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BP DORAL

SITE PLAN SET - PHASE II

7705 NW 48TH ST DORAL, FL 33166

FOLIO No: 35-3022-008-0010, 35-3022-020-0010

SECTION 22, TOWNSHIP 53S, RANGE 40E

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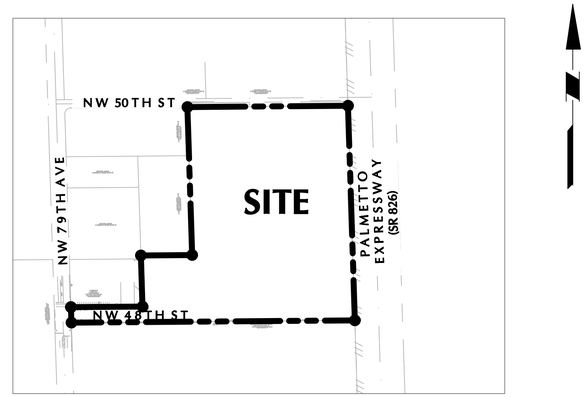
PHOTOMETRIC SHEETS BY PUGA AND ASSOCIATES, INC.

SHEET NO.	DESCRIPTION
ESP-1	PHOTOMETRIC SITE PLAN



LOCATION SKETCH

300 0 150 300

SCALE: 1" = 300'

NOTE:

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).

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!

DESIGN TICKET NUMBER: 157407557

LEGAL DESCRIPTION:

PARCEL 1:
TRACT "A", "PALMETTO OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
TRACT "A", "COLUMBUS BUSINESS CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND TRACT "B", "THE 79 SHOPS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND THE SOUTH 5 FEET OF TRACT "A", THE 79 SHOPS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 685,436 SQUARE FEET (15.735 ACRES), MORE OR LESS.

PARCEL 3:
EASEMENTS, AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND AMONG CORPORATE PARK OF MIAMI, LLC., A FLORIDA LIMITED LIABILITY COMPANY ("EAST OWNER"), TO AND IN FAVOR OF ZINN CBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("WEST OWNER"), FILED JANUARY 31, 2013, RECORDED IN OFFICIAL RECORDS BOOK 28468, PAGE 4722; AS AFFECTED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, FILED MARCH 06, 2013, RECORDED IN OFFICIAL RECORDS BOOK 28516, PAGE 2949, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MDWASD ID: 32929

Date	Description	No.

REVISIONS

This item has been digitally signed and sealed by Michael Carr, 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.

MICHAEL CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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FBPE Registry No. 0000601/LB8172/LB8198

Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

COVER SHEET

Project No.	Drawing No.
330138701	C-100
Date: JUNE 2025	
Drawn By: JAM	
Checked By: MPC	

Project No. 330138701

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M-DWASD WATER & SEWER NOTES

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.

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
	03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5	SHEET 1 OF 2
	07/20/2016	D.V.	ITEM		

ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NGVD 1929 UNLESS OTHERWISE NOTED.

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.

WATER DISTRIBUTION SYSTEM:

1. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP WATER MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

SANITARY SEWER COLLECTION SYSTEM:

1. ANY EXISTING PUBLIC SEWER SERVICE WITHIN THE PROPERTY MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
3. ALL SEWER LATERALS MUST COMPLY WITH SS1.0 AND GS 1.5

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 TO THE NEW ONES, 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 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

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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.

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
	03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	GS 0.5	SHEET 2 OF 2
	07/20/2016	D.V.	ITEM		

NOTE

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

NOTE:

RE-RECORDING OF EASEMENT MD-WASD DOES NOT PROCESS PARTIAL RELEASE OF EX 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.

HEALTH DEPARTMENT NOTES

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER, FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT AND AT LEAST 3 FT MINIMUM.

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 MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES IF ABOVE OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER 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 OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

GENERAL SITE NOTES:

1. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INTERPRETATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. ALL PAVEMENT RESTORATION SHALL BE PER R-21.1.

