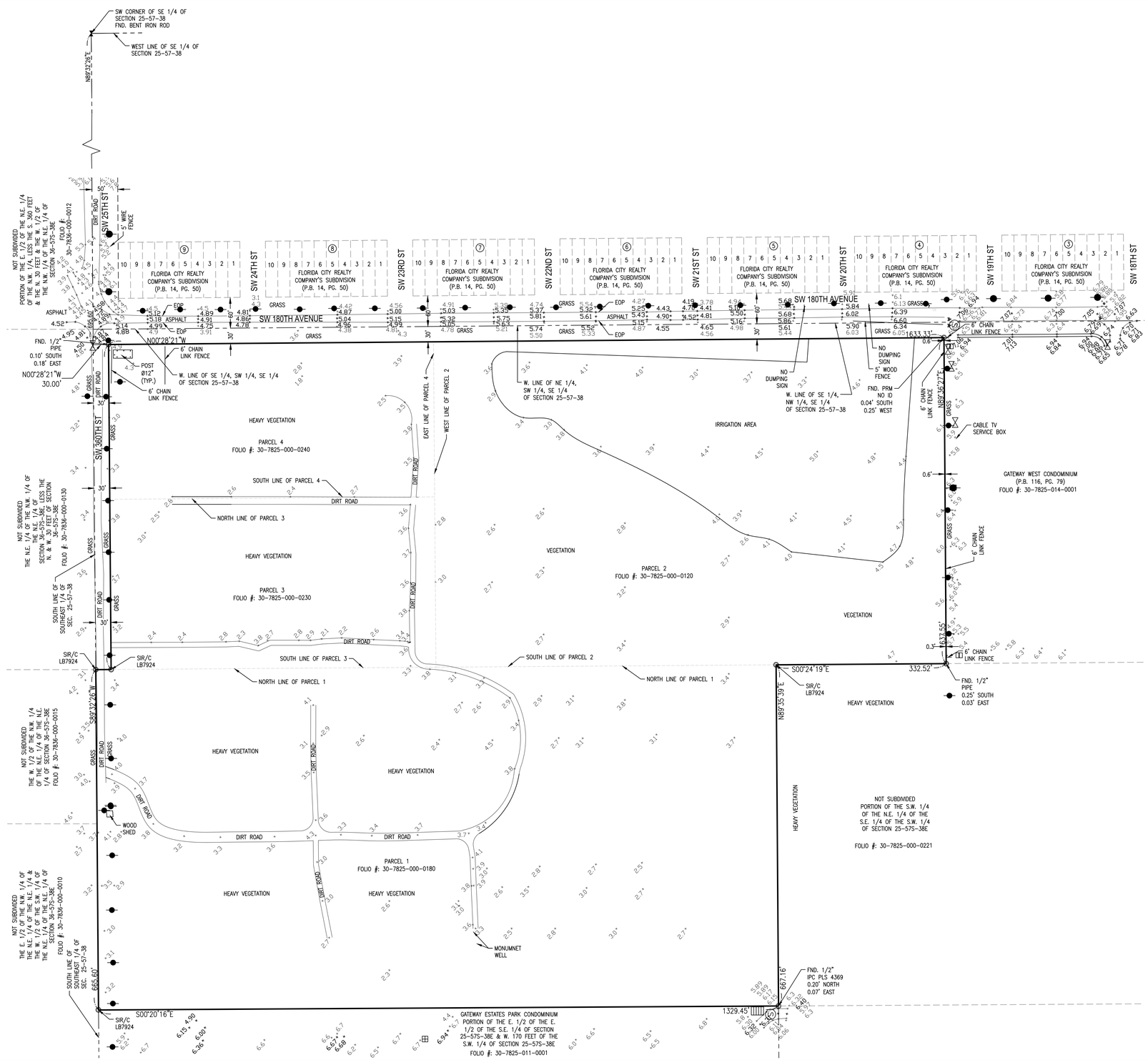
NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: N/A
DATE: 10/2022
DRAWN BY: MR
FIELD BOOK: 78/20-22
CHECKED BY: NJA
SURVEY TYPE: TENTATIVE PLAT

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 210654
SHEET NUMBER 1 OF 4



THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

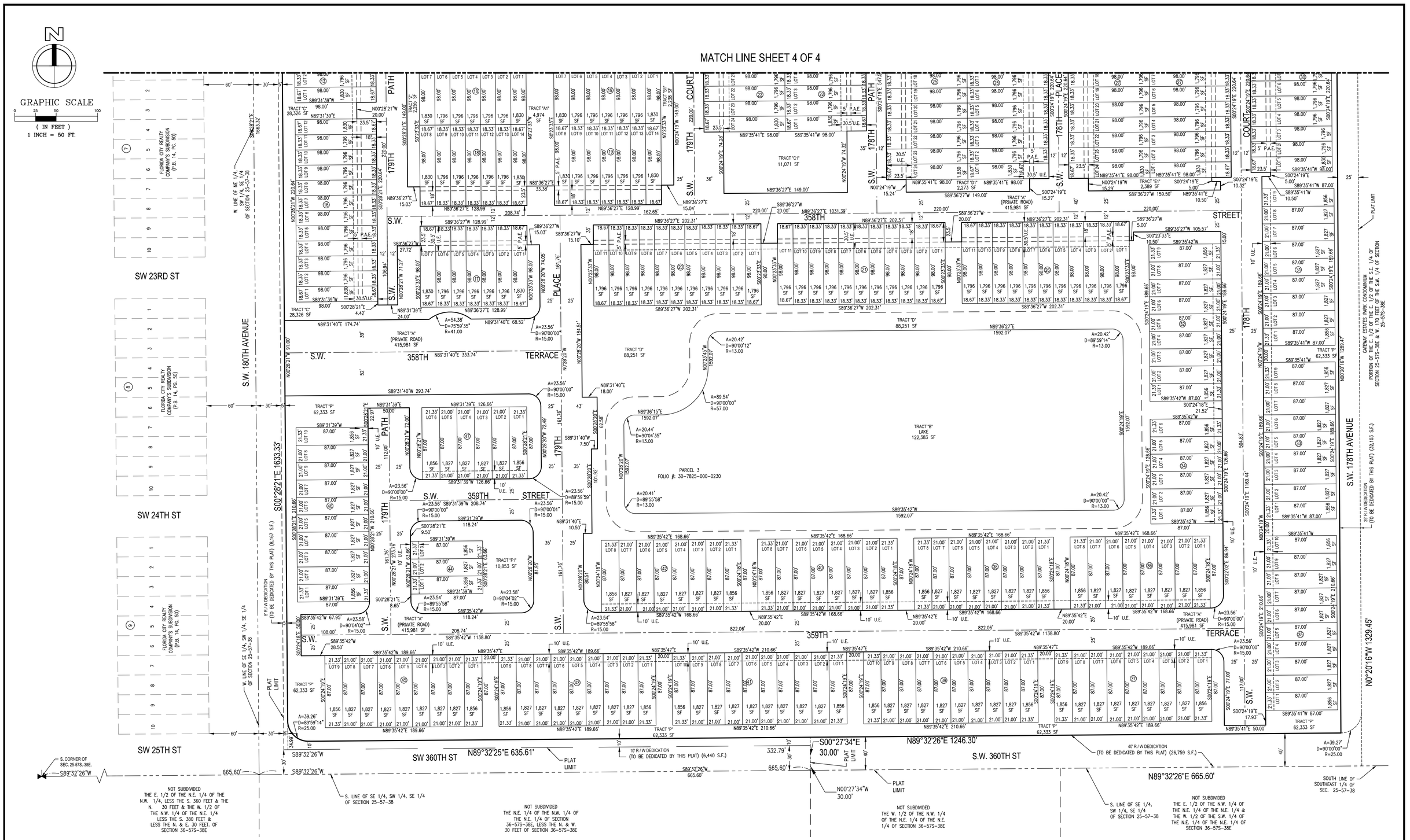
SCALE: 1"=100'
DATE: 10/2022
DRAWN BY: NJA
FIELD BOOK: 78/20-22
CHECKED BY: NJA
SURVEY TYPE: BOUNDARY/TOPO

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 210654

SHEET NUMBER 2 OF 4



THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

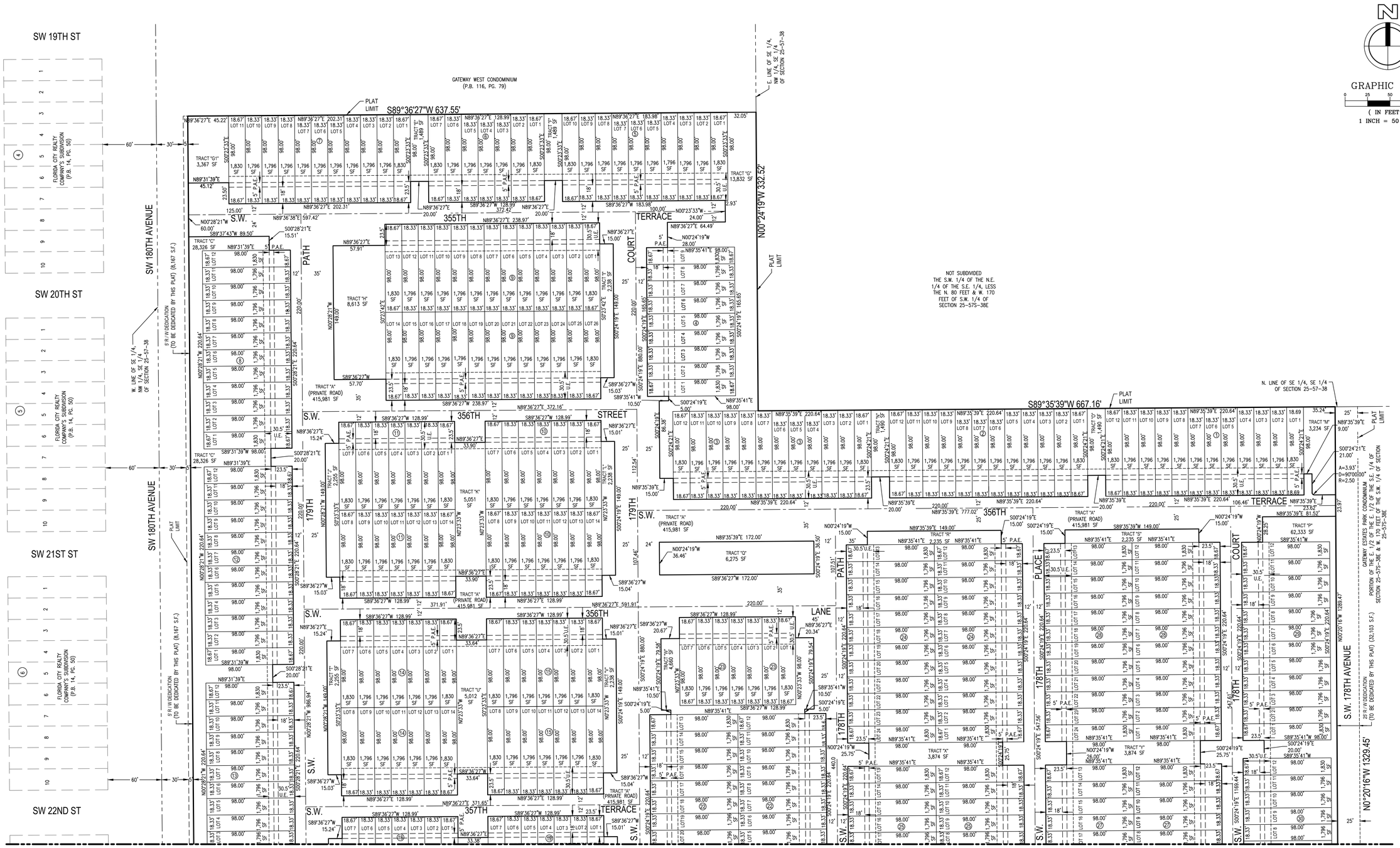
NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=40' DATE: 10/2022
DRAWN BY: MR FIELD BOOK: 78/20-22
CHECKED BY: NJA SURVEY TYPE: TENTATIVE PLAT

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 210654
SHEET NUMBER 3 OF 4



GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 INCH = 50 FT.

THIS SURVEY CONSISTS OF 4 SHEETS AND IS ONLY VALID WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=40'
DATE: 10/2022
DRAWN BY: MR
FIELD BOOK: 78/20-22
CHECKED BY: NJA
SURVEY TYPE: TENTATIVE PLAT

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

BOUNDARY AND TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF ANTILLIA
MIAMI-DADE COUNTY, FLORIDA

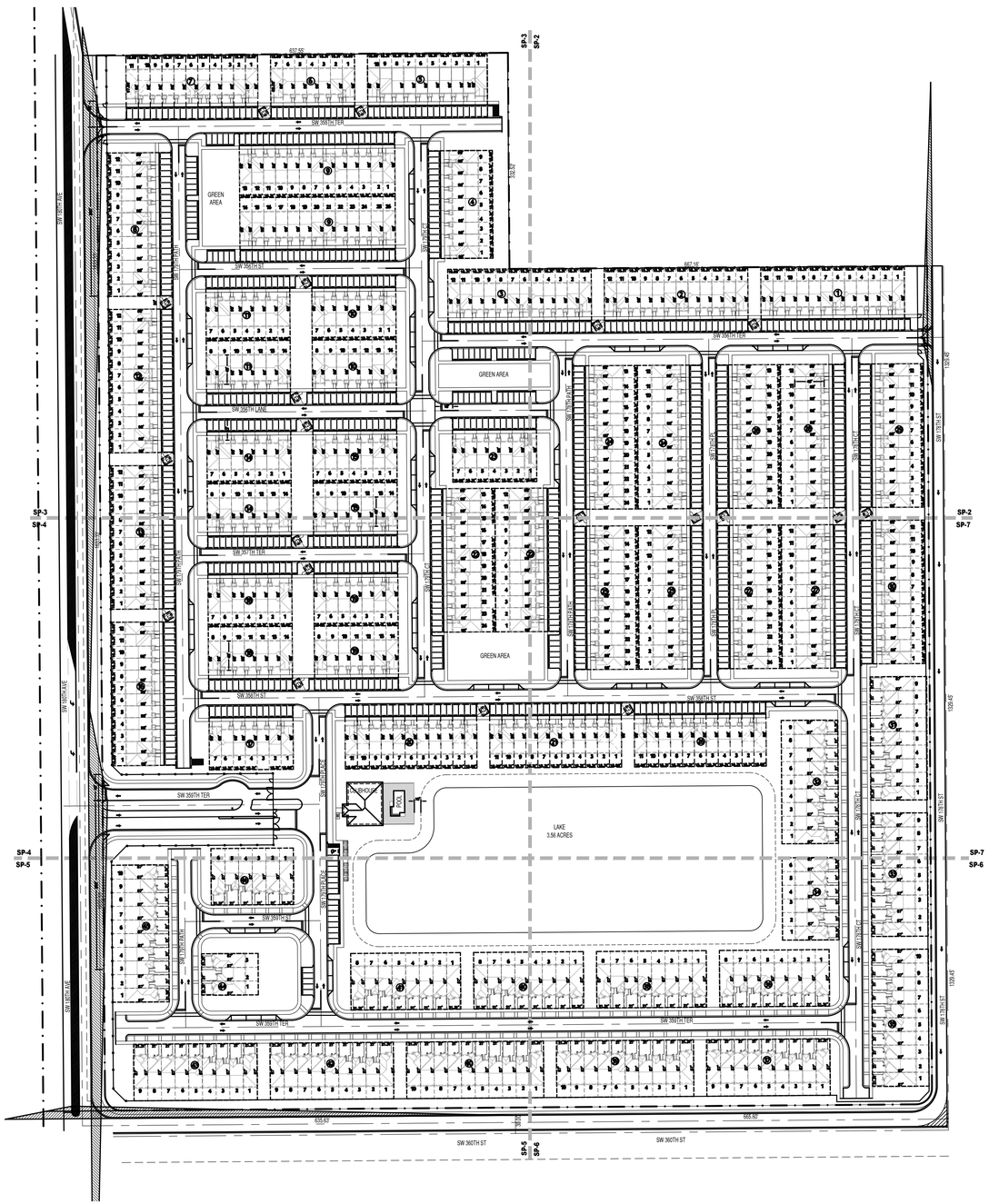
PROJECT NUMBER 210654
SHEET NUMBER 4 OF 4

EXHIBIT C

OVERALL SITE PLAN

SITE PLAN NOTES:

1. ALL ENTRY AND EXIT GATES ARE ELECTRONICALLY OPERATED.
2. KNOX KEY SWITCH 3502 IS REQUIRED AT ALL ELECTRONICALLY OPERATED GATES.
3. GATE DIMENSIONS SHALL BE NO LESS THAN 15' WIDE FOR ONE LANE, & NO LESS THAN 20' WIDE FOR TWO LANES.
4. SEE SHEETS SP-2 THROUGH SP-5 FOR ENLARGED & DIMENSIONED SITE PLAN.



NORTH

KEY
SITE PLAN
1" = 100'

SITE DATA

ZONING: RU-3M WITH RU-TH USE

	SF	ACRES
GROSS AREA	1,994,612.40	45.79
ROW DEDICATIONS	142,580.10	3.27
NET AREA	1,852,032.30	42.52
LAKE AREA	155,465.40	3.57
NET DRY AREA	1,696,566.90	38.95

OVERALL DENSITY	#	DUA
18'-4" X 98' VILLA (FEE SIMPLE)	422	
21' X 87' TOWNHOMES (FEE SIMPLE)	141	
TOTAL	563	13.24
10% WORK FORCE HOUSING UNITS (FEE SIMPLE)	57	

AREA CALCULATIONS	SF	%
TOWNHOME LOTS	1,019,632.51	55.05
STREETS & PAVED AREAS	288,930.22	15.60
PEDESTRIAN SIDEWALKS	55,120.24	2.98
CLUBHOUSE	3,392.00	0.18
POOL & POOL DECK	3,216.46	0.17
DUMPSTERS	2,250.00	0.12
MAILBOXES	480.00	0.03
LAKE	155,465.40	8.39
UNENCUMBERED GREEN OPEN SPACE	323,545.47	17.47
TOTAL	1,852,032.30	100.00

OPENSPACE	SF	%
PEDESTRIAN SIDEWALKS	55,120.24	2.98
CLUBHOUSE	3,392.00	0.18
POOL & POOL DECK	3,216.46	0.17
LAKE	155,465.40	8.39
UNENCUMBERED GREEN OPEN SPACE	323,545.47	17.47
TOTAL	540,739.57	29.20

RU-TH USE DATA	REQUIRED/ ALLOWED	PROVIDED
COMMON OPEN SPACE *	20%	29.20%
GROUPING LENGTH	240'-0"	239'-0"
MIN. LOT AREA	1,250 SF	1,796 SF
AVERAGE LOT AREA	1,500 SF	1,811 SF
FRONT YARD TO EDGE OF PAVEMENT SETBACK	15'-0"	33'-0"
GARAGE TO EDGE OF PAVEMENT SETBACK	20'-0"	33'-0"
INTERIOR SIDE SETBACK	0'-0"	0'-0"
SIDE STREET SETBACK	15'-0"	15'-0"
BETWEEN BUILDINGS	20'-0"	20'-0"
REAR YARD	10'-0"	20'-0"
PATIO AREA	400 SF	403 SF

PARKING	REQUIRED	PROVIDED
2 PER UNIT	1,126	1,126
0.25 PER UNIT VISITOR'S	141	146
TOTAL	1,267	1,272

* 20% PER WHU STANDARDS.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS+PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, AIA
LICENSE No. : AR 0093067
ANDREW STARR, AIA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

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REVISIONS:

OWNER:
KOLTERLAND

ANTILLIA
BY: KOLTER LAND
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE : 2022-01-28
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-1

SHEET NO. :

EXHIBIT D

ENGINEER'S COST ESTIMATES

HSQ GROUP, LLC.
Engineers ● Planners ● Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015
(786) 534-3621 Phone

Project Name: **ANTILLIA COMMUNITY DEVELOPMENT DISTRICT** **Date: 4/21/2023**

ENGINEER'S COST ESTIMATES

WATER DISTRIBUTION SYSTEM ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
W-1	2" P.E. SERVICE LINE	LF	7,500	$30.00	$225,000.00
W-2	6" D.I.P. WATER MAIN	LF	1,000	$50.00	$50,000.00
W-3	8" D.I.P. WATER MAIN	LF	13,000	$60.00	$780,000.00
W-4	6" GATE VALVE & BOX	EA	30	$1,500.00	$45,000.00
W-5	8" GATE VALVE & BOX	EA	60	$2,250.00	$135,000.00
W-6	FIRE HYDRANT ASSEMBLY	EA	30	$4,000.00	$120,000.00
W-7	WATER SERVICE ASSEMBLY	EA	300	$1,500.00	$450,000.00
W-8	8" X 8" TAPPING SLEEVE W/ 8" VALVE	LS	2	$15,000.00	$30,000.00
W-9	M.O.T. & TRAFFIC CONTROL	LS	1	$5,000.00	$5,000.00
W-10	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$15,000.00	$15,000.00
				SUBTOTAL	**$1,855,000.00**

GRAVITY SEWER COLLECTION SYSTEM ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
S-1	8" PVC SDR-26 (0/6 FT DEPTH)	LF	5,750	$50.00	$287,500.00
S-2	8" PVC SDR-26 (6/8 FT DEPTH)	LF	2,000	$55.00	$110,000.00
S-3	8" PVC SDR-26 (8/10 FT DEPTH)	LF	1,400	$60.00	$84,000.00
S-4	8" PVC SDR-26 (10/12 FT DEPTH)	LF	500	$80.00	$40,000.00
S-5	SEWER MANHOLE (0/6 FT DEPTH)	EA	25	$3,500.00	$87,500.00
S-6	SEWER MANHOLE (6/8 FT DEPTH)	EA	9	$4,000.00	$36,000.00
S-7	SEWER MANHOLE (8/10 FT DEPTH)	EA	4	$4,500.00	$18,000.00
S-8	SEWER MANHOLE (10/12 FT DEPTH)	EA	3	$5,000.00	$15,000.00
S-9	6" PVC SDR-26 SEWER LATERAL	LF	19,500	$30.00	$585,000.00
S-10	6" CLEANOUT & SERVICE ASSEMBLY	EA	564	$1,750.00	$987,000.00
S-11	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$15,000.00	$15,000.00
				SUBTOTAL	**$2,265,000.00**

PUMP STATION & FORCE MAIN ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
PS-1	ON-SITE SEWAGE PUMP STATION FACILITY	EA	1	$500,000	$500,000.00
PS-2	8" D.I.P. FORCE MAIN	LF	500	$100.00	$50,000.00
PS-3	8" X 8" TAPPING SLEEVE W/ 8" VALVE	LS	1	$15,000.00	$15,000.00
PS-4	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$5,000.00	$5,000.00
				SUBTOTAL	**$570,000.00**

DRAINAGE SYSTEM ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
D-1	15" H.D.P.E.	LF	1,000	$45.00	$45,000.00
D-2	18" H.D.P.E.	LF	1,500	$60.00	$90,000.00
D-3	24" H.D.P.E.	LF	5,000	$80.00	$400,000.00
D-4	24" P.H.D.P.E. W/ TRENCH (4'X15')	LF	5,000	$200.00	$1,000,000.00
D-5	4' DIA. DRAINAGE MANHOLE	EA	45	$4,000.00	$180,000.00
D-6	5' DIA. DRAINAGE MANHOLE	EA	20	$5,000.00	$100,000.00
D-7	CONTROL STRUCTURES (LAKE OUTFALLS)	EA	4	$15,000.00	$60,000.00
D-8	P.R.B.'S (24" PIPE)	EA	40	$1,000.00	$40,000.00
D-9	11'-0" HEADWALL (24" DIA. PIPE)	EA	4	$7,500.00	$30,000.00
D-10	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$15,000.00	$15,000.00
				SUBTOTAL	**$1,960,000.00**

PAVEMENT ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
P-1	12" STABILIZED SUBGRADE (L.B.R. 40)	SY	42,350	$8.30	$351,505.00
P-2	8" LIMEROCK BASE	SY	38,500	$15.00	$577,500.00
P-3	3/4" ASPHALT FIRST LIFT (SP 12.5)	SY	35,000	$6.50	$227,500.00
P-4	3/4" ASPHALT SECOND LIFT (FC 9.5)	SY	35,000	$7.50	$262,500.00
P-5	PAVEMENT MARKINGS & SIGNAGE	LS	1	$50,000.00	$50,000.00
P-6	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$25,000.00	$25,000.00
				SUBTOTAL	**$1,494,005.00**

CONCRETE ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
C-1	CONCRETE SIDEWALK (6" THICK / OFF-SITE)	SF	25,000	$5.00	$125,000.00
C-2	2' CONCRETE VALLEY GUTTER (ON-SITE)	LF	7,200	$15.00	$108,000.00
C-3	TYPE F CURB & GUTTER (OFF-SITE)	LF	2,700	$15.00	$40,500.00
C-4	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$10,000.00	$10,000.00
				SUBTOTAL	**$283,500.00**

LAKE EXCAVATION & EARTHWORK ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE / UNIT	TOTAL
E-1	SILT FENCING & EROSION CONTROL	LS	1	$25,000	$25,000.00
E-2	CLEARING & GRUBBING	AC	42	$4,000	$168,000.00
E-3	LAKE EXCAVATION	CY	87,500	$3.50	$306,250.00
E-4	FINAL SITE GRADING	LS	1	$500,000	$500,000.00
E-5	SURVEY STAKE-OUT & AS-BUILTS	LS	1	$25,000.00	$25,000.00
E-6	IMPORT FILL (SHOT ROCK 12" MINUS)	TN	207,982	$14.90	$3,098,931.80
				SUBTOTAL	**$4,123,181.80**

TOTAL ESTIMATE **$12,550,686.80**

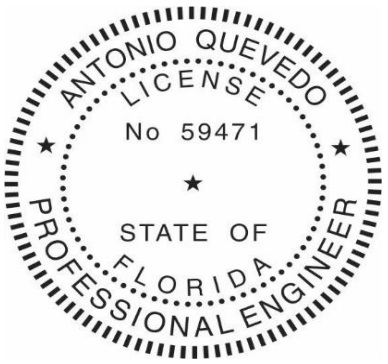


EXHIBIT E

PAVING & DRAINAGE PLANS

ANTILLIA

(T-PLAT #24815)

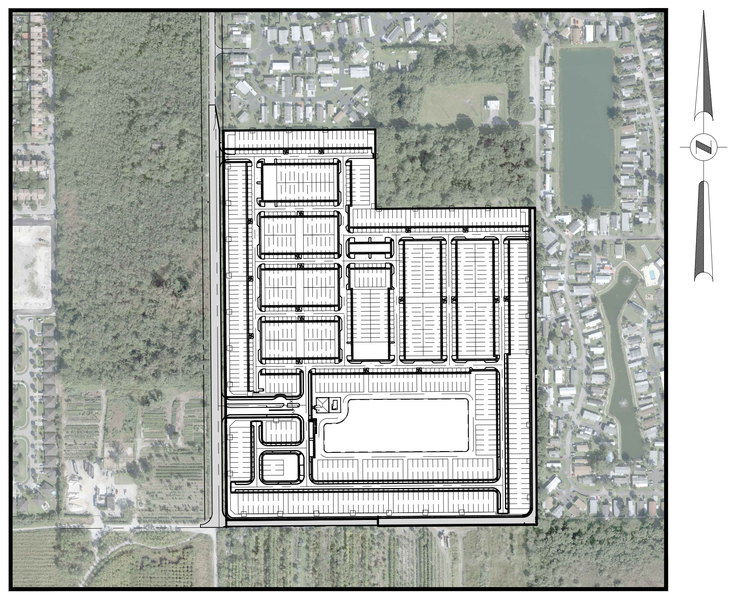
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

FOR

CRE KL ANTILLIA OWNER LLC

SHEET INDEX

SHEET NO.	SHEET TITLE
PD-0	COVER SHEET
PD-1	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE PLAN
PD-3	PAVING AND DRAINAGE PLAN
PD-4	PAVING AND DRAINAGE PLAN
PD-5	PAVING AND DRAINAGE PLAN
PD-6	PAVING AND DRAINAGE PLAN
PD-7	PAVING AND DRAINAGE DETAILS
PD-8	PAVING AND DRAINAGE DETAILS
PD-9	PAVING AND DRAINAGE DETAILS
PD-10	PAVING AND DRAINAGE DETAILS
OSPD-1	OFFSITE PAVING AND DRAINAGE PLAN
OSPD-2	OFFSITE PAVING AND DRAINAGE PLAN
OSPD-3	OFFSITE PAVING AND DRAINAGE PLAN
OSPD-4	OFFSITE PAVING AND DRAINAGE PLAN
OSPD-5	OFFSITE PAVING AND DRAINAGE DETAILS
SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPPP-2	N.P.D.E.S. NOTES
SWPPP-3	EROSION CONTROL DETAILS



LOCATION MAP

SCALE: 1" = 300'

SECTION 25 / TOWNSHIP 57 S / RANGE / 38 E

MIAMI-DADE TAX FOLIO NUMBER:

30-7825-000-0120, 30-7825-000-0180, 30-7825-000-0230, 30-7825-000-0240

ENGINEER'S CERTIFICATION

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

LEGAL DESCRIPTION:

(AS PROVIDED BY CLIENT)

PARCEL 1:

THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST AND SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PAVING AND DRAINAGE PLANS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

COVER SHEET

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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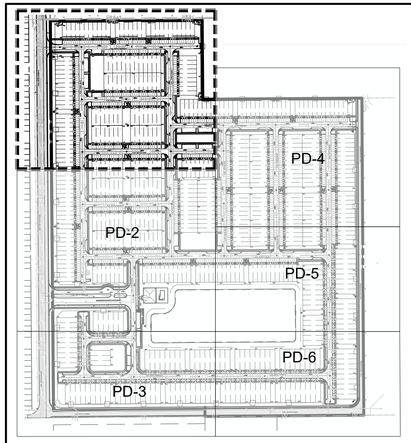
PROJECT: 2106-54

SHEET: PD-0

DATE: Jan 06, 2023 – 1:34pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-Cover.dwg

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

A-1 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.75
I.E. 3.00 E

A-2 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 W

A-3 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 E
I.E. 3.00 W
I.E. 3.00 S (PRB)

A-4 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 W

A-5 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 E
I.E. 3.00 S (PRB)

A-6 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 W

A-7 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 E
I.E. 3.00 S (PRB)

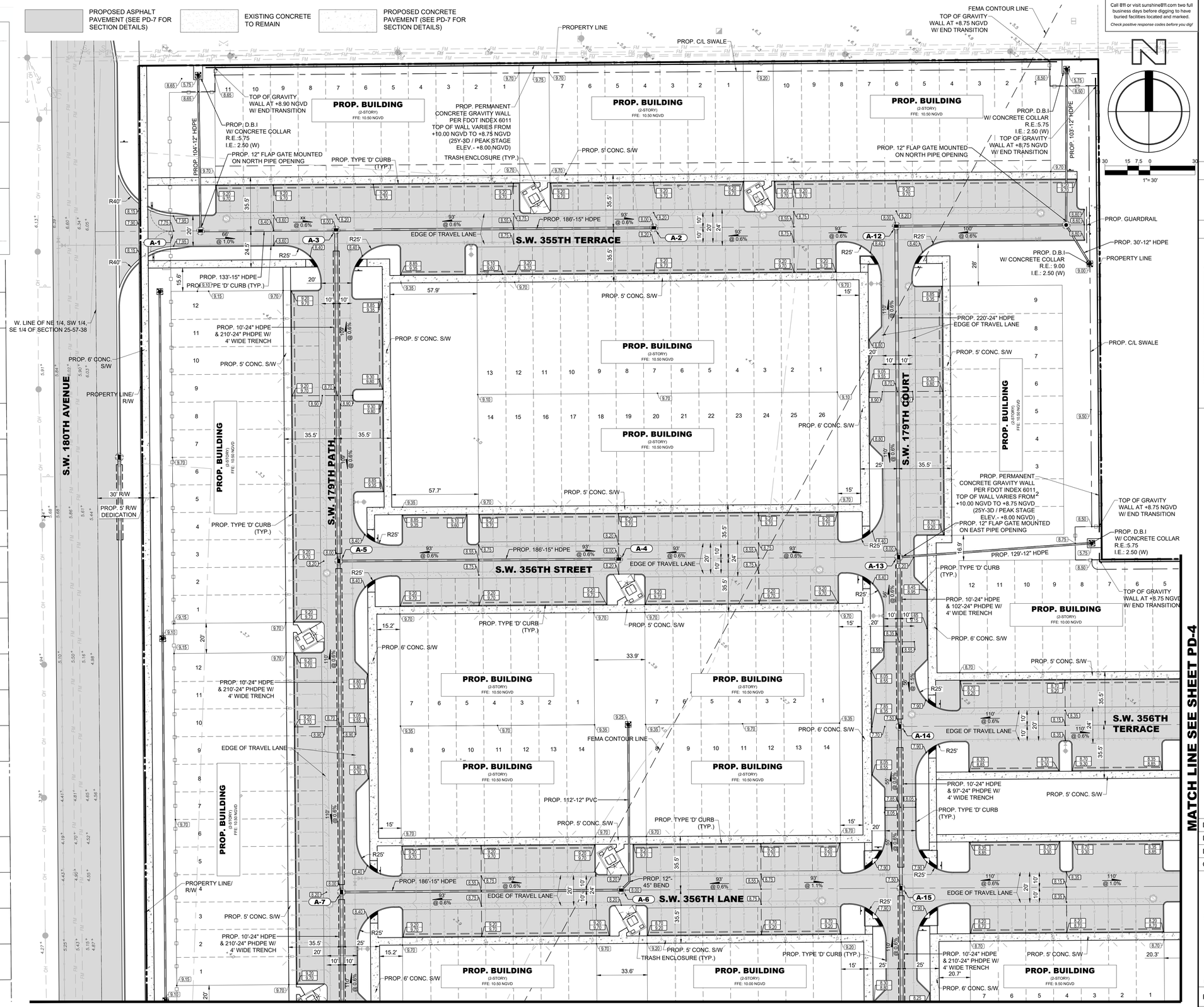
A-12 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 S

A-13 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N
I.E. 3.00 S (PRB)

A-14 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

A-15 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)



Sunshine 811
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!

1"= 30'

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 11\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2106-54

SHEET: PD-1

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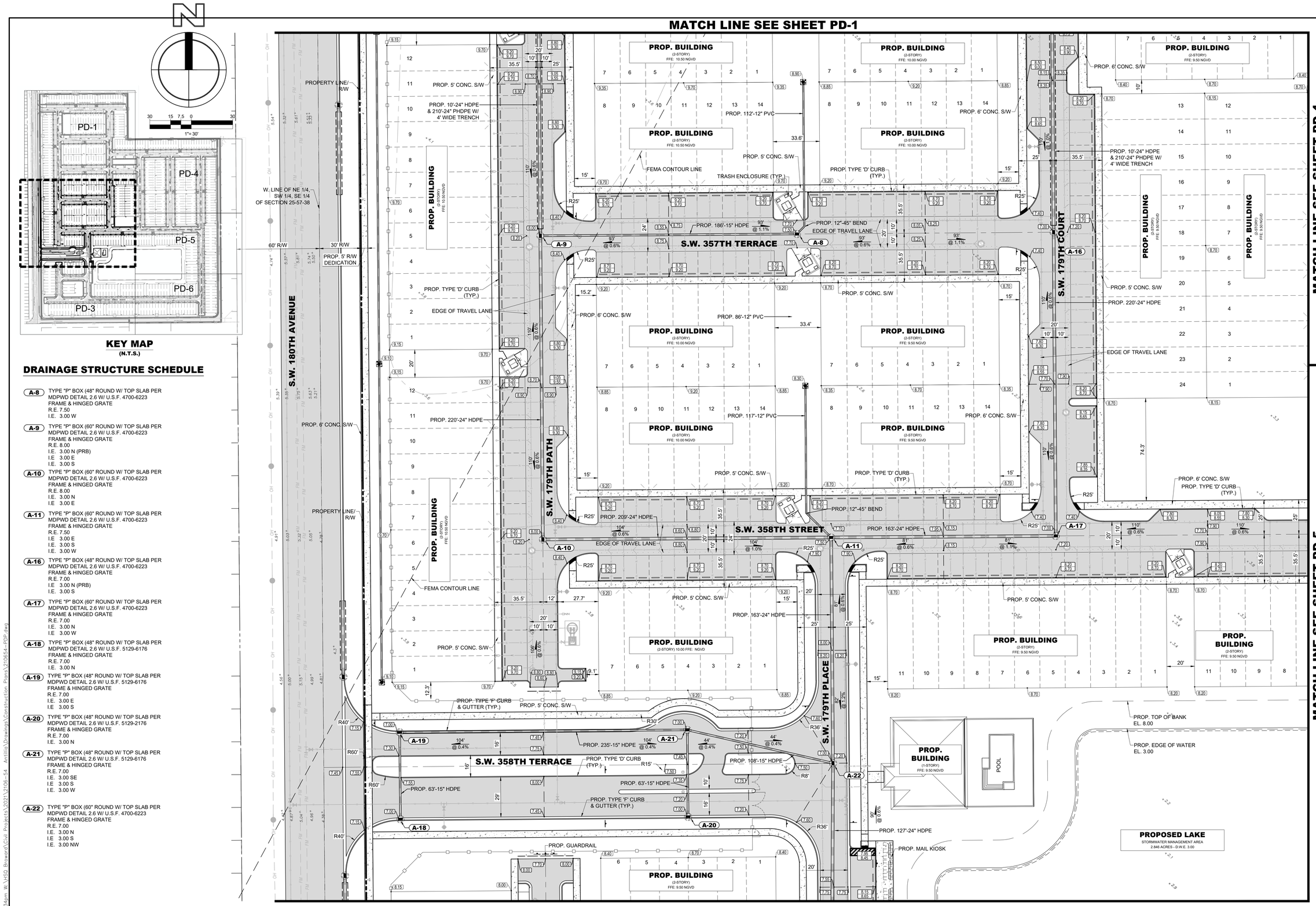
DATE: Jan 06, 2023 – 1:34pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP.dwg



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

A-8 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.50
I.E. 3.00 W

A-9 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N (PRB)
I.E 3.00 E
I.E. 3.00 S

A-10 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 8.00
I.E. 3.00 N
I.E 3.00 E

A-11 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.50
I.E 3.00 E
I.E. 3.00 S
I.E. 3.00 W

A-16 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E 3.00 N (PRB)
I.E. 3.00 S

A-17 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E 3.00 W

A-18 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N

A-19 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E
I.E 3.00 S

A-20 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-2176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N

A-21 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 SE
I.E 3.00 S
I.E. 3.00 W

A-22 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E 3.00 S
I.E. 3.00 NW

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!

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: PD-2

DATE: Jan 06, 2023 – 1:34pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP.dwg

DRAINAGE STRUCTURE SCHEDULE

A-23 6' DIA. MANHOLE W/ TOP SLAB
& U.S.F. 465 RING & COVER
R.E. 7.30
I.E. 3.00 N
I.E. 3.00 E
I.E. 3.00 S

A-24 PROPOSED DRAINAGE CONTROL STRUCTURE
(SEE DETAILS)
R.E. 8.50
I.E. (-) 0.67 E (PRB)
I.E. 1.50 W

A-25 15'-0" CONCRETE HEADWALL
PER FDOT INDEX 250
CAP OF HEADWALL EL. 3.58
I.E. (-) 0.67

A-26 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 W (PRB)

A-27 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E

A-28 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 E (PRB)
I.E. 3.00 W

A-29 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E

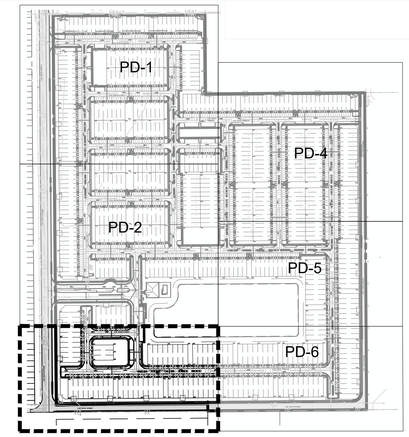
A-30 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER
MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223
FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 S
I.E. 3.00 W

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

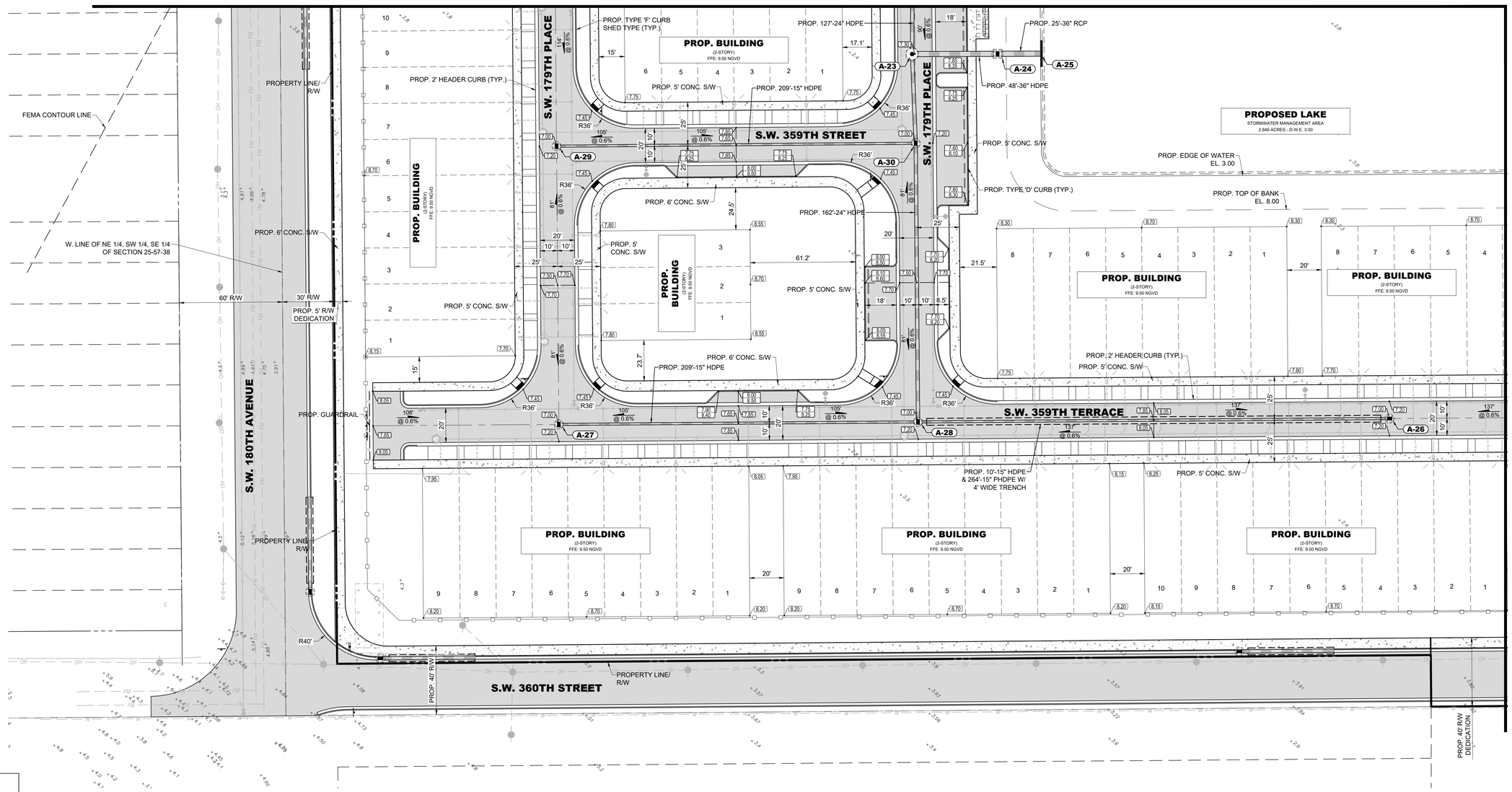


KEY MAP
(N.T.S.)

N

30 15 7.5 0 30
1"= 30'

MATCH LINE SEE SHEET PD-2



MATCH LINE SEE SHEET PD-6

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Check positive response codes before you dig!