Regulatory and Economic Resources
RER NOTES ON WATER-SEWER INSTALLATION
(NOT PART OF M-DWASD NOTES NOR APPROVAL)

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 BOTTOM 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:
   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 FORMAL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THE 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:
   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 TEXT 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 THE 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 THE ALLOWED.
6. FORCE MAIN 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 FORCE MAIN 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. FOR 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 OBVIOUS 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

GENERAL NOTES AND SPECIFICATIONS

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE AND UTILITY STRUCTURES AND MANUFACTURED PRODUCTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH CONSTRUCTION.
7. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC MEASURES (INCLUDING DESIGN AND PERMITTING) AS REQUIRED BY THE LOCAL, COUNTY, OR STATE AGENCY HAVING JURISDICTION.
8. THE CONTRACTOR IS REQUIRED TO KEEP DETAILED RECORDS OF THE CONSTRUCTION COMPLETED. SPECIFICALLY, ALL UNDERGROUND STRUCTURES, DRAINAGE, WATER, SANITARY, GAS, ELECTRIC, COMMUNICATIONS PIPING, CONDUIT OR APPURTENANCES AND ACCESSORIES AND ALL ABOVE GROUND FEATURES INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS, WATER VALVES, DRAINAGE AND SEWER CLEANOUTS, LIGHT POLES AND SIGNS SHALL BE RECORDED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE THAT THE WORK IS PERFORMED. ELEVATIONS OF TOP OF WATER PIPING SHALL BE RECORDED AT ALL BENDS, TEES, AND AT ALL STORM DRAINAGE AND SANITARY SEWER CROSSINGS. SANITARY SEWER TOP OR BOTTOM OF PIPE ELEVATIONS SHALL BE RECORDED AT ALL CROSSINGS WITH WATER AND STORM DRAINAGE PIPING. FINISHED GRADE ELEVATIONS AT ALL WATER VALVES, FIRE HYDRANTS, SANITARY MANHOLES, DRAINAGE STRUCTURES AND CLEANOUT LOCATIONS WILL BE RECORDED. CURB AND PAVEMENT FINISHED GRADE ELEVATIONS AT ALL HIGH AN LOW POINTS, ALONG SWALES, CENTERLINES OF ROADS OR DRIVE AISLES, AND IN PARKING AREAS, SHALL BE RECORDED. AS-BUILT SURVEYS OF THESE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION AND PRIOR TO FINAL PAYMENT BY THE OWNER. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW THE AS-BUILT SURVEYS AND REQUIRE THE COMPLETED WORK CORRECTED, WHERE DEFICIENCIES WITH RESPECT TO THE CONSTRUCTION DRAWINGS AND THE LOCAL, COUNTY AND STATE STANDARDS ARE NOT ADHERED TO BY THE CONTRACTORS WORK.
9. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

I. APPLICABLE CODES:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, MIAMI-DADE WATER AND SEWER DEPARTMENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. LAST REVISED DATE JULY 16, 2024.

II. PRECONSTRUCTION RESPONSIBILITIES:

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON-SITE AND OFF-SITE.

D. THE CONTRACTORS SHALL COORDINATE WITH UTILITIES TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

F. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.

G. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.

H. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

I. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

III. INSPECTION AND TESTING:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:
1. PRESSURE TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. EXFILTRATION TEST OF THE SANITARY SEWAGE SYSTEM.
3. FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING AND DRAINAGE.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS:

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER MAIN FITTINGS, VALVES, PIPES, CATCH BASIN, STORM MANHOLES AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC, AND TRAFFIC PAINT. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION:
1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE M.U.T.C.D. AND MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT:

A. CLEANING UP:
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
4. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. PROJECT RECORD DOCUMENTS:
1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT OR CONCRETE PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 25 FEET INTERVALS.
3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
4. "AS-BUILT" INFORMATION ON WATER MAINS AND GRAVITY SEWERS MUST BE PROVIDED IN ACCORDANCE WITH THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARD AS-BUILT REQUIREMENTS.
5. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION:

A. EARTHWORK AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION C3, "REQUIREMENTS FOR FILLING LAND IN UNINCORPORATED DADE COUNTY", OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.