DATE: Jan 06, 2023 - 1:35pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP.dwg

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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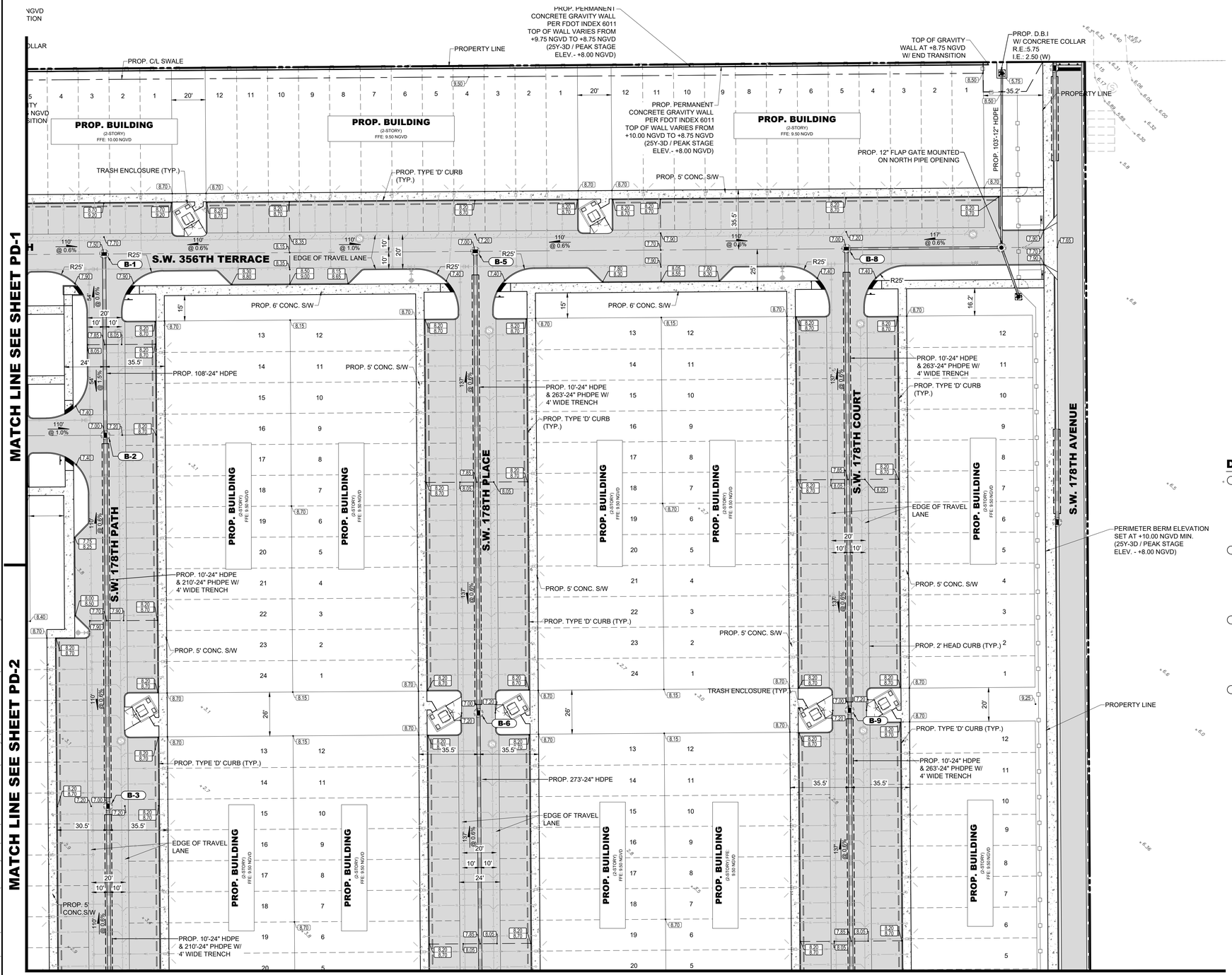
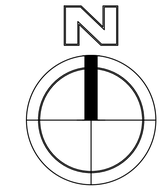
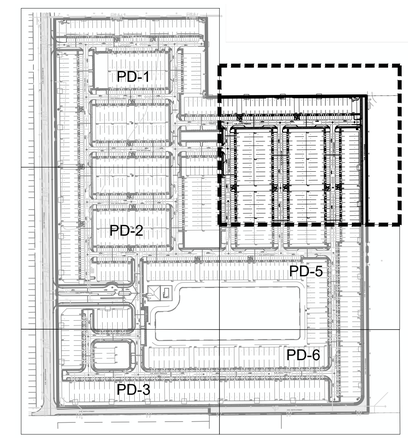
PROJECT: 2106-54

SHEET: PD-3





30 15 7.5 0 30
1"= 30'



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

B-1 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.50
I.E. 3.00 S

B-2 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 S (PRB)

B-3 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

B-5 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

B-6 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

B-8 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

B-9 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S (PRB)

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

Sunshine811
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NO	DATE	BY	REVISIONS

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C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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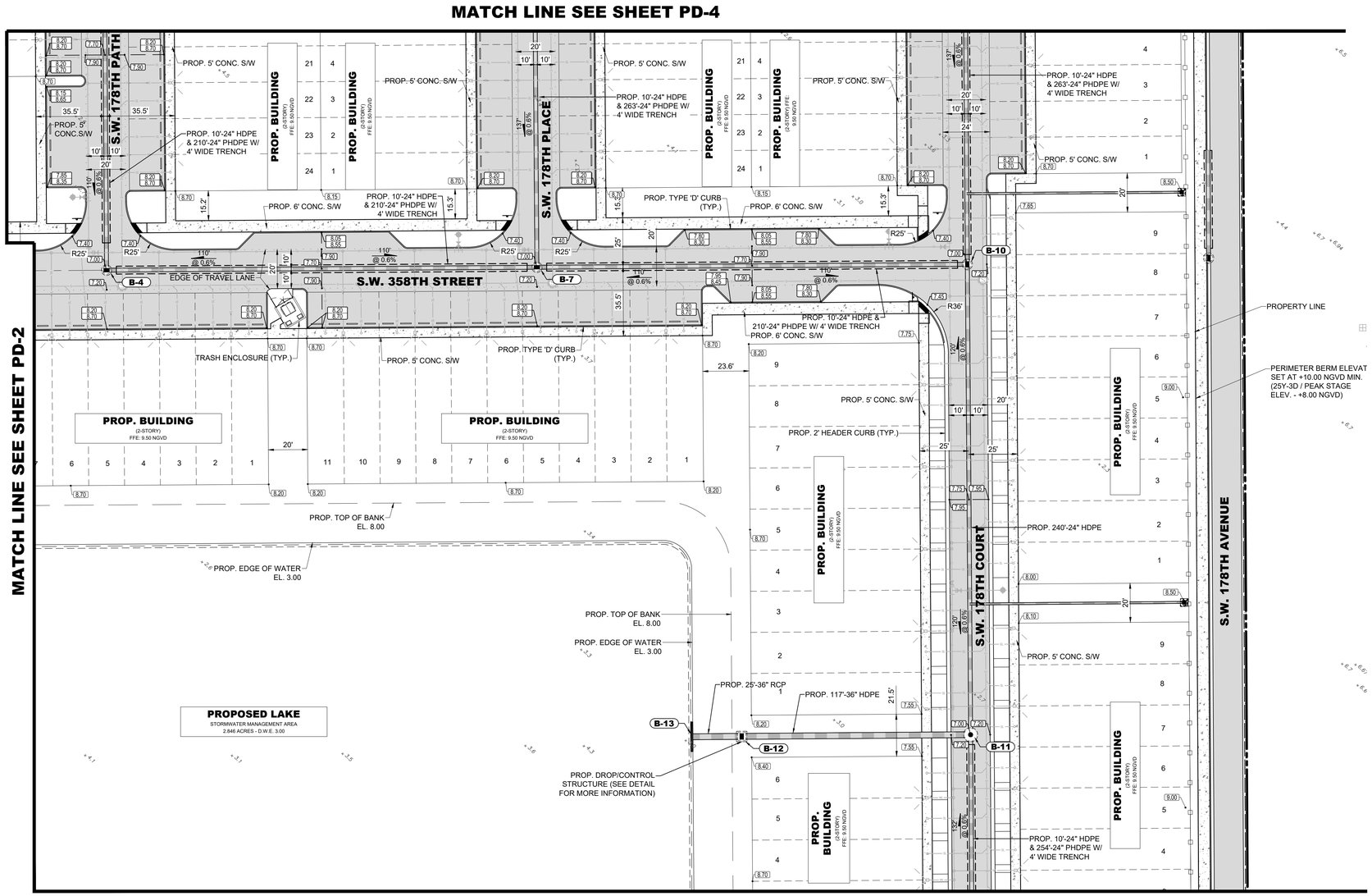
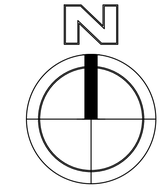
PROJECT: 2106-54

SHEET: PD-4

DATE: Jan 06, 2023 – 11:35pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP.dwg





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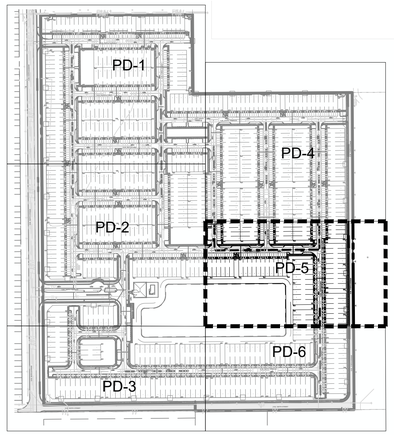

KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

B-4 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 E

B-7 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 E
I.E. 3.00 W

B-10 TYPE "P" BOX (60" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)
I.E. 3.00 S
I.E. 3.00 W

B-11 TYPE "P" BOX (72" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 S
I.E. 3.00 W

B-12 PROPOSED DRAINAGE CONTROL STRUCTURE (SEE DETAILS)
R.E. 8.50
I.E. 1.50 E
I.E (-) 0.67 W (PRB)

B-13 15'-0" CONCRETE HEADWALL PER FDOT INDEX 250 CAP OF HEADWALL EL. 3.58
I.E. (-) 0.67

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

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!

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 1\\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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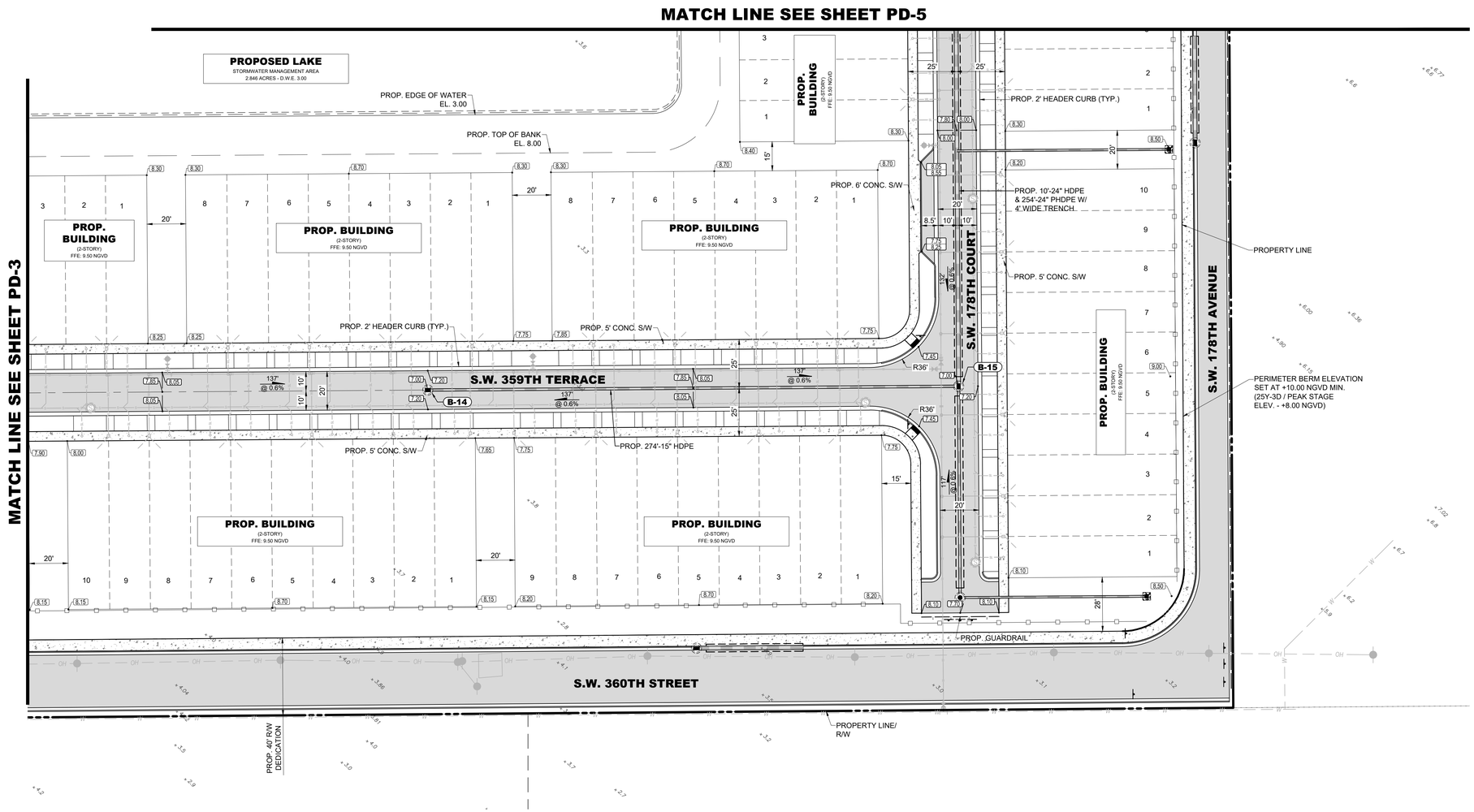
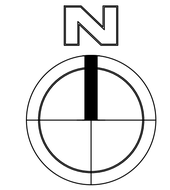
PROJECT: 2106-54

SHEET: PD-5

DATE: Jan 06, 2023 1:35pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP.dwg





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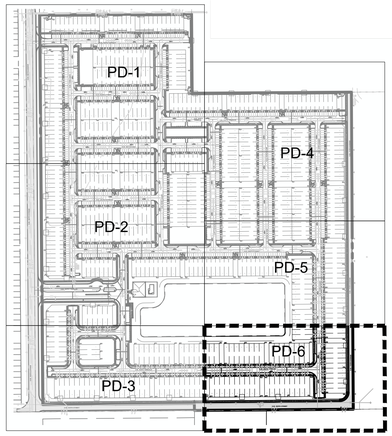
1"= 30'



KEY MAP
(N.T.S.)

DRAINAGE STRUCTURE SCHEDULE

B-14 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E (PRB)

B-15 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 4700-6223 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N
I.E. 3.00 W (PRB)

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

EXISTING CONCRETE TO REMAIN

PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
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CHECKED BY:	KB

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: PD-6

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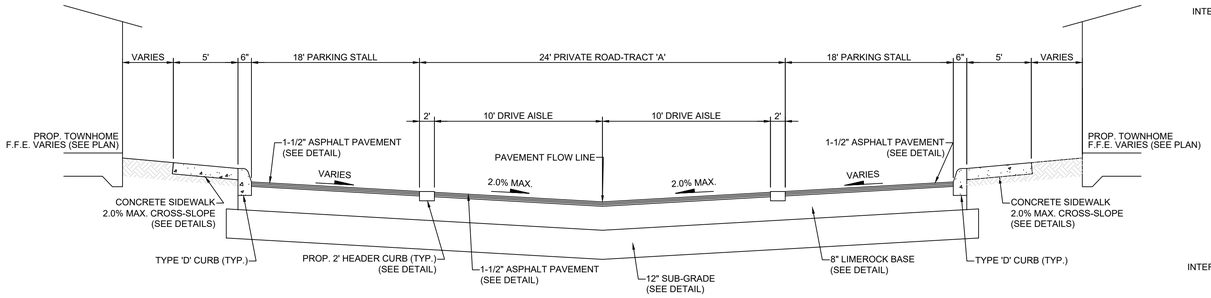

SECTION R1-R1
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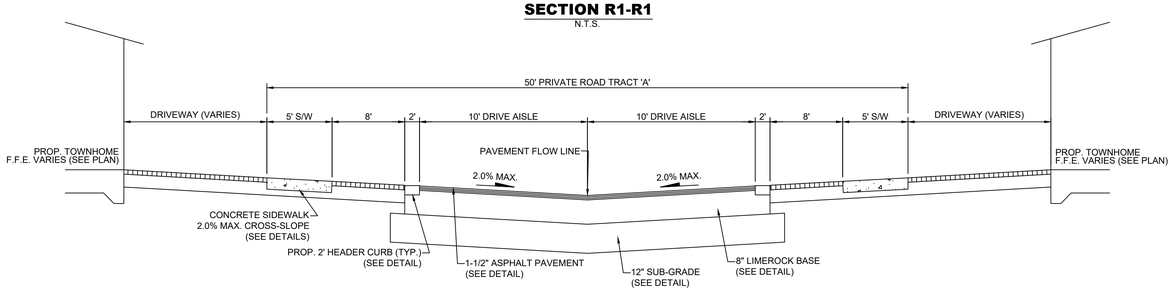

SECTION R2-R2
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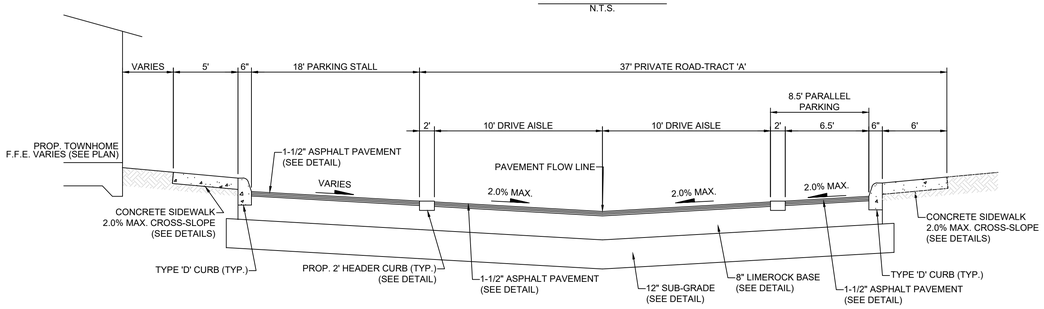

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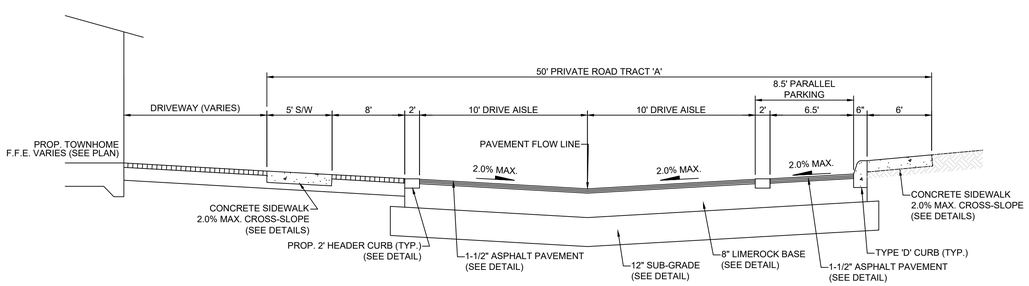

SECTION R4-R4
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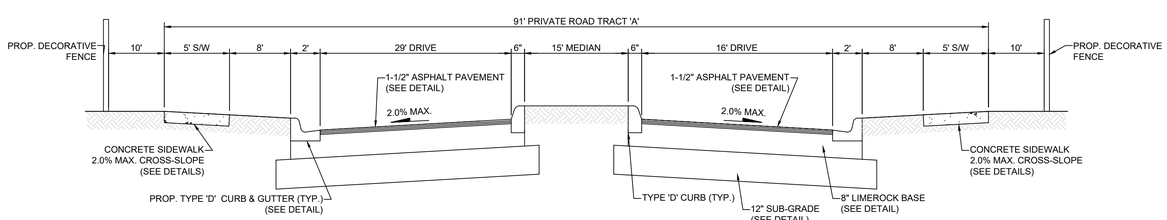

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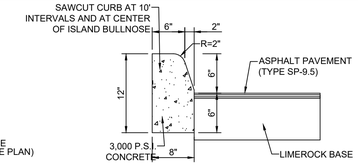
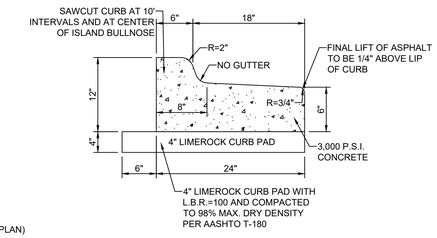


TYPE "D" MODIFIED CURB DETAIL
N.T.S. - PER MDC-PWD DETAIL R14.2



TYPE "F" SHED CURB DETAIL
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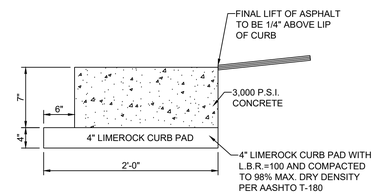

CONCRETE HEADER CURB DETAIL
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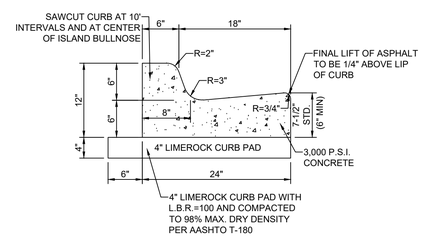
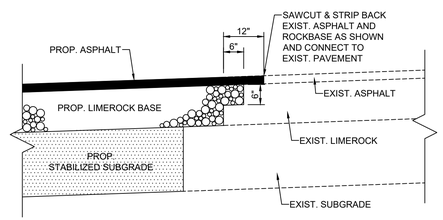


TYPE "F" CURB & GUTTER DETAIL
N.T.S. - PER F.D.O.T. INDEX 300



PAVEMENT CONNECTION DETAIL
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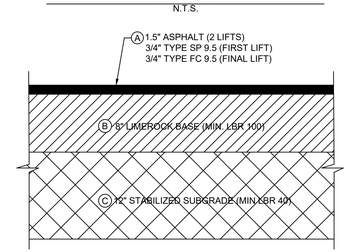
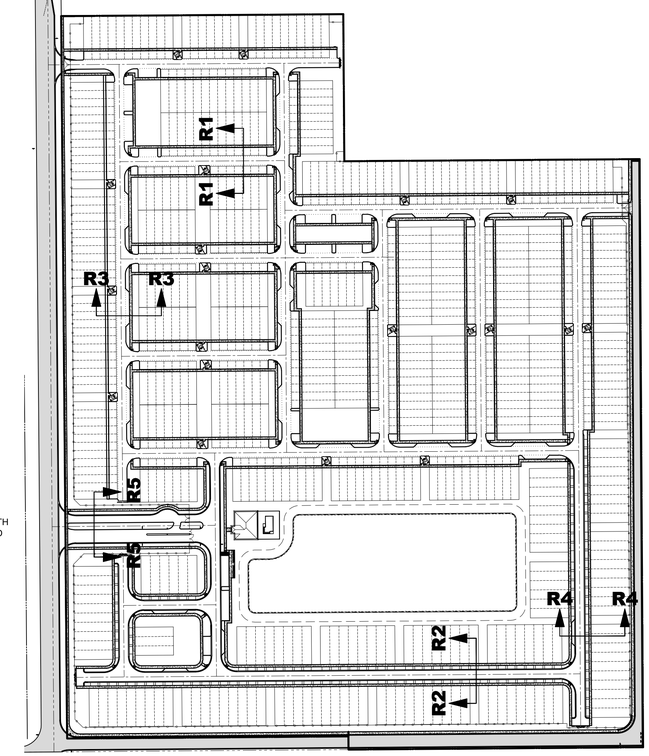


ON-SITE ASPHALT SECTION
N.T.S.



ON-SITE PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE ASPHALTIC CONCRETE. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. REFER TO SECTIONS FOR ASPHALT TYPE AND THICKNESS.
2. THE LIMEROCK BASE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180 SPECIFICATIONS. REFER TO SECTIONS FOR PAVEMENT TYPE AND THICKNESS.
3. THE SUBGRADE SHALL BE A MINIMUM OF 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF- RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.

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NO	DATE	BY	REVISIONS

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C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE DETAILS

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LICENSE
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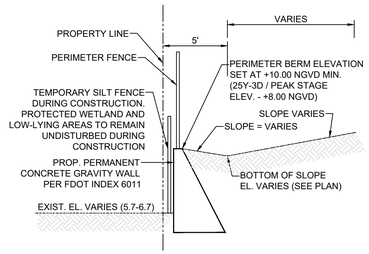
PROJECT: 2106-54

SHEET: PD-7

DATE: Jan 06, 2023 - 1:36pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDD.dwg



SECTION P1-P1
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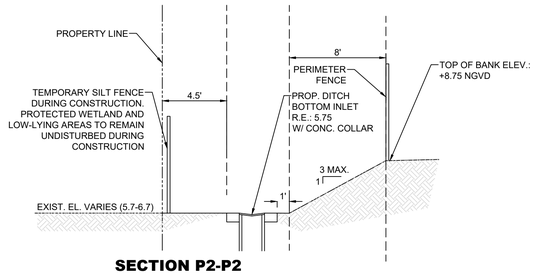

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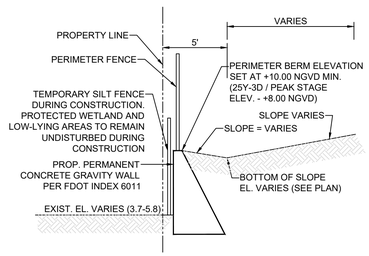

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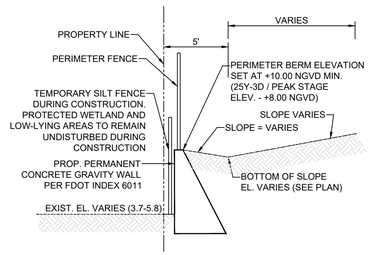

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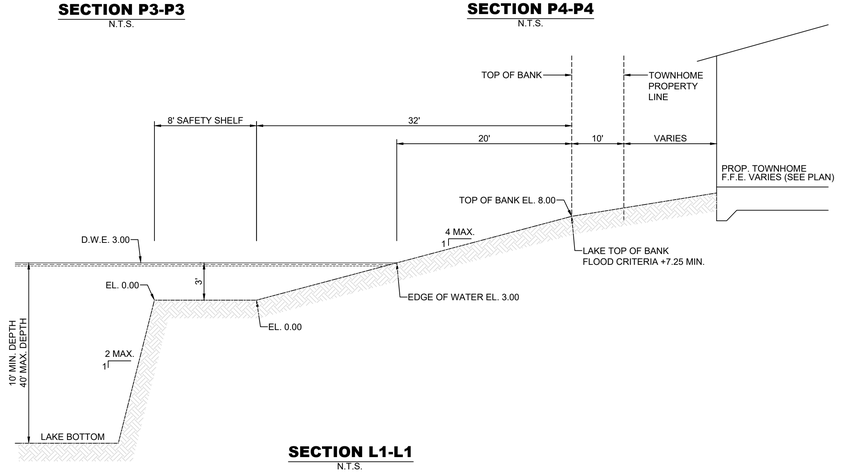

SECTION L1-L1
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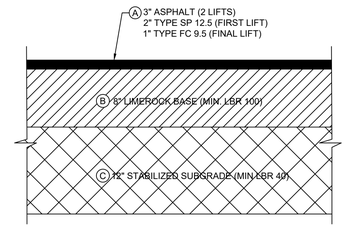
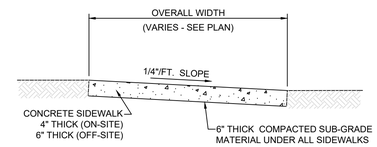


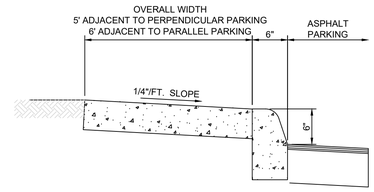
OFF-SITE ASPHALT SECTION
N.T.S.



GENERAL NOTES:

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

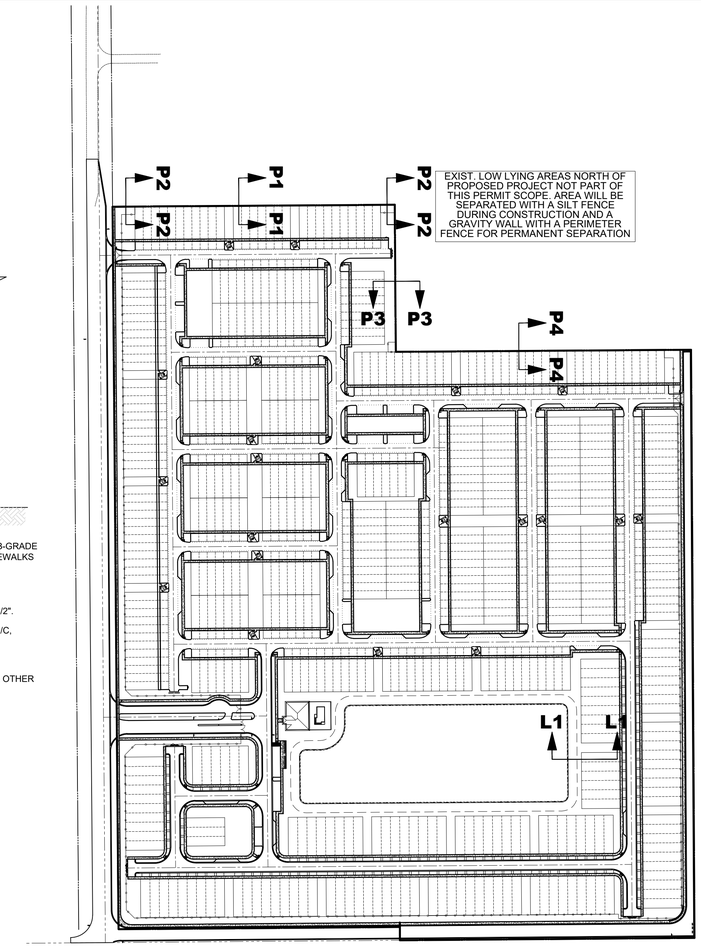
CONCRETE SIDEWALK DETAIL
N.T.S.



GENERAL NOTES:

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK ADJACENT TO PARKING DETAIL
N.T.S



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C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE DETAILS

DATE:	02/2022
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DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 11\6\23
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FLORIDA REGISTRATION NO. – 83361

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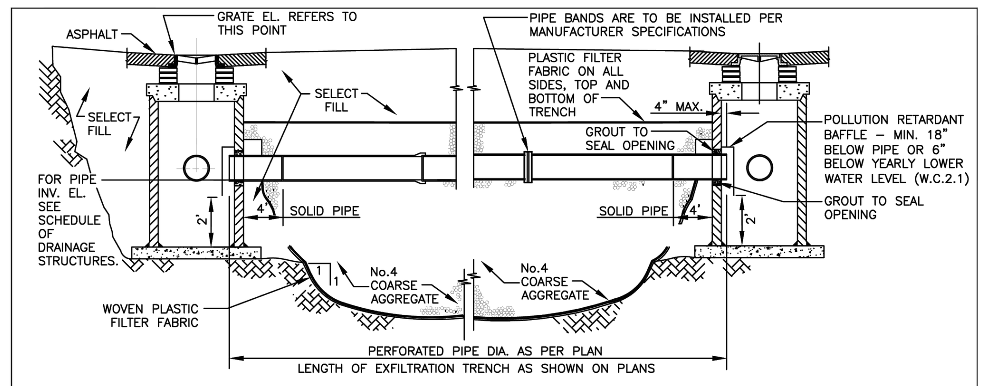
PROJECT: 2106-54

SHEET: PD-8

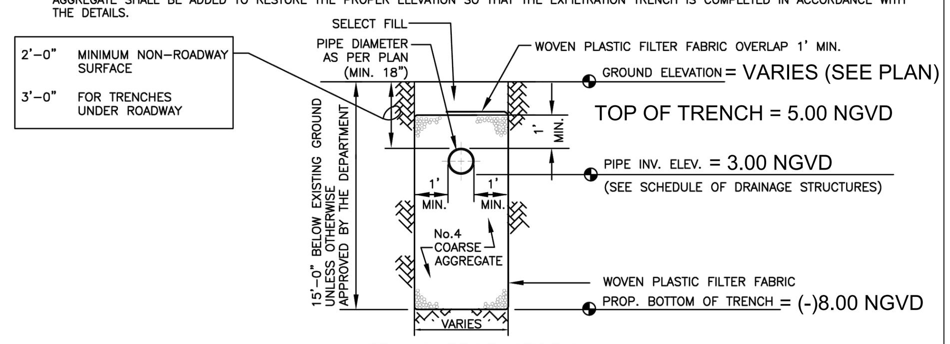
DATE: Jan 06, 2023 – 11:36am W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PPD.dwg



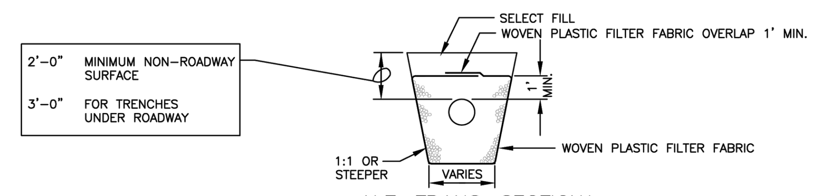
LONGITUDINAL SECTION

NOTE

1–AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.



TRANSVERSE SECTION



ALT. TRANS. SECTION*

* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE–IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/lf.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT–OF–WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "P" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443–2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100–YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50–YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

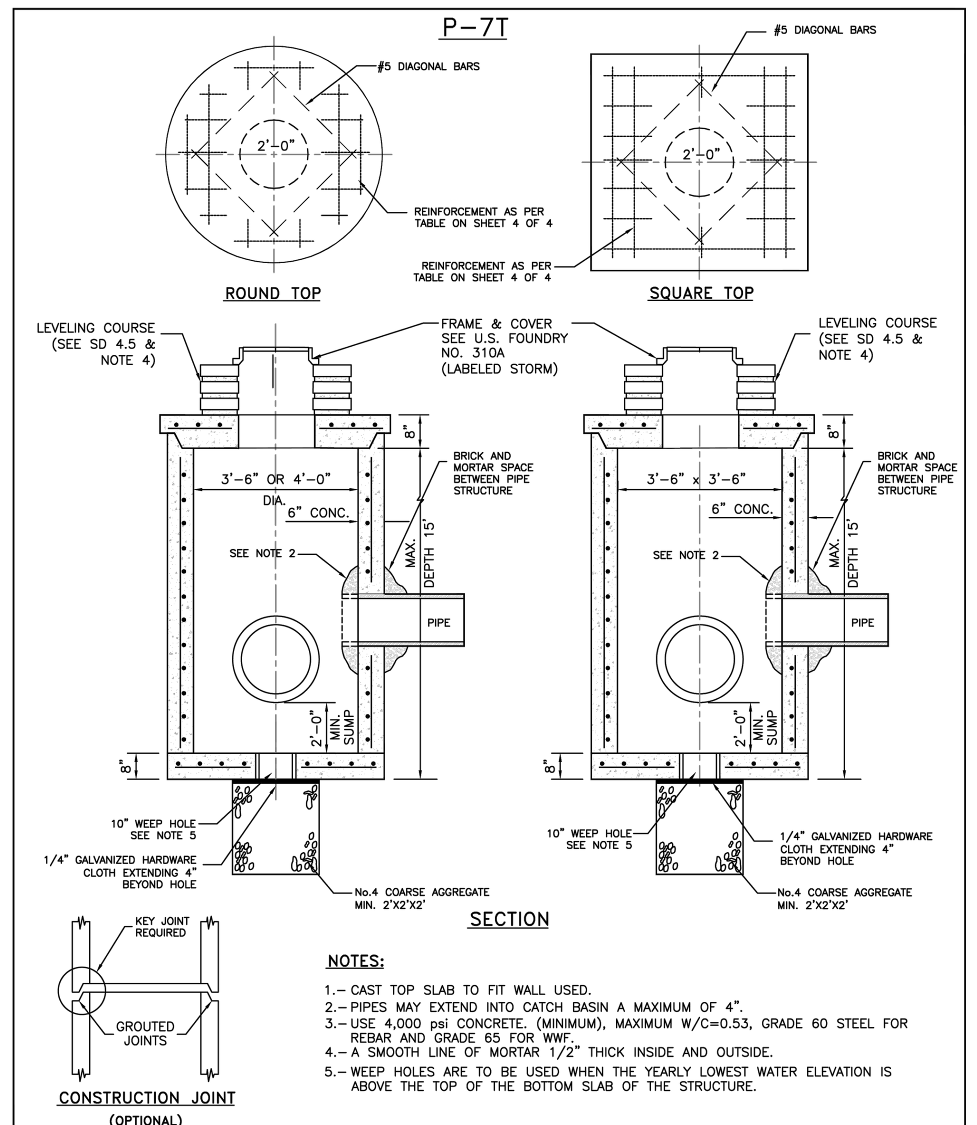
PIPE DIAMETER (Inches)	OUTER SHELL No. of ⅜" Dia. Holes (PER LIN. FT. OF PIPE)	LINER No. of ⅝" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 06–04–86 10–22–13 05–02–81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2

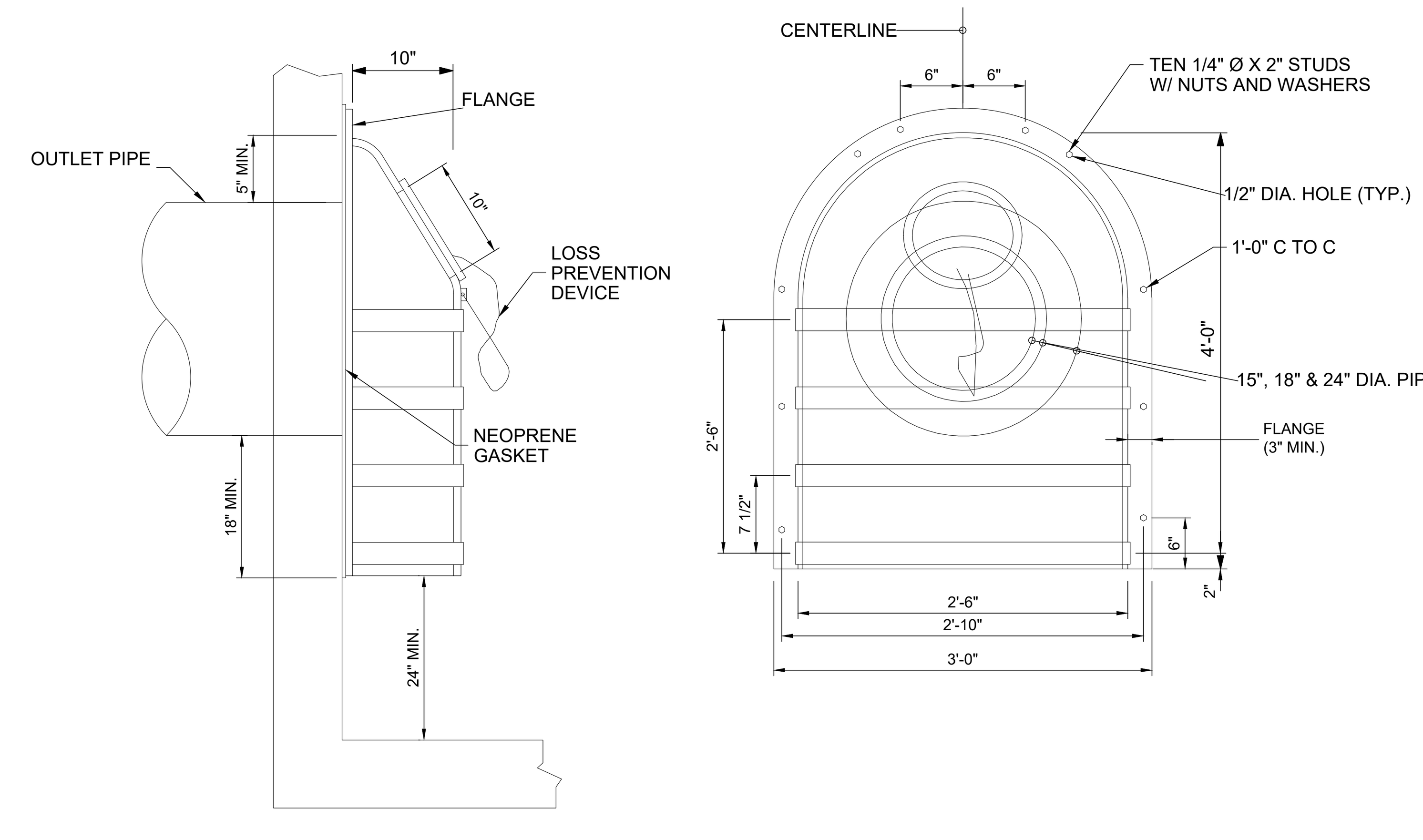
P–7T



NOTES:

1.– CAST TOP SLAB TO FIT WALL USED.
2.– PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
3.– USE 4,000 psi CONCRETE. (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
4.– A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
5.– WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/8/2018	REVISED 5/8/2018	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE P)	SD 2.7 SHEET 1 OF 4



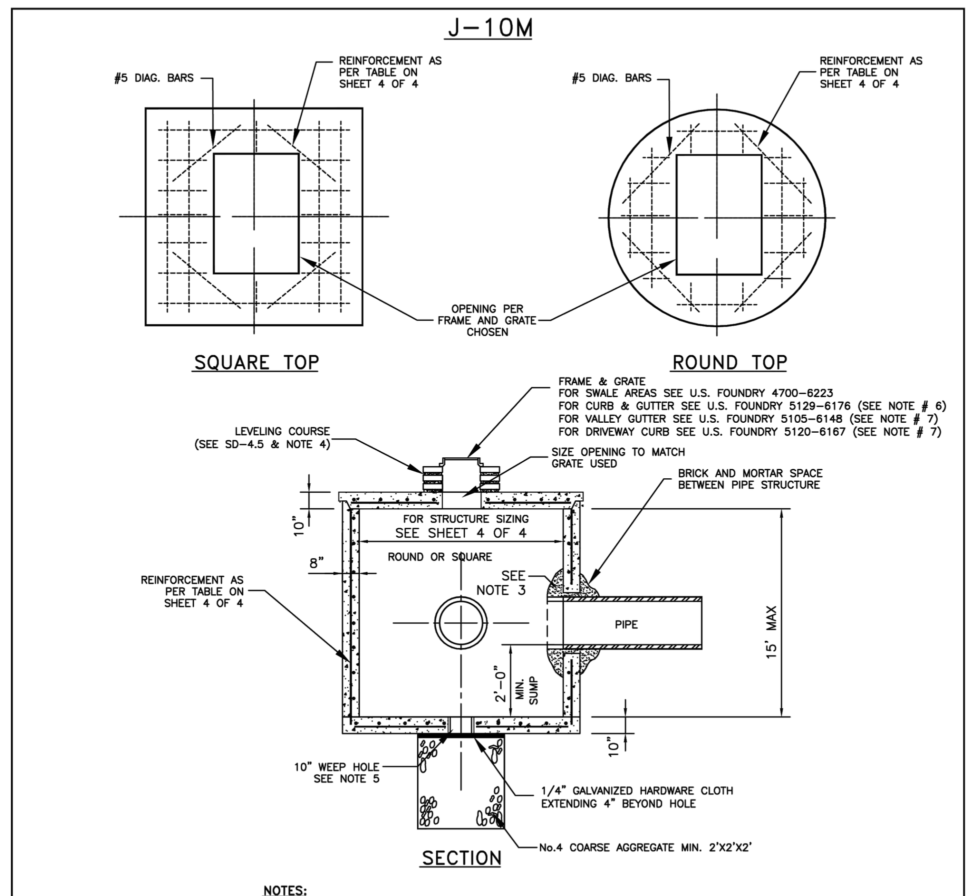
GENERAL NOTES

1. PLACE NEOPRENE GASKET MATERIALBETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES
2. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITE BUTADIENE STYRENE. ALL STEEL COMPONANTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
3. MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
4. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPESHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
5. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCHDRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
6. TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
7. THIS DETAILTO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

N.T.S. - PER F.D.O.T. INDEX 443-002

J–10M



NOTES:

1– CAST TOP SLAB TO FIT WALL USED.
2– USE 4,000 psi CONCRETE (MINIMUM). MAXIMUM W/C=0.53 GRADE 60 STEEL FOR REBAR AND 65 FOR WWF.
3– PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
4– A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
5– WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.
6– USF 5129–6176 MAY ONLY BE USED WHEN STRUCTURES ARE TO BE PLACED WITHIN THE RADIUS OF A CORNER AND ITS USE MUST BE APPROVED BY THE DEPARTMENT. THE USE OF THIS FRAME AND GRATE IS NOT INTENDED TO REPLACE STANDARD CURB INLET TOPS. FOR CURB INLETS PLEASE REFER TO FDOT DESIGN STANDARDS INDEX 210 AND 211. INSTALLATION IN OTHER LOCATIONS IS NOT PERMITTED UNLESS APPROVED BY THE DEPARTMENT AS A RESULT OF MITIGATING CIRCUMSTANCES.
7– ALTERNATIVE GRATE 5112–6143 MAY BE USED ON NON–RESIDENTIAL ROADWAYS.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/8/2018	REVISED 5/8/2018 9/16/2013 9/26/2012 8/3/2011	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE J)	SD 2.6 SHEET 2 OF 4

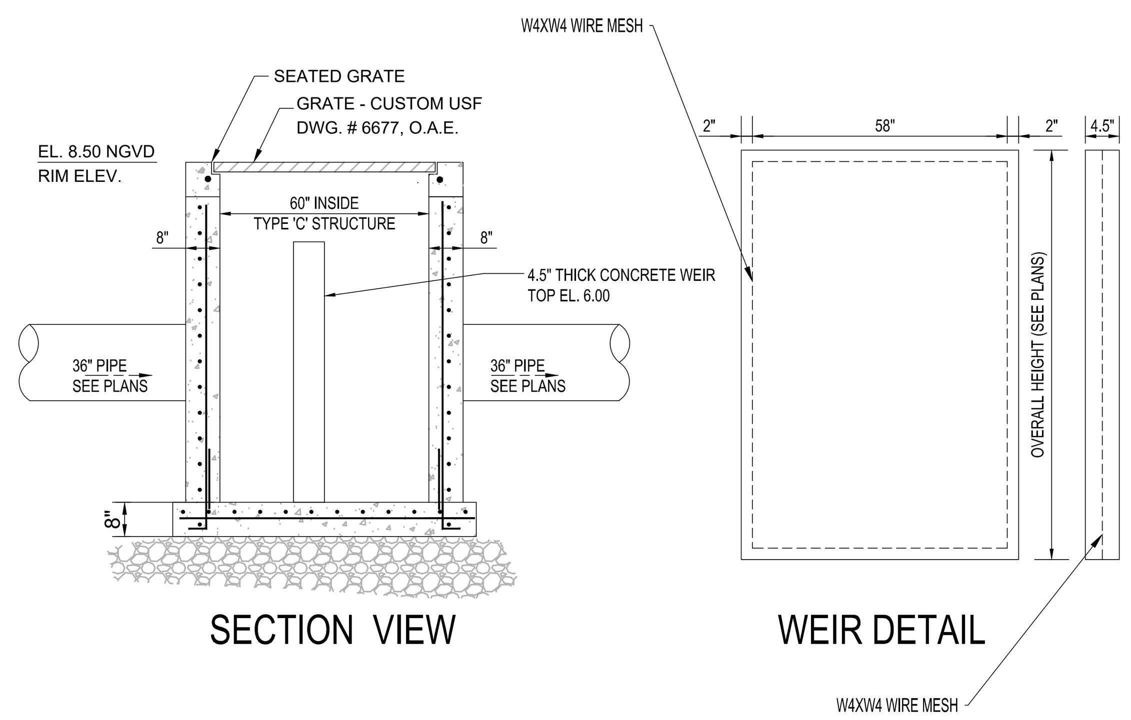
SQUARE STRUCTURE

Standard Detail	Width (ft) Min.	Length (ft) Max.	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.6	8	8	0.0 - 5.0	8	#4@7"H #4@10"V	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	8	8	5.1 - 10.0	8	#6@7.5"H #4@10"V	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	8	8	10.1-15.0	8	#7@7"H #4@10"V	10	#6@6" E.W.	10	#5@8.5" E.W.

ROUND STRUCTURE

Standard Detail	Dia. (ft) Min.	Dia. (ft) Max.	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.6	5	7	0.0 - 5.0	8	8 x 8 W20 or #4@10"E.W	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	5	7	5.1 - 10.0	8	8 x 8 W20 or #4@10"E.W	10	#6@6" E.W.	10	#5@8.5" E.W.
2.6	5	7	10.1 - 15.0	8	8 x 8 W20 or #4@10"E.W	10	#6@6" E.W.	10	#5@8.5" E.W.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/8/2018	REVISED 5/8/2018 11/26/2012 8/3/2011	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE J)	SD 2.6 SHEET 4 OF 4



1 DROP/CONTROL STRUCTURE (B-12 & A-24)

SCALE: NONE

CONSTRUCTION NOTES:

1. THESE PAVING AND DRAINAGE PLANS WERE PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY OTHERS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
22. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%

Sunshine 811
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!

DATE: Jan 06, 2023 – 1:36pm W:\HSQ Broward\Civil Projects\2021\2106–54 Antillia\Drawings\Construction Plans\210654–PDD.dwg

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE DETAILS

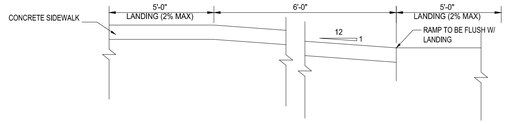
DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

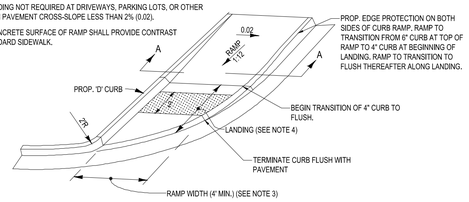
This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT:	2106-54
SHEET:	PD-9



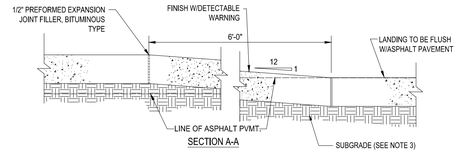
SECTION A-A

NOTES:
1. REFER TO PAVEMENT SECTION DETAIL FOR MORE CONSTRUCTION DETAILS.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).
5. SLOPED CONCRETE SURFACE OF RAMP SHALL PROVIDE CONTRAST FROM STANDARD SIDEWALK.

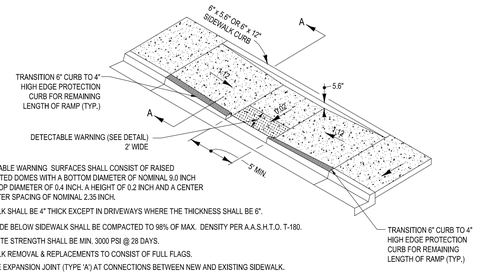


1 CURB RAMP (CR-G) WITH EDGE PROTECTION

SCALE: NONE



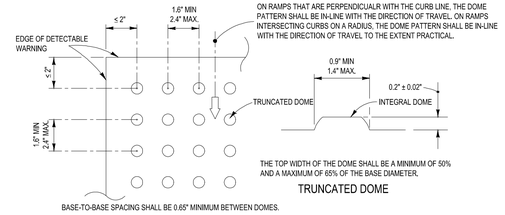
SECTION A-A



NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 9.0 INCH AND A TOP DIAMETER OF 0.4 INCH. A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH.
2. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
3. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
4. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
5. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
6. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
7. PROVIDE FIBEROUS JOINTS 20' O.C.
8. 4" HIGH CURB PROVIDED ON PARKING SIDE OF HANDICAP RAMP FOR EDGE PROTECTION. TOP OF CURB TO BE 4" ABOVE THE ADJACENT RAMP ELEVATION
9. SLOPED CONCRETE SURFACE OF RAMP SHALL PROVIDE CONTRAST FROM STANDARD SIDEWALK.