VIII. STORM DRAINAGE:

A. GENERAL:
1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
3. ALL STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

SECTION	TITLE
310	EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE STRUCTURES
320	DRAINAGE PIPE
340	STORM SEWER MANHOLES
350	CATCH BASINS
360	SEEPAGE DRAIN (FRENCH DRAIN)

NOTE:

ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SAFETY REQUIREMENTS (EG, OSHA, ETC.) AND WITH THE HEALTH AND SAFETY PLAN (HASP) APPROVED BY DERM ON SEPTEMBER 14TH, 2020 WITHIN THE "SOIL MANAGEMENT PLAN" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES DATED SEPTEMBER 8TH, 2020, REVIEWED BY DERM FOR PROJECT FLASH PROJECT (HWR-1045).

B. ALL EXFILTRATION TRENCH SHALL BE AS PER STANDARD DETAIL SD 1.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

C. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.

D. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE LIST OF MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

E. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

F. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

G. THE CONTRACTOR SHALL PROTECT EXISTING AND COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED. (SEE STORMWATER POLLUTION PREVENTION PLAN)

H. ALL EXFILTRATION TRENCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF 15' UNLESS APPROVED BY THE COUNTY AND EOR.

I. PRECAST DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET OR EXCEED FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND ASTM C-478.

IX. PAVING:

A. GENERAL:
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
5. PAVEMENT REPAIRS SHALL BE AS PER STANDARD DETAIL R 21.1 OF THE MIAMI- DADE COUNTY PUBLIC WORKS MANUAL.

B. MATERIALS AND INSTALLATION:
1. ALL WORKS CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
24	CLEARING AND GRUBBING
30	EXCAVATION AND EMBANKMENT
33	STABILIZING
40	RESTORATION OF TRENCHES
51	LIMEROCK BASE
100	PRIME AND TACK COATS
133	TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE

2. STREET NAME SIGNS SHALL BE ERECTED PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS SECTION 168.
3. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (AASHTO T-180-74), LBR 40.
4. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS.
5. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-74, LBR 100.

X. TESTING:

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA. RESULTS OF DENSITY TESTS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA AND PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW.

XI. WATER DISTRIBUTION SYSTEM:

A. GENERAL:
1. ALL MATERIALS, INSTALLATION AND TESTING 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.
2. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
3. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS INSTALLATION AND TESTING:
1. FOLLOW MDWASD SPECIFICATIONS FOR WATER MAINS
2. IN ADDITION SEE MDWASD NOTES ON THIS SHEET.

XII. SANITARY SEWER COLLECTION SYSTEM:

A. GENERAL:
1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
3. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
4. ANY EXISTING PUBLIC SEWER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
5. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS, INSTALLATION AND TESTING:
1. FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS.
2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

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!

MDWASD ID: 32929

LEGEND

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM LINE
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- PROPOSED REDUCE PRESSURE CHECK VALVE AND WATER METER
- PROPOSED EXFILTRATION TRENCH
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- 8.00 PROPOSED SPOT ELEVATION
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAINAGE
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING OVERHANG WIRE
- EXISTING GAS
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL BOX
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN

Date	Description	No.

REVISIONS

This item has been digitally signed and sealed by Michael Carr, 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.

MICHAEL P. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE — DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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FBPE Registry No. 00006601/LB8172/LB8198

Project
BRIDGE SR 826 DORAL
DORAL
MIAMI-DADE COUNTY — FLORIDA

Drawing Title
GENERAL NOTES AND SPECIFICATIONS

Project No. 330138701
Date JUNE 2025
Drawn By JAM
Checked By MPC
Drawing No. C-200