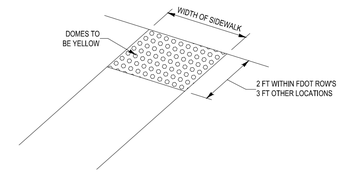
2 CURB RAMP (CR-C) WITH EDGE PROTECTION

SCALE: NONE



TRUNCATED DOME

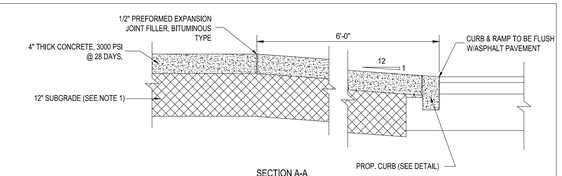
PLAN VIEW



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB WITHIN FDOT ROW'S AND 36 INCHES (914.4 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

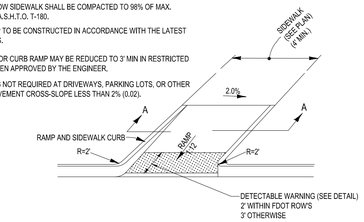
3 DETECTABLE WARNING DETAIL

SCALE: NONE



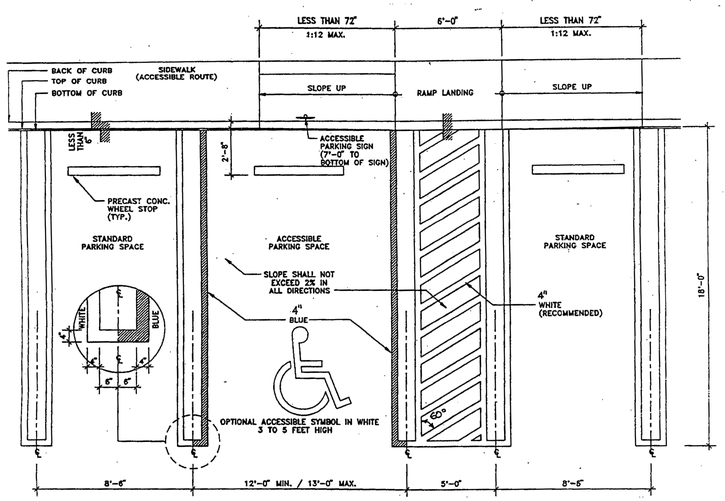
SECTION A-A

NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).



4 CURB RAMP (CR-E)

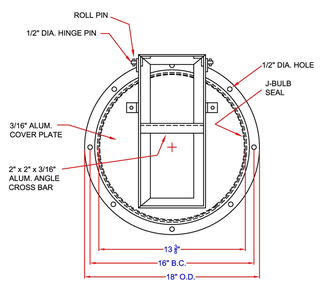
SCALE: NONE



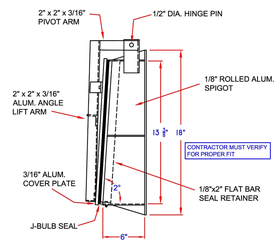
ACCESSIBLE PARKING SPACE FOR DADE COUNTY

SCALE : 1/4" = 1'-0" TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG

PREPARED BY METRO-DADE OFFICE OF ADA COORDINATION
SEPT. 25, 1996



FRONT VIEW



SIDE VIEW

STANDARD BOLT HOLE PATTERN

MATERIAL SPECIFICATIONS:
ALUMINUM - ALLOY 6061-T-6 & 6063
FASTENERS, STAINLESS STEEL - ASTM A 276 TYPE 304L
NEOPRENE - ASTM D-2000 AND D-1056-67

12" ALUMINUM WALL MOUNT FLAP GATE

NOTE: IT IS THE CUSTOMERS SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS DEPICTED IN THIS DRAWING. U.S. CUSTOM FABRICATION, INC. FABRICATES ITEMS PER APPROVED DRAWING AND WILL NOT ASSUME ANY LIABILITIES FOR IMPROPER FIT OR SIZE. THESE DRAWINGS ARE SUBMITTED FOR APPROVAL AND DUE CARE SHOULD BE TAKEN TO VERIFY ANY AND ALL INFORMATION.

Date:
Scale: NTS
PO Number:
Job Number:
Structure Number:

DATE	REVISIONS

U.S. CUSTOM FABRICATION, INC.
1858 NW 31 ST. - POMPANO BEACH, FL 33069
PHONE: 954-917-6161 - FAX: 954-917-6162

Project:
Customer:

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Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

PAVING AND DRAINAGE DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

PROJECT: 2106-54

SHEET: PD-10

DATE: Jan 06, 2023 - 11:36pm \\ HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PD10.dwg

DRAINAGE STRUCTURE SCHEDULE

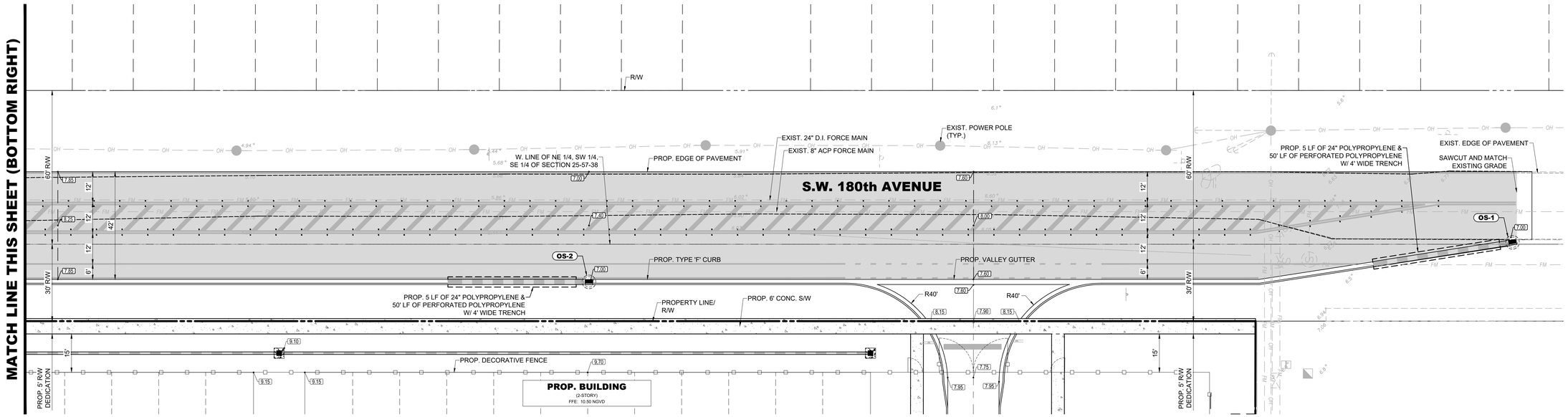
OS-1 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 SE (PRB)

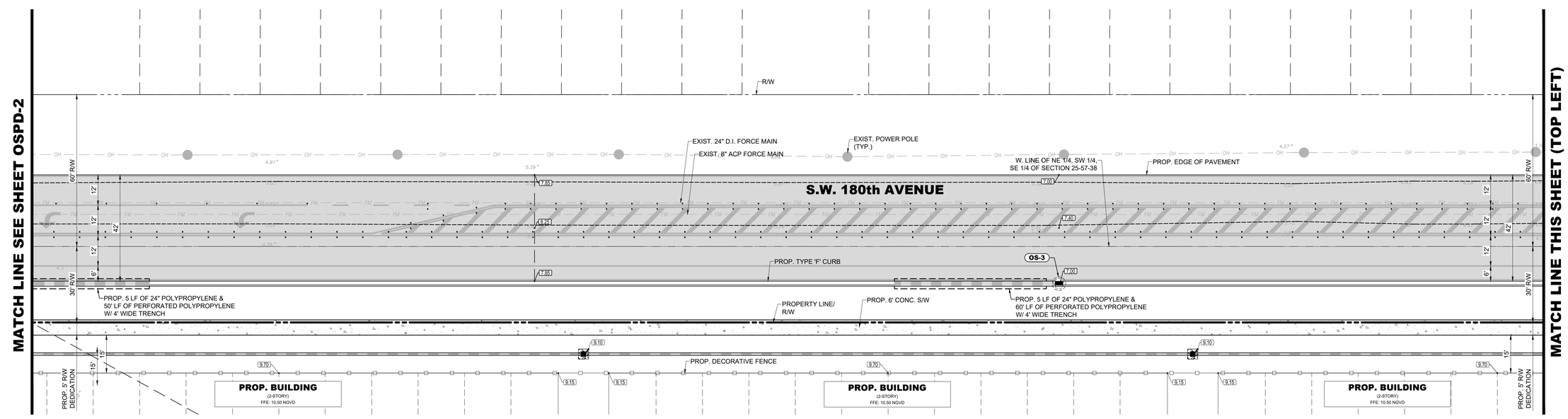
OS-2 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

OS-3 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

20 10 5 0 20
1"= 20'

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)





HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

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NO	DATE	BY	REVISIONS

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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

OFFSITE PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 11\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: OSPD-1

DATE: Jan 06, 2023 1:36pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PRP (OFFSITE).dwg

DRAINAGE STRUCTURE SCHEDULE

OS-4 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)

OS-5 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

OS-6 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)

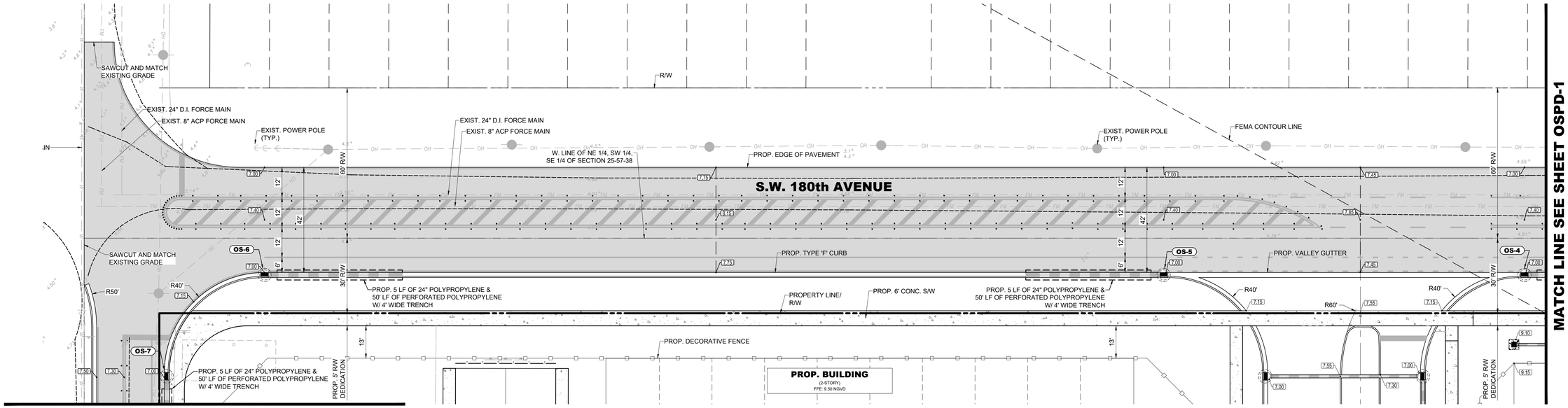
OS-7 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E (PRB)

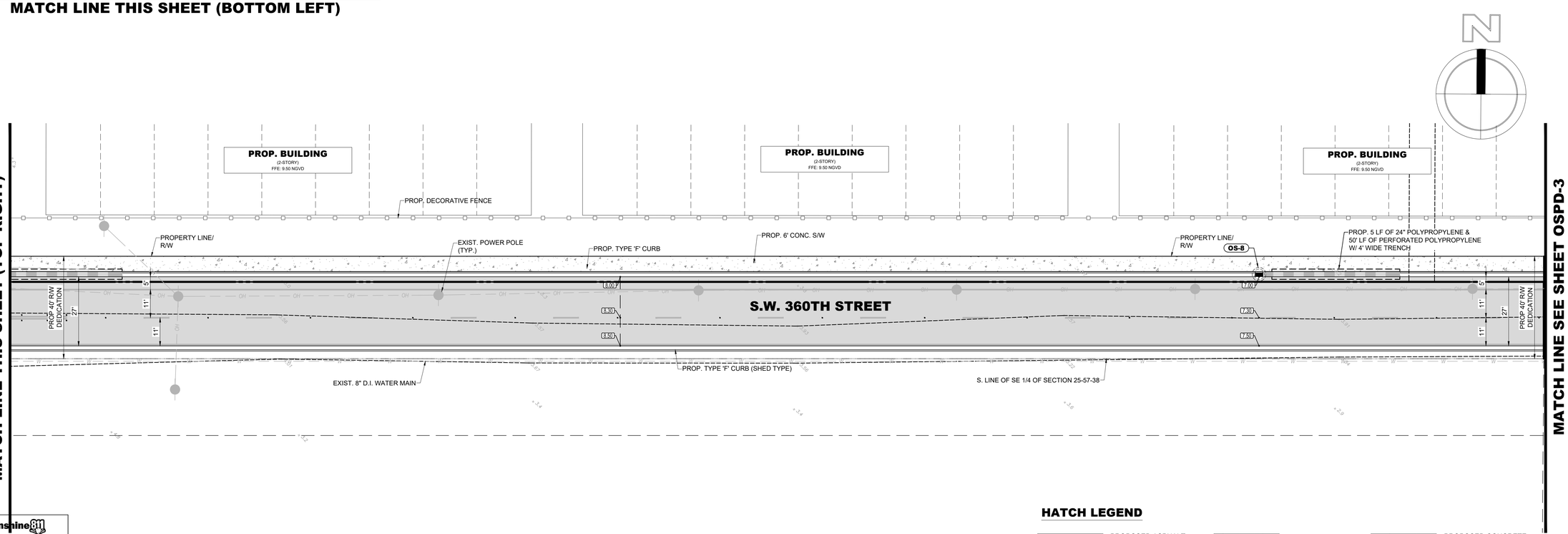
OS-8 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E (PRB)

N

20 10 5 0 20
1"= 20'

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)





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HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

NO	DATE	BY	REVISIONS

HSQ GROUP
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C26258 · LB7924

ANTILLIA

OFFSITE PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
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KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: OSPD-2

DATE: Jan 06, 2023 - 1:37pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP (OFFSITE).dwg

DRAINAGE STRUCTURE SCHEDULE

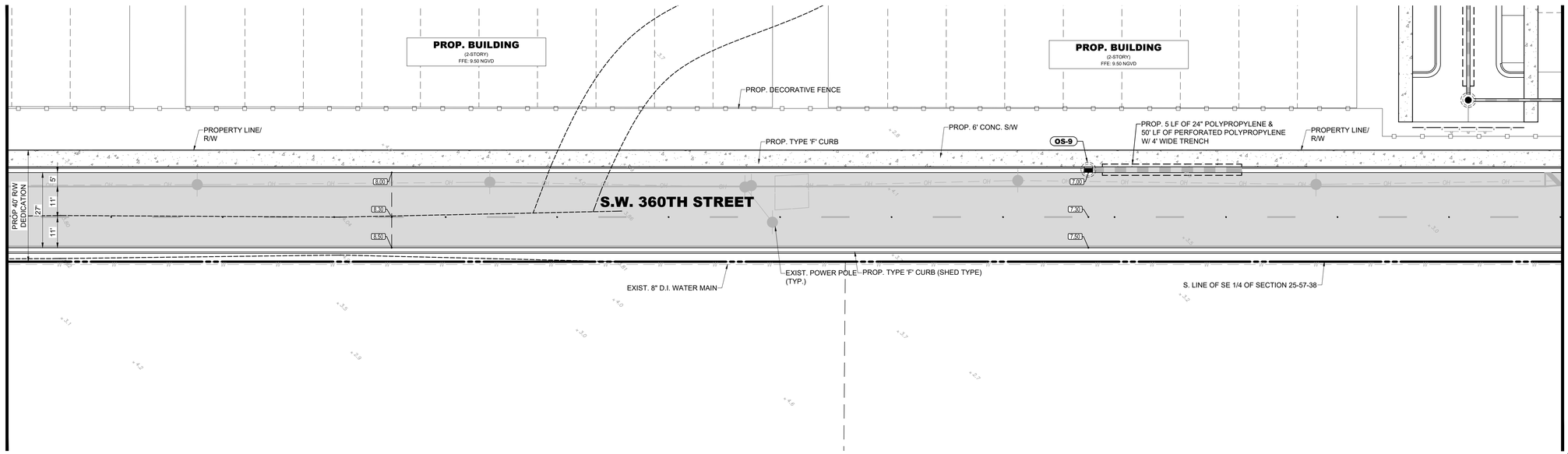
OS-9 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 E (PRB)

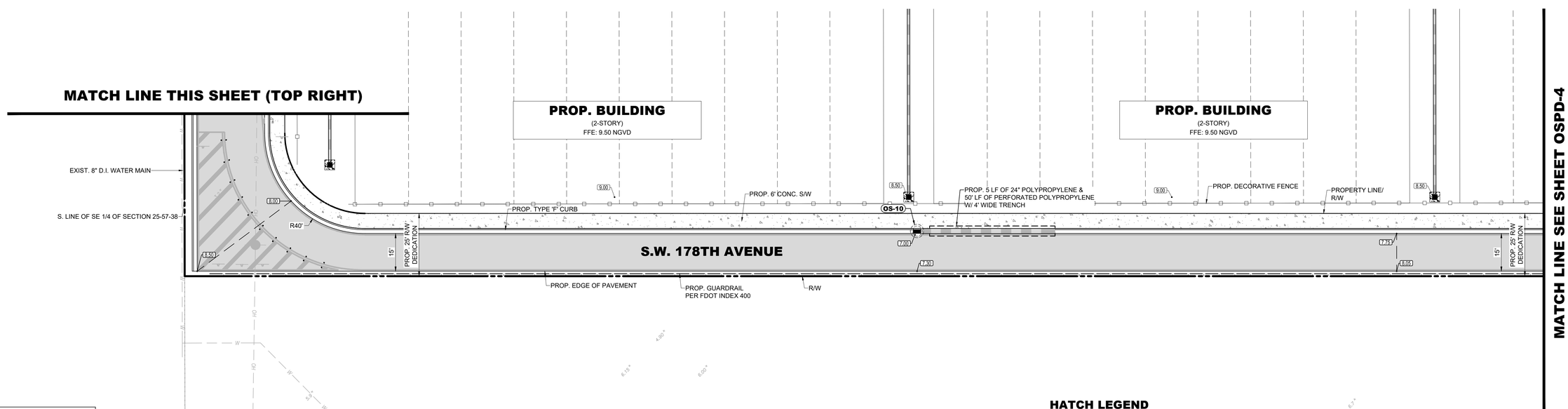
OS-10 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

N

20 10 5 0 20
1"= 20'





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HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

NO	DATE	BY	REVISIONS

HSQ GROUP
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

OFFSITE PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: OSPD-3

DATE: Jan 06, 2023 – 11:37pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP (OFFSITE).dwg

DRAINAGE STRUCTURE SCHEDULE

OS-11 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)

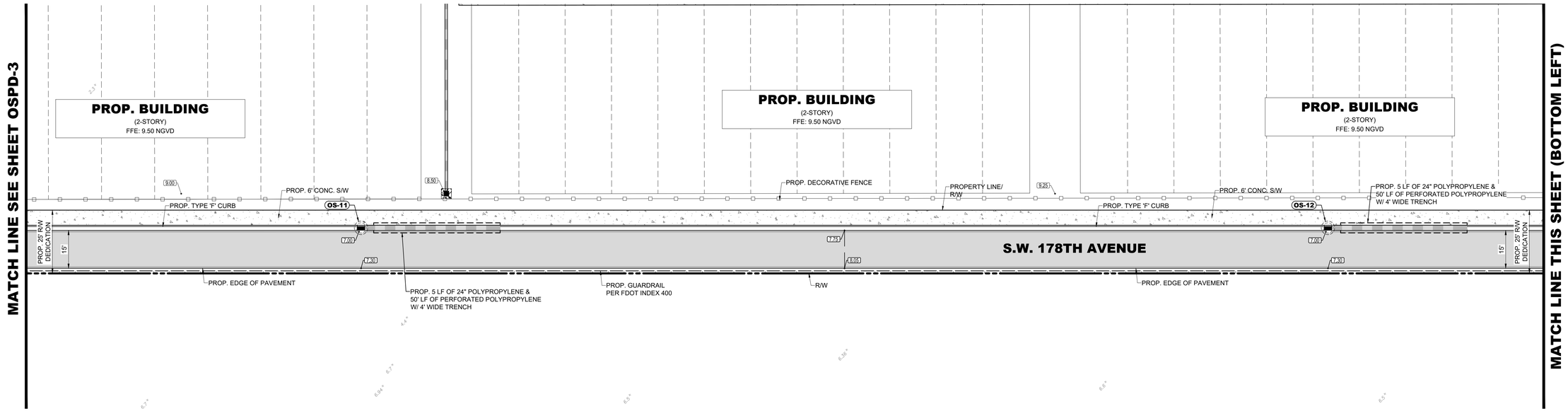
OS-12 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 N (PRB)

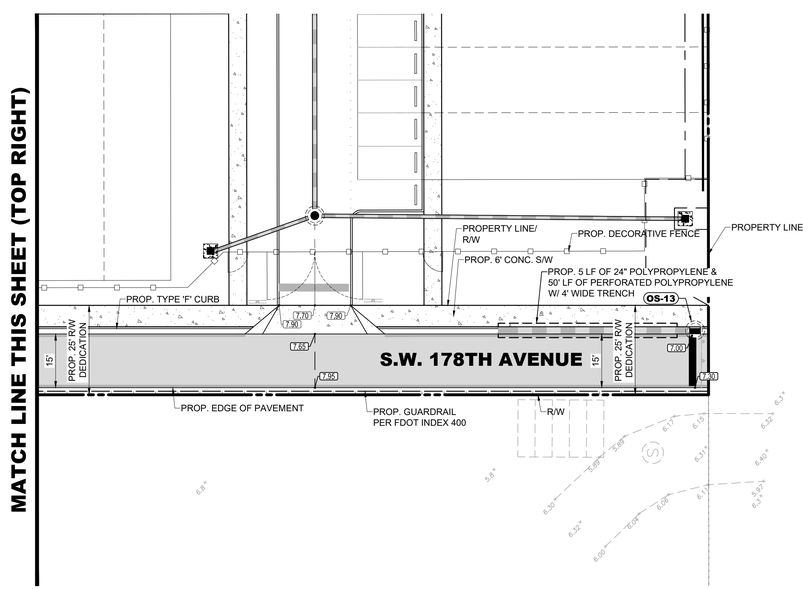
OS-13 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL 2.6 W/ U.S.F. 5129-6176 FRAME & HINGED GRATE
R.E. 7.00
I.E. 3.00 S (PRB)

N

20 10 5 0 20
1"= 20'

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)





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HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-7 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-7 FOR SECTION DETAILS)

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

OFFSITE PAVING AND DRAINAGE PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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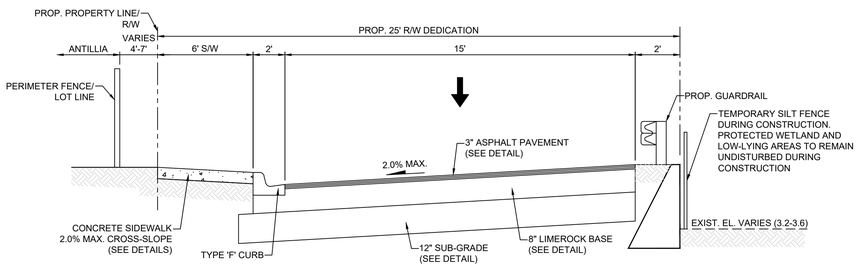
PROJECT: 2106-54

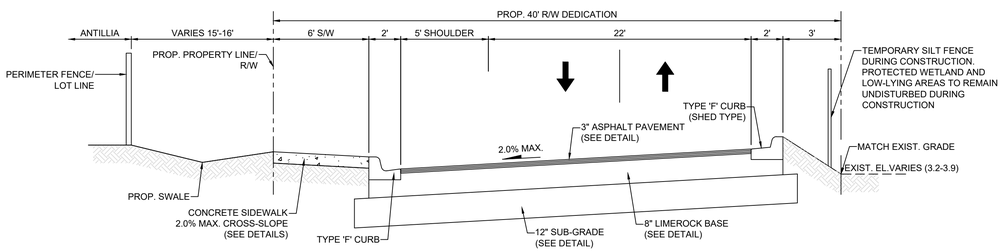
SHEET: OSPD-4

DATE: Jan 06, 2023 1:37pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP (OFFSITE).dwg



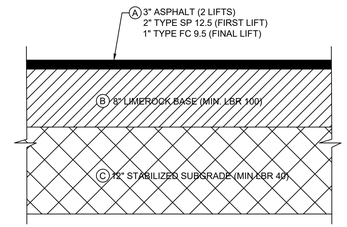
SECTION R1-R1 (S.W. 178th AVENUE)

N.T.S.



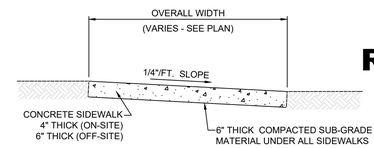
SECTION R2-R2 (S.W. 360th STREET)

N.T.S.



OFF-SITE ASPHALT SECTION

N.T.S.

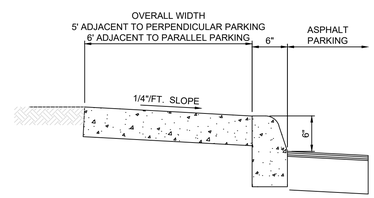


GENERAL NOTES:

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAIL

N.T.S.

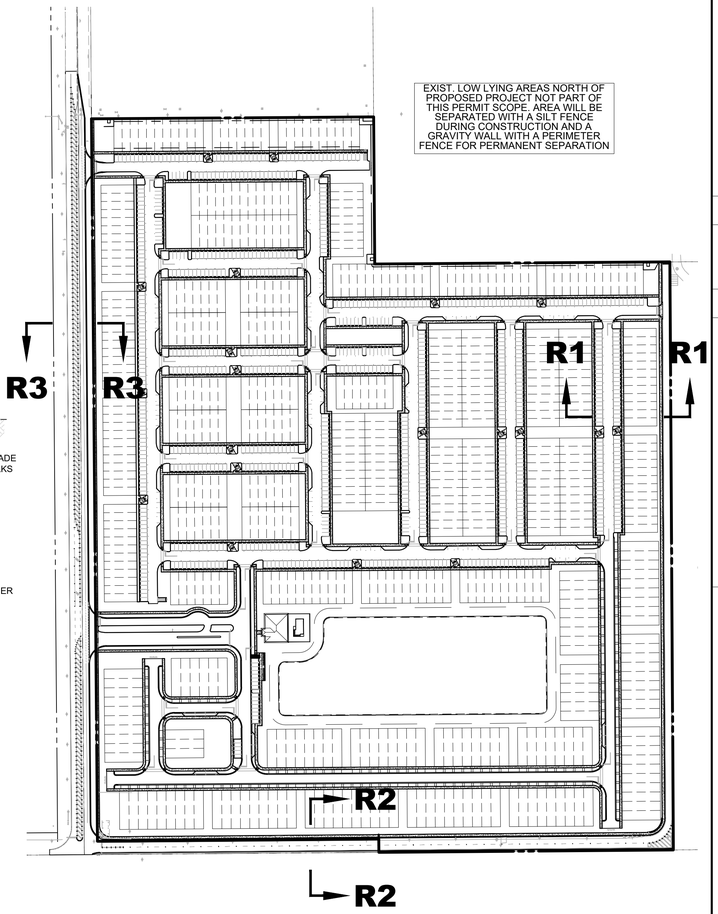


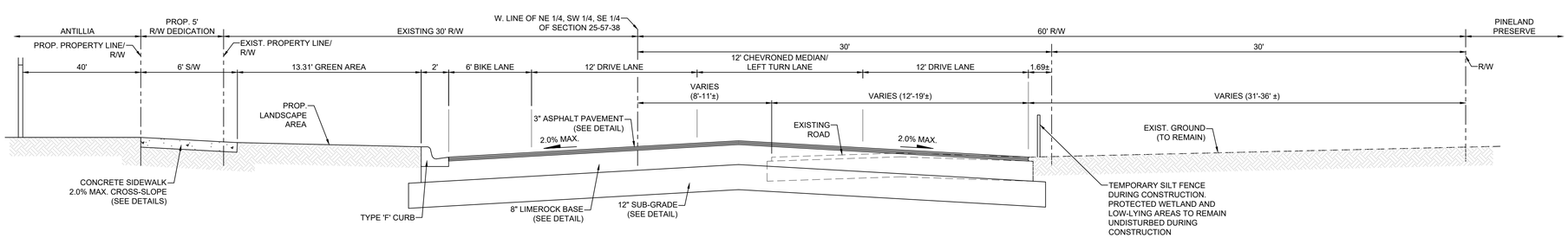
GENERAL NOTES:

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK ADJACENT TO PARKING DETAIL

N.T.S





SECTION R3-R3 (S.W. 180th AVENUE)

N.T.S.

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NO	DATE	BY	REVISIONS

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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

OFFSITE PAVING AND DRAINAGE DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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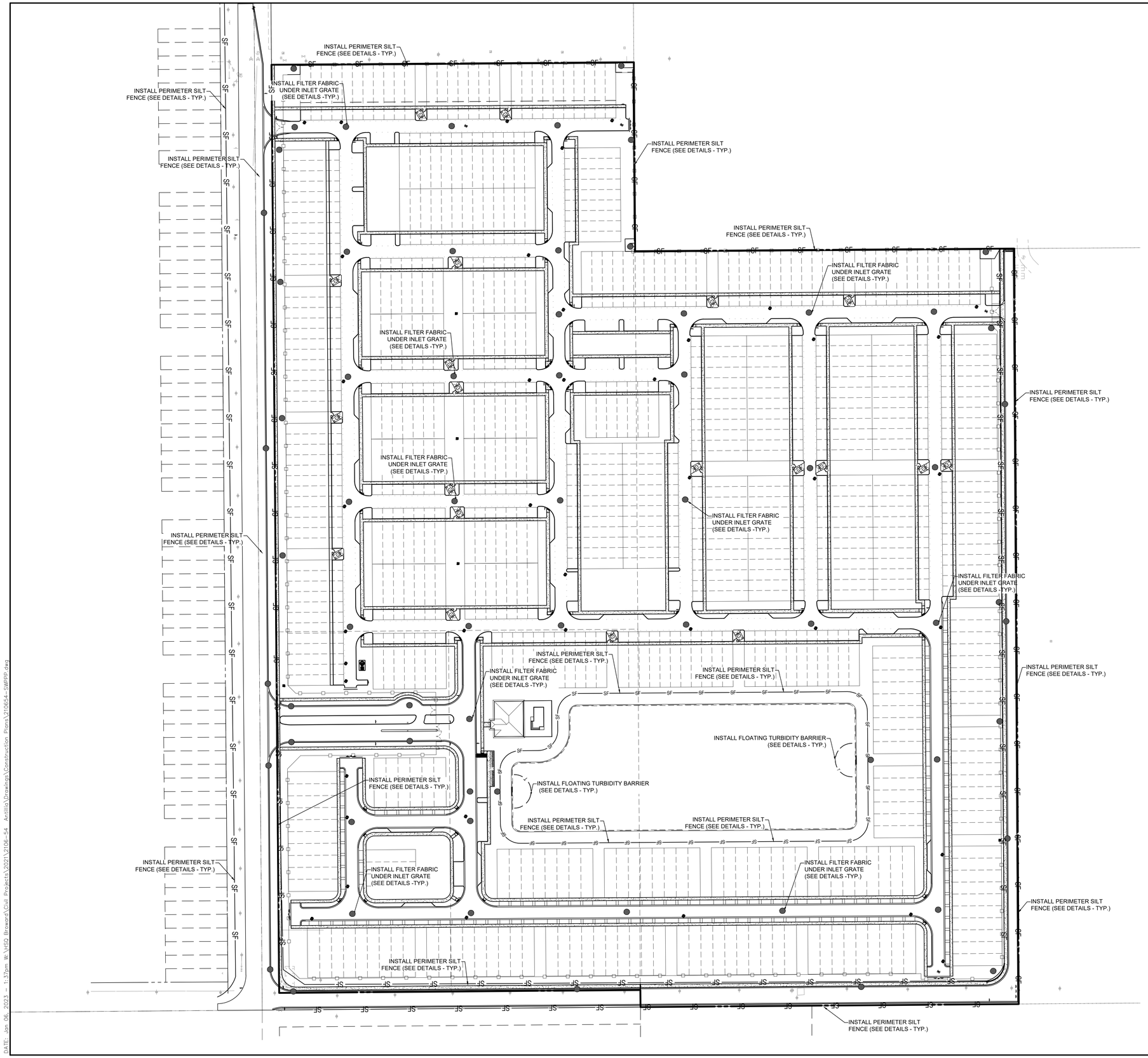
PROJECT: 2106-54

SHEET: OSPD-5

DATE: Jan 06, 2023 1:37pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-PDP (OFFSITE).dwg



NO	DATE	BY	REVISIONS

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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

STORMWATER POLLUTION PREVENTION PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 11\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: SWPPP-1

DATE: Jan 06, 2023 - 1:37pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SWPPP.dwg

PROJECT LOCATION:	MIAMI DADE COUNTY, FLORIDA.
TOTAL AREA OF THE SITE:	44.20 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED	44.20 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY	CONSTRUCTION OF FIFTY-NINE (59) MULTI-FAMILY RESIDENTIAL BUILDINGS FOR A TOTAL OF 563 UNITS WITH COMMON AREAS, CLUBHOUSE, AND A COMMUNITY POOL, AND ON-SITE LAKE
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 2. HAUL OFF SITE CLEARED MATERIAL. 3. EXPORT FILL OFF SITE 4. START SITE EARTHWORK GRADING.
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS MEDIUM SAND (SP) WITH LIMESTONE UNDERNEATH.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	DISCHARGE POINTS: RECEIVING WATER BODY:

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY GRAVEL ENTRANCE (REFER TO EROSION CONTROL DETAILS ON SHEET SWPP-3)
OTHER:	N/A

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 OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.
2. ROCK BAGS SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.

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

THE PERIMETER SILT FENCE AND WIND SCREEN SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES
2. ROCK BAGS
3. TURBIDITY BARRIERS

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.
2. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

1. NO TEMPORARY SEDIMENT BASINS WILL BE USED DURING THE CONSTRUCTION OF THIS PROJECT.
2. DEWATERING OPERATIONS WILL BE HANDLED THROUGH TWO (2) TEMPORARY ON-SITE DISCHARGE WELLS. ALL CONSTRUCTION EFFLUENT WILL BE DISCHARGED INTO AN APPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.

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.

THE STORMWATER MANAGEMENT CONTROLS FOR THIS DEVELOPMENT WILL CONSIST OF TWO CONTROL STRUCTURES THAT WILL DISCHARGE INTO A PRIVATE ON-SITE LAKE. NO OFF-SITE DISCHARGE IS INCLUDED IN THIS PROJECT.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.
2. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT

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

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

N.P.D.E.S. NOTES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

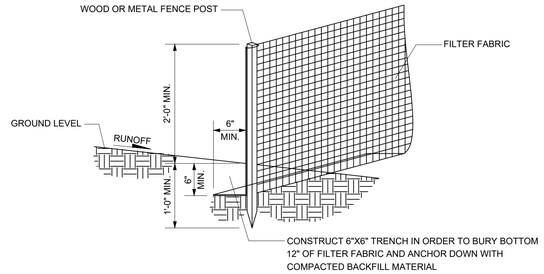
DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication parameters may not be verified.

PROJECT: 2106-54

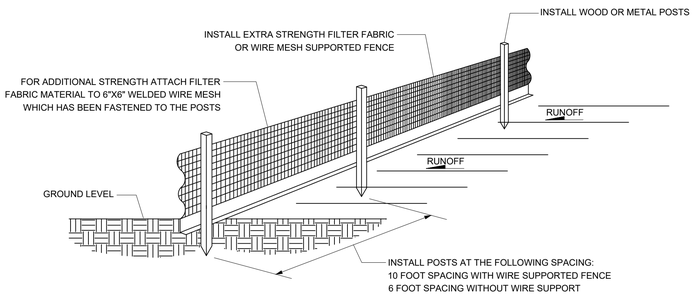
SHEET: SWPPP-2

DATE Jan 06, 2023 1:37pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SWPPP.dwg



POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.

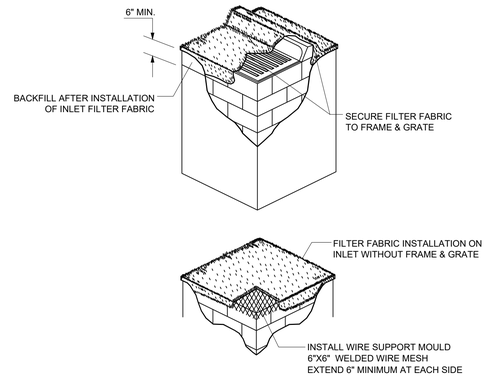


SILT FENCE INSTALLATION DETAIL

N.T.S.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



FILTER FABRIC INSTALLATION DETAIL

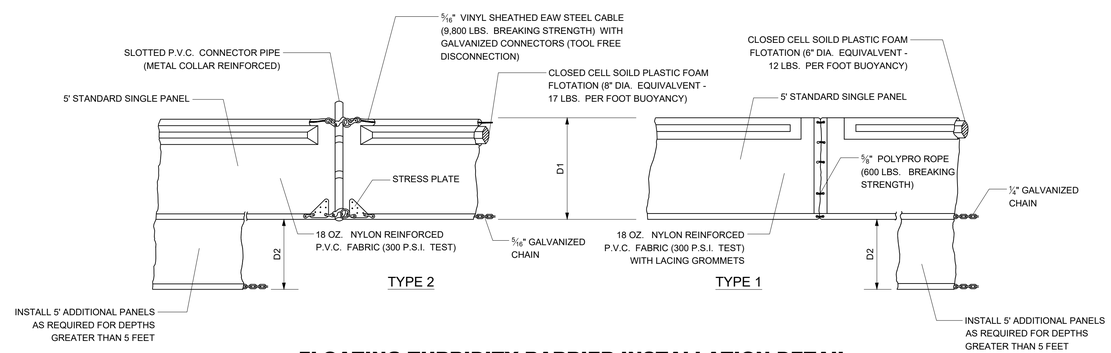
N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.



FLOATING TURBIDITY BARRIER INSTALLATION DETAIL

N.T.S.

FLOATING TURBIDITY BARRIER INSTALLATION NOTES

1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

EROSION CONTROL DETAILS

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\6\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: SWPPP-3

DATE Jan 06, 2023 – 1:38pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SWPPP.dwg

EXHIBIT F

WATER & SEWER PLANS

ANTILLIA

(T-PLAT #24815)

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

FOR

CRE KL ANTILLIA OWNER LLC

WATER & SEWER PLAN INDEX

Sheet Number	Sheet Title
WS-0	COVER SHEET
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WSO-1	WATER AND SEWER OVERALL PLAN
WS-1	WATER AND SEWER PLAN
WS-2	WATER AND SEWER PLAN
WS-3	WATER AND SEWER PLAN
WS-4	WATER AND SEWER PLAN
WS-5	WATER AND SEWER PLAN
WS-6	WATER AND SEWER PLAN
WS-7	WATER DISTRIBUTION PROFILES
WS-8	WATER DISTRIBUTION PROFILES
WS-9	WATER DISTRIBUTION PROFILES
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WS-13	WATER DISTRIBUTION PROFILES
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WS-15	WATER DISTRIBUTION PROFILES
WS-16	PRIVATE SANITARY SEWER PROFILES *
WS-17	PRIVATE SANITARY SEWER PROFILES *
WS-18	PRIVATE SANITARY SEWER PROFILES *
WS-19	PRIVATE SANITARY SEWER PROFILES *
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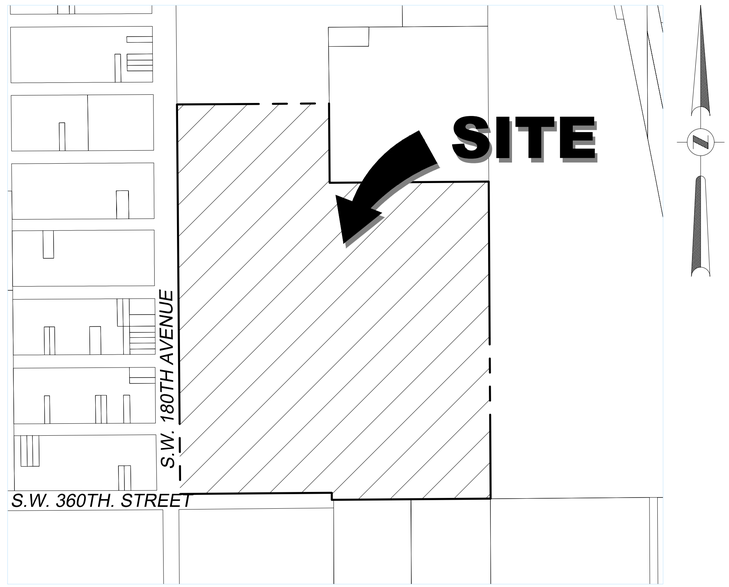
WS-21	PRIVATE SANITARY SEWER PROFILES *
WS-22	PRIVATE SANITARY SEWER PROFILES *
WS-23	PRIVATE SANITARY SEWER PROFILES *
WS-24	PRIVATE SANITARY SEWER PROFILES *
WS-25	PRIVATE AND PUBLIC FORCE MAIN PROFILES *
LS-1	LIFT STATION DETAILS *
LS-2	LIFT STATION DETAILS *

(*) SHEETS NOT PART OF WASD REVIEW NOR APPROVAL



LOCATION MAP

SCALE: 1" = 300'

SECTION 25 / TOWNSHIP 57 S / RANGE / 38 E

MIAMI-DADE TAX FOLIO NUMBER:

30-7825-000-0120, 30-7825-000-0180, 30-7825-000-0230, 30-7825-000-0240

WATER AND SEWER PLANS

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 4:

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE WEST AND SOUTH 30 FEET FOR ROAD, OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ENGINEER'S CERTIFICATION

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
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C26258 · LB7924

ANTILLIA

COVER SHEET

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-0

DATE: Jan 12, 2023 – 7:16pm N:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-Cover.dwg

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"x 36" PRINTS
   b. PDF FILE
   c. CADD 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 DS, DW OR ER 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. ℄, ℄, 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.
MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT	ISSUE DATE / APPROVED BY: 03/11/2009 V.F.C.; 07/20/2016 D.V.	STANDARD DETAIL "RECORD DRAWING" REQUIREMENTS	GS 0.5 SHEET 2 OF 2	

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 SHOP 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 53 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 GRAVITY 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 MDWASD 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. ABSOLUTE BILL OF SALE
d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING 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). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY

11. 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.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. 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.
MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT	ISSUE DATE / APPROVED BY: 03/01/2010 V.F.C.; 07/20/2016 D.V.	STANDARD DETAIL STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5 SHEET 1 OF 2	

MDWASD NOTES
(FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED)

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED THE NEW ONES, BY MDWASD FORCES AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.
3. THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

   ✓CUT AND PLUGS
   ✓WATER MAIN OFFSETS
   ✓INTERCONNECTIONS
   ✓SERVICE INSTALLATIONS / RETIREMENTS/SERVICE TRANSFERS
   ✓HYDRANT INSTALLATIONS / RETIREMENTS/RELOCATIONS
   ✓ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

   SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.
4. ALL EXISITING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER/SEWER FORCE MAINS AND FITTING SHALL BE RESTRAINED PER GS 2.0
5. MD-WASD DOES NOT PROCESS PARTIAL RELEASE OF AN EXISTING EASEMENT. A RELEASE OF THE WHOLE EASEMENT SHOULD BE DONE, AND THEN A NEW EASEMENT FOR THE REMAINING PORTION AND/OR ANY ADDITIONAL PORTIONS, SHOULD BE RECORDED.

RER-DERM WATER DISTRIBUTION NOTES
(FOR ALL PROJECTS WHERE CONTAMINATION IS PRESENT)

TO SAFEGUARD THE PUBLIC HEALTH, SAFETY AND WELFARE, THE DESIGN STANDARDS, PROCEDURES, AND CONSTRUCTION MATERIALS WERE SELECTED BASED ON THE RESULTS OF AN ENVIRONMENTAL DUE DILIGENCE REVIEW OF PUBLIC RECORDS PERFORMED PURSUANT TO STATE AND LOCAL REGULATIONS WITH RESPECT TO SOIL AND GROUNDWATER CONTAMINATION.

PORTIONS OF THE PROPOSED WATER CONNECTIONS WILL BE INSTALLED THROUGH AREAS KNOWN TO BE CONTAMINATED, INCLUDING CONTAMINATED SOIL OR CONTAMINATED GROUNDWATER, OR BURIED SOLID WASTE; ADEQUATE PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION AND CONTRACTOR TO FOLLOW APPROVED SOIL MANAGEMENT PLAN PRIOR TO HANDLING OF THE PRESENT SOILS. ONLY CLEAN UNCONTAMINATED SOIL SHALL BE USED FOR BACKFILLING; ANY CONTAMINATED SOILS SHALL BE PROPERLY DISPOSED OF.

IF CONTAMINATED GROUNDWATER OR CONTAMINATED SOIL IS ENCOUNTERED THAT CAN ADVERSELY IMPACT THE CONSTRUCTION MATERIALS AND JOINTS DURING THE INSTALLATION OF THE WM, THE WORK WITHIN THESE AREAS SHALL CEASE, AND THE RER-DERM POLLUTION CONTROL DIVISION SHALL BE NOTIFIED. ADDITIONALLY, IF CONTAMINATION IS ENCOUNTERED ADEQUATE MEASURES SHALL BE IMPLEMENTED, INCLUDED BUT NOT LIMITED TO:

1. ALL JOINTS SHALL BE EQUIPPED WITH VITON ® "O" GASKETS.
2. LINE THE TRENCH WITH IMPERMEABLE MEMBRANE.
3. ONLY CLEAN UNCONTAMINATED SOIL SHALL BE USED FOR BACKFILLING; ANY CONTAMINATED SOILS SHALL BE PROPERLY DISPOSED OF.

(NOT PART OF MD-WASD NOTES NOR APPROVAL)

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

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(NOT PART OF MD-WASD NOTES NOR APPROVAL)

DISCLOSURE RELATED TO CRITICAL HABITAT FOR ENDANGERED SPECIES

Please be advised that the federal government has designated all or a part of the subject property as critical habitat for one or more endangered species.

You are not authorized to commence any work or activities pursuant to this permit until you obtain any and all approvals or permits, if necessary, from the federal government pursuant to the Endangered Species Act and from the State of Florida pursuant to Florida law on endangered species. Please be advised that, even after work commences, if Miami-Dade County is advised by the federal government, the State of Florida, or a court that an activity on the subject property is in violation of the Endangered Species Act, in violation of Florida law on endangered species, or in violation of a permit or approval granted by the federal government pursuant to the Endangered Species Act, such violation may result in an immediate stop work order.

You are strongly advised to consult with the United States Fish and Wildlife Service and any other necessary federal or state agencies before conducting any work or activities on the property. The Vero Beach office of the United States Fish and Wildlife Service may be reached at (772) 562-3909. Please be aware that the federal government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property. Therefore, it is recommended that you consult with the United States Fish and Wildlife Service at an early stage in the process.

In the event that the United States Fish and Wildlife Service advises that your plans for the subject property may result in a "take" of endangered or threatened species, you are strongly recommended to inform Miami-Dade County in writing at the earliest stage possible.

REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS

1. Separations shall be measured outside edge to outside edge.
2. Between water mains and, storm sewers, stormwater force mains, or reclaimed water lines, **Shall be 3 ft. minimum.**
3. Between water mains and vacuum type sewer **preferably 10 ft. and at least 3 ft. minimum.**
4. Gravity or pressure sanitary sewers, wastewater force mains or reclaimed water preferably **10 ft. and at least 6 ft.** MAY **be reduced to 3 ft.** WHERE **Bottom** of water main is at **least 6 inches above top of sewer.**
5. **10 ft. of any part** of on-site sewer treatment or disposal system.

WATER MAIN VERTICAL SEPARATIONS

1. Separations between water mains and gravity sewer, vacuum type sewer, or storm sewers, **to be preferably 12 inches, or at least 6 inches above, or at least 12 inches if below.***
2. Pressure sanitary sewer, wastewater or storm water force main, or reclaimed water, at **least 12 inches above or below.***

* NOTE: Center 1 – full length of water main pipe at crossings; alternatively arrange pipes so joints are at least 3 feet from joints in vacuum, storm or storm force mains. At least 6 feet from joints in gravity of pressure sewers, wastewater force mains or reclaimed water.

M-D.W.A.S.D. AGREEMENT ID. No. 31445

Sunshine 811
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!

DATE: Jan 12, 2023 – 7:16pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

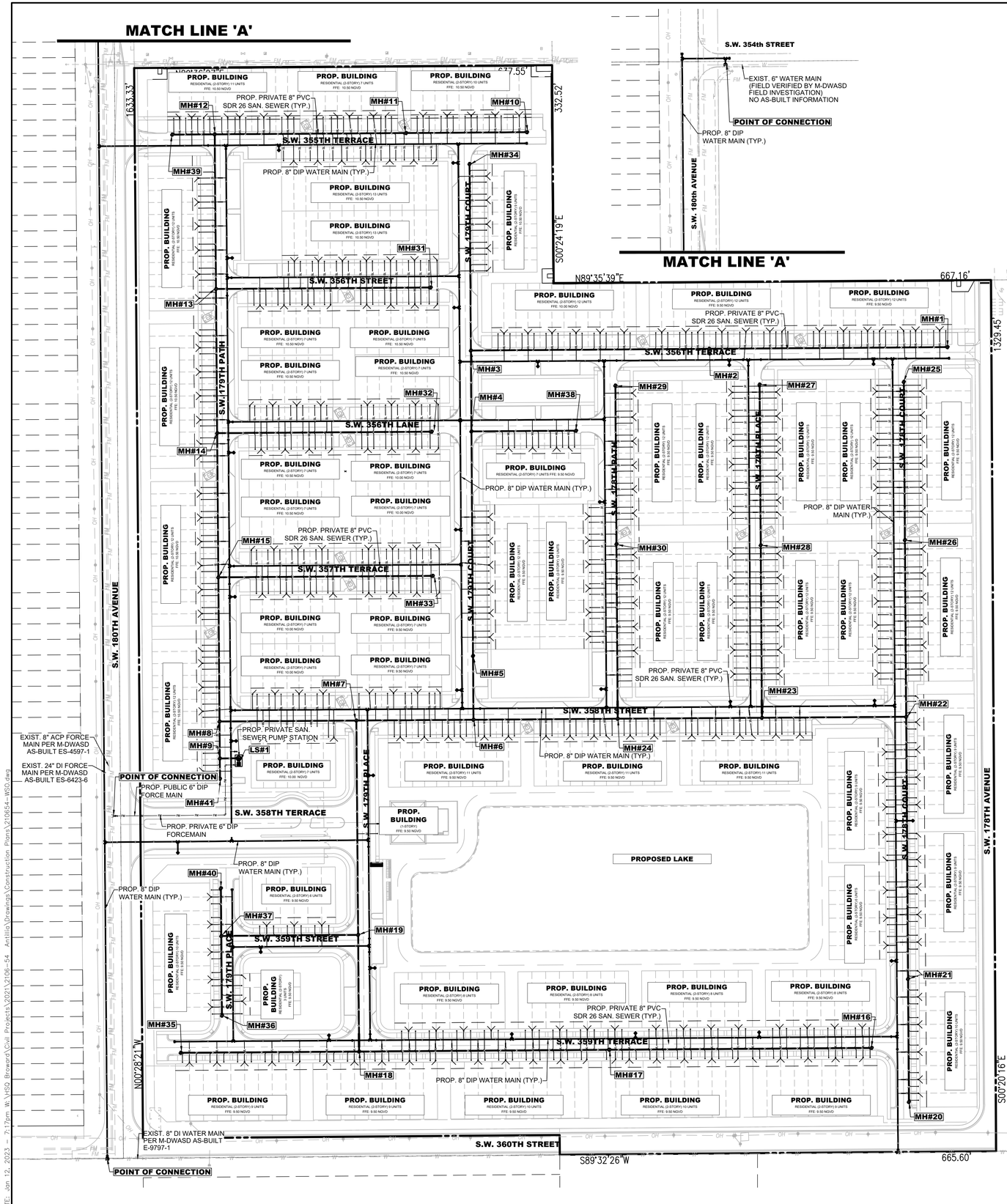
ANTILLIA
WATER AND SEWER NOTES

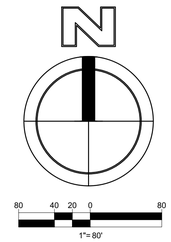
DATE: 02/2022
DESIGNED BY: KB
DRAWN BY: RW
CHECKED BY: KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. 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.

PROJECT: 2106-54
SHEET: WN-1





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!

WATER DISTRIBUTION SYSTEM		
DESCRIPTION	MATERIAL	LENGTH (FT) / QTY.
6" WATER MAIN	D.I.P.	258
8" WATER MAIN	D.I.P.	12,503
FIRE HYDRANTS		26

WATER DISTRIBUTION SYSTEM - PHASE 1		
DESCRIPTION	MATERIAL	LENGTH (FT) / QTY.
6" WATER MAIN	D.I.P.	296
8" WATER MAIN	D.I.P.	4,043

PRIVATE SANITARY SEWER GRAVITY SYSTEM					
FROM MH #	TO MH #	DIA.	MATERIAL	LENGTH (FT)	SLOPE
MH#1	MH#2	8"	PVC (SDR 26)	364	0.40%
MH#2	MH#3	8"	PVC (SDR 26)	364	0.40%
MH#3	MH#4	8"	PVC (SDR 26)	123	0.40%
MH#4	MH#5	8"	PVC (SDR 26)	343	0.40%
MH#5	MH#6	8"	PVC (SDR 26)	97	0.40%
MH#6	MH#7	8"	PVC (SDR 26)	179	0.40%
MH#7	MH#8	8"	PVC (SDR 26)	209	0.40%
MH#8	MH#9	8"	PVC (SDR 26)	56	0.40%
MH#9	LS#1	8"	PVC (SDR 26)	29	0.40%
MH#10	MH#11	8"	PVC (SDR 26)	185	0.40%
MH#11	MH#12	8"	PVC (SDR 26)	267	0.40%
MH#12	MH#13	8"	PVC (SDR 26)	236	0.40%
MH#13	MH#14	8"	PVC (SDR 26)	220	0.40%
MH#14	MH#15	8"	PVC (SDR 26)	220	0.40%
MH#15	MH#8	8"	PVC (SDR 26)	220	0.40%
MH#16	MH#17	8"	PVC (SDR 26)	400	0.40%
MH#17	MH#18	8"	PVC (SDR 26)	382	0.40%
MH#18	MH#19	8"	PVC (SDR 26)	178	0.40%
MH#19	MH#7	8"	PVC (SDR 26)	327	0.40%
MH#20	MH#21	8"	PVC (SDR 26)	188	0.40%
MH#21	MH#22	8"	PVC (SDR 26)	400	0.40%
MH#22	MH#23	8"	PVC (SDR 26)	220	0.40%
MH#23	MH#24	8"	PVC (SDR 26)	220	0.40%
MH#24	MH#6	8"	PVC (SDR 26)	220	0.40%
MH#25	MH#26	8"	PVC (SDR 26)	241	0.40%
MH#26	MH#22	8"	PVC (SDR 26)	270	0.40%
MH#27	MH#28	8"	PVC (SDR 26)	245	0.40%
MH#28	MH#23	8"	PVC (SDR 26)	263	0.40%
MH#29	MH#30	8"	PVC (SDR 26)	242	0.40%
MH#30	MH#24	8"	PVC (SDR 26)	267	0.40%
MH#31	MH#13	8"	PVC (SDR 26)	330	0.40%
MH#32	MH#14	8"	PVC (SDR 26)	330	0.40%
MH#33	MH#15	8"	PVC (SDR 26)	330	0.40%
MH#34	MH#3	8"	PVC (SDR 26)	285	0.40%
MH#35	MH#18	8"	PVC (SDR 26)	272	0.40%
MH#36	MH#37	8"	PVC (SDR 26)	121	0.40%
MH#37	MH#19	8"	PVC (SDR 26)	209	0.40%
MH#38	MH#4	8"	PVC (SDR 26)	160	0.40%
MH#39	MH#12	8"	PVC (SDR 26)	90	0.40%
MH#40	MH#37	8"	PVC (SDR 26)	73	0.40%
MH#41	MH#9	8"	PVC (SDR 26)	31	0.40%
TOTAL GRAVITY SEWER MAIN (PVC):				9,403	
TOTAL GRAVITY SEWER MAIN (DIP):					
TOTAL GRAVITY SEWER MAIN:				9,403	

TRACT DESIGNATION TABLE

TRACT "A" - PRIVATE ROAD, PARKING, UTILITIES, FACILITY TRACT/PRIVATE SEWER (UNITY OF TITLE W/ HOA)
TRACT "B" - STORMWATER MANAGEMENT AREA
TRACT "C" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "D" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "E" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "F" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "G" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "H" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "I" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "J" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "K" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "L" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "M" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "N" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "O" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "P" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Q" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "R" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "S" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "T" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "U" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "V" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "W" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "X" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Y" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "Z" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "A1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "B1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "C1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "D1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "E1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "F1" - LANDSCAPE, UTILITIES, AND COMMON AREA
TRACT "G1" - LANDSCAPE, UTILITIES, AND COMMON AREA

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER OVERALL PLAN

DATE: 02/2022
DESIGNED BY: KB
DRAWN BY: RW
CHECKED BY: KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2106-54
SHEET: WSO-1

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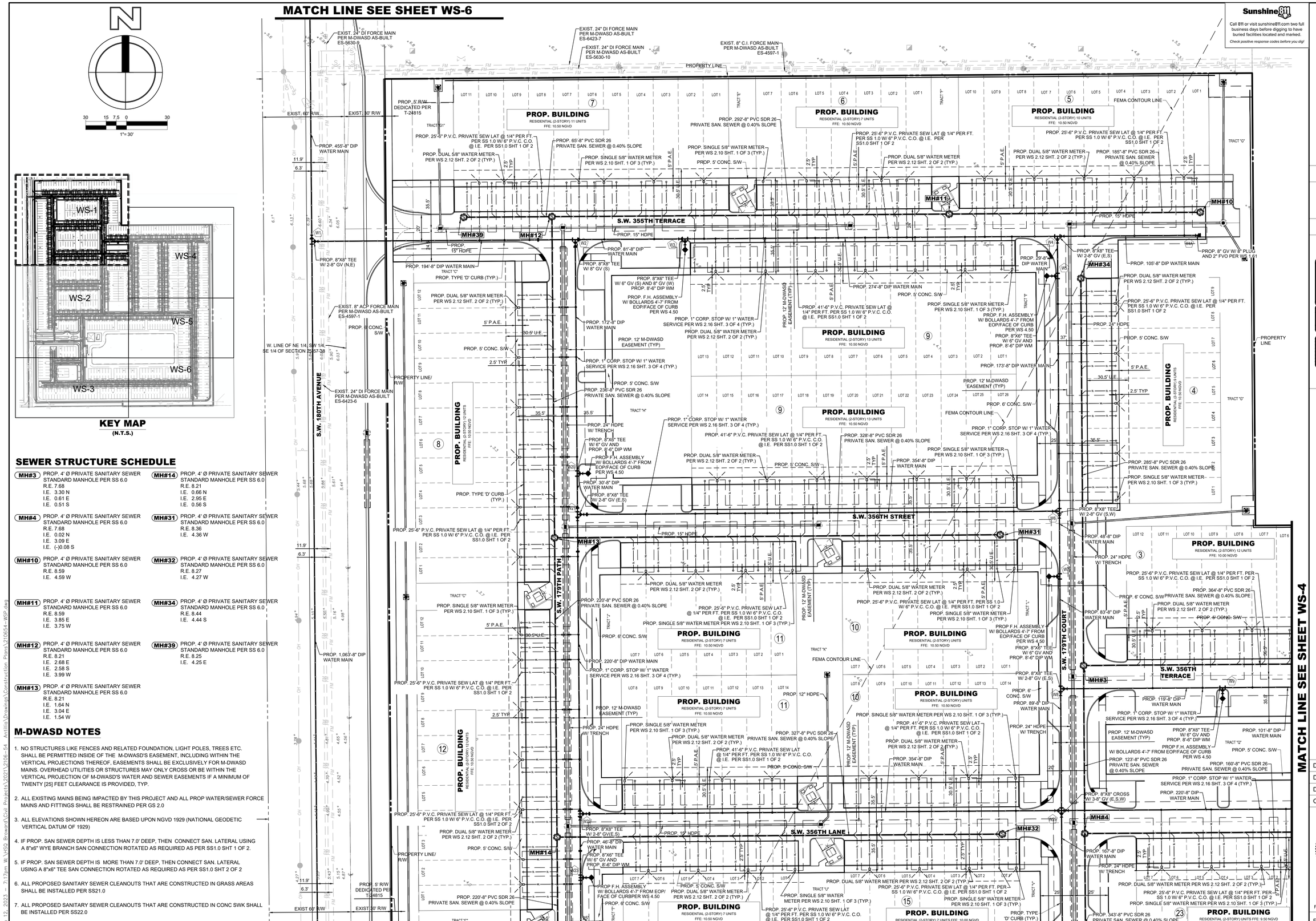
DATE: Jan 12, 2023 – 7:17pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSO.dwg



KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#3 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.68
I.E. 3.30 N
I.E. 0.61 E
I.E. 0.51 S

MH#4 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.68
I.E. 0.02 N
I.E. 3.09 E
I.E. (-)0.08 S

MH#10 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.59
I.E. 4.59 W

MH#11 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.59
I.E. 3.85 E
I.E. 3.75 W

MH#12 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.21
I.E. 2.68 E
I.E. 2.58 S
I.E. 3.99 W

MH#13 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.21
I.E. 1.64 N
I.E. 3.04 E
I.E. 1.54 W

MH#14 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.21
I.E. 0.66 N
I.E. 2.95 E
I.E. 0.56 S

MH#31 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.36
I.E. 4.36 W

MH#32 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.27
I.E. 4.27 W

MH#34 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.44
I.E. 4.44 S

MH#39 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.25
I.E. 4.25 E

M-DWASD NOTES

1. NO STRUCTURES LIKE FENCES AND RELATED FOUNDATION, LIGHT POLES, TREES ETC. SHALL BE PERMITTED INSIDE OF THE M-DWASD'S EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THEREOF, EASEMENTS SHALL BE EXCLUSIVELY FOR M-DWASD MAINS. OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF M-DWASD'S WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY [25] FEET CLEARANCE IS PROVIDED, TYP.
2. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER/SEWER FORCE MAINS AND FITTINGS SHALL BE RESTRAINED PER GS 2.0
3. ALL ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 (NATIONAL GEODETIC VERTICAL DATUM OF 1929)
4. IF PROP. SAN SEWER DEPTH IS LESS THAN 7.0' DEEP, THEN CONNECT SAN. LATERAL USING A 8"x6" WYE BRANCH SAN CONNECTION ROTATED AS REQUIRED AS PER SS1.0 SHT 1 OF 2.
5. IF PROP. SAN SEWER DEPTH IS MORE THAN 7.0' DEEP, THEN CONNECT SAN. LATERAL USING A 8"x6" TEE SAN CONNECTION ROTATED AS REQUIRED AS PER SS1.0 SHT 2 OF 2
6. ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN GRASS AREAS SHALL BE INSTALLED PER SS21.0
7. ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN CONC SWK SHALL BE INSTALLED PER SS22.0
8. ALL PROPOSED SANITARY SEWER CLEANOUTS THAT ARE CONSTRUCTED IN DRIVEWAY SHALL BE INSTALLED PER SS13.0 USING NO.53 C.I VALVE BOX AND LID

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
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ANTILLIA
WATER AND SEWER PLAN

DATE: 02/2022
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KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
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FLORIDA REGISTRATION NO. – 83361

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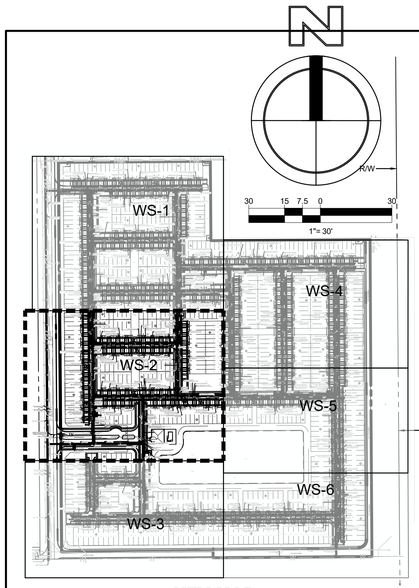
PROJECT: 2106-54
SHEET: WS-1

DATE: Jan 12, 2023 7:17pm W:\HSQ Broward\Civ Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg



KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#5 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.74
I.E. (-) 1.45 N
I.E. (-) 1.55 S

MH#6 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. (-) 1.94 N
I.E. (-) 1.69 E
I.E. (-) 2.04 W

MH#7 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.68
I.E. (-) 2.76 E
I.E. (-) 1.98 S
I.E. (-) 2.86 W

MH#8 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.20
I.E. (-) 1.30 N
I.E. (-) 3.69 E
I.E. (-) 3.79 S

MH#9 PROP. 4' Ø PRIVATE SANITARY SEWER DROP MANHOLE PER SS 9.0
R.E. 8.52
I.E. (-) 4.02 N
I.E. (-) 4.12 E
I.E. 4.58 S

LS#1 PROP. PRIVATE STATION
(NOT PART OF M-DWASD APPROVAL)
R.E. 10.00
I.E. (-) 4.23 W

MH#15 PROP. 4' Ø PRIVATE SANITARY SEWER DROP MANHOLE PER SS 9.0
R.E. 8.21
I.E. (-) 0.32 N
I.E. 2.45 E
I.E. (-) 0.42 S

MH#33 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.77
I.E. 3.77 W

MH#41 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 8.70
I.E. 4.70 N

M-DWASD NOTES

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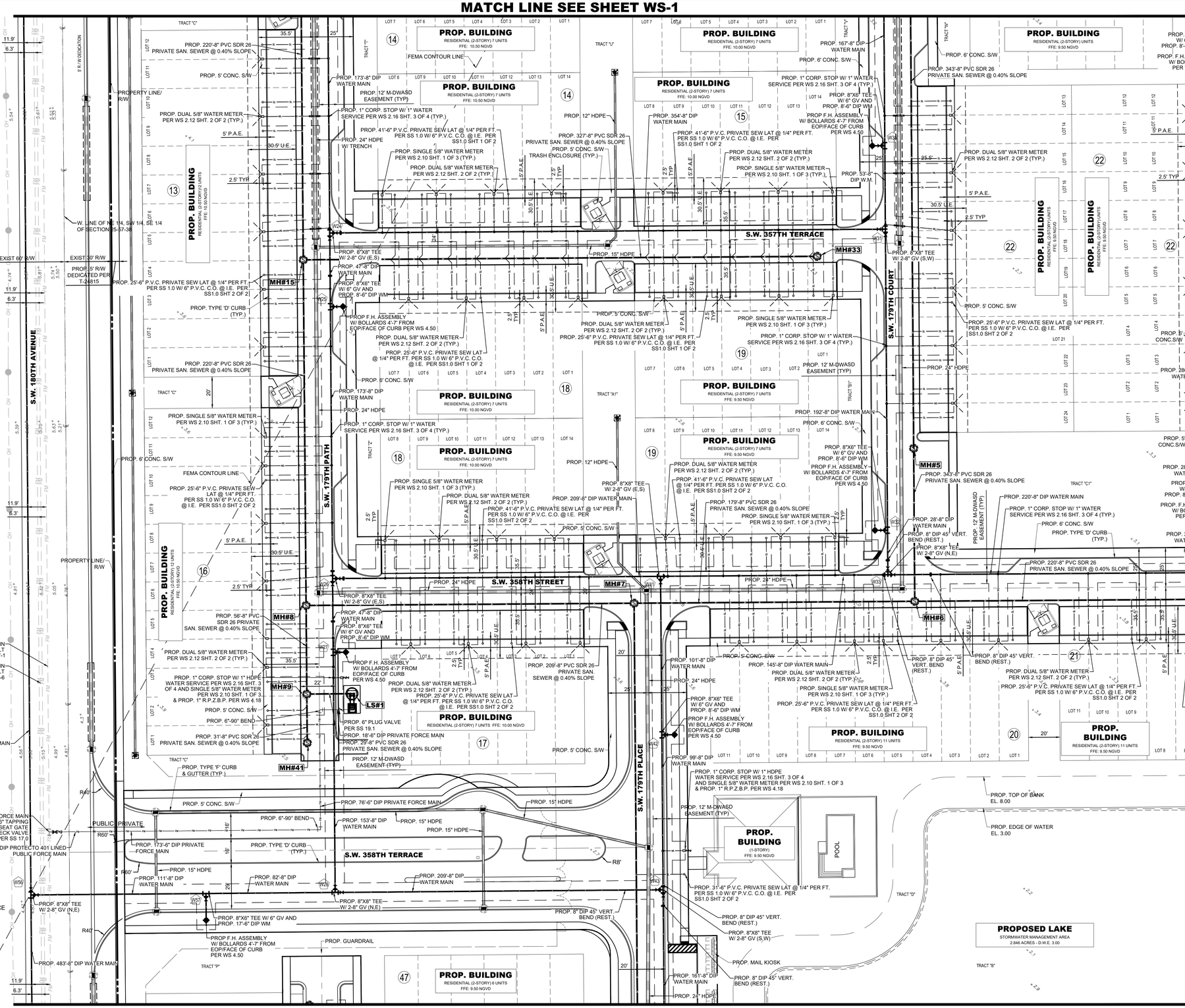

M-D.W.A.S.D. AGREEMENT ID. No. 31445

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NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-2

DATE: Jan 12, 2023 7:18pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg

SEWER STRUCTURE SCHEDULE

MH#18 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 0.14 N
I.E. 0.24 E
I.E. 2.50 W

MH#19 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.18
I.E. (-) 0.67 N
I.E. (-) 0.57 S
I.E. 2.04 W

MH#35 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.59
I.E. 3.46 E

MH#36 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.46
I.E. 3.46 N

MH#37 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 3.38 N
I.E. 2.87 E
I.E. 2.97 S

MH#40 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.67
I.E. 3.67 S

M-DWASD NOTES

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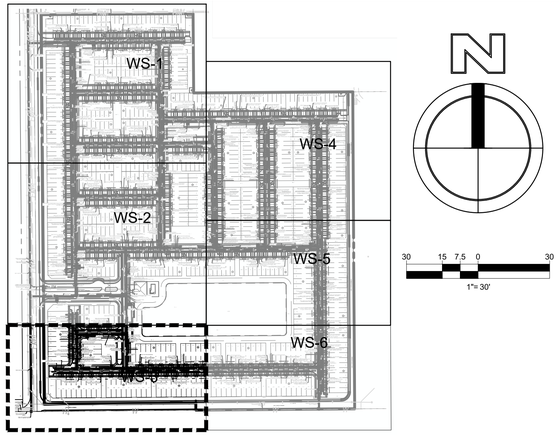
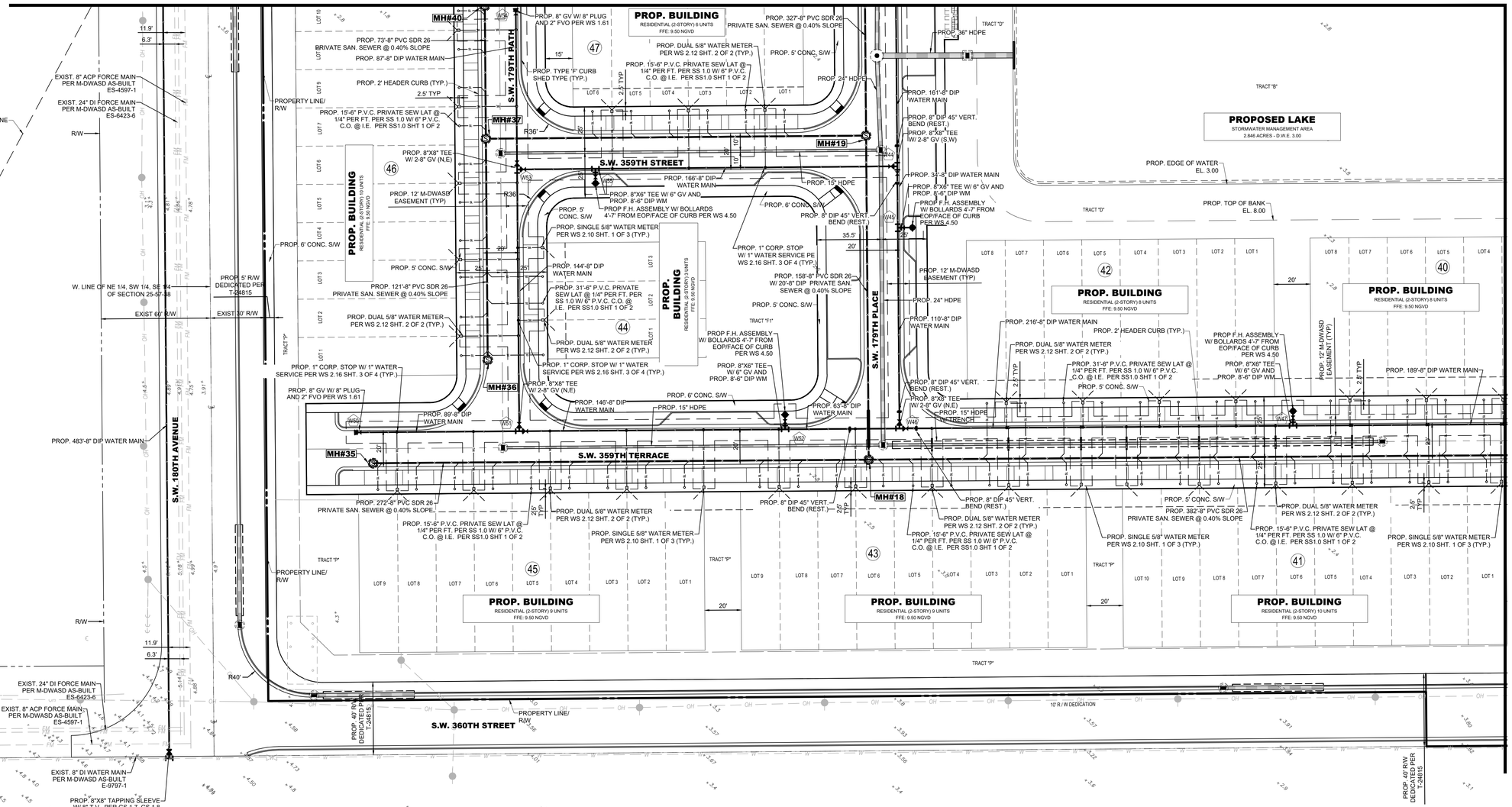


KEY MAP
(N.T.S.)

MATCH LINE SEE SHEET WS-2



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M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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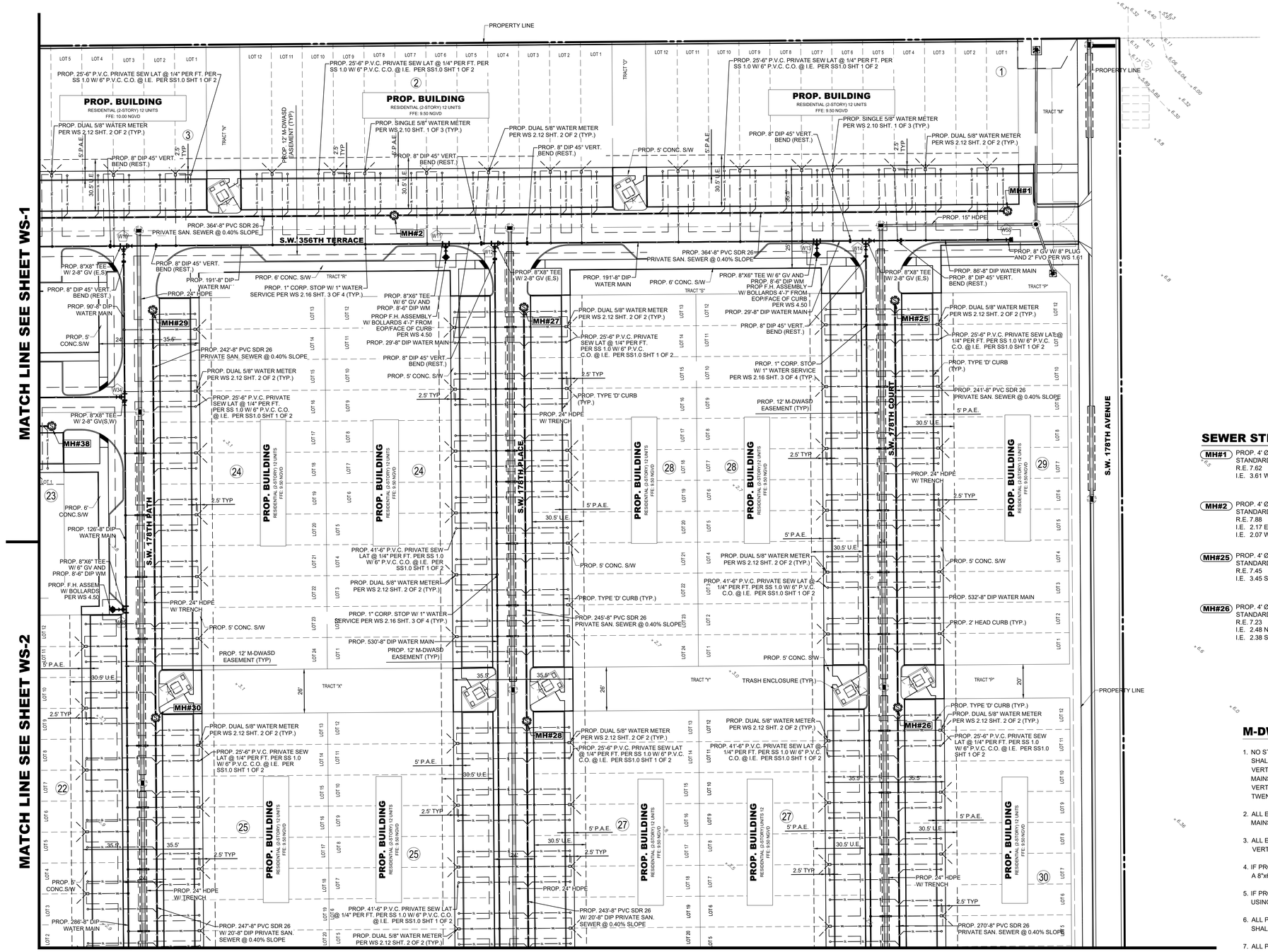
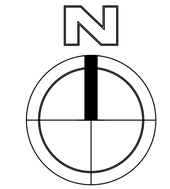
PROJECT: 2106-54

SHEET: WS-3

DATE: Jan 12, 2023 – 7:18pm \\LHSQ-Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg





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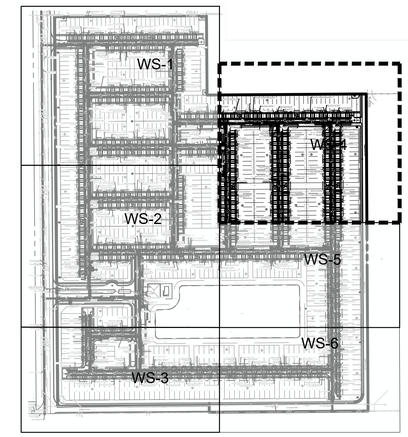

KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#1 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.62
I.E. 3.61 W

MH#2 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.88
I.E. 2.17 E
I.E. 2.07 W

MH#25 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.45
I.E. 3.45 S

MH#26 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.23
I.E. 2.48 N
I.E. 2.38 S

MH#27 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.47
I.E. 3.47 S

MH#28 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.28
I.E. 2.49 N
I.E. 2.39 S

MH#29 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.97
I.E. 3.97 S

MH#30 PROP. 4' Ø PRIVATE SANITARY SEWER STANDARD MANHOLE PER SS 6.0
R.E. 7.41
I.E. 3.00 N
I.E. 2.45 S

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M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP
Engineers · Planners · Surveyors
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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-4

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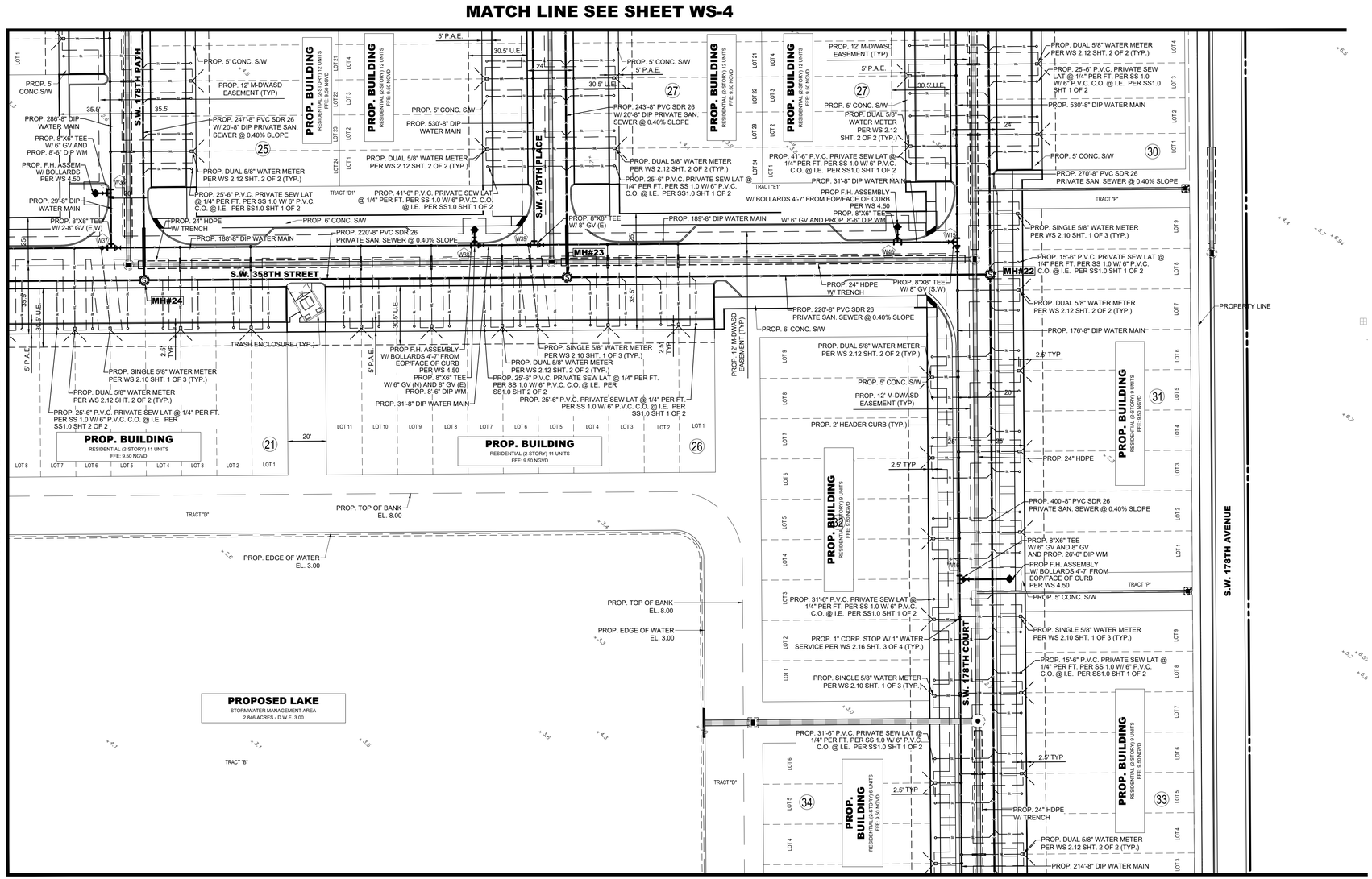
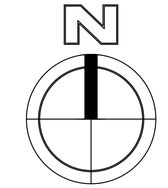
DATE: Jan 12, 2023 – 7:18pm \\LHSQ-Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg





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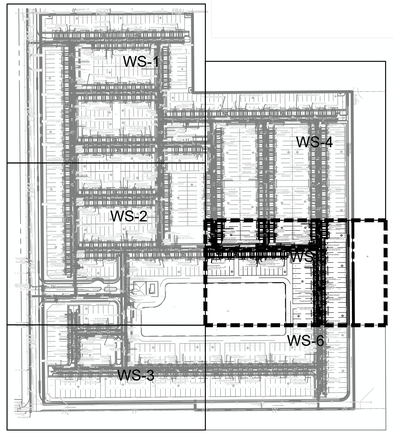
1"= 30'



KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#22 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 1.31 N
I.E. 1.25 S
I.E. 1.15 W

MH#23 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 1.34 N
I.E. 0.27 E
I.E. 0.17 W

MH#24 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.21
I.E. 1.40 N
I.E. (-) 0.71 E
I.E. (-) 0.81 W

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M-D.W.A.S.D. AGREEMENT ID. No. 31445

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Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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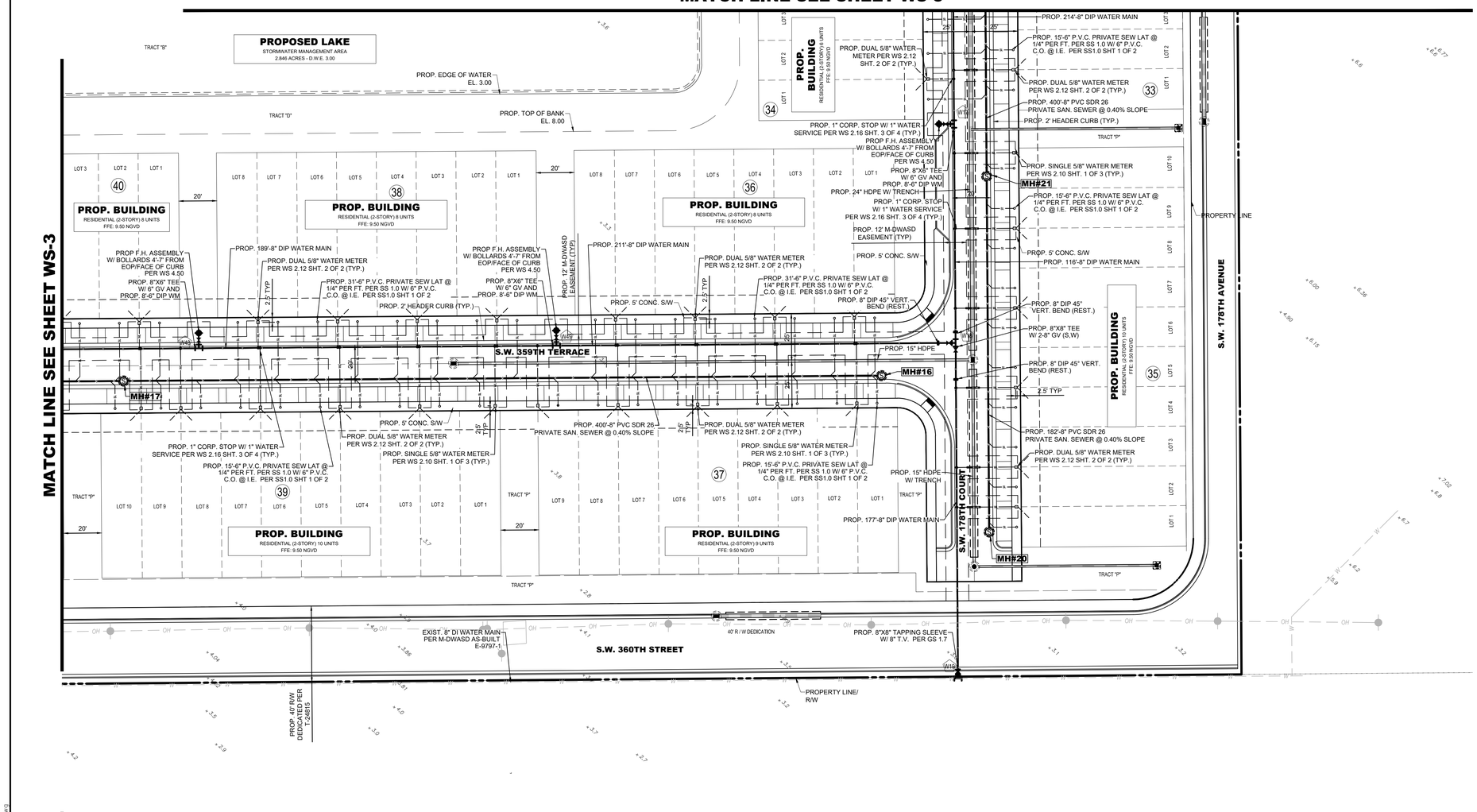
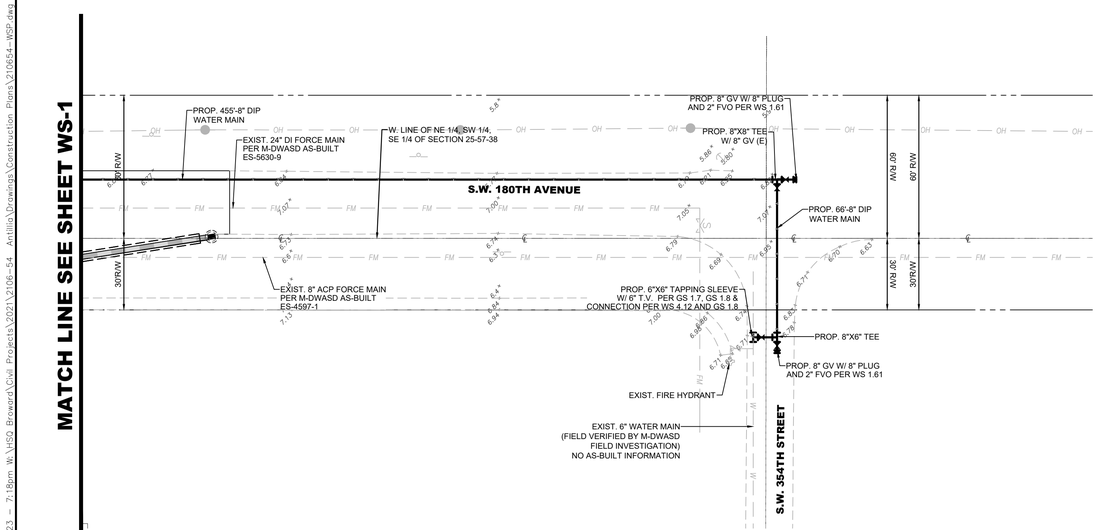
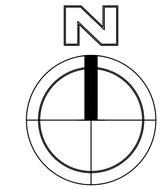
PROJECT: 2106-54

SHEET: WS-5

DATE: Jan 12, 2023 – 7:18am W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg







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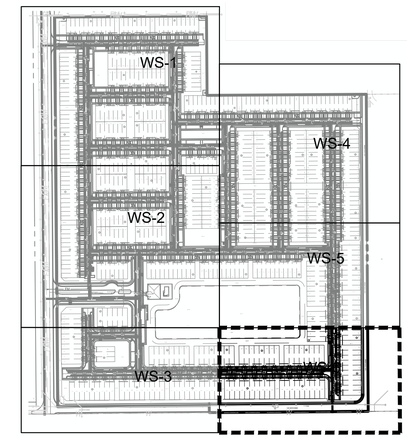

KEY MAP
(N.T.S.)

SEWER STRUCTURE SCHEDULE

MH#16 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.47
I.E. 3.47 W

MH#17 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.78
I.E. 1.87 E
I.E. 1.77 W

MH#20 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.70
I.E. 3.70 N

MH#21 PROP. 4' Ø PRIVATE SANITARY SEWER
STANDARD MANHOLE PER SS 6.0
R.E. 7.75
I.E. 2.95 S
I.E. 2.85 N

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ANTILLIA

WATER AND SEWER PLAN

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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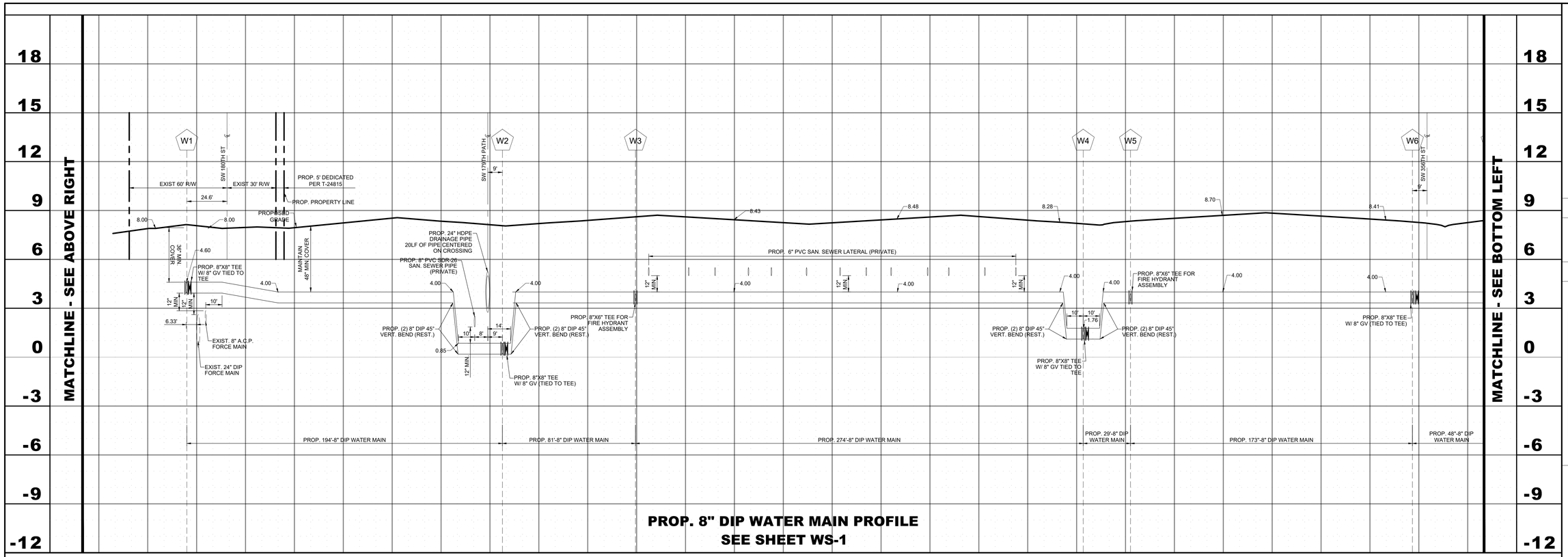
PROJECT: 2106-54

SHEET: WS-6

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!