LANGAN — Project No. 330138701

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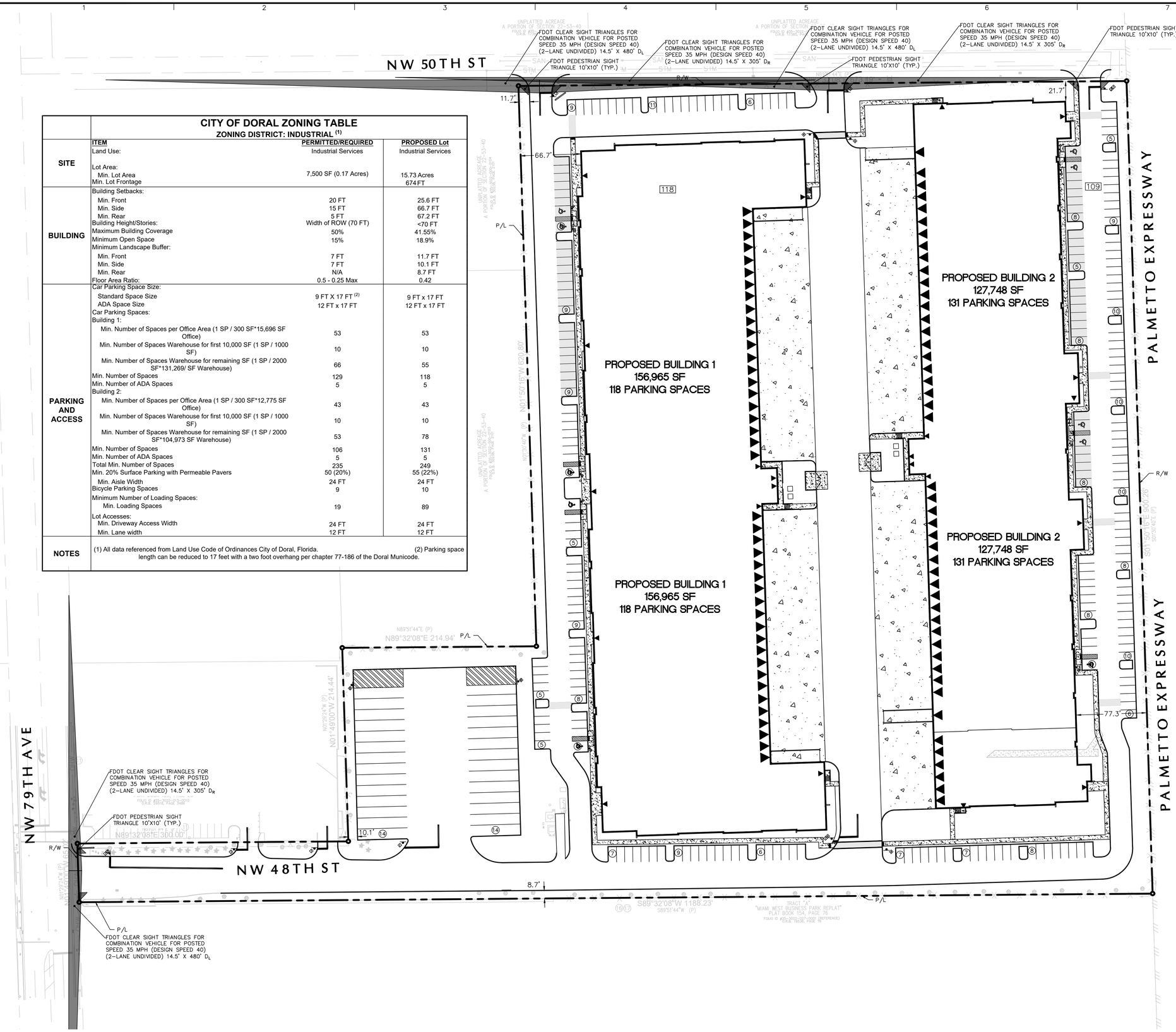
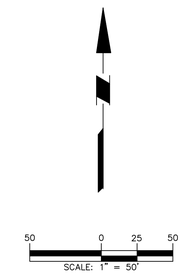
CITY OF DORAL ZONING TABLE

ZONING DISTRICT: INDUSTRIAL (1)