DATE: Jan 12, 2023 – 7:18pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WSP.dwg



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1

M-DWASD NOTES:

1. DEFLECTIONS ARE TO BE 2.5 DEGREES, MAX.
2. CROSSINGS UNDER UTILITIES SHALL BE 20' MINIMUM LENGTH CENTERED ON CROSSING TO INSURE JOINT SPACING COMPLIES WITH F.A.C. 62-555.314
3. ALL WATER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL WS 4.60
4. ALL SEWER SERVICES AND MAINS THAT CROSS DRAINAGE TRENCH SHALL BE CONSTRUCTED PER M-DWASD DETAIL SS 5.0
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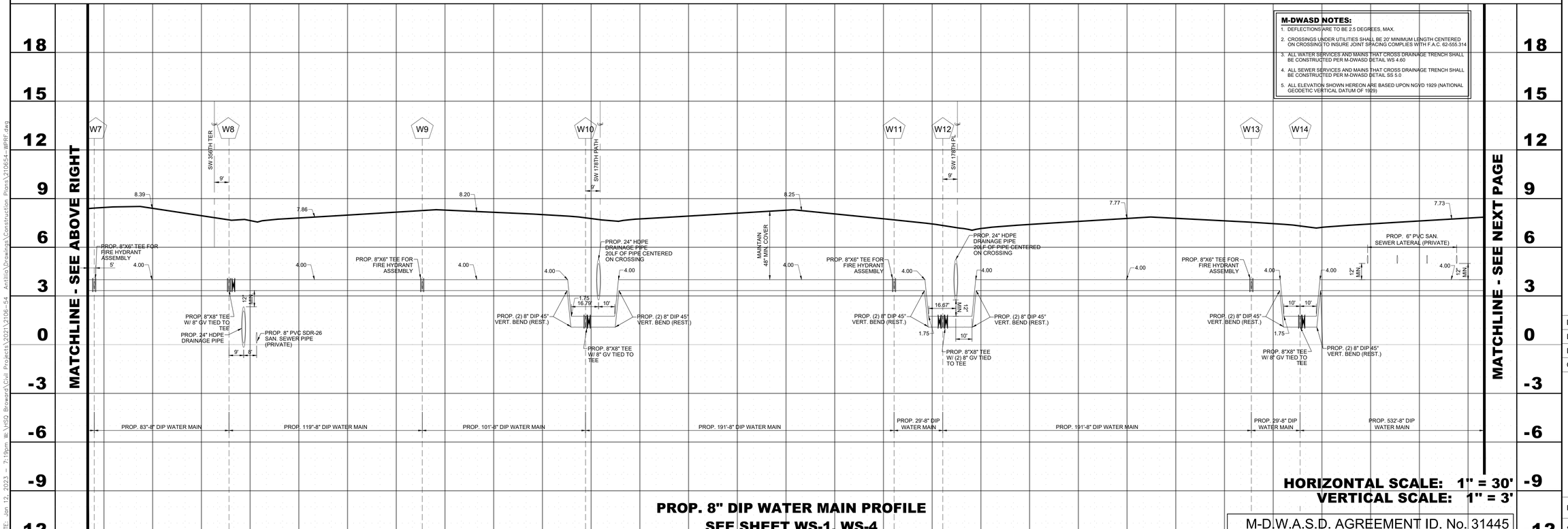

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1, WS-4

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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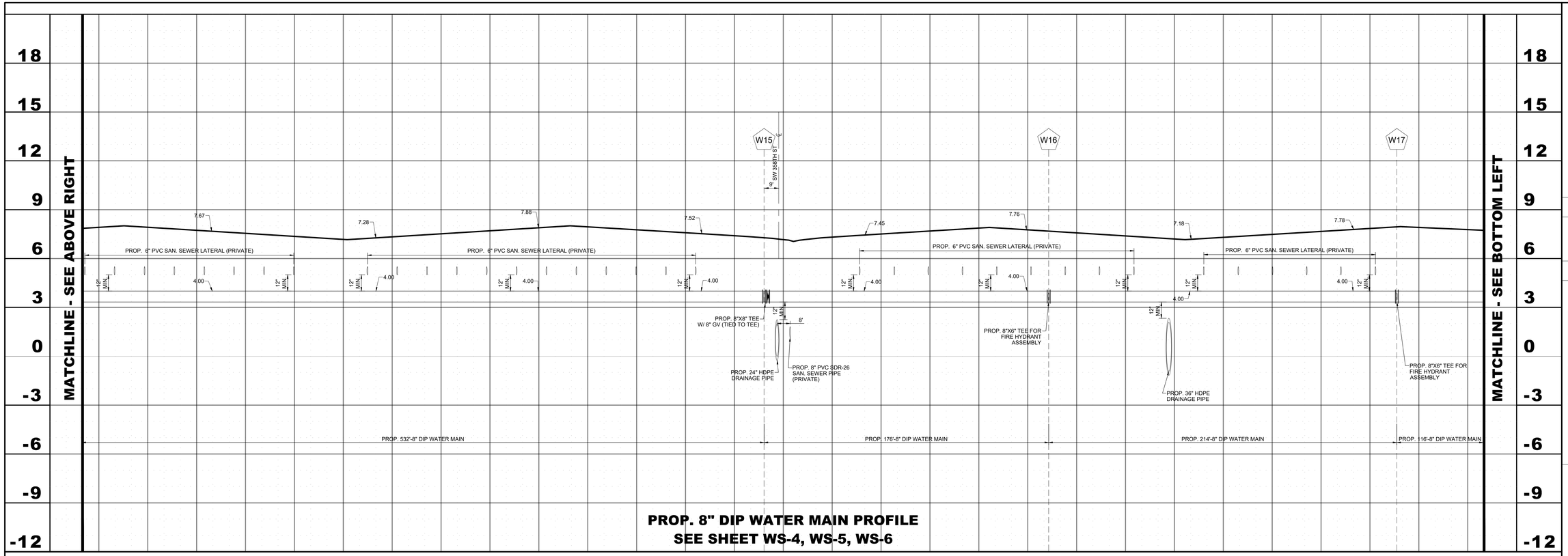
PROJECT: 2106-54

SHEET: WS-7

DATE Jan 12, 2023 - 7:19pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WPRF.dwg



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-4, WS-5, WS-6

M-DWASD NOTES:

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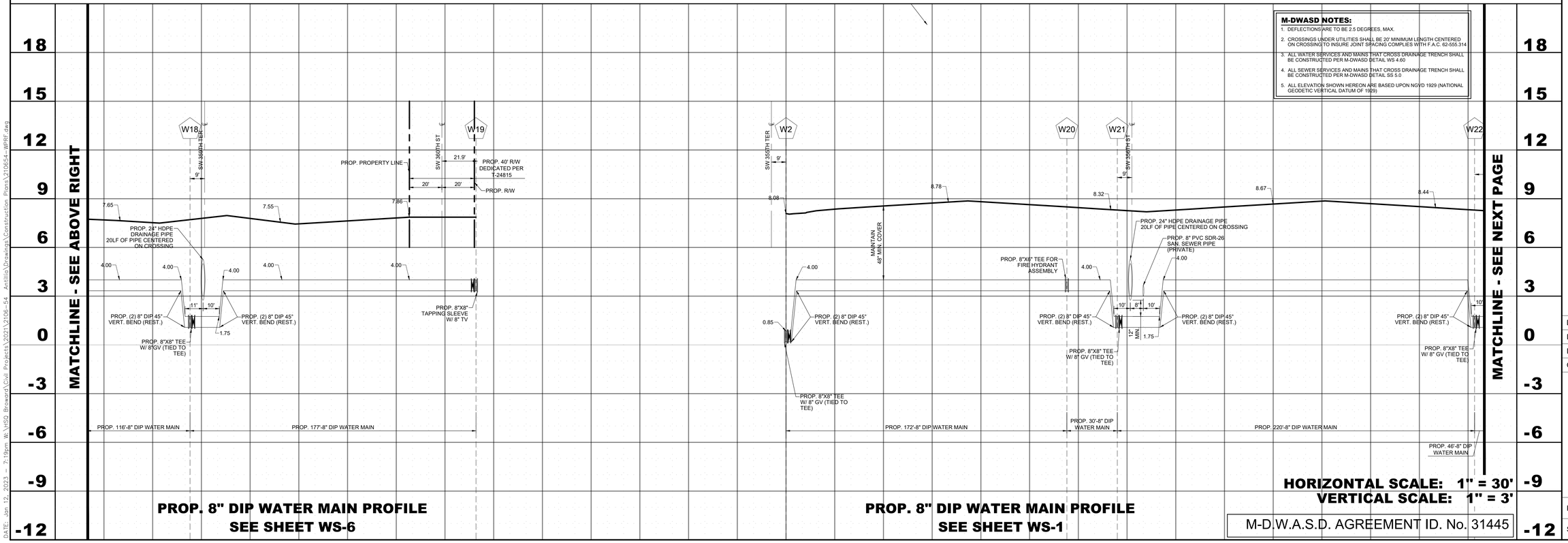

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-6

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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ANTILLIA

WATER DISTRIBUTION PROFILES

DATE:	02/2022
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KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
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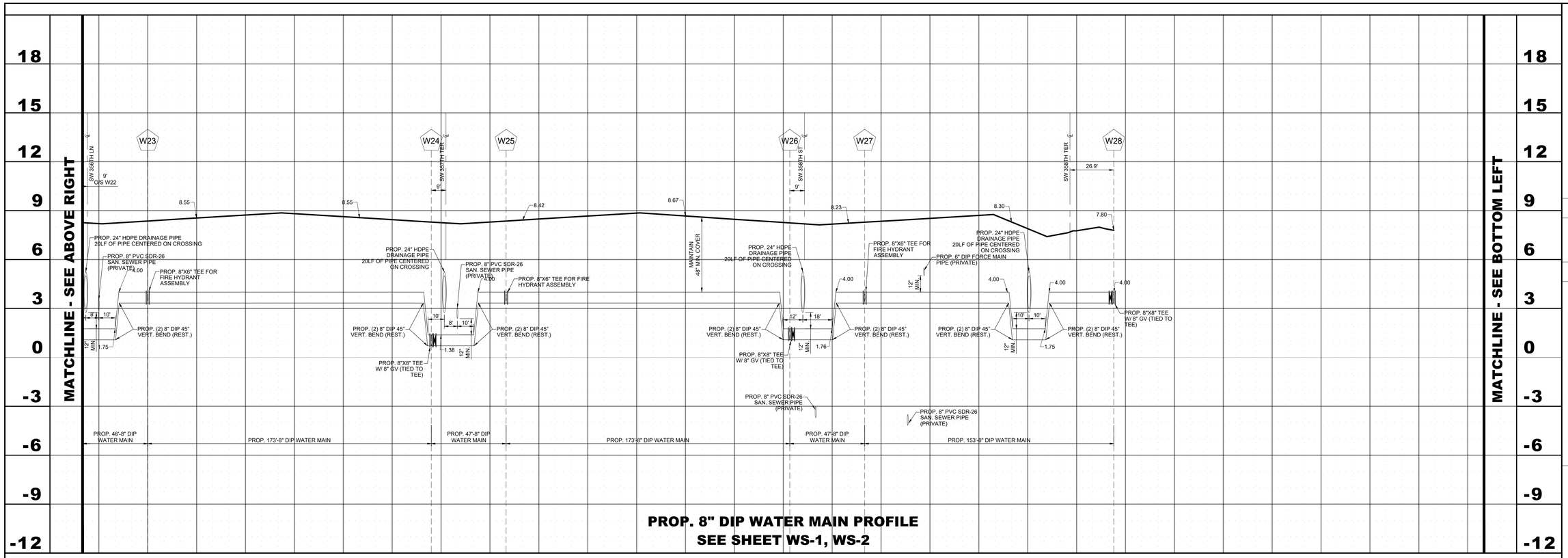
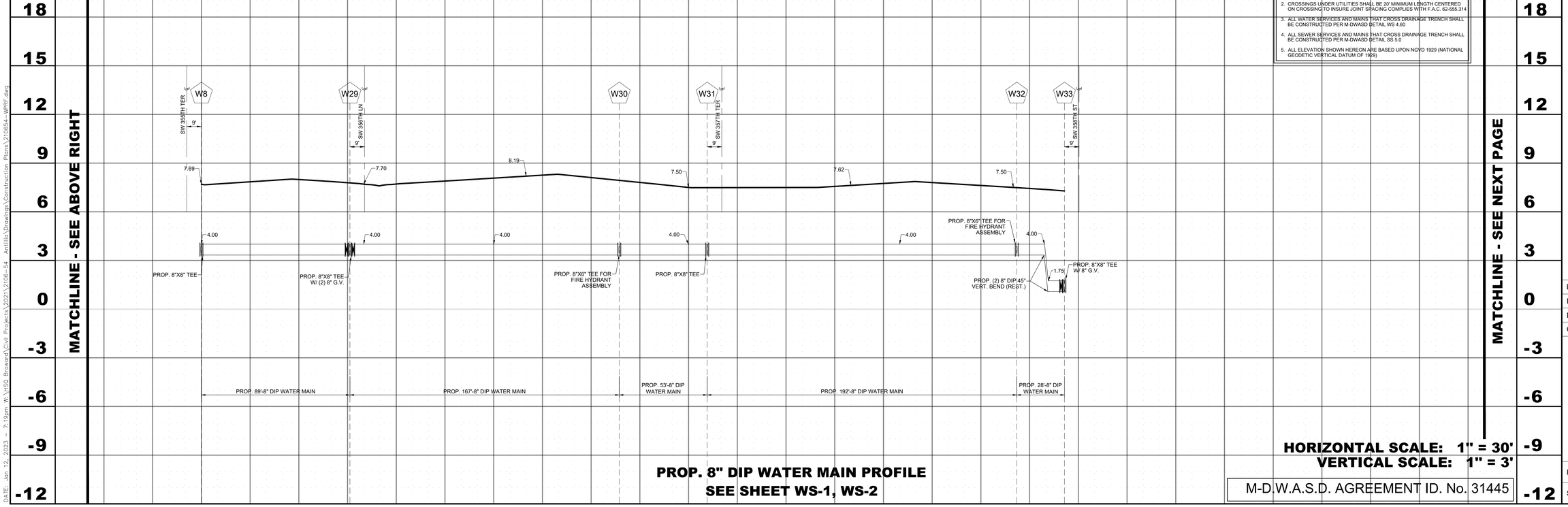
PROJECT:	2106-54
SHEET:	WS-8

DATE: Jan 12, 2023 - 7:19pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WPRF.dwg



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1, WS-2



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PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1, WS-2

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

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WATER DISTRIBUTION PROFILES

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KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

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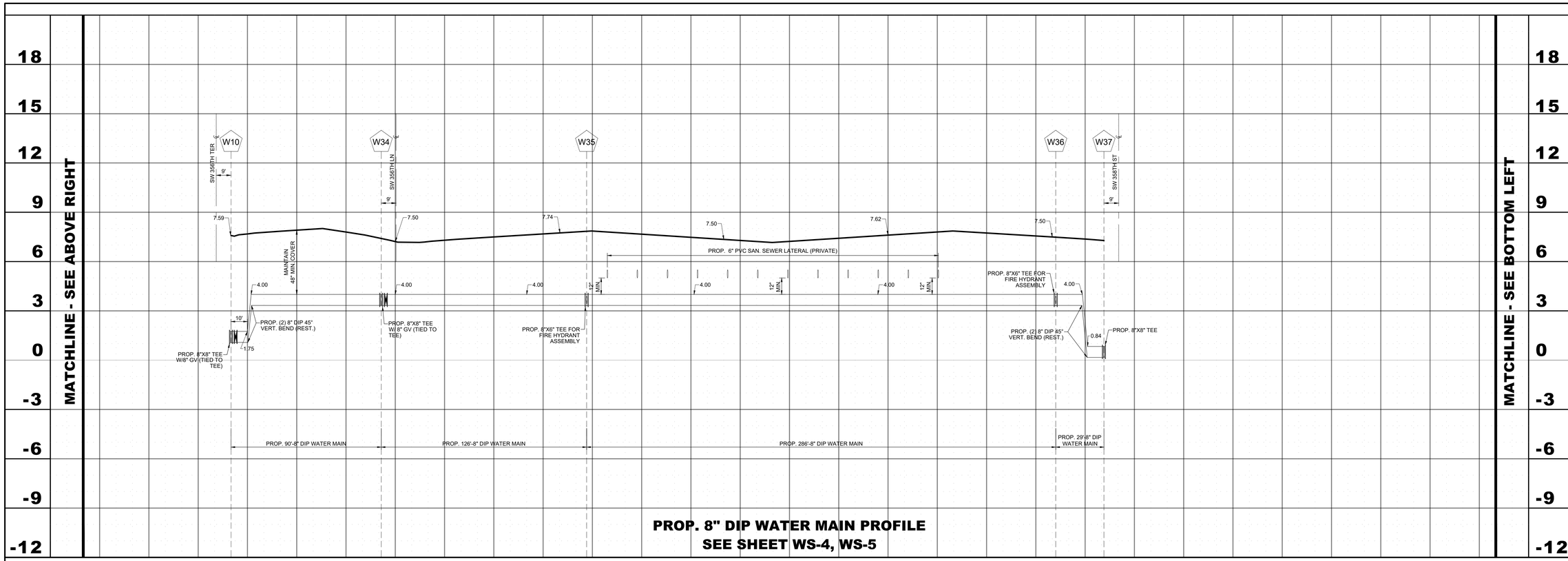
PROJECT: 2106-54

SHEET: WS-9

DATE Jan 12, 2023 - 7:19pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WPRF.dwg



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-4, WS-5

M-DWASD NOTES:

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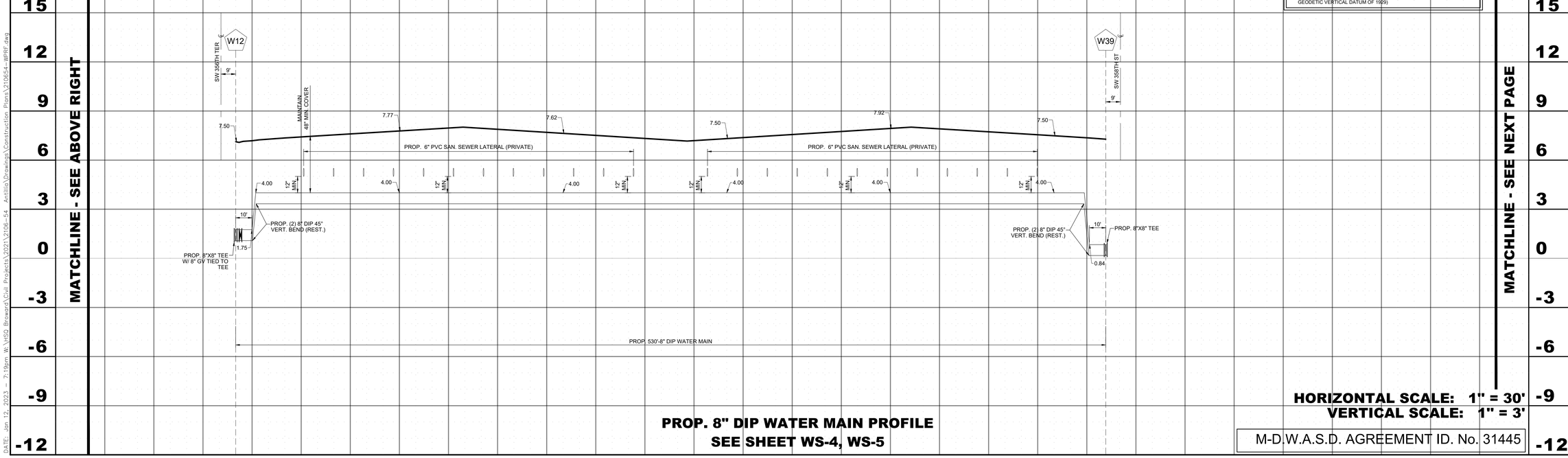

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-4, WS-5

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

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KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT: 2106-54

SHEET: WS-10

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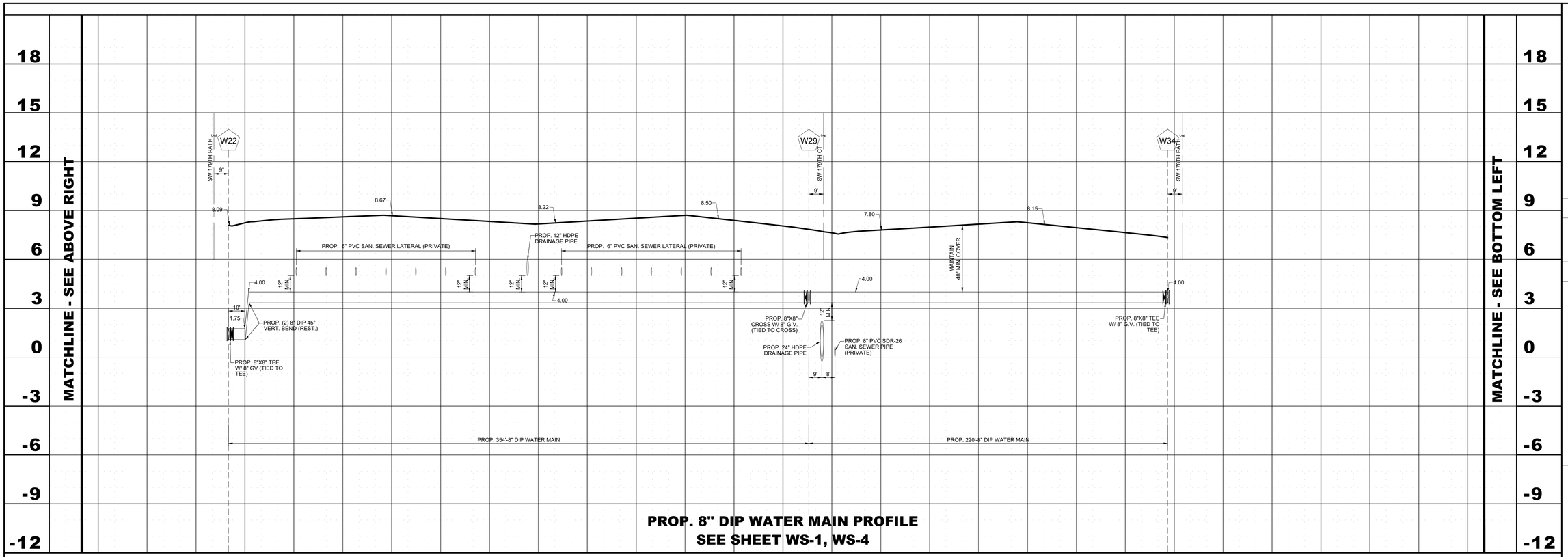

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1, WS-4

M-DWASD NOTES:

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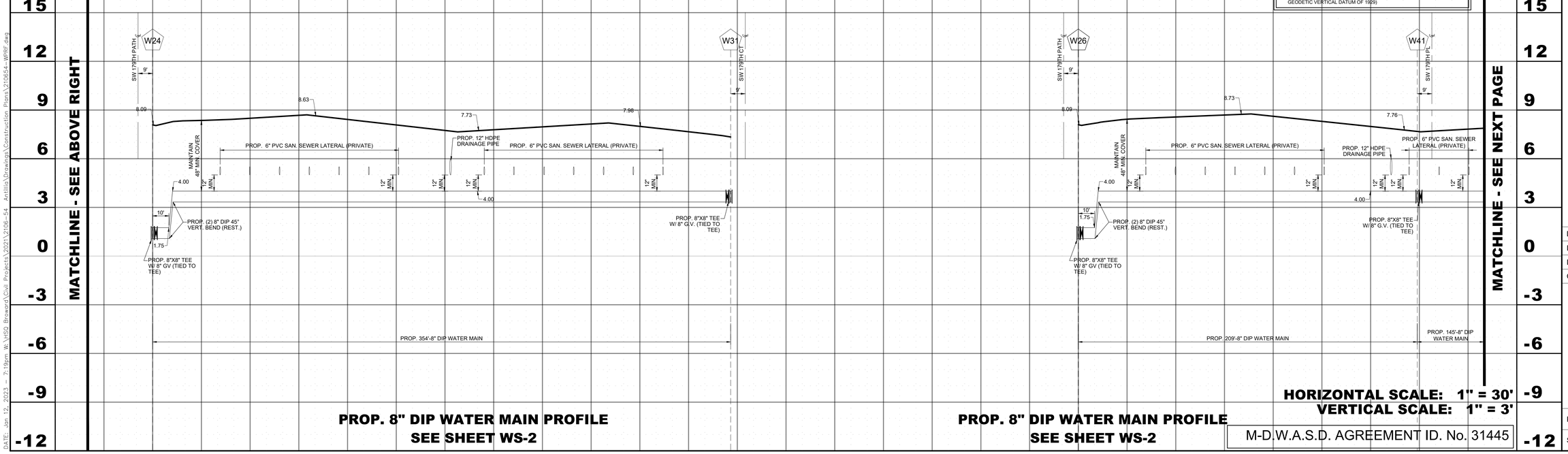

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-2

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-2

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
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WATER DISTRIBUTION PROFILES

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PROJECT: 2106-54

SHEET: WS-11

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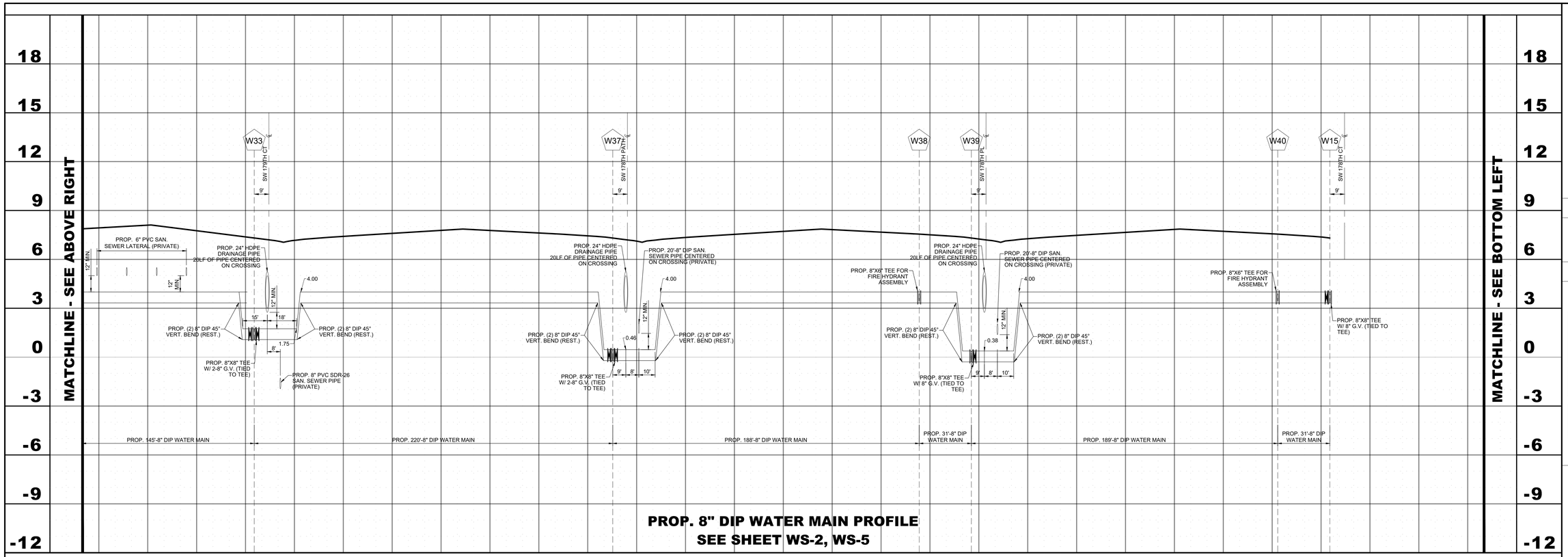

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-2, WS-5

M-DWASD NOTES:

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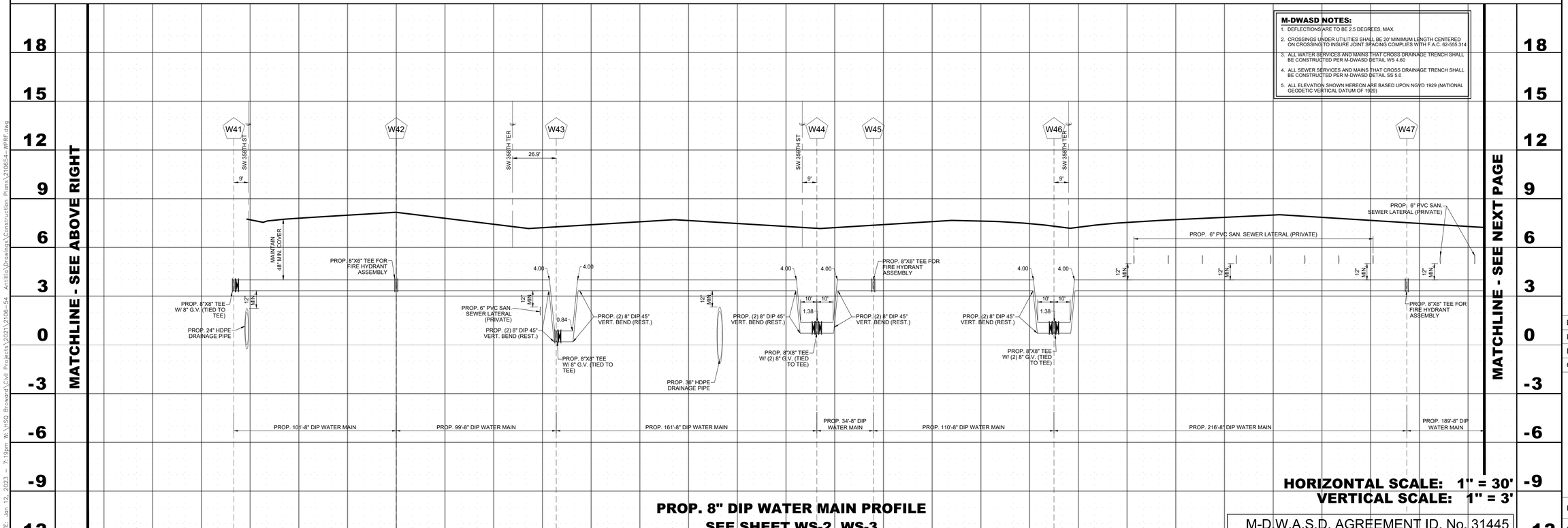

PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-2, WS-3

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

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ANTILLIA

WATER DISTRIBUTION PROFILES

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DATE: 1\12\23
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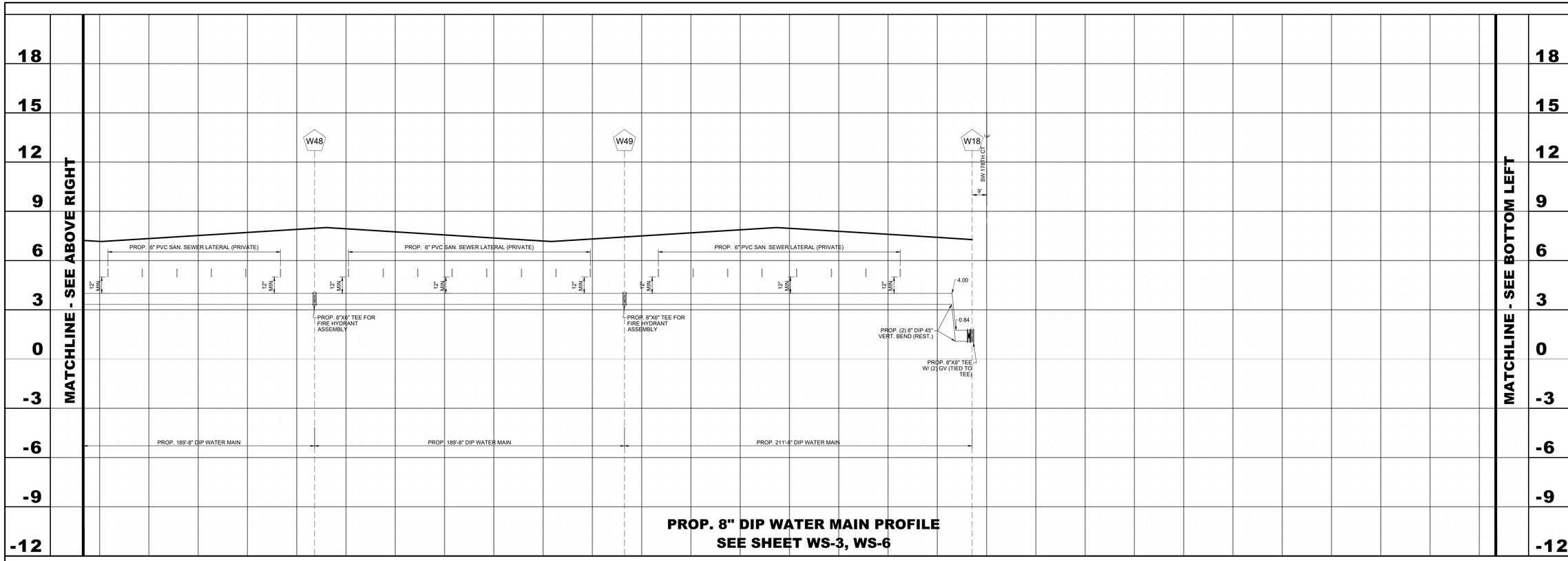
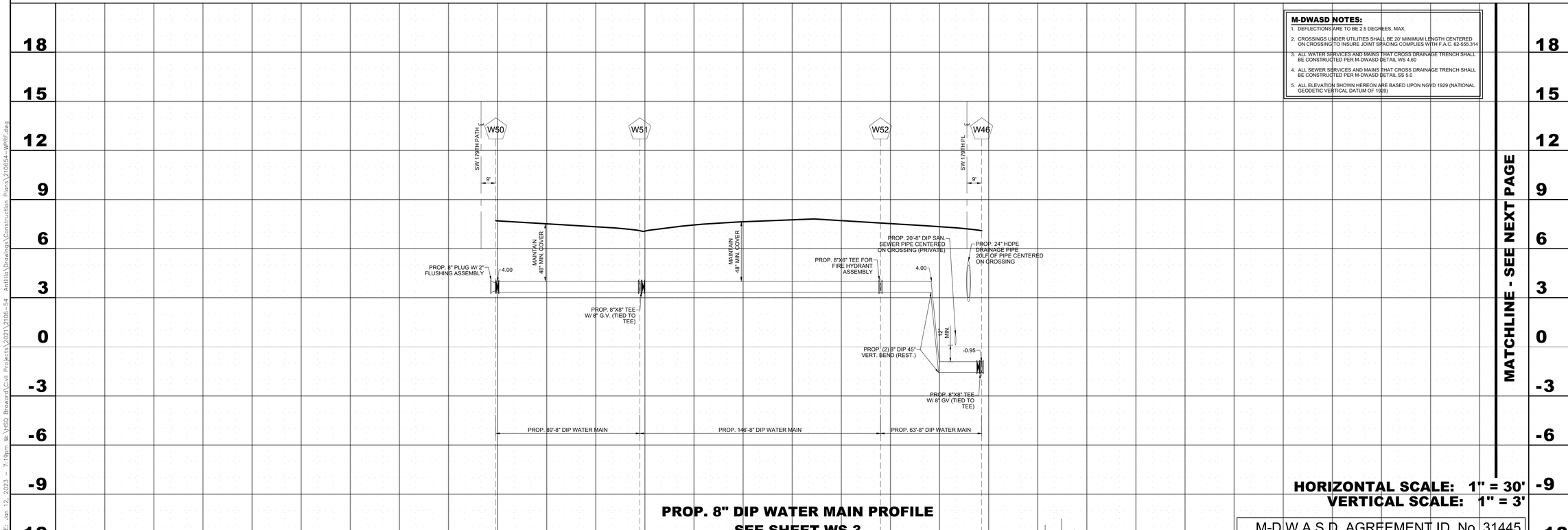
PROJECT: 2106-54

SHEET: WS-12

DATE: Jan 12, 2023 – 7:19pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WPRF.dwg



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-3, WS-6



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-3

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VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

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ANTILLIA

WATER DISTRIBUTION PROFILES

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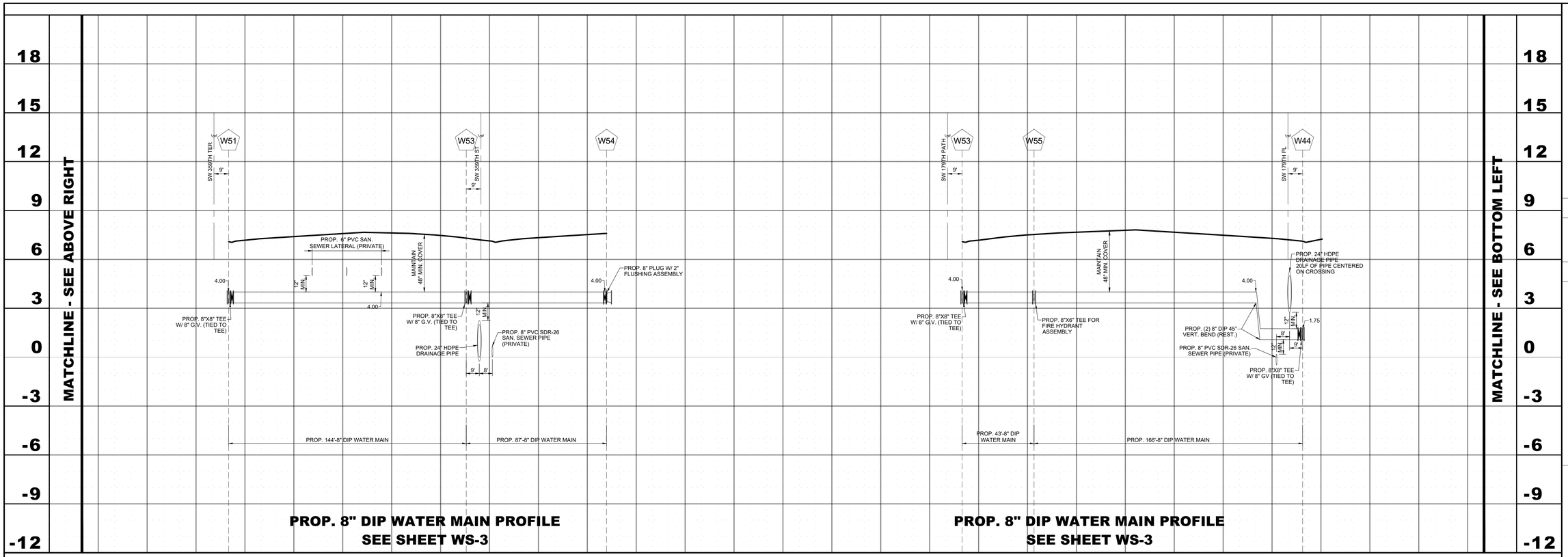
PROJECT: 2106-54

SHEET: WS-13

DATE: Jan 12, 2023 – 7:19pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WPRF.dwg



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PROJECT: 2106-54
SHEET: WS-14

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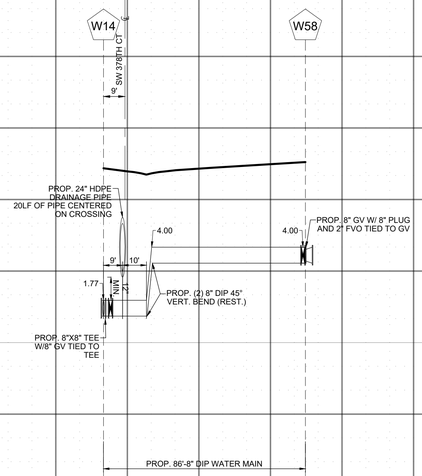
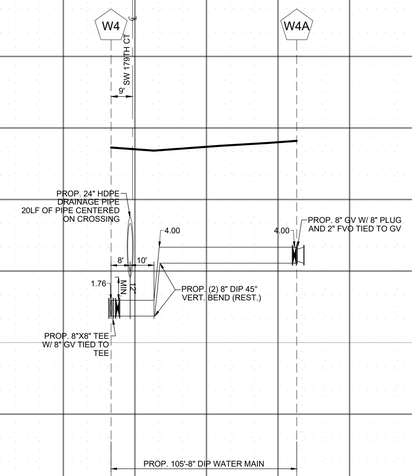
MATCHLINE - SEE ABOVE RIGHT



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-3



PROP. 8" DIP WATER MAIN PROFILE
SEE SHEET WS-1

MATCHLINE - SEE BOTTOM LEFT

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PROJECT:	2106-54
SHEET:	WS-15

DATE: Jan 12, 2023 – 7:19pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-WPRF.dwg

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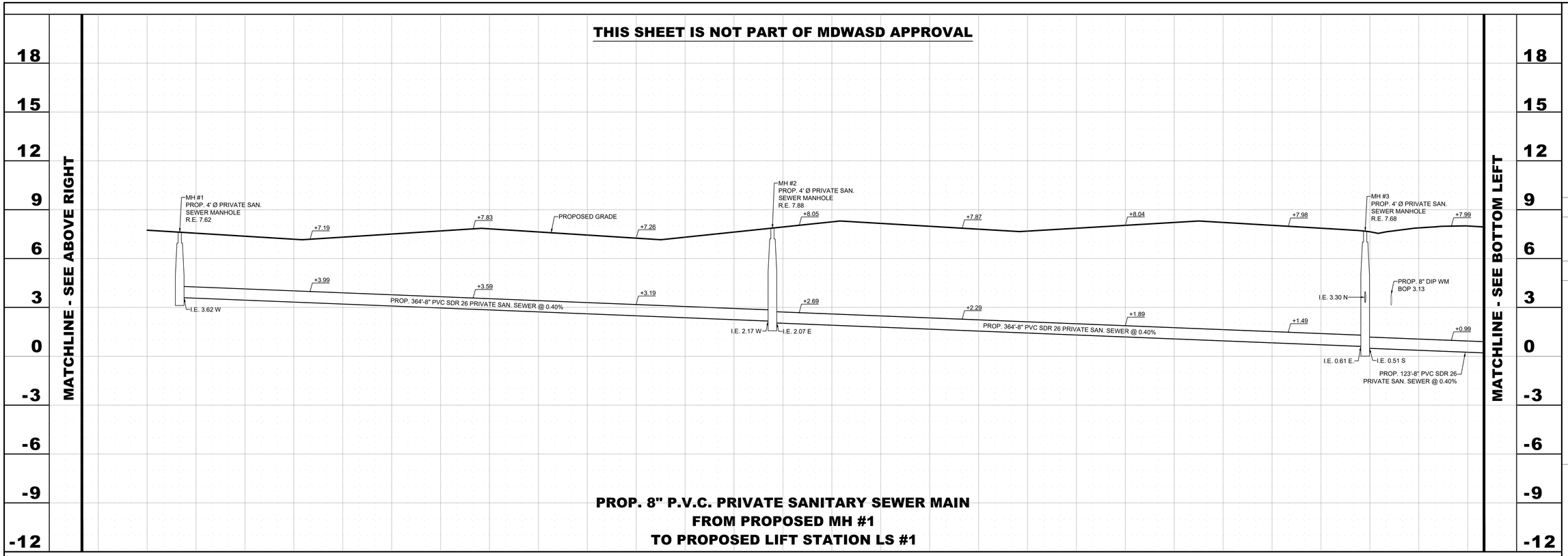
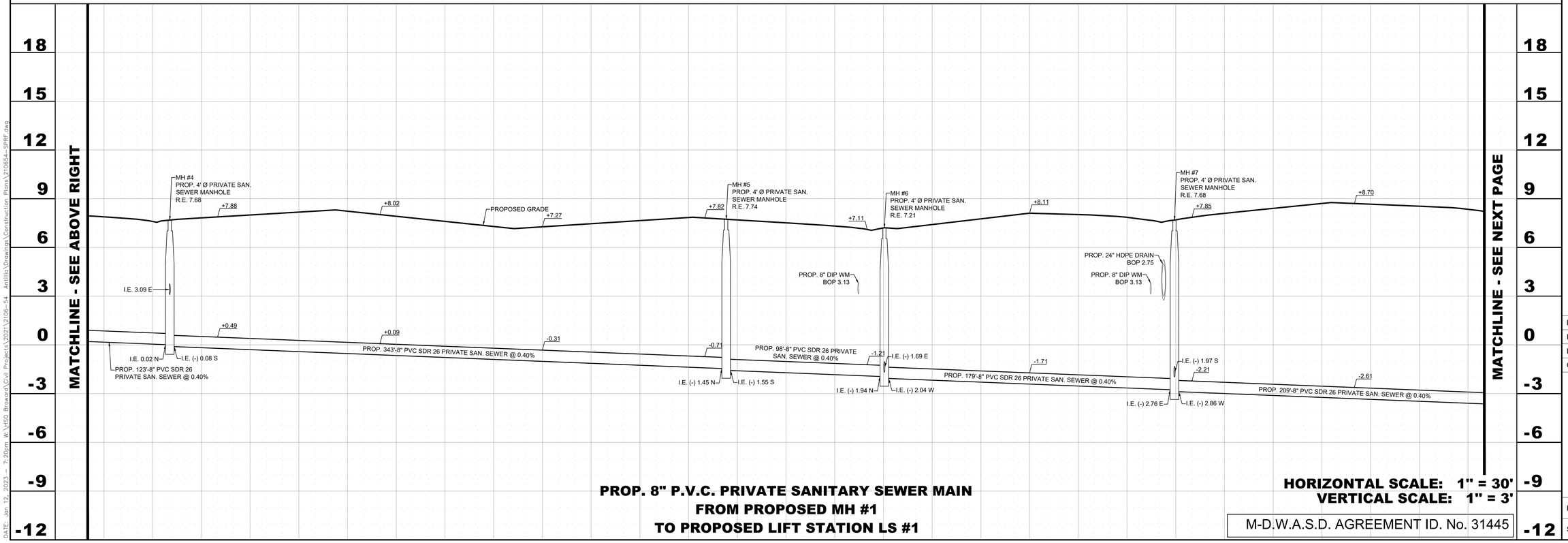


PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #1
TO PROPOSED LIFT STATION LS #1



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #1
TO PROPOSED LIFT STATION LS #1

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

PROJECT: 2106-54

SHEET: WS-16

DATE: Jan 12, 2023 - 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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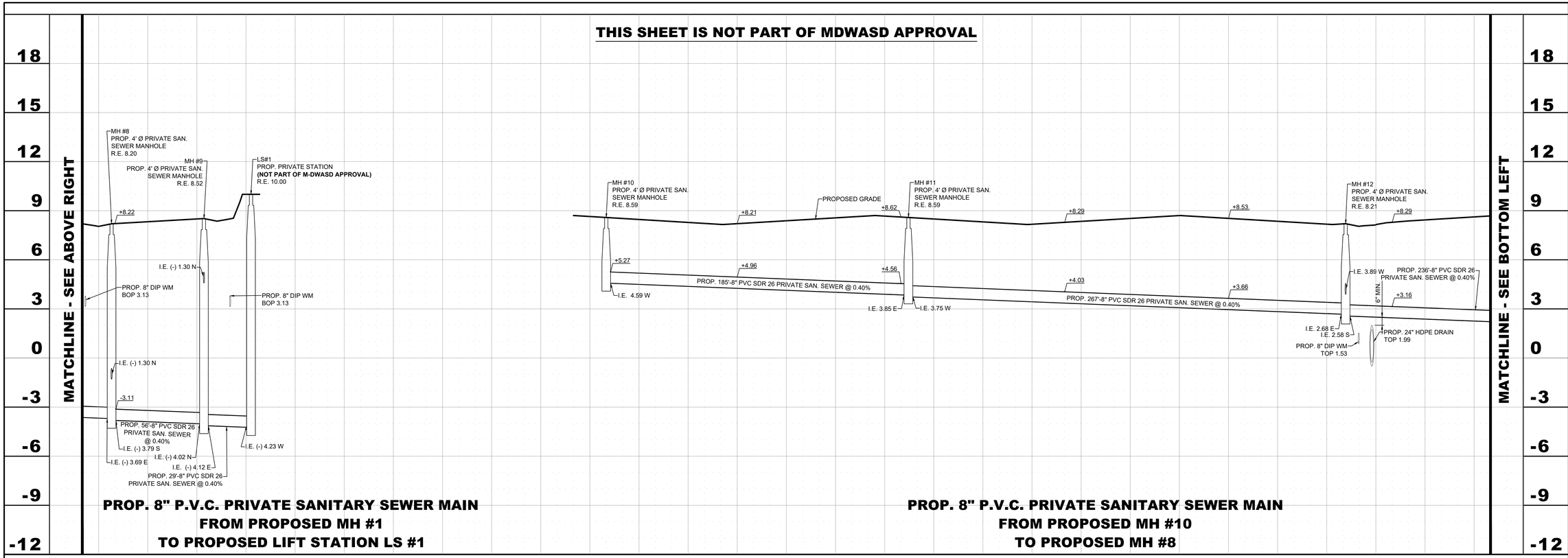