	ITEM	PERMITTED/REQUIRED	PROPOSED Lot
SITE	Land Use:	Industrial Services	Industrial Services
	Lot Area:		
	Min. Lot Area	7,500 SF (0.17 Acres)	15.73 Acres
	Min. Lot Frontage		674 FT
BUILDING	Building Setbacks:		
	Min. Front	20 FT	25.6 FT
	Min. Side	15 FT	66.7 FT
	Min. Rear	5 FT	67.2 FT
	Building Height/Stories:	Width of ROW (70 FT)	<70 FT
	Maximum Building Coverage	50%	41.55%
	Minimum Open Space	15%	18.9%
	Minimum Landscape Buffer:		
	Min. Front	7 FT	11.7 FT
	Min. Side	7 FT	10.1 FT
	Min. Rear	N/A	8.7 FT
	Floor Area Ratio:	0.5 - 0.25 Max	0.42
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	9 FT X 17 FT (2)	9 FT x 17 FT
	ADA Space Size	12 FT x 17 FT	12 FT x 17 FT
	Car Parking Spaces:		
	Building 1:		
	Min. Number of Spaces per Office Area (1 SP / 300 SF*15,696 SF Office)	53	53
	Min. Number of Spaces Warehouse for first 10,000 SF (1 SP / 1000 SF)	10	10
	Min. Number of Spaces Warehouse for remaining SF (1 SP / 2000 SF*131,269/ SF Warehouse)	66	55
	Min. Number of Spaces	129	118
	Min. Number of ADA Spaces	5	5
	Building 2:		
	Min. Number of Spaces per Office Area (1 SP / 300 SF*12,775 SF Office)	43	43
	Min. Number of Spaces Warehouse for first 10,000 SF (1 SP / 1000 SF)	10	10
	Min. Number of Spaces Warehouse for remaining SF (1 SP / 2000 SF*104,973 SF Warehouse)	53	78
	Min. Number of Spaces	106	131
	Min. Number of ADA Spaces	5	5
	Total Min. Number of Spaces	235	249
	Min. 20% Surface Parking with Permeable Pavers	50 (20%)	55 (22%)
	Min. Aisle Width	24 FT	24 FT
	Bicycle Parking Spaces	9	10
	Minimum Number of Loading Spaces:		
	Min. Loading Spaces	19	89
	Lot Accesses:		
	Min. Driveway Access Width	24 FT	24 FT
	Min. Lane width	12 FT	12 FT
NOTES	(1) All data referenced from Land Use Code of Ordinances City of Doral, Florida. (2) Parking space length can be reduced to 17 feet with a two foot overhang per chapter 77-186 of the Doral Municode.		





LEGEND

1. STOP SIGN (R1-1)
2. HANDICAP PARKING SIGN (R7-8)
3. LEFT-TURN ONLY (R3-5L)
4. YIELD TO PEDS SIGN (R1-5)
5. NO RIGHT TURN FOR TRUCKS (R3-1T)
6. NO PARKING (R7-1)

Date	Description	No.

REVISIONS

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MICHAEL P. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE DATE SIGNED

MICHAEL CARR
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FBPE Registry No. 00006601/LB8172/LB8198

Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

SITE PLAN

Project No.	Drawing No.
330138701	C-300
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