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-17

DATE: Jan 12, 2023 - 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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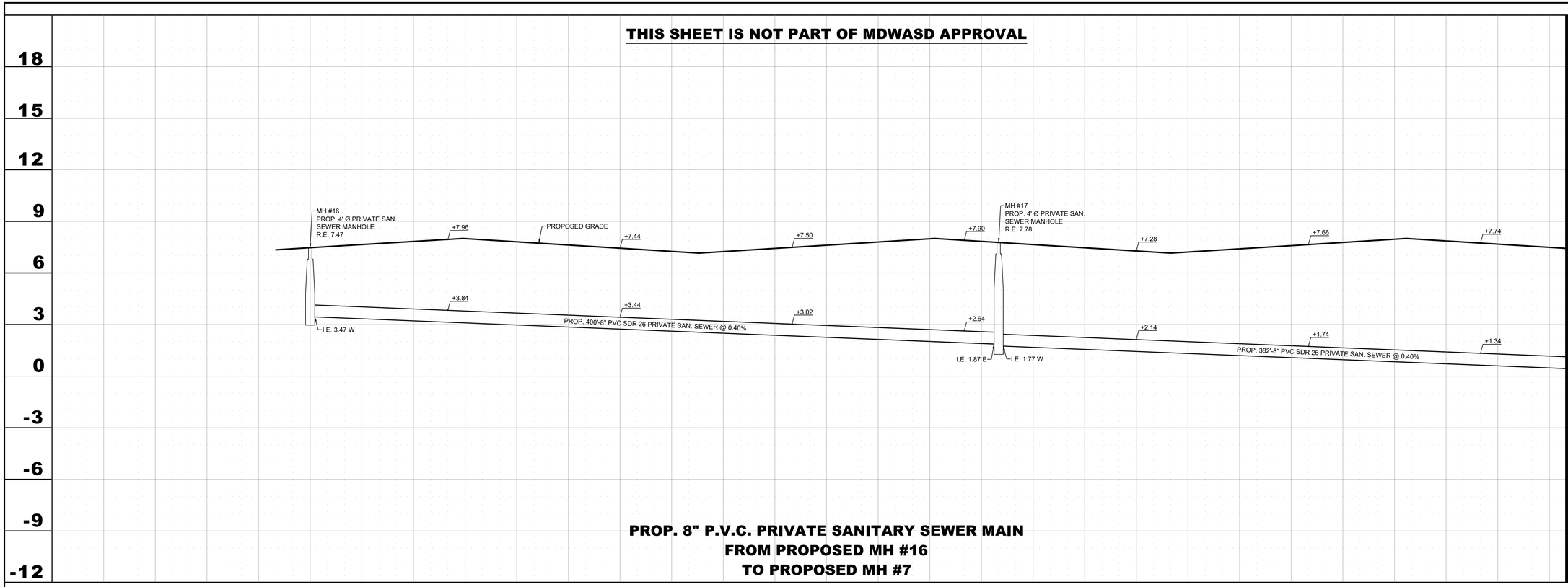
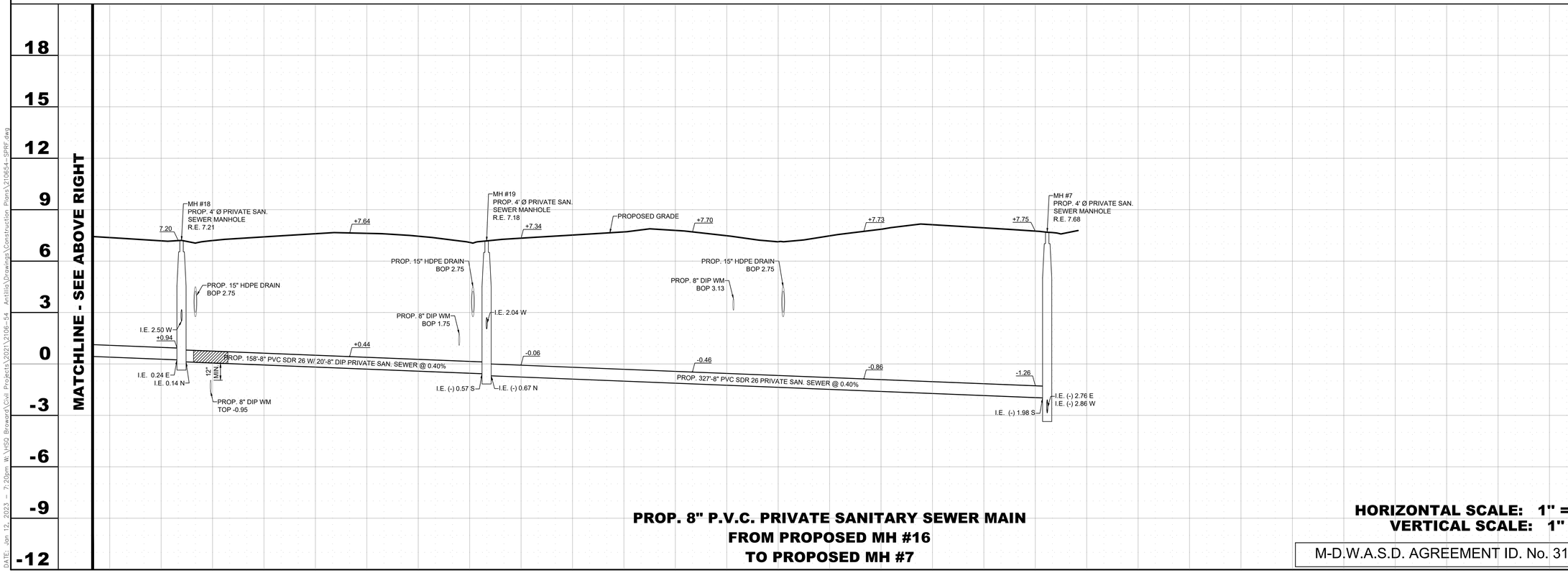


PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #16
TO PROPOSED MH #7



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #16
TO PROPOSED MH #7

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-18

DATE: Jan 12, 2023 – 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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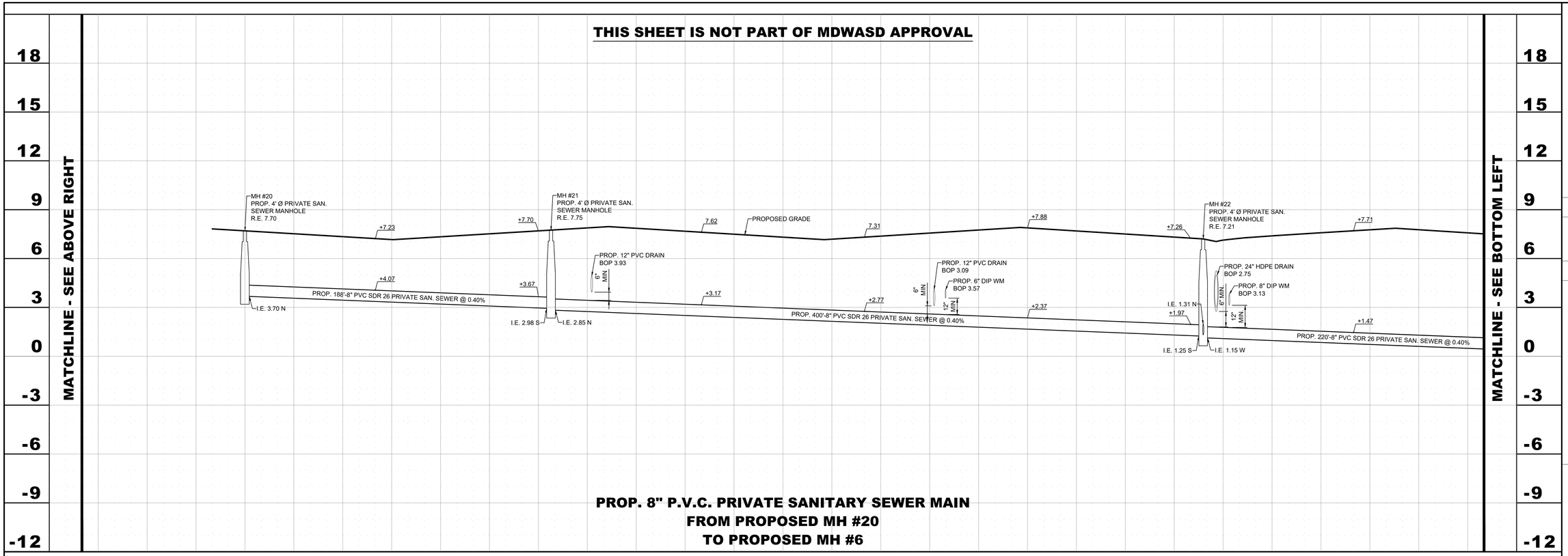
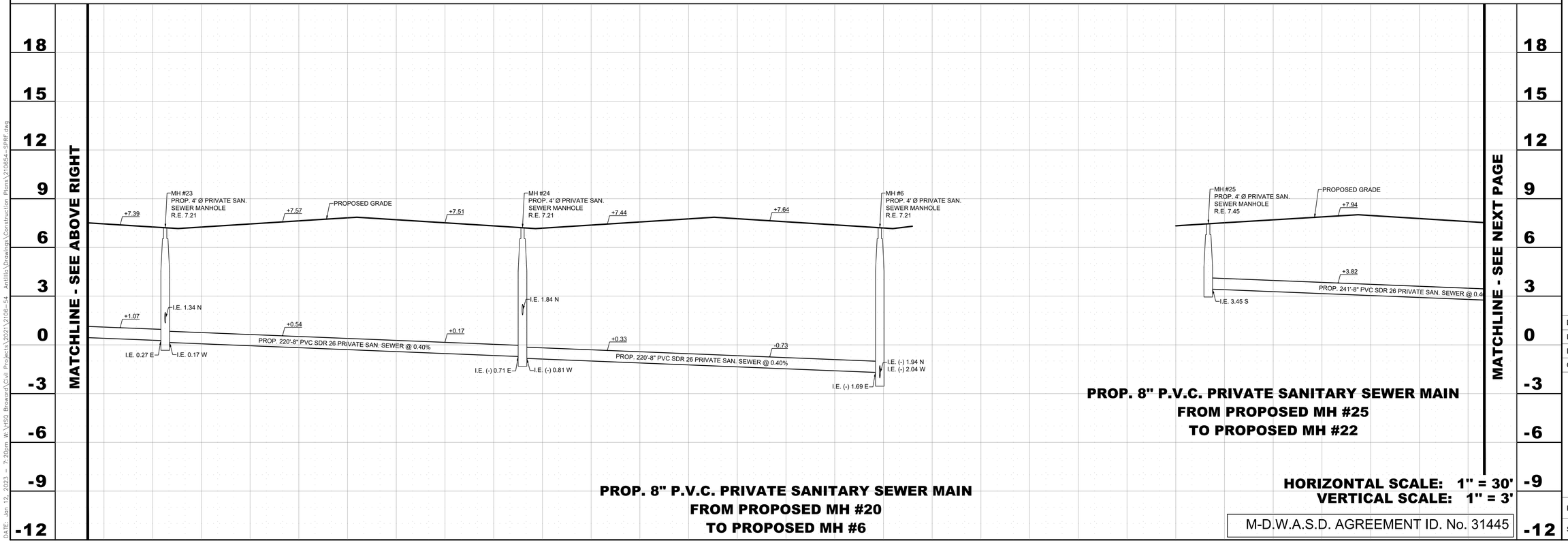


PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #20
TO PROPOSED MH #6



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #20
TO PROPOSED MH #6

PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #25
TO PROPOSED MH #22

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-19

DATE: Jan 12, 2023 - 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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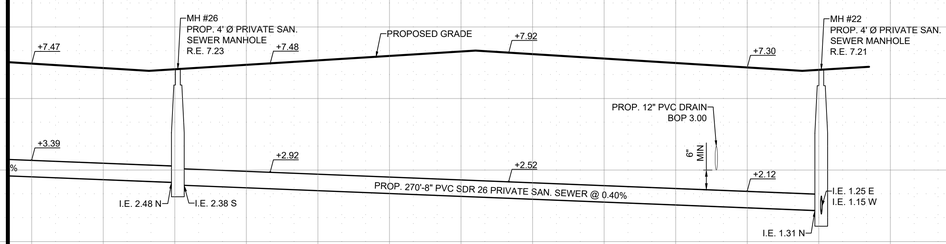
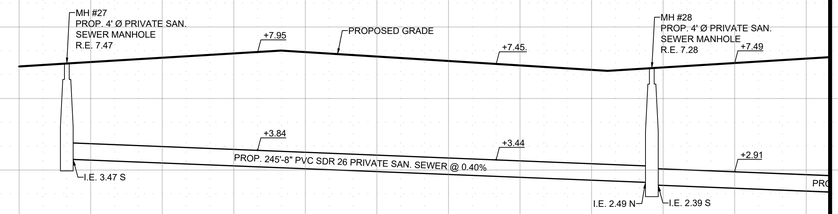
MATCHLINE - SEE ABOVE RIGHT



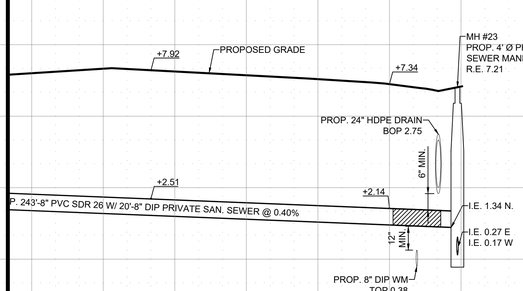
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #25
TO PROPOSED MH #22



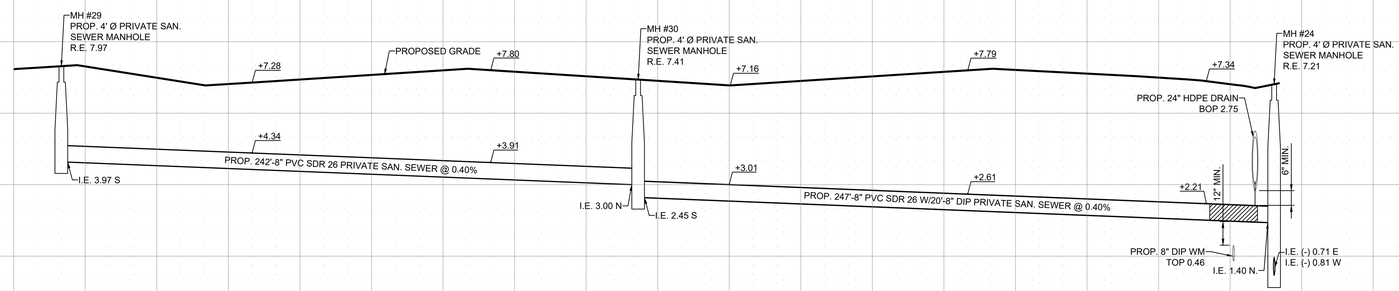
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #27
TO PROPOSED MH #23

MATCHLINE - SEE BOTTOM LEFT

MATCHLINE - SEE ABOVE RIGHT



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #27
TO PROPOSED MH #23



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #29
TO PROPOSED MH #24

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-20

DATE: Jan 12, 2023 – 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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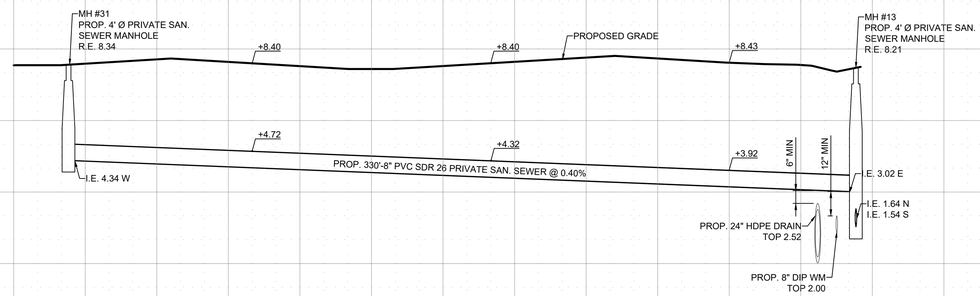
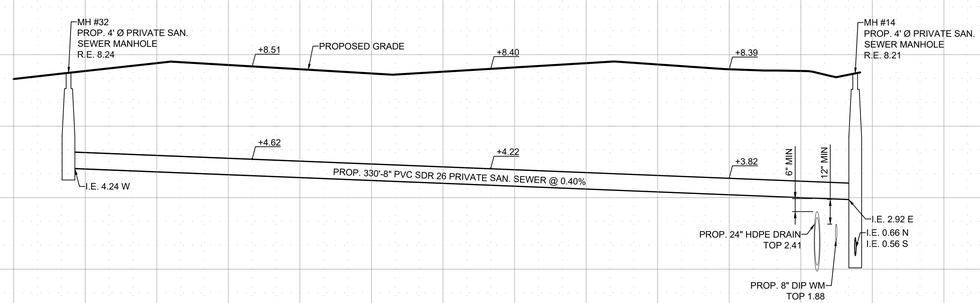


PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #31
TO PROPOSED MH #13



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #32
TO PROPOSED MH #14

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT:	2106-54
SHEET:	WS-21

DATE: Jan 12, 2023 – 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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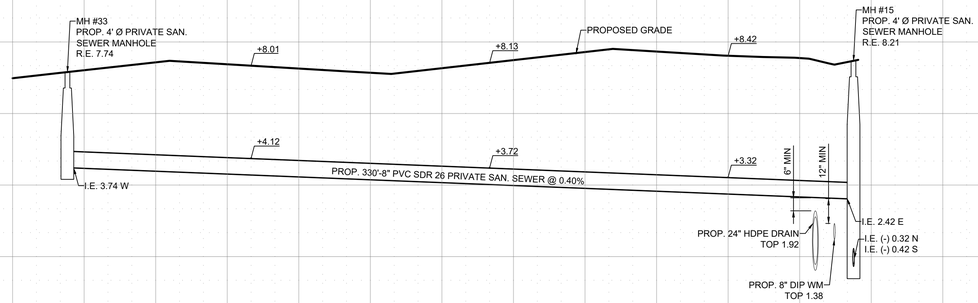
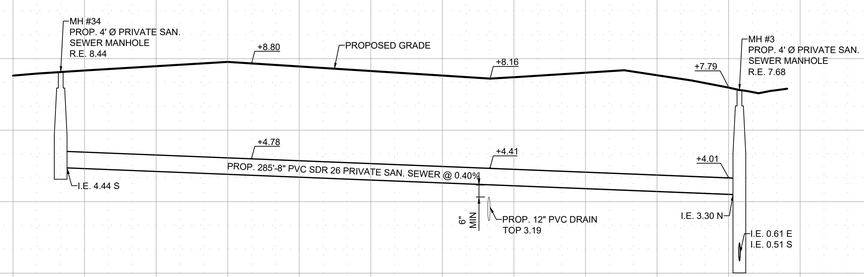


PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #33
TO PROPOSED MH #15



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #34
TO PROPOSED MH #3

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-22

DATE: Jan 12, 2023 – 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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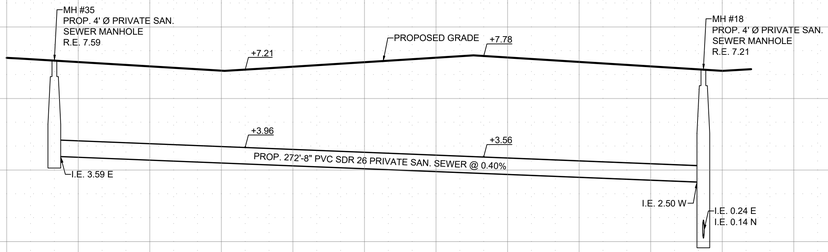
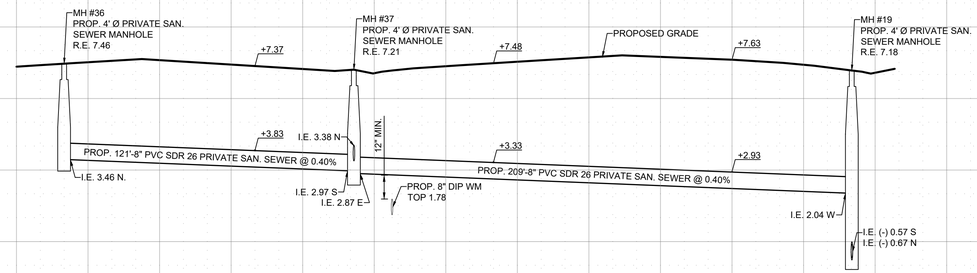
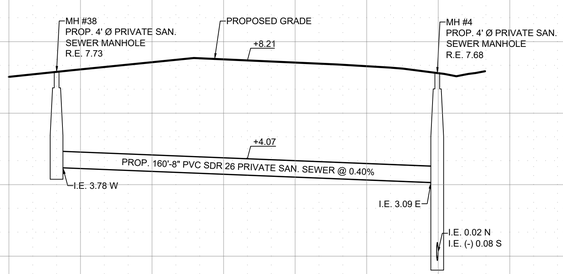


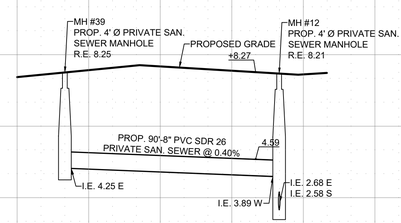
PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #35
TO PROPOSED MH #18



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #36
TO PROPOSED MH #18



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #38
TO PROPOSED MH #4



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #39
TO PROPOSED MH #12

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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PROJECT: 2106-54

SHEET: WS-23

DATE: Jan 12, 2023 – 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

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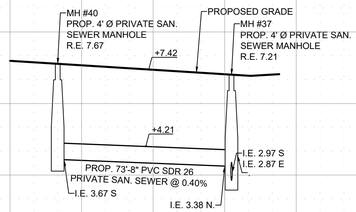
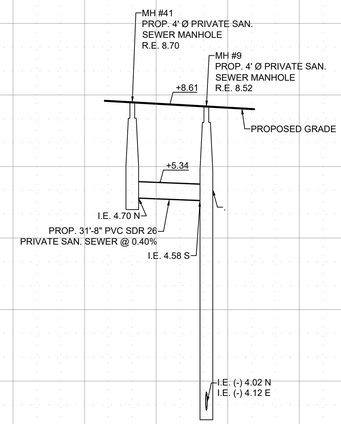


PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #40
TO PROPOSED MH #37



PROP. 8" P.V.C. PRIVATE SANITARY SEWER MAIN
FROM PROPOSED MH #41
TO PROPOSED MH #9

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
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C26258 · LB7924

ANTILLIA

PRIVATE SANITARY SEWER PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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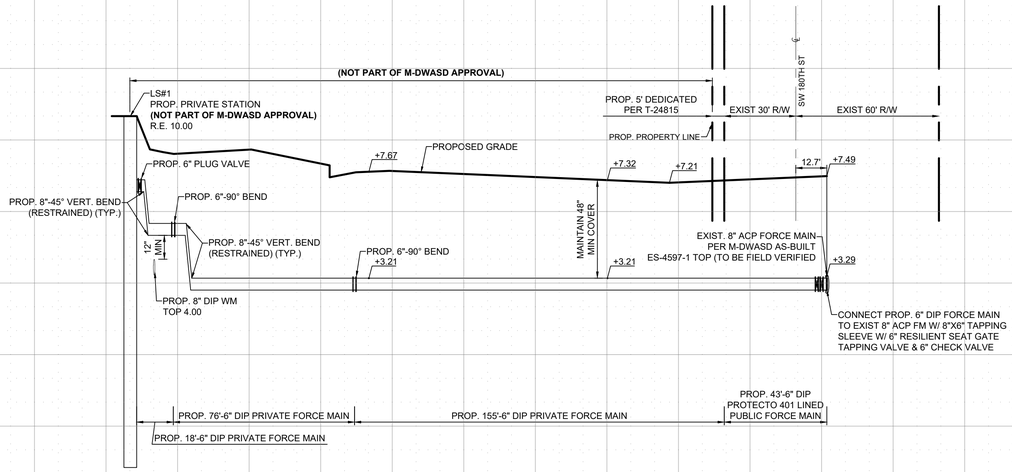
PROJECT: 2106-54

SHEET: WS-24

DATE: Jan 12, 2023 – 7:20pm W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg



PROP. 6" D.I.P. SANITARY PRIVATE/PUBLIC FORCE MAIN
FROM PROPOSED LS #1 TO EXIST. 8" ACP
SAN. FORCE MAIN AT S.W. 180th AVENUE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

M-D.W.A.S.D. AGREEMENT ID. No. 31445

NO	DATE	BY	REVISIONS
1	1/12/23	RW	REVISED PER M-DWASD AND RER COMMENTS

HSQ GROUP, INC.
Engineers · Planners · Surveyors
C26258 · LB7924

ANTILLIA

PRIVATE AND PUBLIC FORCE MAIN PROFILES

DATE:	02/2022
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 1\12\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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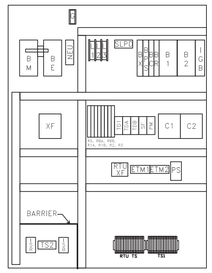
PROJECT: 2106-54
SHEET: WS-25

DATE: Jan 12, 2023 7:20am W:\HSQ Broward\Civil Projects\2021\2106-54 Antillia\Drawings\Construction Plans\210654-SPRF.dwg

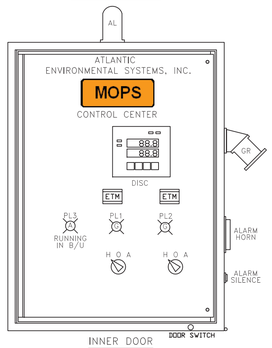
NOT A PART OF WASD REVIEWER NOR APPROVAL

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYUT



INNER DOOR

(OUTER DOOR NOT NOT SHOWN FOR CLARITY)

MOPS CONTROL CENTER

PANEL COMPONENTS

- ALT ALTERNATOR (IN DISC)
- AS ALARM SILENCE SWITCH
- B1-2 MOTOR BREAKERS
- BC CONTROL BREAKER
- BE EMERGENCY BREAKER
- BM MAIN BREAKER
- BR GFI RECEPTACLE BREAKER
- BPS POWER SUPPLY BREAKER
- BX TRANSFORMER BREAKER
- C1-2 MOTOR START CONTACTORS
- CR GFI CONVENIENCE RECEPTACLE
- DISC DUPLEX INTRINSICALLY- SC100 SAFE CONTROLLER
- ETM ELAPSED TIME METER
- G GROUND
- GR GENERATOR RECEPTACLE
- H HORN
- HOA HAND-OFF-AUTO SWITCH- GE (ON DISC)
- IGB INLET GRINDER BREAKER
- NEU NEUTRAL
- PL1,2,3 PILOT LIGHT (GE)
- PM PHASE MONITOR
- PS POWER SUPPLY
- R2-3 RELAYS
- RBA-BBATTERY RELAYS
- RS SILENCE RELAY
- R1A-BRELAYS
- RTUXF RTU TRANSFORMER
- SF SEAL FAIL RELAY
- SLPD SURGE/LIGHTNING PROTECTION DEVICE
- TS1 TERMINAL STRIP FOR PUMPS
- TS2 TERMINAL STRIP FOR I.S.
- XF 50/60Hz 0.5KVA TRANSFORMER

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR w/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 30"W x 8"D
PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS"

NOTE:

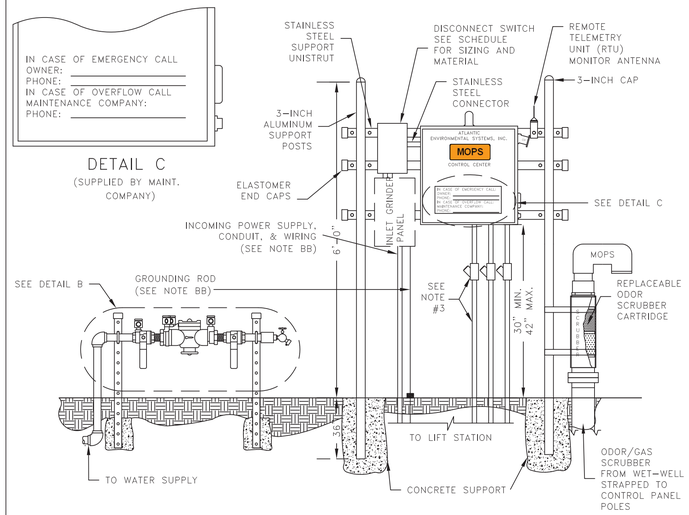
SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

27	NEU	NEU	NEU	120	120	120	#1-20	COM	SF1	SF2	T1	T2	T3
RECORDING	NEU			120V			RTU TERMINALS		PUMP SEAL FAIL		MOTOR LEADS		

TS1 TERMINAL SCHEDULE

T5	T6	P1G	T1	T2	T3	T7	T8	P2G
MT1 MOTOR 1		G N D	MOTOR 2 LEADS			MT2 MOTOR 2		G N D

TS2 TERMINAL SCHEDULE

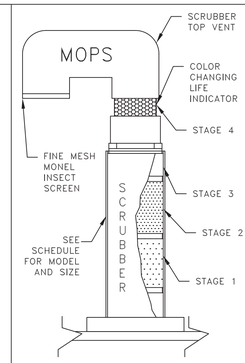


DETAIL C

(SUPPLIED BY MAINT. COMPANY)

CONTROL CENTER ASSEMBLY AND INSTALLATION

N.T.S.

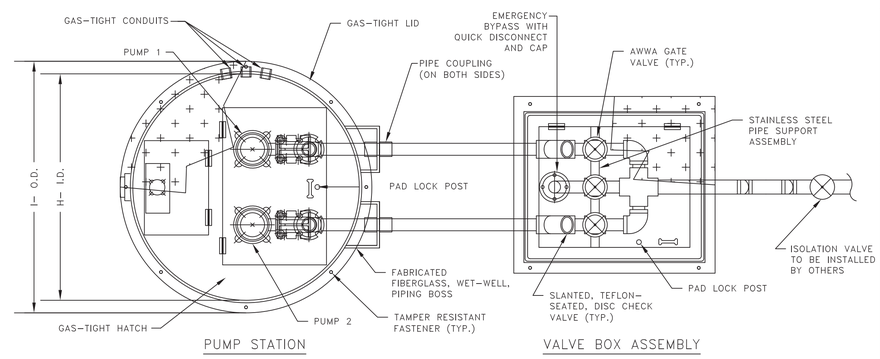


DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:

1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



TOP VIEW N.T.S.

MOPS

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.

LAKE WORTH, FL 33461

PH: (561) 547-8080 FAX: (561) 547-3999

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PRIVATE SERIES

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REVISION	DATE
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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM DESCRIPTION		
INITIAL DESIGN FLOW (G.P.M.)	295		100 YEAR FLOOD ELEVATION	8.00'
INITIAL DESIGN HEAD (T.D.H.)	136'		25 YEAR FLOOD ELEVATION	7.76'
SECONDARY DESIGN FLOW (G.P.M.)	1010	A	GRADE ELEVATION	9.00'
SECONDARY DESIGN HEAD (T.D.H.)	86'	B	TOP ELEVATION OF WET WELL	9.00'
RATED PERFORMANCE SPEED	1750	C	BOTTOM ELEVATION OF WET WELL	-17.00'
RATED MOTOR HORSEPOWER	39	D	ALL PUMPS OFF ELEVATION	-11.90'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG	E	LEAD PUMP ON ELEVATION	-7.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	-6.00'
SERVICE ENTRANCE VOLTAGE	208	G	HIGH ALARM ELEVATION	-5.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	84"
CONTROL CENTER FULL LOAD AMPS	257	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	108"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	400	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	567 (21)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	6"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	-4.32'
INLET GRINDER SYSTEM	AES	N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A26-84312-C-39.0-MEGA
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-26
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-39.0-T
MOPS DISCONNECT SWITCH	1	FDS-400-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL INLET GRINDER	1	AES SERIES 250
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 2 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)

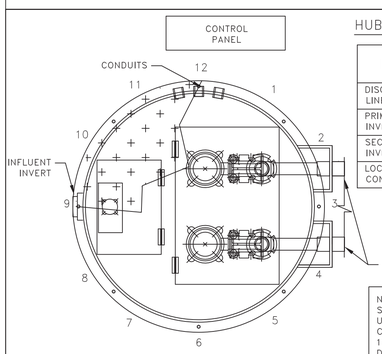
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.

CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.

DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.

EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

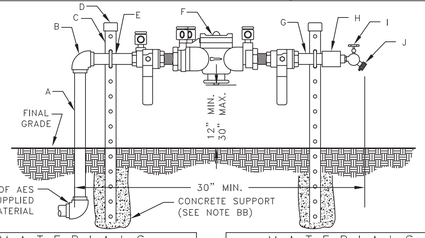


SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 24" S.S. NIPPLE
B	2	3/4" x 1" S.S. 90° ELBOW
C	2	1"x1"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1796
E	2	3/4" S.S. PIPE BOLTS

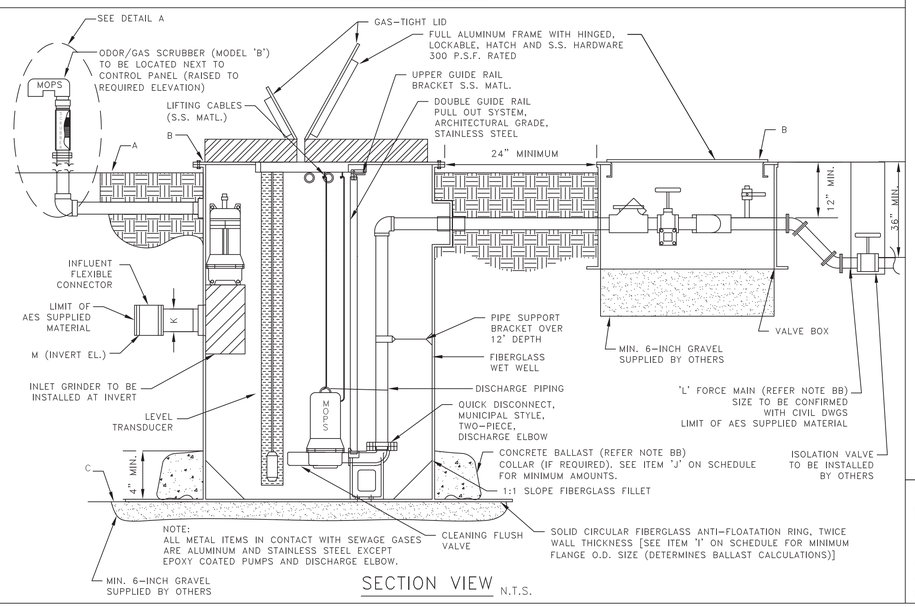
MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 4" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED

N.T.S.



SECTION VIEW

N.T.S.

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Atlantic Environmental Systems, Inc., Certificate # 2028
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

BONNIE S. MCLEOD LICENSE No. 70797 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Bonnie S. McLeod, PE 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. Date: 08/15/2022

Project: ANTILLIA

Prepared For: HSQ GROUP, INC. 4577 NOB HILL ROAD, SUITE 205, SUNRISE, FL 33351

AES Project No: 1796

Date: 08/09/2022

Page No. LS-1

MOPS

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.

LAKE WORTH, FL 33461

PH: (561) 547-8080 FAX: (561) 547-3999

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MOPS MANUFACTURED PUMP STATIONS ARE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S STANDARDS FOR SEWAGE LIFT STATIONS, INCLUDING THOSE STANDARDS AS DESCRIBED IN THE FLORIDA ADMINISTRATIVE CODE. THE PRIMARY PURPOSE OF THIS DRAWING IS TO RELAY ELECTRICAL REQUIREMENTS AND TO SHOW CONTROL SYSTEMS FOR THE LIFT STATION BY A.E.S.

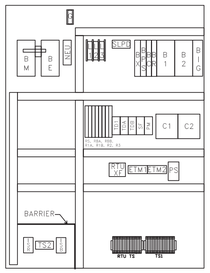
THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

REV.	DATE
--	--/--/--
--	--/--/--
	--/--/--
SCALE:	N.T.S.

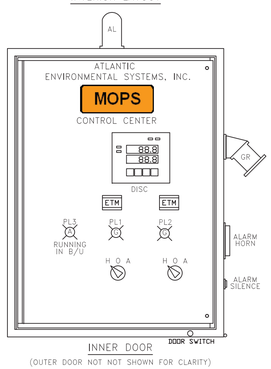
MOPS CONTROL CENTER

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT



INNER DOOR

(OUTER DOOR NOT NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

ALT	ALTERNATOR (IN DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BIG	BREAKER INLET GRINDER
BM	MAIN BREAKER
BR	GFI RECEPTACLE BREAKER
BPS	POWER SUPPLY BREAKER
BX	TRANSFORMER BREAKER
C1-2	MOTOR START CONTACTORS
CR	GFI CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY- SC100 SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH- GE (ON DISC)
NEU	NEUTRAL
PL1,2,3	PILOT LIGHT (GE)
PM	PHASE MONITOR
PS	POWER SUPPLY
R2-3	RELAYS
RBA-B	BATTERY RELAYS
RS	SILENCE RELAY
R1A-B	RELAYS
RTUXF	RTU TRANSFORMER
SF	SEAL FAIL RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEVICE
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR I.S.

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR w/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 30"W x 8"D
PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS"

NOTE:

SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

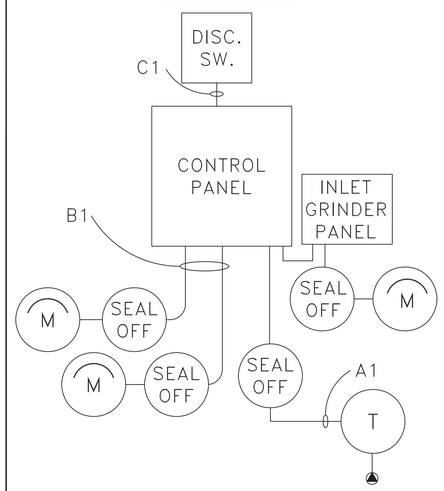
27	NEU	NEU	NEU	120	120	120	#1-20	COM	SF	SF	T1	T2	T3
GROUND BUS	NEU		120V		RTU TERMINALS			PUMP SEAL FAIL		MOTOR 1 LEADS		

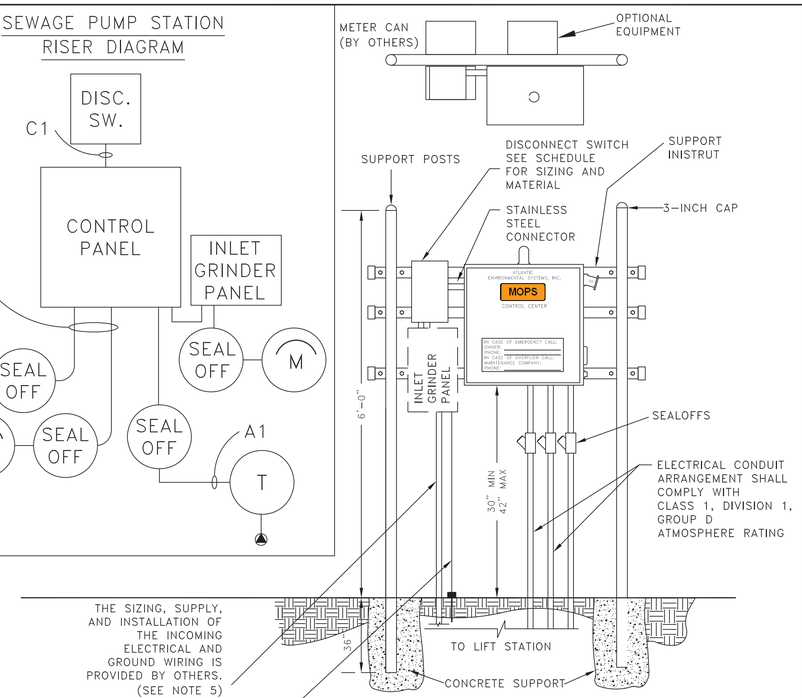
TS1 TERMINAL SCHEDULE

T5	T6	PIG	T1	T2	T3	T7	T8	PIG
MT1 MOTOR 1		GND	MOTOR 2 LEADS			MT2 MOTOR 2		GND

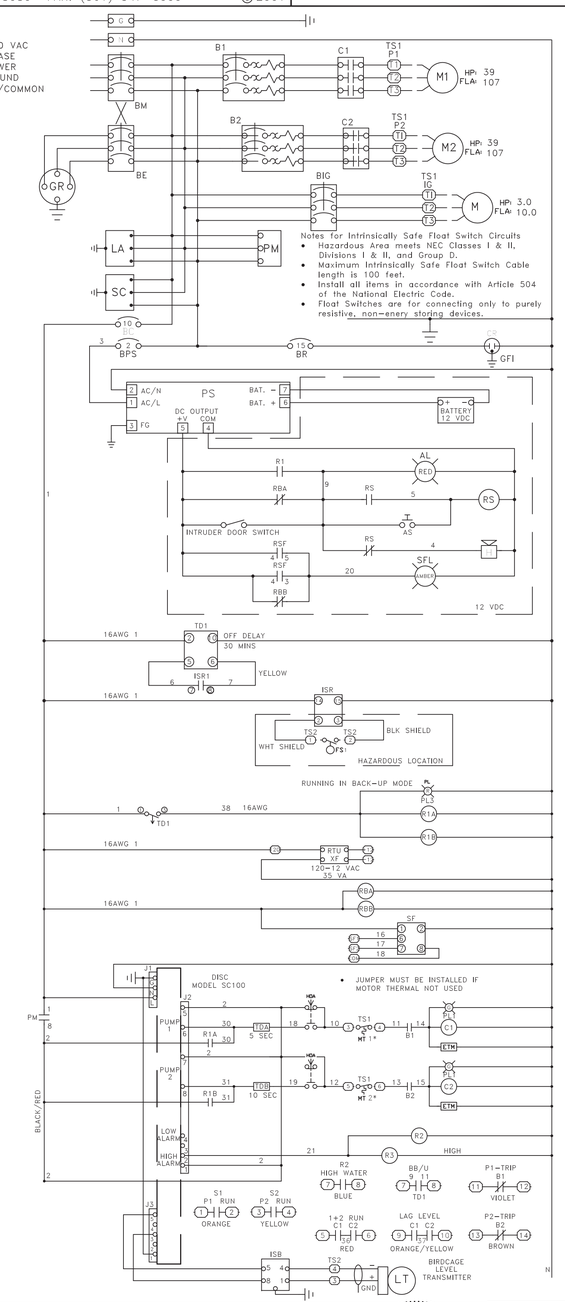
TS2 TERMINAL SCHEDULE

SEWAGE PUMP STATION RISER DIAGRAM





CONTROL CENTER ASSEMBLY AND INSTALLATION



ELECTRICAL NOTES AND CHECK LIST

1. RISER DIAGRAM
   - 1.A. SEE DIAGRAM (POWER METER ON REAR SIDE OF CONTROL CENTER MOUNTING ASSEMBLY, WHEN APPLICABLE.)
   - 1.B. ALL PRE-WIRED CONTROL PANELS SHALL BE U.L. LISTED AND LABELED, PRIOR TO INSTALLATION.
   - 1.C. AMPS INTERRUPTING CAPACITY NOTED ON RISER DIAGRAM.
   - 1.D. SEAL OFFS SHALL BE USED AND CONFORM TO N.E.C. CH. 500 ON EACH WETWELL CONDUIT.
   - 1.E. ALL SERVICE EQUIPMENT SHALL HAVE A FUSIBLE DISCONNECT AND SHALL BE SERVICE RATED (WHERE APPLICABLE.)
   - 1.F. SUPPORT RACK DETAIL AND MATERIALS OF CONSTRUCTION ARE SHOWN ON PUMP STATION DRAWING.
   - 1.G. ALL EQUIPMENT SHALL COMPLY WITH N.E.C. 430-120 (ALL BREAKERS SHALL BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION WHEN REQUIRED.)
2. PANEL SCHEDULE
   - 2.A. SERVICE AND METER ATTACHED TO BACK SIDE OF MOPS PUMP STATION CONTROL CENTER (WHEN APPLICABLE.)
3. LOAD CALCULATIONS
   - 3.A. NOTE LOAD CALCULATIONS IN DETAIL; NEUTRAL SHALL NOT BE DERATED.
4. MISCELLANEOUS
   - 4.A. ALL ELECTRICAL EQUIPMENT AND APPURTENANCES ARE IN COMPLIANCE WITH N.E.C. 110-16.
   - 4.B. CIRCUIT NUMBERS NOT APPLICABLE TO THIS PUMP STATION.
   - 4.C. CONDUIT SEAL-OFFS SHALL BE USED IN ACCORDANCE WITH N.E.C. SECTION 500-5-1 AND 500-5-A.
   - 4.D. PUMP STATION IS RATED CLASS 1, DIVISION 1, GROUP D, FOR HAZARDOUS LOCATION.
   - 4.E. ALL CABLES SHALL BE LISTED WITH A N.R.T.L. FOR USE AND APPLICATION. SUBMERSIBLE PUMP MOTOR CABLES WILL BE SUPPLIED INTEGRAL WITH THE MOTOR BY MANUFACTURER.
   - 4.F. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE-TELEMETRY MONITORING UNIT THROUGH THE A.E.S. MAINTENANCE SERVICE PROGRAM, THE R.T.U. ALLOWS FOR MONITORING OF THE LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.
5. INCOMING POWER SUPPLY AND GROUNDING
   - 5.A. THE DESIGN, SUBMITTAL, SUPPLY, SIZING, AND INSTALLATION OF ALL INCOMING POWER FEEDS, GROUNDING, AND GROUNDING CONDUCTORS ARE TO BE PROVIDED BY OTHERS; AND ARE REQUIRED TO COMPLY WITH THE NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL BUILDING CODES.

SEWAGE PUMP STATION RISER SPECIFICATIONS

POWER = 3 PHASE / 60 HERTZ / 208 VAC / 3 WIRE + GROUND
(2) 39 HP (28.6 KW) PUMP MOTORS WITH FULL LOAD AMPS OF 107 EACH
(1) 3 HP (2.2 KW) INLET GRINDER WITH FULL LOAD AMPS OF 10.0 EACH
257 AMP MAX. RATING FOR CONTROL PANEL
400 AMP FUSIBLE DISCONNECT SWITCH AS SERVICE ENTRANCE WITH
400 AMP TIME DELAY (INDUCTION MOTOR DUTY) FUSES (QUANTITY 3)

400 AMP DISCONNECT SWITCH
PUMP STATION DUPLEX CONTROL PANEL
PANEL MAIN & EMERGENCY CIRCUIT BREAKERS = 3 POLE
400 AMP, MIN 10 KAIC RATED
MOTOR OCPD RATED FOR 40-80 AMPS ADJUSTABLE

WIRE & CONDUIT SCHEDULE PER DRAWING:
A1 = MIN 1-1/4" RIGID GALVANIZED CONDUIT FOR (1) LEVEL TRANSDUCER
B1 = MIN 1-1/4" RIGID GALVANIZED CONDUIT FOR MOTOR POWER CABLES
C1 = MIN 1" (30A), MIN 1-1/4" (60A) MIN 2/0 (100A) MIN 3/0 (200A)
GALVANIZED STEEL CONDUIT NIPPLE BETWEEN DISCONNECT SWITCH AND CONTROL PANEL, WITH (4) 208-230V, OR (3) 460V
MIN. SIZE AWG # 6 CONDUCTORS,
GROUND = AWG # 6 COPPER (GREEN)

SEWAGE PUMP STATION POWER

LOAD CALCULATIONS

ALL CALCULATIONS ARE PER NATIONAL ELECTRIC CODE SECTION 230-91, 230-42 AND 220.
POWER = 3 PHASE / 60 HERTZ / 208 VAC / 3 WIRE + GROUND
MOTOR = 39 HP (28.6 KW) WITH FULL LOAD AMPS = 107
INLET GRINDER = 3 HP (2.2 KW) WITH FULL LOAD AMPS = 10.0
PUMP MOTOR 1 = 107 AMPS
PUMP MOTOR 2 = 107 AMPS
MAX. CONTROL POWER = 1.0 AMP
MAX. DUPLEX CONVENIENCE RECEPTACLE POWER = 5.0 AMPS
25% OF LARGEST MOTOR LOAD = 26.7 AMPS

TOTAL AMPS = 256.7 MAXIMUM
USE 257 AMP MAX. RATING FOR CONTROL PANEL
USE 400 AMP FUSIBLE DISCONNECT SWITCH AS SERVICE ENTRANCE (IF APPLICABLE)
USE 400 AMP TIME DELAY (INDUCTION MOTOR DUTY) FUSES (QUANTITY 3)

P.E. CERTIFICATION:

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Ph: 561-547-8080 Fax: 561-547-3999

BONNIE S. MCLEOD LICENSE No. 70797 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Bonnie S. McLeod, PE 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.
Date: 08/15/2022

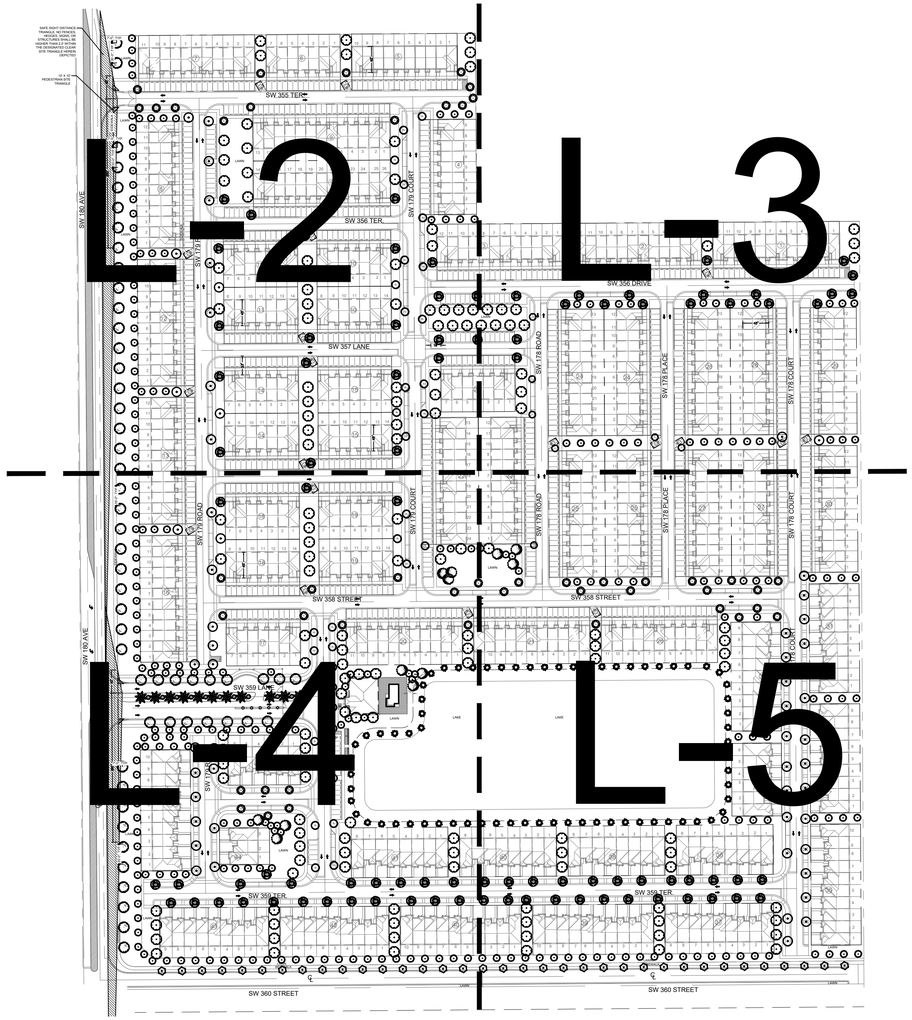
Project: ANTILLIA
Design Engineer: HSQ GROUP, INC.
4577 NOB HILL ROAD, SUITE 205, SUNRISE, FL 33351

AES. Project No: 1796
Date: 08/09/2022

Drawing No. LS-2

EXHIBIT G

LANDSCAPE & IRRIGATION PLANS



SHEET INDEX:

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L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	TH LANDSCAPE TYPICAL 3 UNIT
L-7	TH LANDSCAPE TYPICAL 6 UNIT
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L-10	TH LANDSCAPE TYPICAL 10 UNIT
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L-17	LANDSCAPE DETAILS

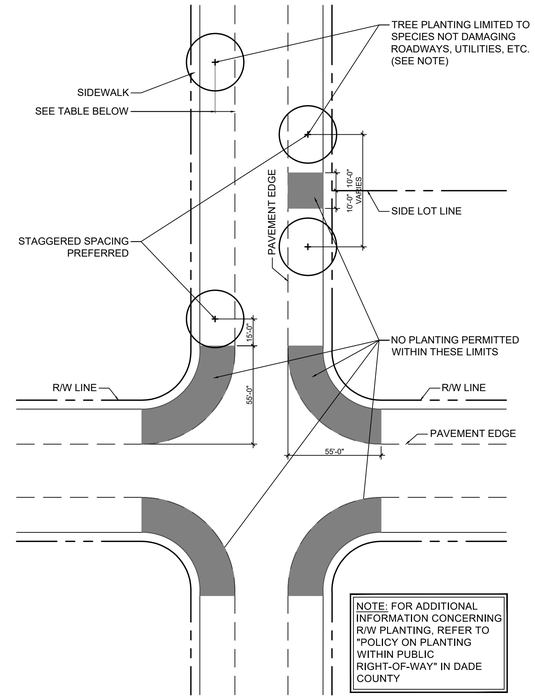
KEY PLAN

Scale: NTS

NORTH

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

ANTILLA BY KOLTER LAND

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 44.84 acres 1,953,349.40 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,953,349.40 s.f. x 30 % = 586,004.82 s.f.	586,004.82	588,918.00
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 1,267 x 10 s.f. per parking spaces =	12,670	12,720
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	598,674.82	601,638.00
LAWN AREA CALCULATION		
A. 598,674.82 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 60 % x 586,549.21 s.f. =	359,204.89	342,984.12
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	1,256	*1,256
B. % Palms Allowed: No. trees required x 30% =	377	11
C. % Natives Required: No. trees provided x 30% =	377	*1,140 (1 2)
D. Street trees (maximum average spacing of 35' o.c.): 11,707 linear feet along street =	335	335
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): _____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 1,591 Total Trees	1,591	1,591
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	15,910	*16,219 (1 2)
B. No. shrubs allowed x 30% = No. of native shrubs required	4,773	*10,796

SEE LANDSCAPE

*Includes 781 Trees and 9,750 Shrubs from Typical Landscape Plans. See sheets L-6 through L-16 for Typical Landscape Plans

TH Typical Building Landscape Plan Breakdown:

TH Building 3 Units (1qty):	Trees = 6	Native Trees= 5	Shrubs=60	Native Shrubs= 43
TH Building 6 Units (2qty):	Trees = 18	Native Trees= 10	Shrubs=220	Native Shrubs= 174
TH Building 8 Units (4qty):	Trees = 48	Native Trees= 24	Shrubs=600	Native Shrubs= 440
TH Building 9 Units (8qty):	Trees = 78	Native Trees= 42	Shrubs=1020	Native Shrubs= 798
TH Building 10 Units (4qty):	Trees = 56	Native Trees= 32	Shrubs=720	Native Shrubs= 572
Villa Building 7 Units (15qty):	Trees =150	Native Trees= 90	Shrubs=1800	Native Shrubs= 1425
Villa Building 9 Units (1qty):	Trees = 13	Native Trees= 8	Shrubs=160	Native Shrubs= 135
Villa Building 10 Units (1qty):	Trees = 14	Native Trees= 9	Shrubs=170	Native Shrubs= 124
Villa Building 11 Units (4qty):	Trees = 60	Native Trees= 32	Shrubs=760	Native Shrubs= 604
Villa Building 12 Units (19qty):	Trees = 304	Native Trees= 190	Shrubs=3800	Native Shrubs= 2964
Villa Building 13 Units (2qty):	Trees = 34	Native Trees= 24	Shrubs=440	Native Shrubs= 316
Building Typicals Totals:	Trees = 781*	Shrubs=9,750*		
Typicals Natives Totals:	Trees = 466*	Shrubs=7,595*		

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
(1)	90	Bulnesia arborea	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		VERAWOOD		F.G.
	147	*Bursera simaruba		8' HT. X 1.5" Cal.
		GUMBO LIMBO		F.G.
	57	*Conocarpus erectus	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		GREEN BUTTONWOOD		F.G.
	46	*Chrysophyllum oliviforme	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		SATINLEAF		F.G.
(2)	246	*Coccoloba diversiflora		8' HT. X 1.5" Cal.
		PIGEON PLUM		F.G.
	12	Delonix regia		10' HT. X 2" Cal.
		ROYAL POINCIANA		F.G.
	7	*Ilex cassine	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		DAHOON HOLLY		F.G.
	34	Lagerstroemia indica 'Muskogee'	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		MUSKOGEE CREPE MYRTLE		F.G.
(2)	35	*Myrcianthis fragrans	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		SIMPSON'S STOPPER		F.G.
(2)	55	*Quercus virginiana	[STREET TREES]	12' HT. X 6' SPR. 2" Cal.
		LIVE OAK		F.G.
	11	*Roystonea elata	[STREET TREES]	10' G.W.
		ROYAL PALM		F.G., MATCHED HTS.
	70	*Taxodium distichum		10' HT. X 2" Cal.
		BALD CYPRESS		F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CFT	5	Cordyline fruticosa 'Tricolor'	3' O.A. HT. 3 PPP
		GREEN/WHITE/PINK TI PLANT	7 GAL.
CE	408	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
(1) CG	943	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	1000	*Chrysobalanus icaco	24" HT. X 24" SPR. / 18" O.C.
		GREEN COCOPLUM	3 GAL.
DE	950	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
(1) FM	2269	Ficus microcarpa 'Green Island'	18" HT. X 18" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
FV	33	Furcraea variegata	3' O.A. HT.
		VARIEGATED FALSE AGAVE	7 GAL.
JI	11	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	30 GAL. , FULL
MC	850	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
		PINK MUHLY GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS + PARTNERS
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Project:

ANTILLA BY KOLTER LAND

MIAMI-DADE COUNTY, FL

INDEX

Revisions:	Date:	By:
1)DERM Comments	05.06.2022	KAT
2) City Comments	06.08.2022	JV
3) Site Plan Coordination	08.19.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index

Date: 02/18/2022

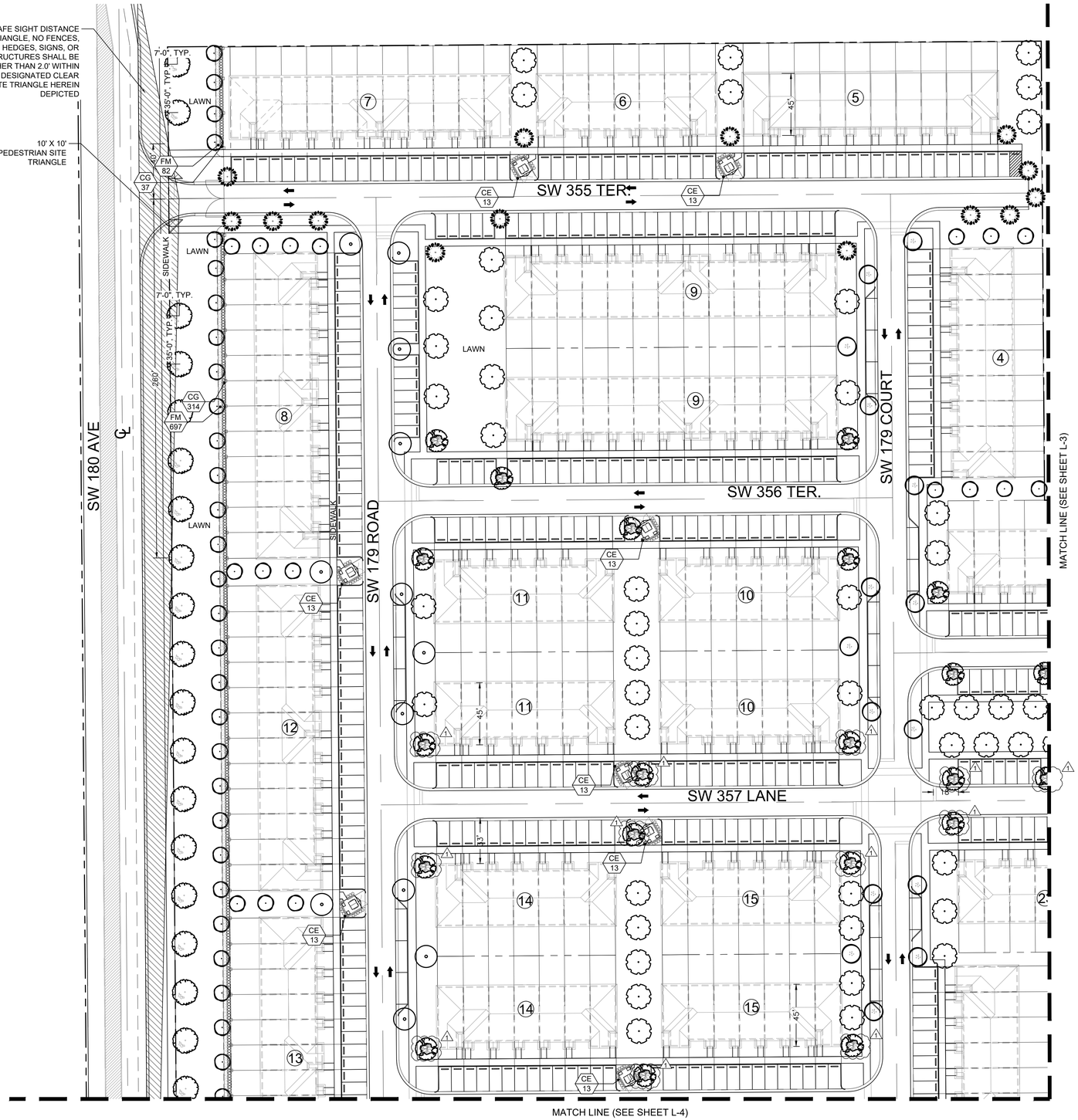
Scale: See Left

Drawn by: JV

Sheet No.:

L-1

Cad Id.: 2022-017



LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

WITKIN HULTS + PARTNERS
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MIAMI-DADE COUNTY, FL

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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 02/18/2022

Scale: See Left

Drawn by:JV

Sheet No.:

L-2

Cad Id.: 2022-017

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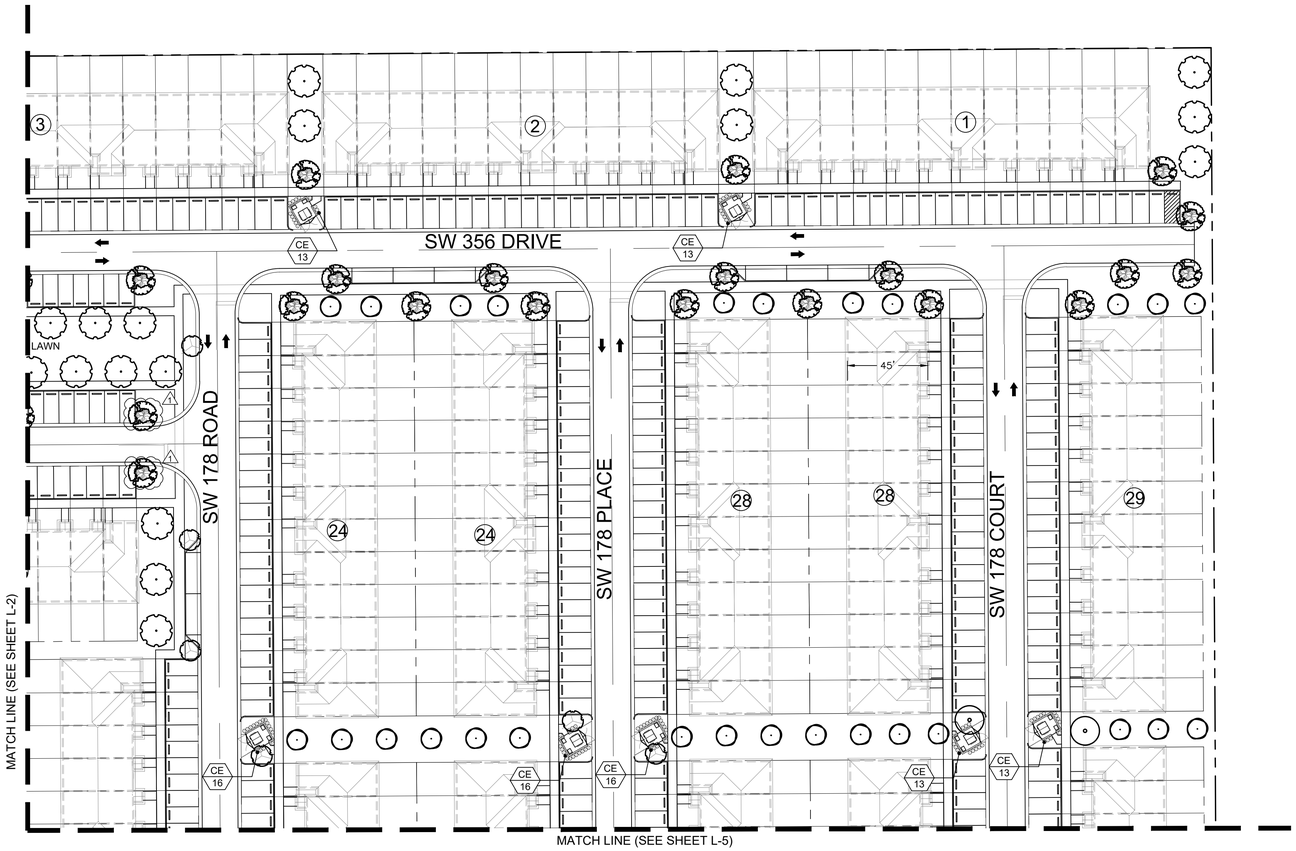

LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

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Project:

ANTILLA BY KOLTER LAND

MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 02/22/2022

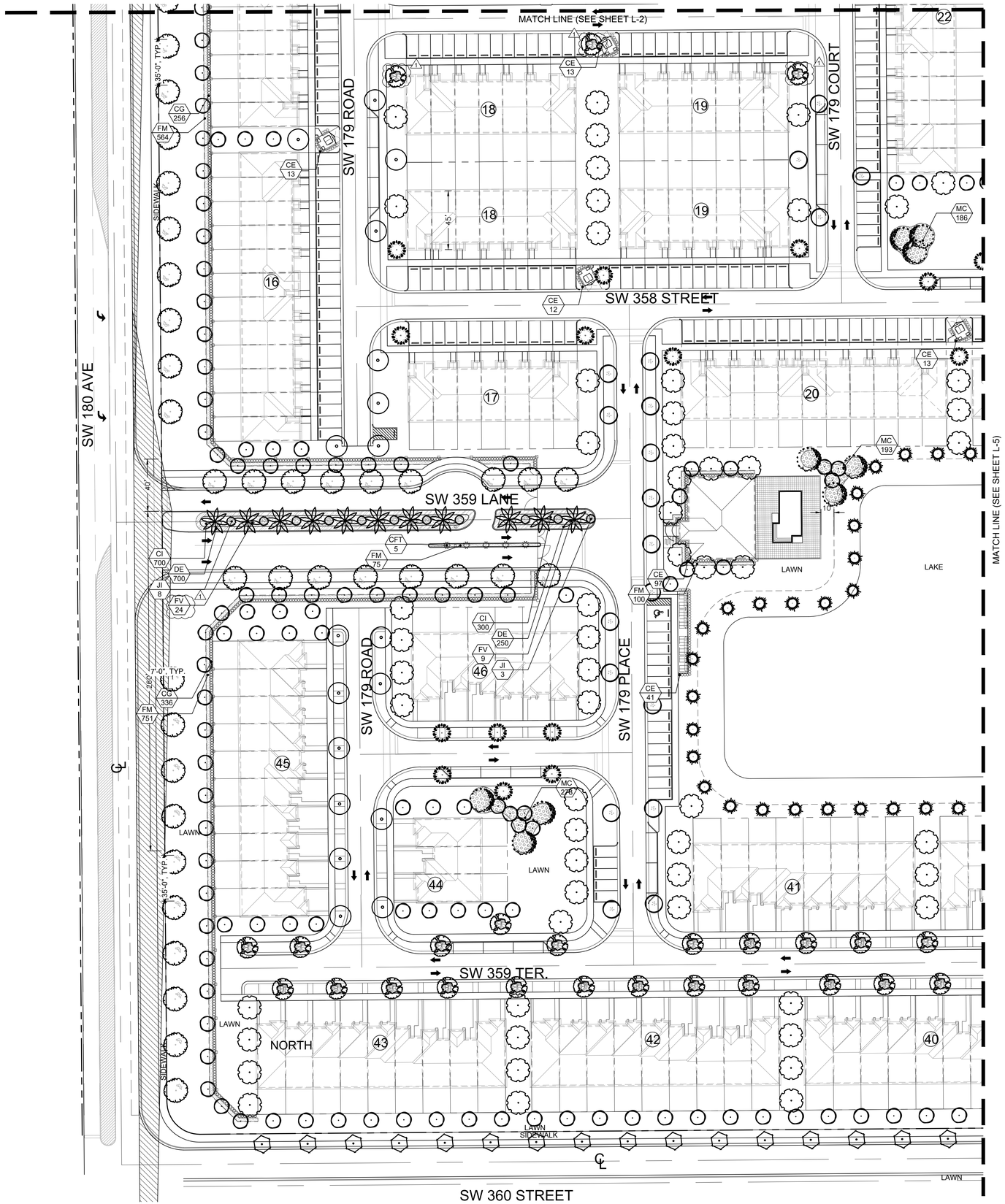
Scale: See Left

Drawn by: JV

Sheet No.:

L-3

Cad Id.: 2021-084



LANDSCAPE PLAN

Scale: 1" = 40'-0"

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Project:

ANTILLA BY KOLTER LAND

MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

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1) DERM Comments	05.06.2022	KAT
2) City Comments	06.08.2022	JV
3) Site Plan Coordination	08.19.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 02/22/2022

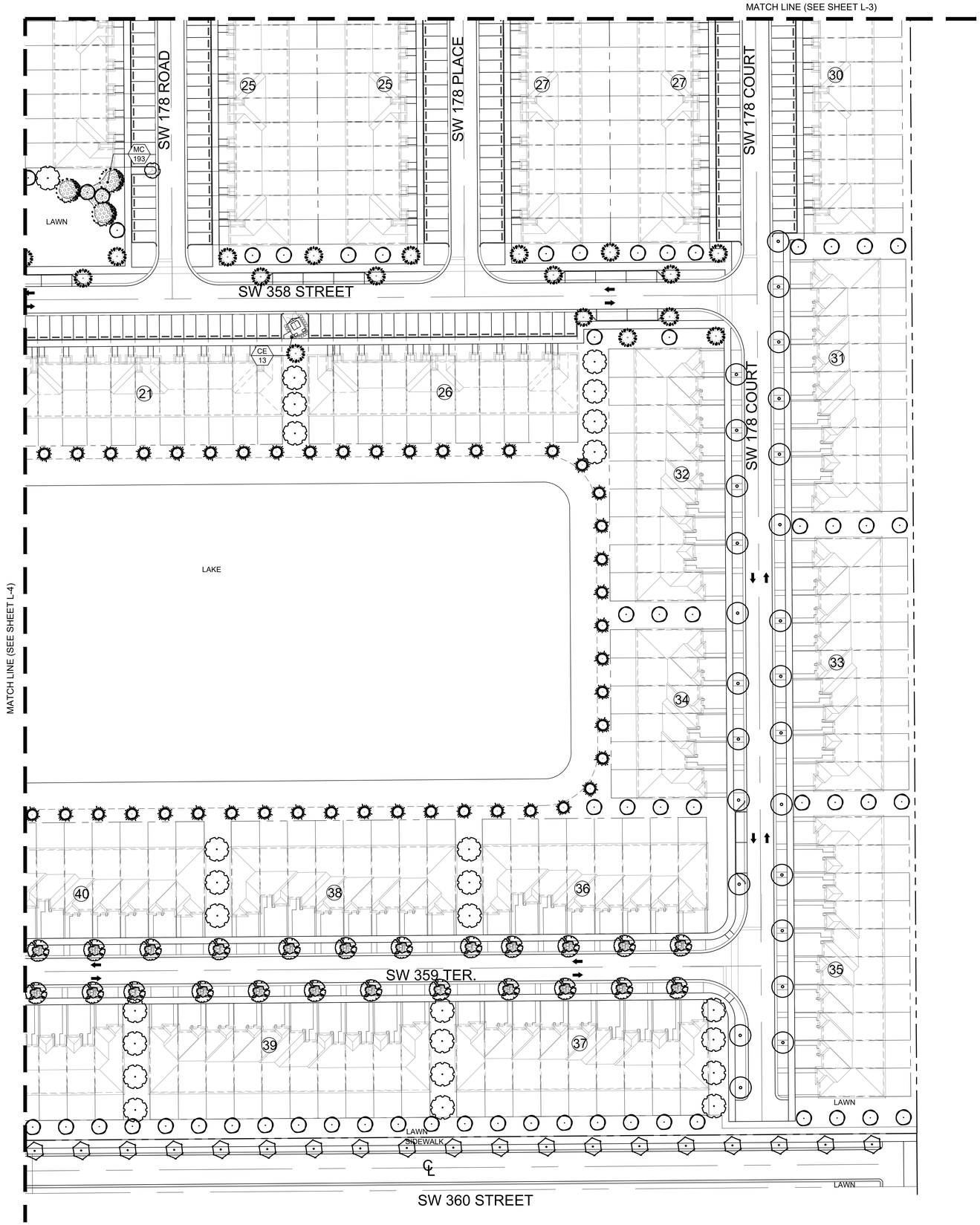
Scale: See Left

Drawn by: JV

Sheet No.:

L-4

Cad Id.: 2022-017



LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

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Project:

ANTILLA BY KOLTER LAND

MIAMI-DADE COUNTY, FL

LANDSCAPE PLAN

Revisions:	Date:	By:
2) City Comments	06.08.2022	JV
3) Site Plan Coordination	08.19.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 02/22/2022

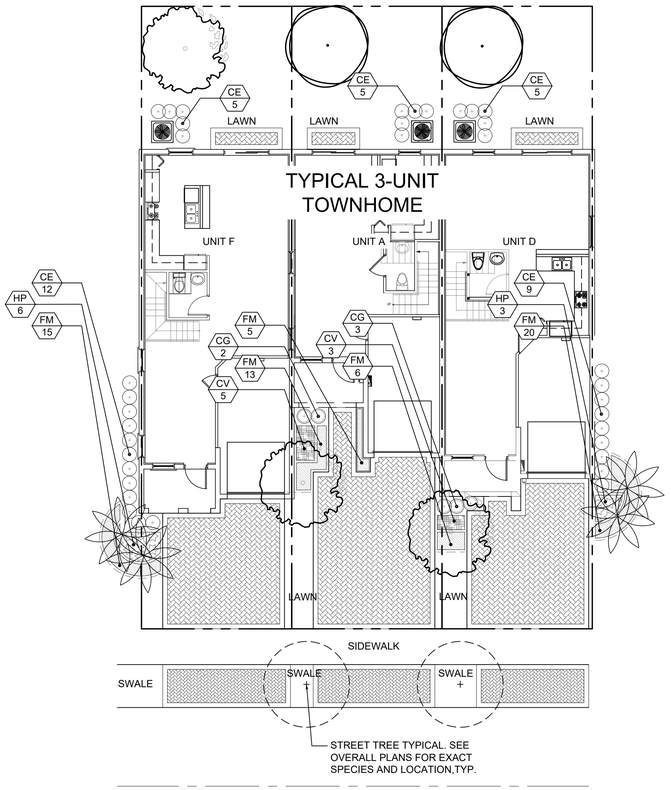
Scale: See Left

Drawn by: JV

Sheet No.:

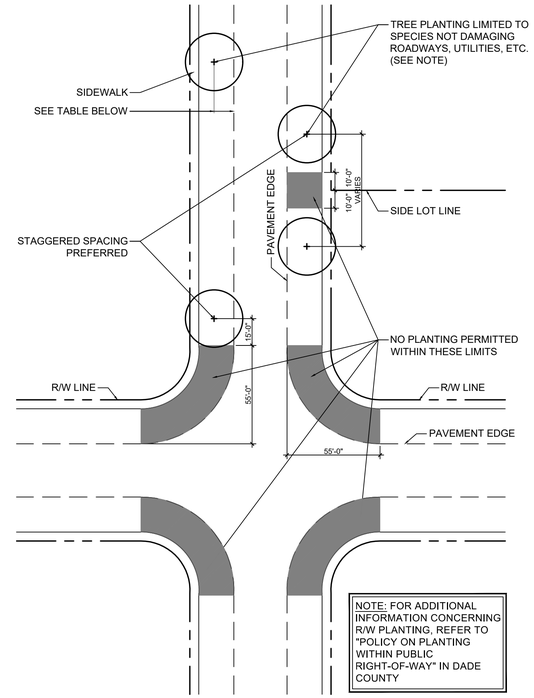
L-5

Cad Id.: 2022-017



TYPICAL 3-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.13 acres 5,481 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	4	6
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	5
D. Street trees (maximum average spacing of 35' o.c.): 63 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 6 Total Trees	6	8
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	60	60
B. No. shrubs allowed x 30% = No. of native shrubs required	18	43

SEE LANDSCAPE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Coccoloba diversiflora	8' HT. X 1.5" CAL.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CV	8	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
CE	38	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	5	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	59	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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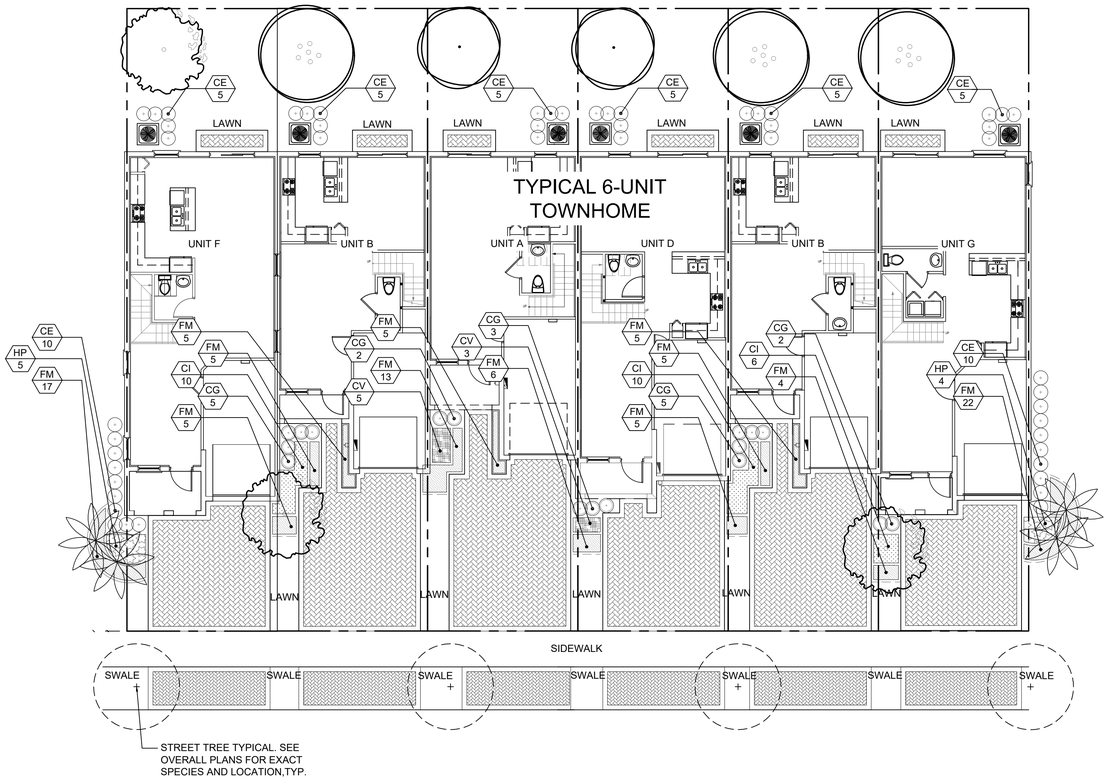
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 3-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

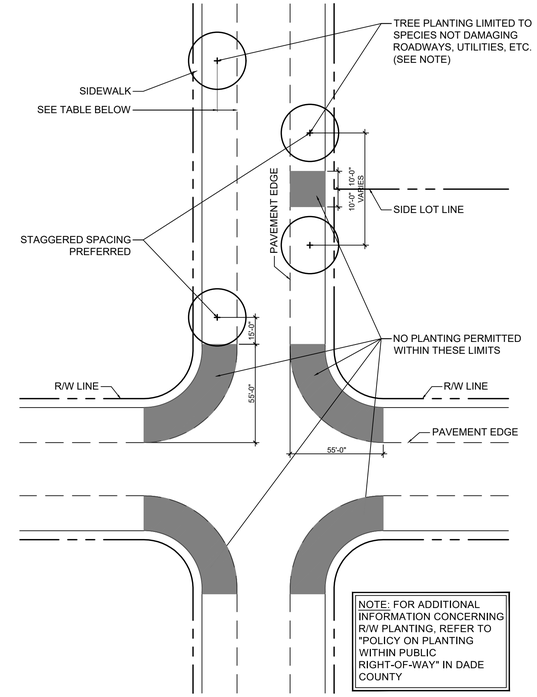
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 3-U TH Landscape Plan
Date: 02/15/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-6
Cad Id.: 2022-017



TYPICAL 6-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.25 acres 10,961 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	7	9
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Natives Required: No. trees provided x 30% =	2	5
D. Street trees (maximum average spacing of 35' o.c.): 126 linear feet along street =	4	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 11 Total Trees	11	13
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	110	110
B. No. shrubs allowed x 30% = No. of native shrubs required	33	87

SEE LANDSCAPE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Coccoloba diversiflora	8' HT. X 1.5" CAL.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	3	Lagerstroemia indica 'Muskogee'	10' HT. X 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	26	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	8	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
CE	50	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	17	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	97	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.927.0991 facsimile: 954.923.9989
www.witkindesign.com

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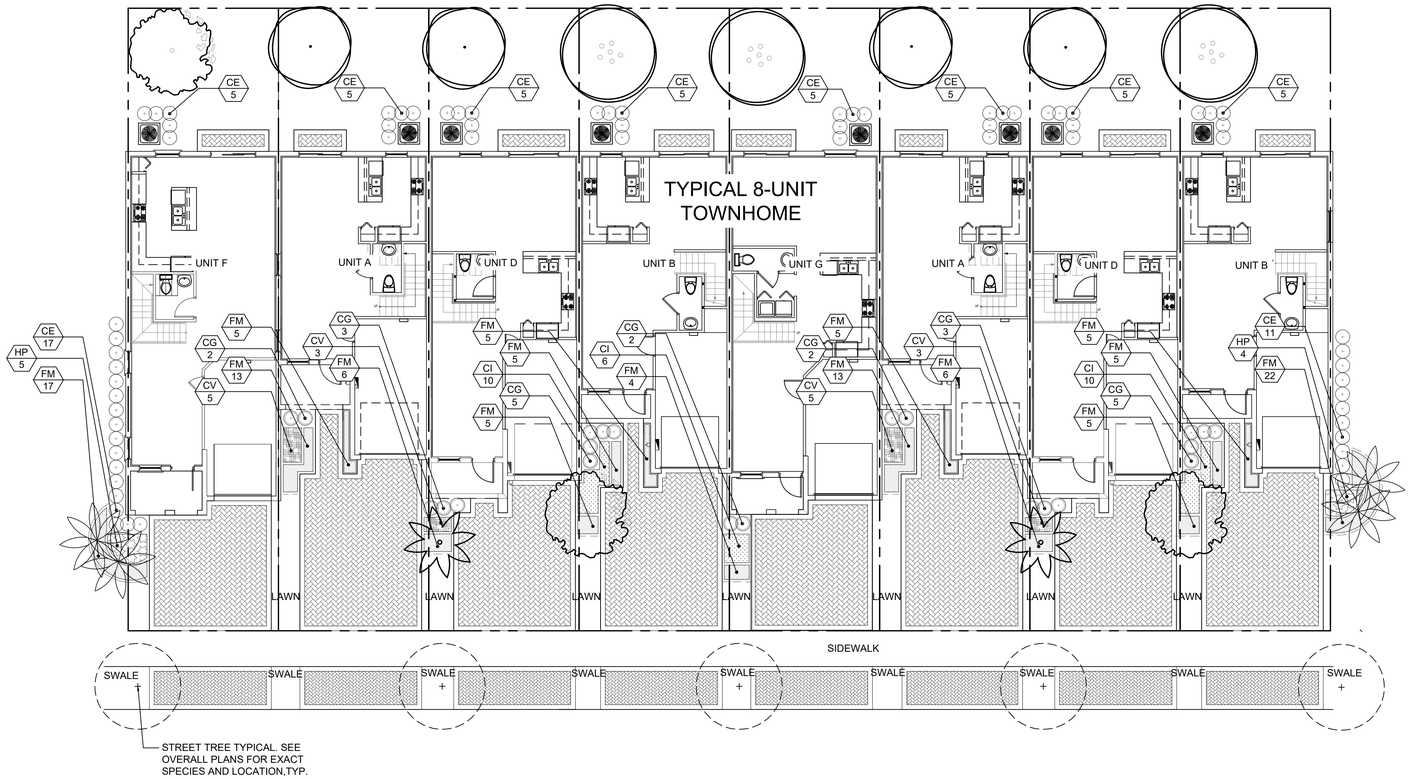
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 6-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

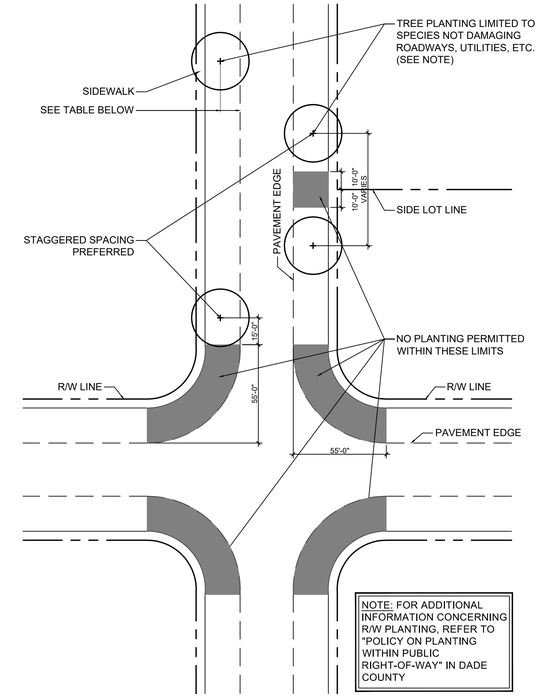
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 6-U TH Landscape Plan
Date: 02/17/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-7
Cad Id.: 2022-017



TYPICAL 8-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.35 acres 15,022 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	10	12
B. % Palms Allowed: No. trees required x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	7
D. Street trees (maximum average spacing of 35' o.c.): 168 linear feet along street =	5	5
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 15 Total Trees	15	17
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	150	150
B. No. shrubs allowed x 30% = No. of native shrubs required	45	110

SEE LANDSCAPE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Muskogee'	10' HT. X 2" Cal.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	4	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	40	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	46	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	30	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	27	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	115	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	7	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
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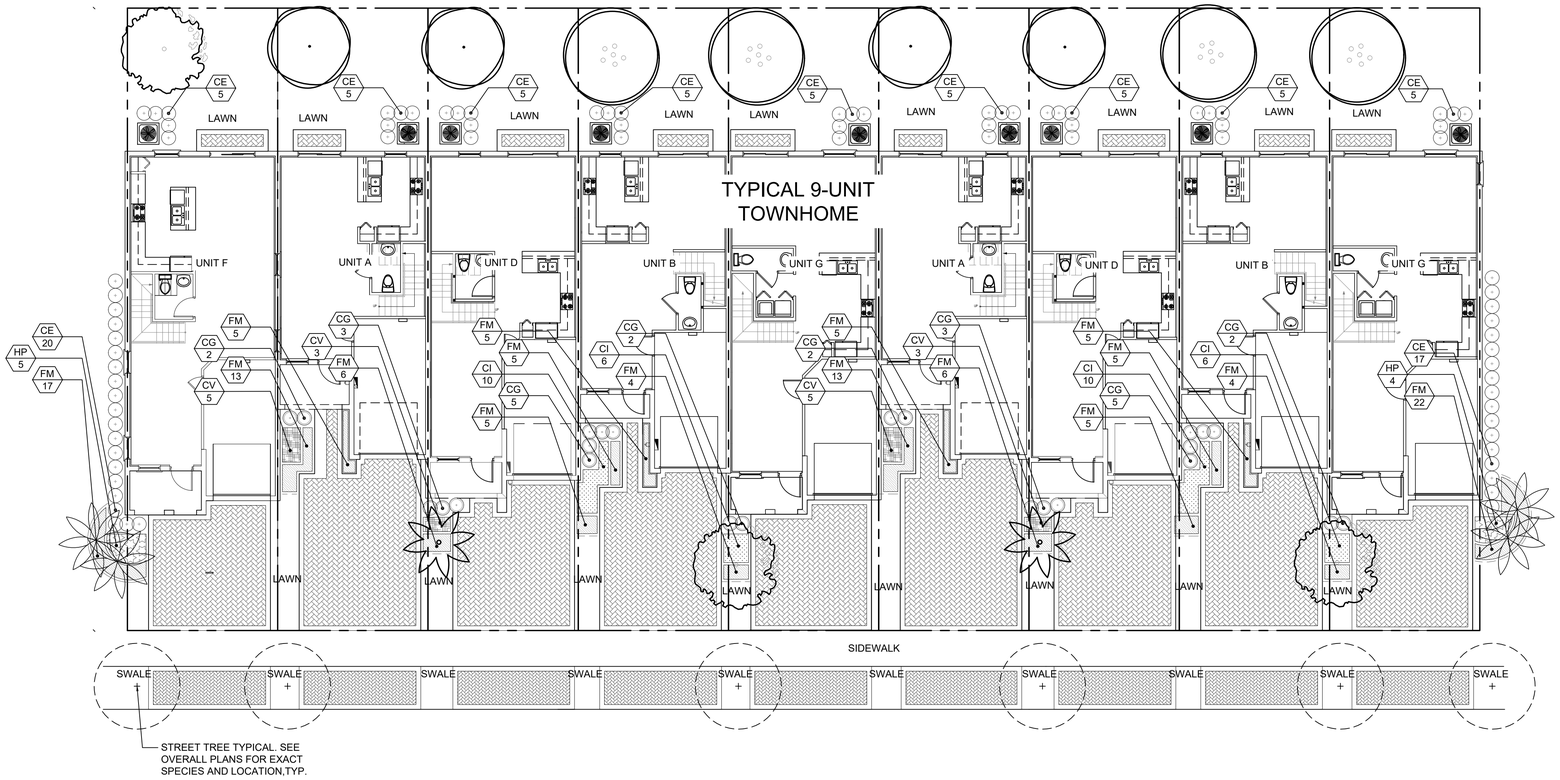
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 8-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

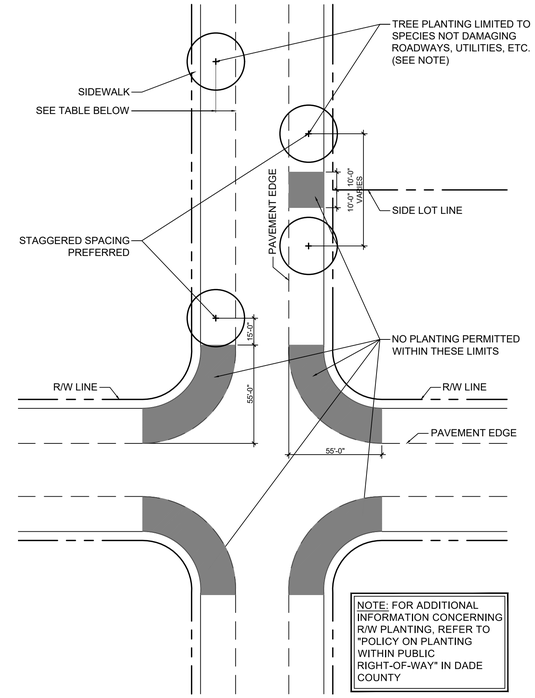
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 8-U TH Landscape Plan
Date: 02/17/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-8
Cad Id.: 2022-017



TYPICAL 9-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.38 acres 16,443 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	11	13
B. % Palms Allowed: No. trees required x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	7
D. Street trees (maximum average spacing of 35' o.c.): 189 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 17 Total Trees	17	19
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	170	170
B. No. shrubs allowed x 30% = No. of native shrubs required	51	133

SEE LANDSCAPE

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Lagerstroemia indica 'Muskogee'	10' HT. X 2" Cal.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	4	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	3	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" Cal.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	82	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	28	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	35	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	16	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	125	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
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- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
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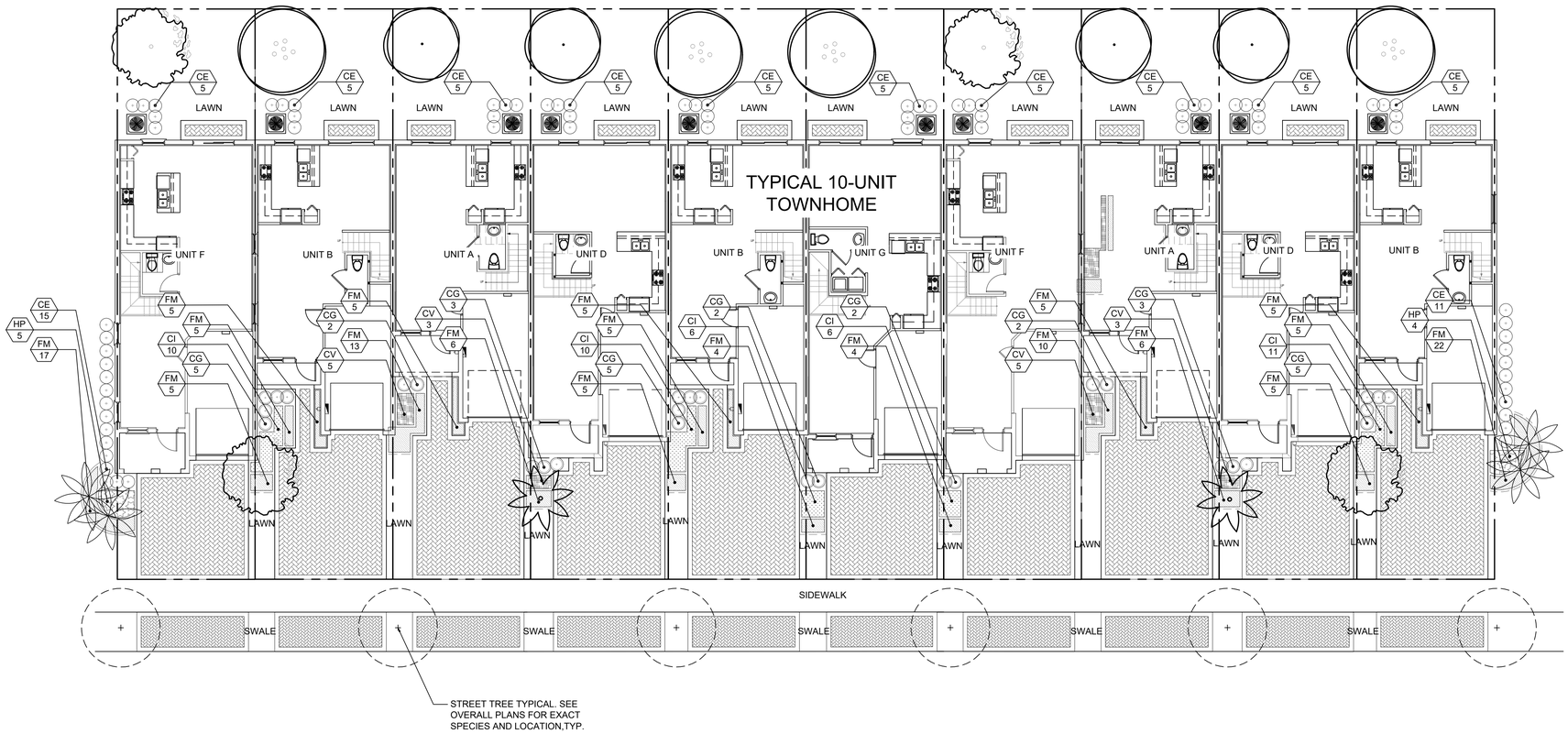
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 9-UNIT TOWNHOME LANDSCAPE PLAN

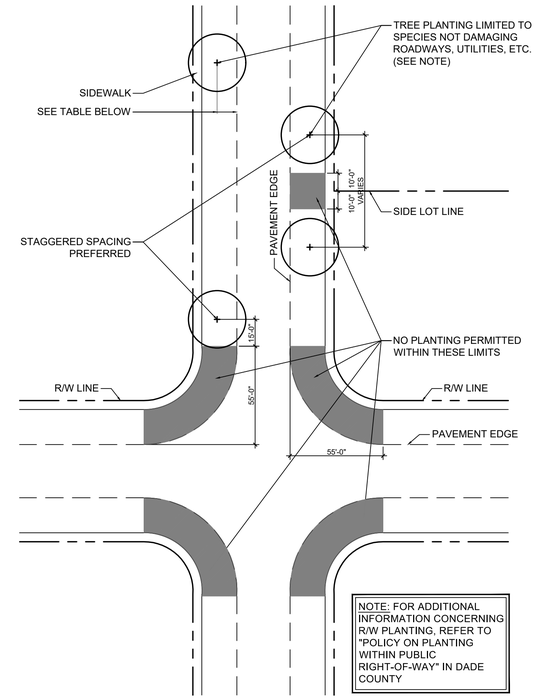
Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 9-U TH Landscape Plan
Date: 02/17/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-9
Cad Id.: 2022-017





Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

TYPICAL 10-UNIT TOWNHOME LANDSCAPE PLAN

Scale: 1"=10'-0"

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area 0.42 acres 18,268 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	12	14
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	8
D. Street trees (maximum average spacing of 35' o.c.): 210 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 18 Total Trees	18	20
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	180	180
B. No. shrubs allowed x 30% = No. of native shrubs required	54	143

SEE LANDSCAPE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Lagerstroemia indica 'Muskogee'	10' HT. X 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.SINGLE TRUNK
	4	*Coccoloba diversiflora	8' HT. X 1.5" CAL.
		PIGEON PLUM	F.G.
	4	*Conocarpus erectus 'sericeus'	8' HT. X 1.5" CAL.
		SILVER BUTTONWOOD	F.G.
	2	Veitchia montgomeryana 'single'	10' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	76	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	33	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	46	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	16	Codieaum variegatum 'Gold Dust'	18" HT. X 18" SPR. / 18" O.C.
		GREEN- YELLOW CROTON	3 GAL.
FM	137	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	9	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
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- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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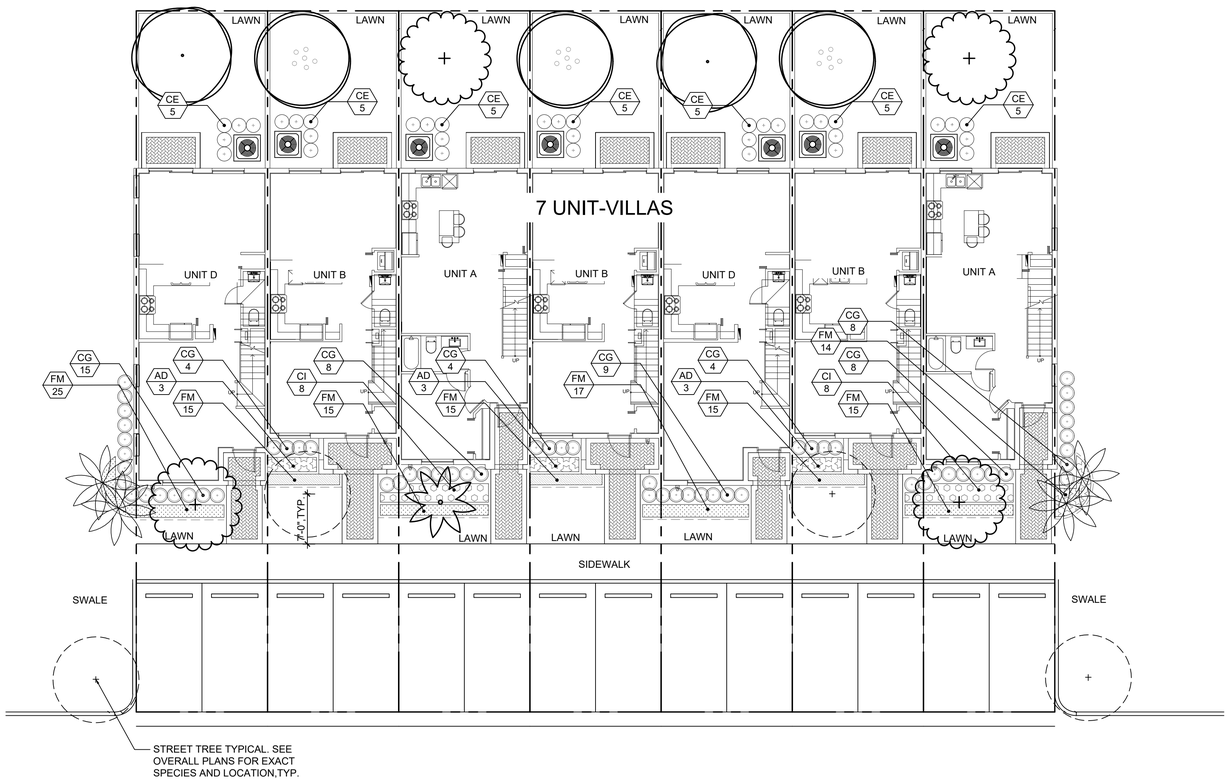
Project:
ANTILLA BY KOLTER LAND
MIAMI DADE, FLORIDA
TYPICAL 10-UNIT TOWNHOME LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

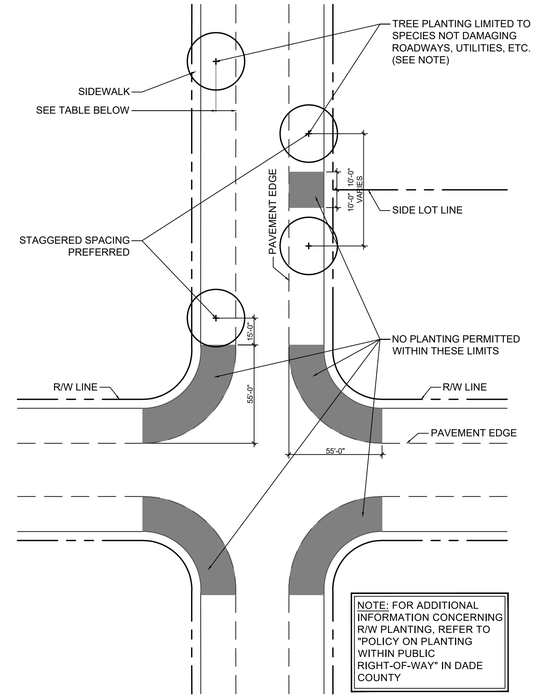
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Typ. 10-U TH Landscape Plan
Date: 02/16/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-10
Cad Id.: 2022-017



TYPICAL 7- UNIT VILLA LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	2	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	4	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	1	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	9	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	35	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	60	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	131	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	16	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .29 acres 12,577 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	8	10
B. % Palms Allowed: No. trees required x 30% =	3	1
C. % Natives Required: No. trees provided x 30% =	3	6
D. Street trees (maximum average spacing of 35' o.c.): 129 linear feet along street =	4	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 12 Total Trees	12	14
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	120	120
B. No. shrubs required x 30% = No. of native shrubs required	36	95

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

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WITKIN HULTS DESIGN GROUP, INC.
107 Grand Canal Drive Palm Beach Gardens, Florida
phone: 954.923.7194 fax: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
7 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
11.City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: 7 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-11
Cad Id.: 2022-017

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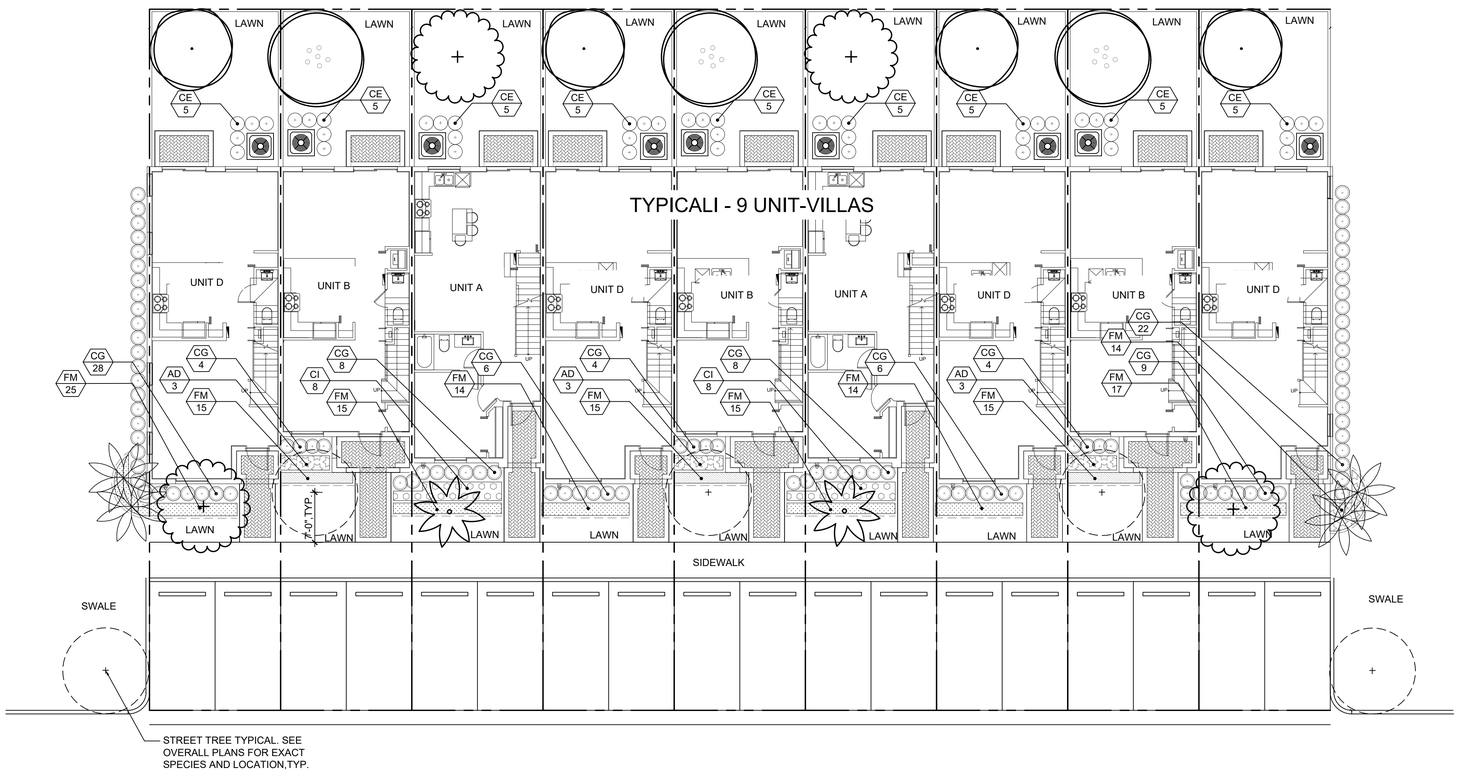
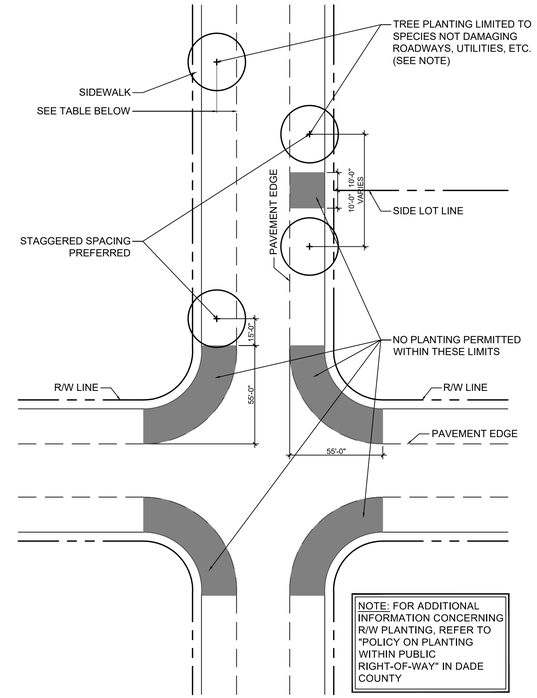


TYPICAL 9-UNIT VILLA LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	4	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	4	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	9	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	45	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	90	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	159	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	16	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .37 acres 16,170 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	11	13
B. % Palms Allowed: No. trees required x 30% =	3	2
C. % Natives Required: No. trees provided x 30% =	3	8
D. Street trees (maximum average spacing of 35' o.c.): 165 linear feet along street =	5	5
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 16 Total Trees	16	18
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	160	160
B. No. shrubs required x 30% = No. of native shrubs required	48	135

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS DESIGN GROUP, INC.
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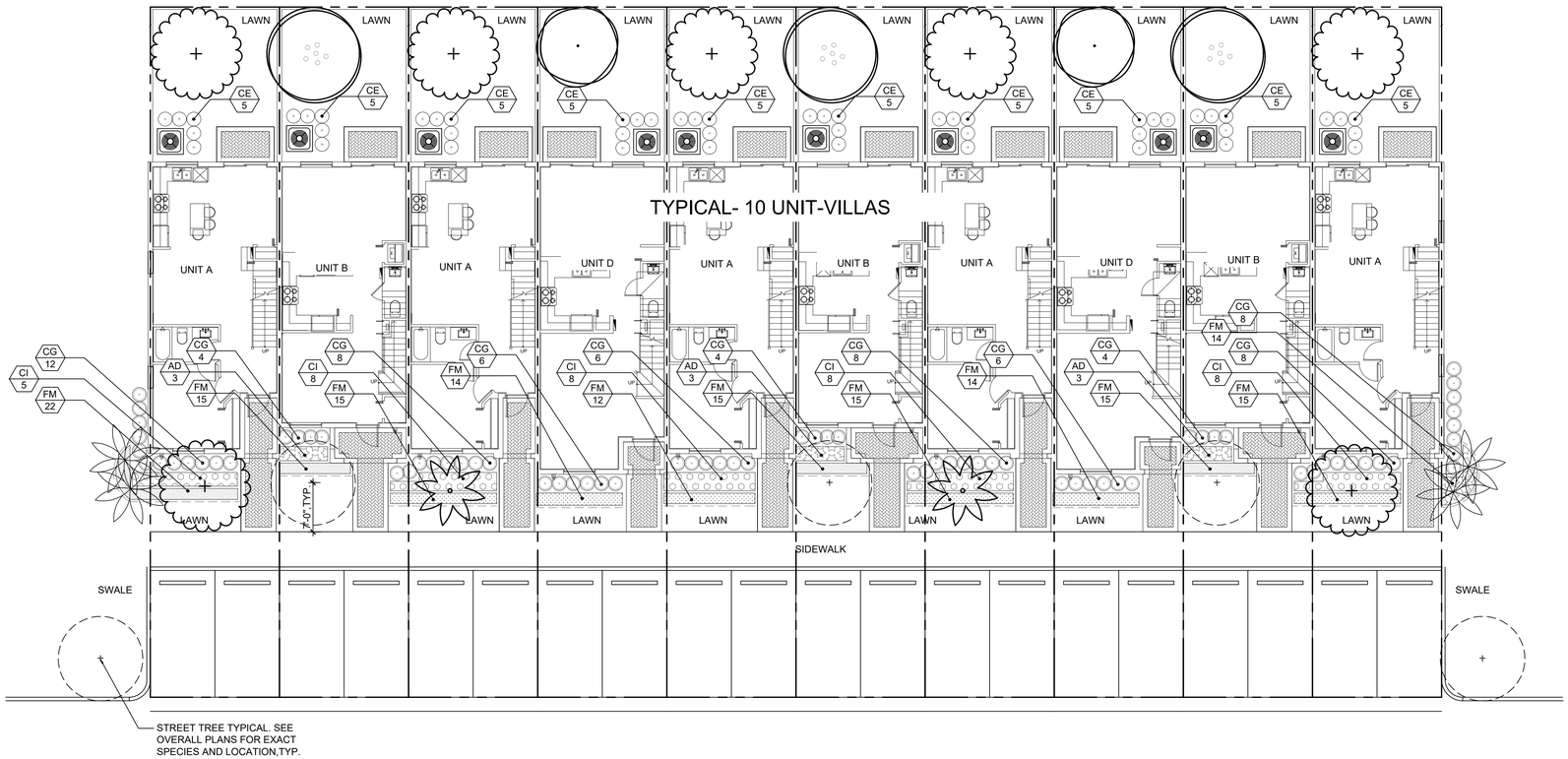
Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
9 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
11 City Comments	06.08.2022	JV

Seal:

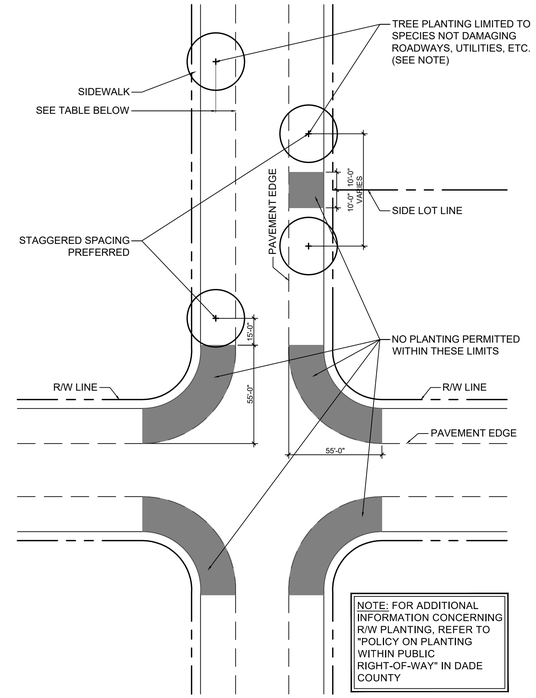
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 9 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-12
Cad Id.: 2022-017



TYPICAL 10- UNIT VILLAS LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	2	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	7	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	9	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	50	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	74	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	166	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	37	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .41 acres 17,967 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	12	14
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	9
D. Street trees (maximum average spacing of 35' o.c.): 184 linear feet along street =	5	5
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 17 Total Trees	17	19
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	170	170
B. No. shrubs required x 30% = No. of native shrubs required	51	124

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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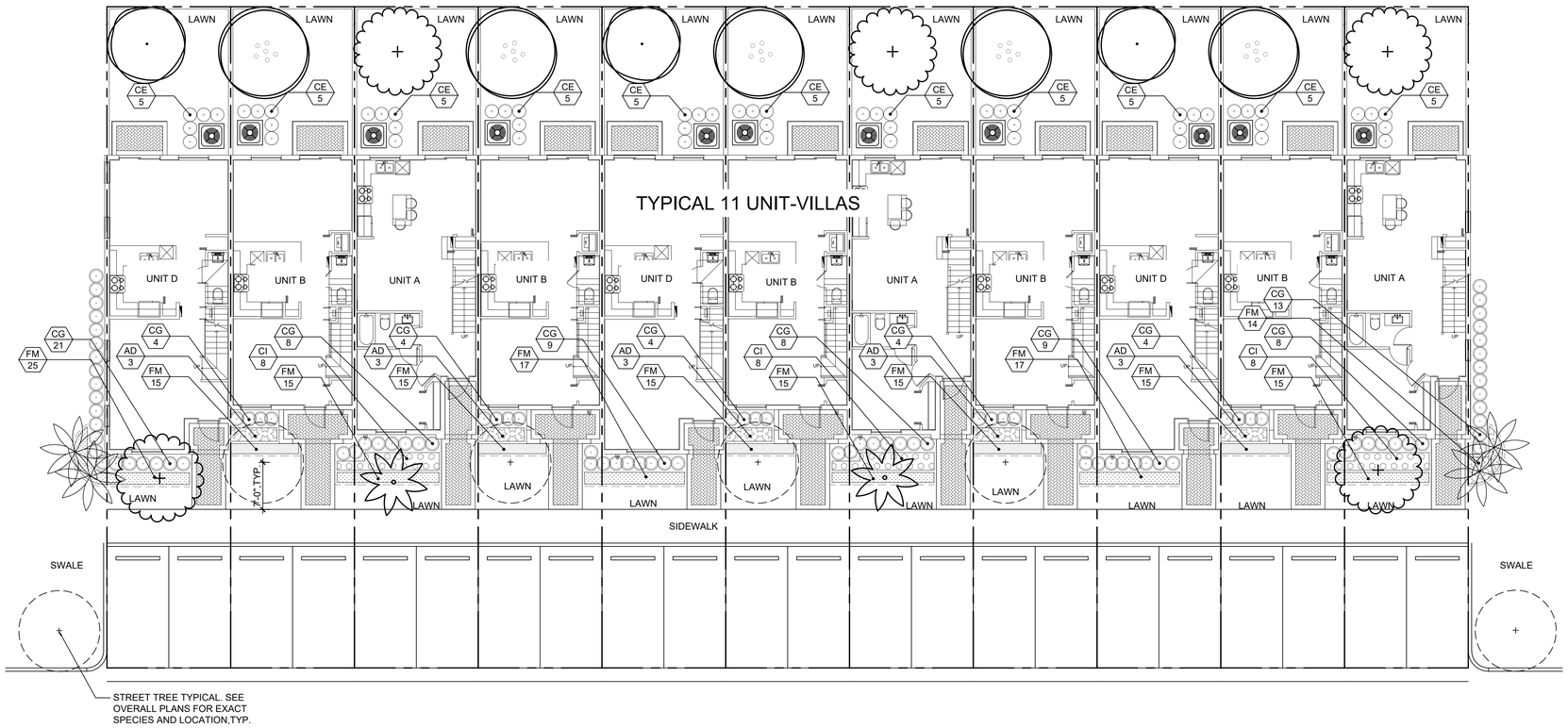
Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
10 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

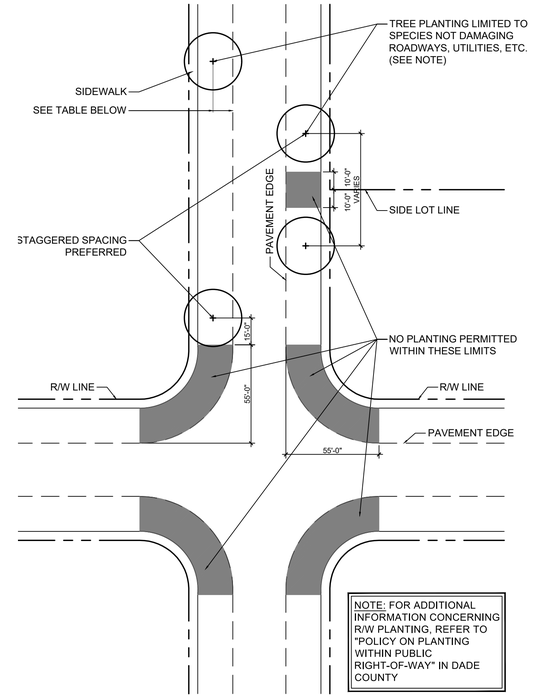
Lic. # LA0000889
Member: A.S.L.A.

Drawing: 10 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-13
Cad Id.: 2022-017



TYPICAL 11- UNIT VILLAS LANDSCAPE PLAN

Scale: 1"=10'



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	5	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	3	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	5	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	15	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	55	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	96	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	193	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	24	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .45 acres 19,763 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	13	15
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	8
D. Street trees (maximum average spacing of 35' o.c.): 202 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 19 Total Trees	19	21
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	190	190
B. No. shrubs required x 30% = No. of native shrubs required	57	151

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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www.witkindesign.com

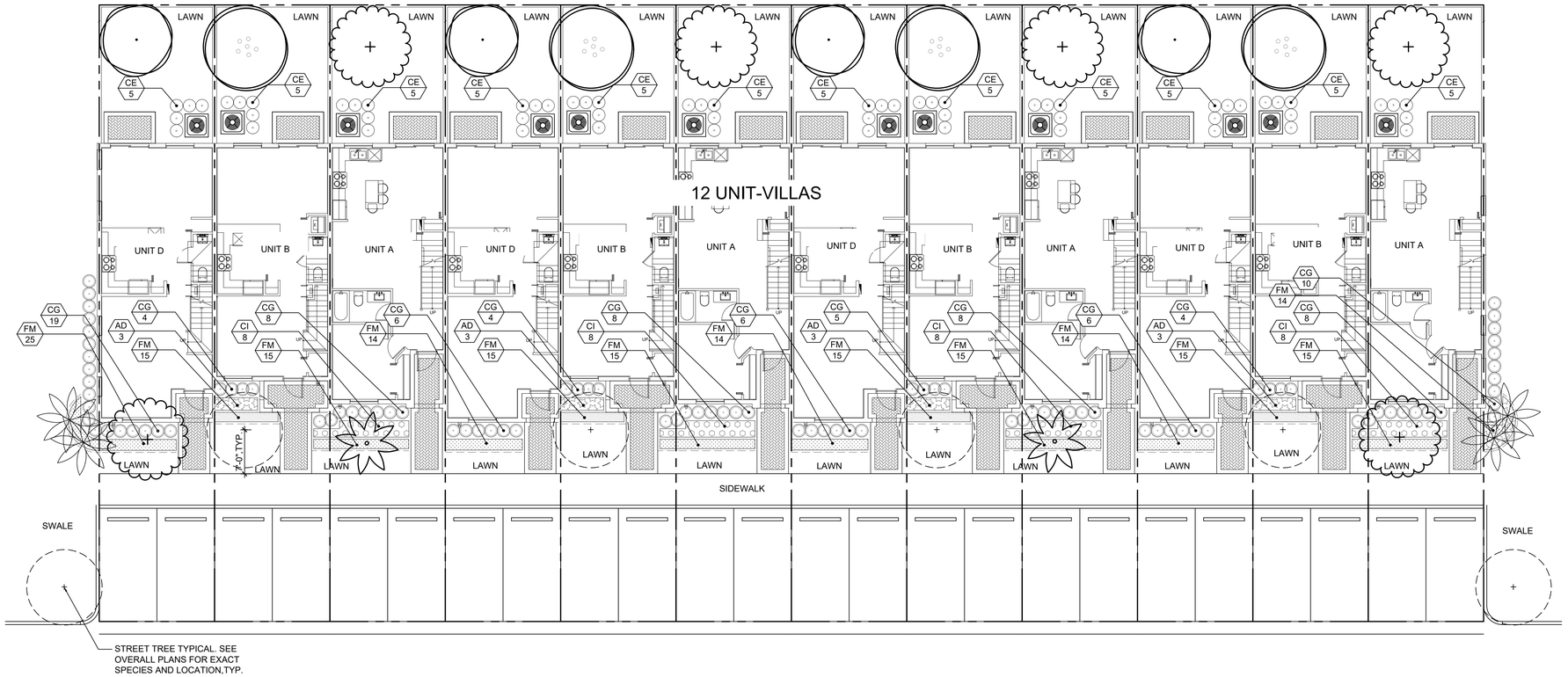
Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
11 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

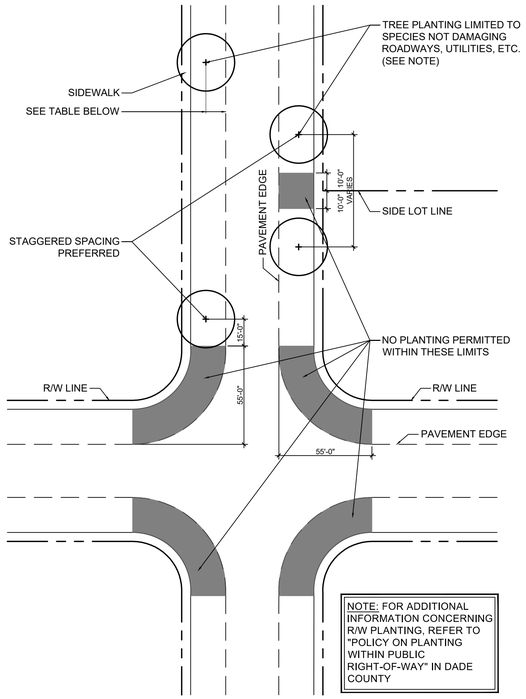
Revisions:	Date:	By:
11 City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: 11 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-14
Cad Id.: 2022-017





Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

TYPICAL 12- UNIT VILLAS LANDSCAPE PLAN

Scale: 1"=10'

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	4	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	6	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	12	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	60	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	96	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	201	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	32	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M W/ RU-TH USE Net Lot Area .50 acres 21,560 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	14	16
B. % Palms Allowed: No. trees required x 30% =	4	2
C. % Natives Required: No. trees provided x 30% =	4	10
D. Street trees (maximum average spacing of 35' o.c.): 220 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 20 Total Trees	20	22
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	200	200
B. No. shrubs required x 30% = No. of native shrubs required	60	156

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

WITKIN HULTS DESIGN GROUP
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phone: 954.923.7214 facsimile: 954.923.9689
www.witkindesign.com

Project:
ANTILLA BY: KOLTER LAND
MIAMI DADE, FLORIDA
12 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

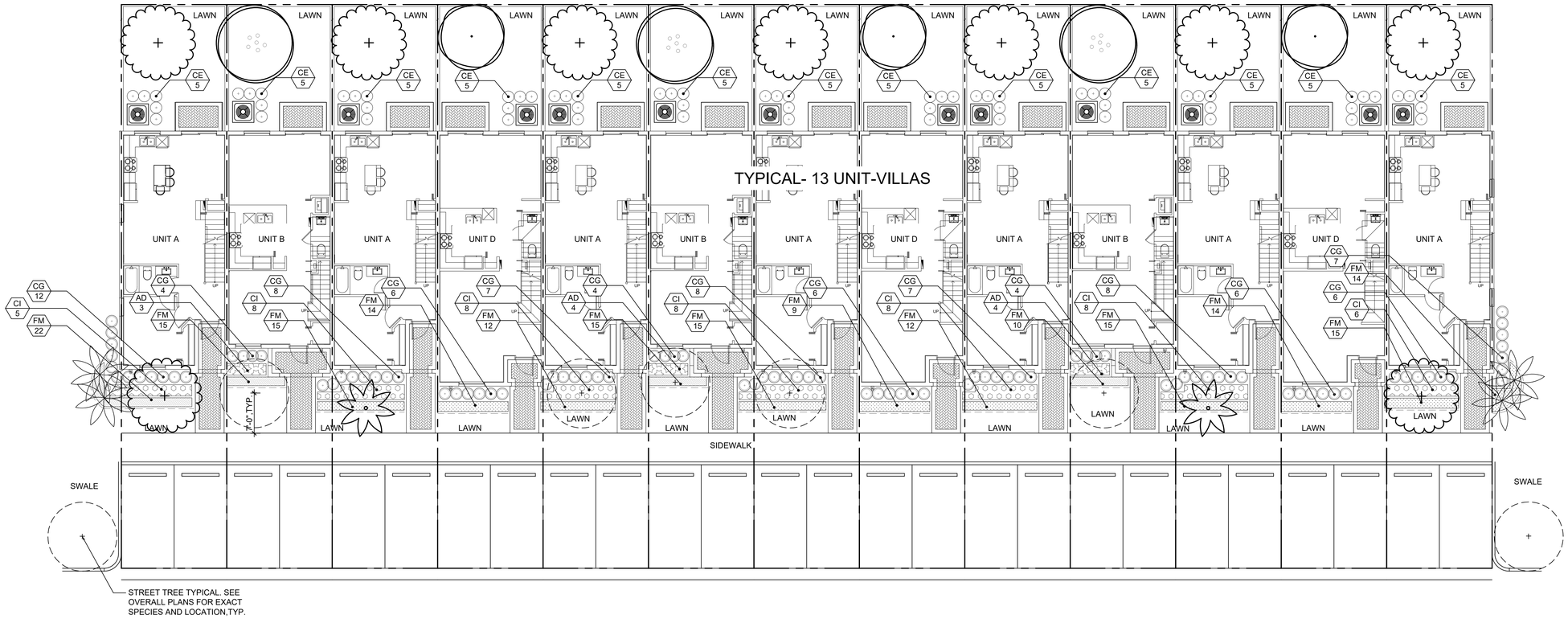
Revisions:	Date:	By:
1) City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: 12 Unit-Villas Typ.
Date: 02/18/2022
Scale: See Left
Drawn by: NG
Sheet No.:
L-15
Cad Id.: 2022-017

©2020 Residential Commercial Land Architecture Interiors 2020 2174 Antillas Kolter 2020 2174 Land Plan_L-15 Wed Jun 10, 2020



TYPICAL 13- UNIT VILLA LANDSCAPE PLAN

Scale: 1"=10'

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
	3	Lagerstroemia indica 'Natchez'	10' HT. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
	3	*Conocarpus erectus	8' HT. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	9	*Ilex cassine	8' HT. 1.5" CAL.
		DAHOON HOLLY	F.G.
	2	Adonidia merrillii 'single'	10' O.A. HT., SINGLE
		SINGLE CHRISTMAS PALM	F.G.
	2	Veitchia montgomeryana 'double'	10' O.A. HT., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
AD	11	Asparagus densiflorus 'Myer's'	24" HT. X 24" SPR. / 24" O.C.
		Foxtail fern	3 GAL.
CE	65	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	93	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
FM	197	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
CI	51	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

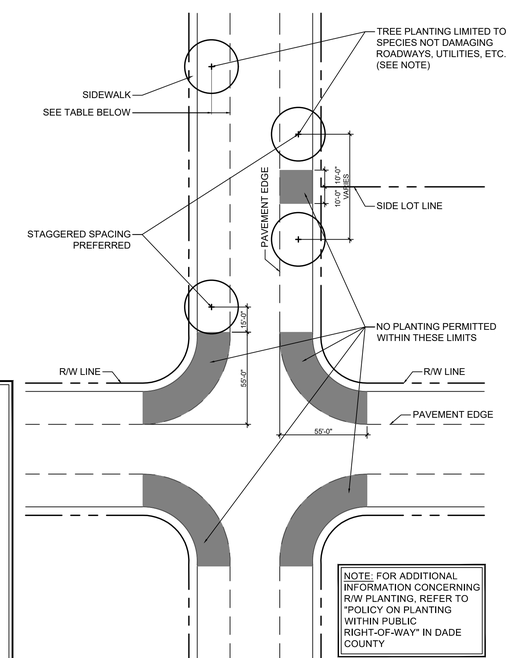
Zoning District: RU-3M W/ RU-TH USE Net Lot Area .54 acres 23,387 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	15	17
B. % Palms Allowed: No. trees required x 30% =	5	2
C. % Natives Required: No. trees provided x 30% =	5	12
D. Street trees (maximum average spacing of 35' o.c.): 239 linear feet along street =	7	7
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 22 Total Trees	22	24
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	220	220
B. No. shrubs required x 30% = No. of native shrubs required	66	158

SEE LANDSCAPE LIST

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

WITKIN HULTS DESIGN GROUP, INC.
307 Clematis Street, Suite 2-114 West Palm Beach, Florida
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www.witkindesign.com

Project:

ANTILLA BY: KOLTER LAND

MIAMI DADE, FLORIDA

13 UNIT-VILLAS TYPICAL LANDSCAPE PLAN

Revisions:	Date:	By:
11 City Comments	06.08.2022	JV

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: 13 Unit-Villas Typ.

Date: 02/17/2022

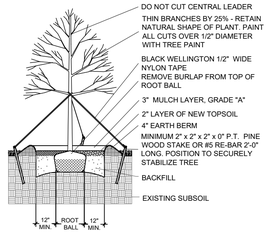
Scale: See Left

Drawn by: NG

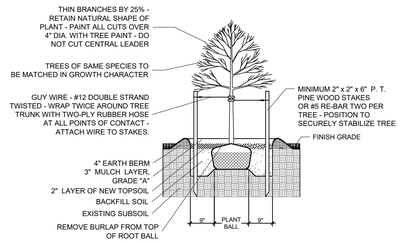
Sheet No.:

L-16

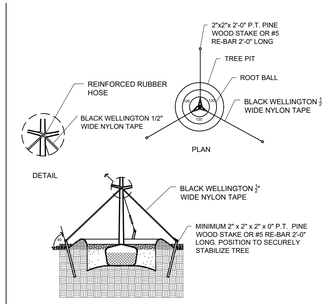
Cad Id.: 2022-017



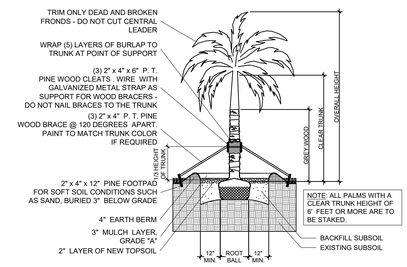
LARGE TREE PLANTING DETAIL



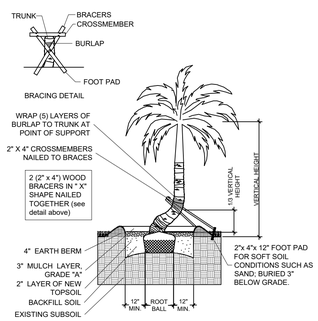
SMALL TREE PLANTING DETAIL



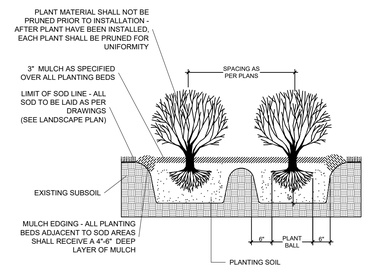
TYPICAL TREE GUYING DETAIL



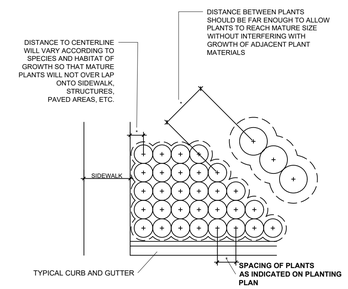
STRAIGHT TRUNK PALM PLANTING DETAIL



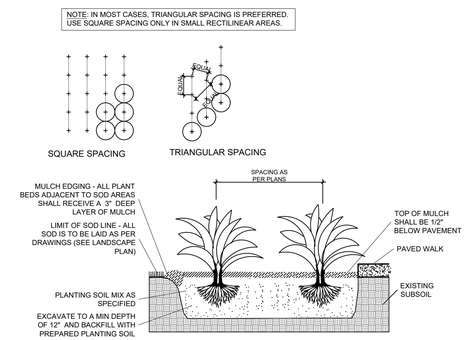
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3687 facsimile: 954.923.8689
www.witkindesign.com

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Project:
ANTILLA BY KOLTER LAND
MIAMI-DADE COUNTY, FL
LANDSCAPE DETAILS

Revisions:	Date:	By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 02/22/2022
Scale: See Left
Drawn by: JV
Sheet No.:
L-17
Cad Id.: 2022-017

RESOLUTION NO. 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Antillia Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 7th day of November, 2023.

ATTEST:

ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Antillia
Community Development District

Amended Final Budget For
Fiscal Year 2022/2023
October 21, 2022 - September 30, 2023

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

AMENDED FINAL BUDGET

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 21, 2022 - SEPTEMBER 30, 2023

REVENUES	FISCAL YEAR 2022/2023 BUDGET 10/21/22 - 9/30/23	AMENDED FINAL BUDGET 10/21/22 - 9/30/23	YEAR TO DATE ACTUAL 10/21/22 - 9/29/23
O&M Assessments	0	**0**	0
Developer Contribution	86,417	**81,783**	81,783
Debt Assessments	0	**0**	0
Interest Income	0	**155**	155
Total Revenues	**$ 86,417**	**$ 81,938**	**$ 81,938**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**400**	400
Payroll Taxes	0	**300**	30
Management	35,750	**35,750**	35,750
Legal	30,000	**19,790**	19,790
Assessment Roll	0	**0**	0
Audit Fees	0	**0**	0
Arbitrage Rebate Fee	0	**0**	0
Insurance	5,000	**4,287**	4,287
Legal Advertisements	5,000	**4,500**	3,615
Miscellaneous	1,500	**1,000**	576
Postage	200	**640**	624
Office Supplies	2,500	**1,925**	1,875
Dues & Subscriptions	175	**175**	175
Website Management & ADA Compliance	2,292	**2,292**	2,292
Trustee Fees	0	**0**	0
Continuing Disclosure Fee	0	**0**	0
Total Administrative Expenditures	**$ 82,417**	**$ 71,059**	**$ 69,414**
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	2,000	**500**	0
Miscellaneous Maintenance	2,000	**500**	0
Appraisal Fee	0	**3,350**	3,350
Field Operations	0	**0**	0
Total Maintenance Expenditures	**$ 4,000**	**$ 4,350**	**$ 3,350**
Total Expenditures	**$ 86,417**	**$ 75,409**	**$ 72,764**
REVENUES LESS EXPENDITURES	**$ -**	**$ 6,529**	**$ 9,174**
Bond Payments	0	**0**	0
BALANCE	**$ -**	**$ 6,529**	**$ 9,174**
County Appraiser & Tax Collector Fee	0	**0**	0
Discounts For Early Payments	0	**0**	0
EXCESS/ (SHORTFALL)	**$ -**	**$ 6,529**	**$ 9,174**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 6,529**	**$ 9,174**

Fund Balance As Of 9/30/2022	$0
Projected FY 2022/2023 Activity	$6,529
Fund Balance As Of 9/30/2023	$6,529

Antillia
Community Development District

Financial Report For
September 2023

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FISCAL YEAR 2022/2023
SEPTEMBER 2023

REVENUES	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
Administrative Assessments	0	0	0
Maintenance Assessments	0	0	0
Debt Assessments	0	0	0
Developer Contribution	86,417	10,182	81,783
Interest Income	0	19	155
Total Revenues	**$ 86,417**	**$ 10,201**	**$ 81,938**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	400
Payroll Taxes	0	0	30
Management	35,750	3,250	35,750
Legal	30,000	500	19,790
Assessment Roll	0	0	0
Audit Fees	0	0	0
Insurance	5,000	0	4,287
Legal Advertisements	5,000	0	3,615
Miscellaneous	1,500	56	576
Postage	200	29	624
Office Supplies	2,500	78	1,875
Dues & Subscriptions	175	0	175
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Website Management & ADA Compliance	2,292	209	2,292
Total Administrative Expenditures	**$ 82,417**	**$ 4,122**	**$ 69,414**
Maintenance Expenditures			
Engineering/Inspections	2,000	0	0
Miscellaneous Maintenance	2,000	0	0
Appraisal Fee	0	0	3,350
Total Maintenance Expenditures	**$ 4,000**	**$ -**	**$ 3,350**
TOTAL EXPENDITURES	**$ 86,417**	**$ 4,122**	**$ 72,764**
REVENUES LESS EXPENDITURES	**$ -**	**$ 6,079**	**$ 9,174**
Bond Payments	0	0	0
BALANCE	**$ -**	**$ 6,079**	**$ 9,174**
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	**$ -**	**$ 6,079**	**$ 9,174**

Bank Balance As Of 9/30/23	**$ 14,855.65**
Accounts Payable As Of 9/30/23	**$ 5,681.68**
Accounts Receivable As Of 9/30/23	**$ -**
Available Funds As Of 9/30/23	**$ 9,173.97**

Antillia Community Development District
Budget vs. Actual
October 2022 through September 2023

	Oct 22 - Sept 23	22/23 Budget	$ Over Budget	% of Budget
Income				
01-6000 · Developer Contribution	81,783.08	86,417.00	-4,633.92	94.64%
01-9410 · Interest Income (GF)	155.22	0.00	155.22	100.0%
Total Income	81,938.30	86,417.00	-4,478.70	94.82%
Expense				
01-1131 · Supervisor Fees	400.00	0.00	400.00	100.0%
01-1130 · Payroll Tax Expense	30.60	0.00	30.60	100.0%
01-1308 · Appraisal Fee	3,350.00	0.00	3,350.00	100.0%
01-1310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
01-1311 · Management Fees	35,750.00	35,750.00	0.00	100.0%
01-1313 · Website Management fee	2,291.63	2,292.00	-0.37	99.98%
01-1315 · Legal Fees	19,790.50	30,000.00	-10,209.50	65.97%
01-1450 · Insurance	4,287.00	5,000.00	-713.00	85.74%
01-1480 · Legal Advertisements	3,615.20	5,000.00	-1,384.80	72.3%
01-1512 · Miscellaneous	575.60	1,500.00	-924.40	38.37%
01-1513 · Postage and Delivery	623.84	200.00	423.84	311.92%
01-1514 · Office Supplies	1,874.96	2,500.00	-625.04	75.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1815 · Miscellaneous Maintenance	0.00	2,000.00	-2,000.00	0.0%
Total Expense	72,764.33	86,417.00	-13,652.67	84.2%
Net Income	**9,173.97**	**0.00**	**9,173.97**	**100.0%**

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency <u>is</u> ~~shall~~ not ~~be~~ prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section<u>, including conduct that violates subsections (6) and (8), is</u> ~~shall be~~ deemed a conflict of interest in violation of the standards of conduct set forth by this section.

CODING: Words ~~stricken~~ are deletions; words <u>underlined</u> are additions.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and~~ commissioners <u>of community redevelopment agencies, and elected local officers of independent special districts</u>.—

(2)

<u>(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.</u>

<u>(f)</u>~~(e)~~ The Legislature intends that a constitutional officer<u>,</u> ~~or~~ elected municipal officer<u>, or elected local officer of an independent special district</u> who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer<u>,</u> ~~or~~ elected municipal officer<u>, or elected local officer of an independent special district</u> assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer<u>,</u> ~~or~~ elected municipal officer<u>, or elected local officer of an independent special district</u> assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

CODING: Words ~~stricken~~ are deletions; words <u>underlined</u> are additions.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.