LANGAN

Project No. 330138701

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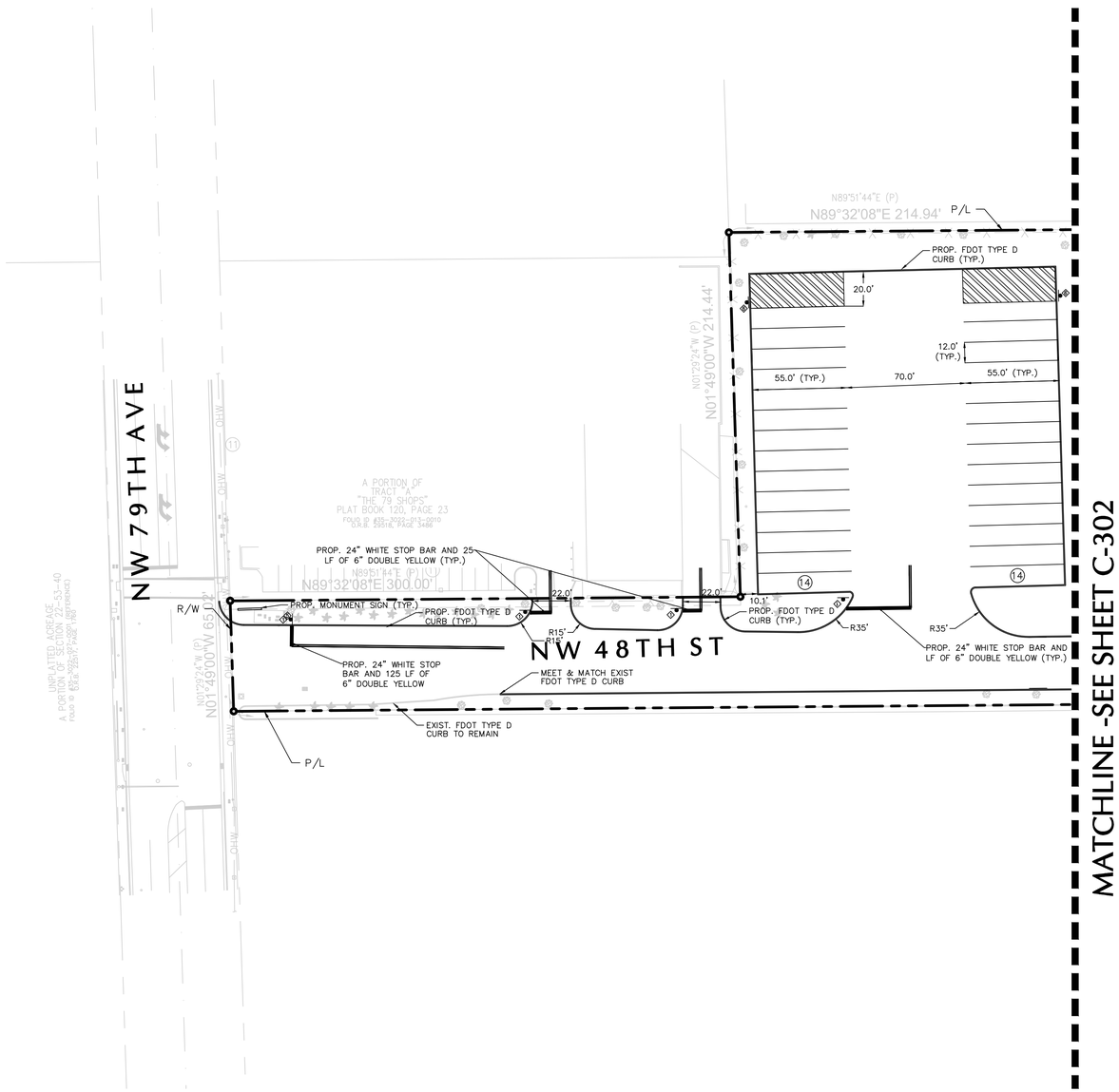

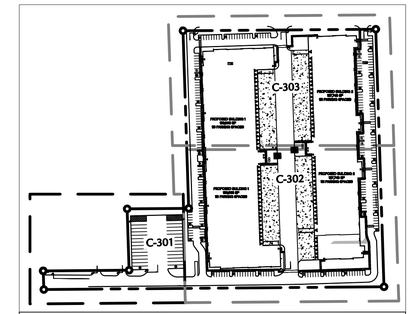

KEYMAP

MAP SCALE: 1" = 250'

LEGEND

1. STOP SIGN (R1-1)
2. HANDICAP PARKING SIGN (R7-8)
3. LEFT-TURN ONLY (R3-5L)
4. YIELD TO PEDS SIGN (R1-5)
5. NO RIGHT TURN FOR TRUCKS (R3-1T)
6. NO PARKING (R7-1)

40 0 10 25 40
SCALE: 1" = 40'

Date	Description	No.

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Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL SITE PLAN

Project No.	Drawing No.
330138701	C-301
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

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Project No. 330138701

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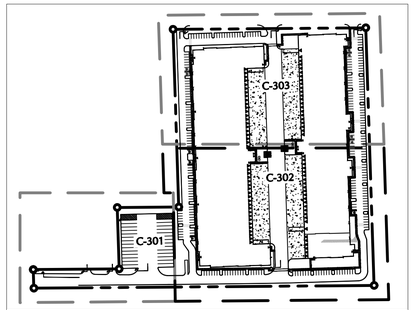
LEGEND

- 1 STOP SIGN (R1-1)
- 2 HANDICAP PARKING SIGN (R7-8)
- 3 LEFT-TURN ONLY (R3-5L)
- 4 YIELD TO PEDS SIGN (R1-5)
- 5 NO RIGHT TURN FOR TRUCKS (R3-1T)
- 6 NO PARKING (R7-1)



KEYMAP

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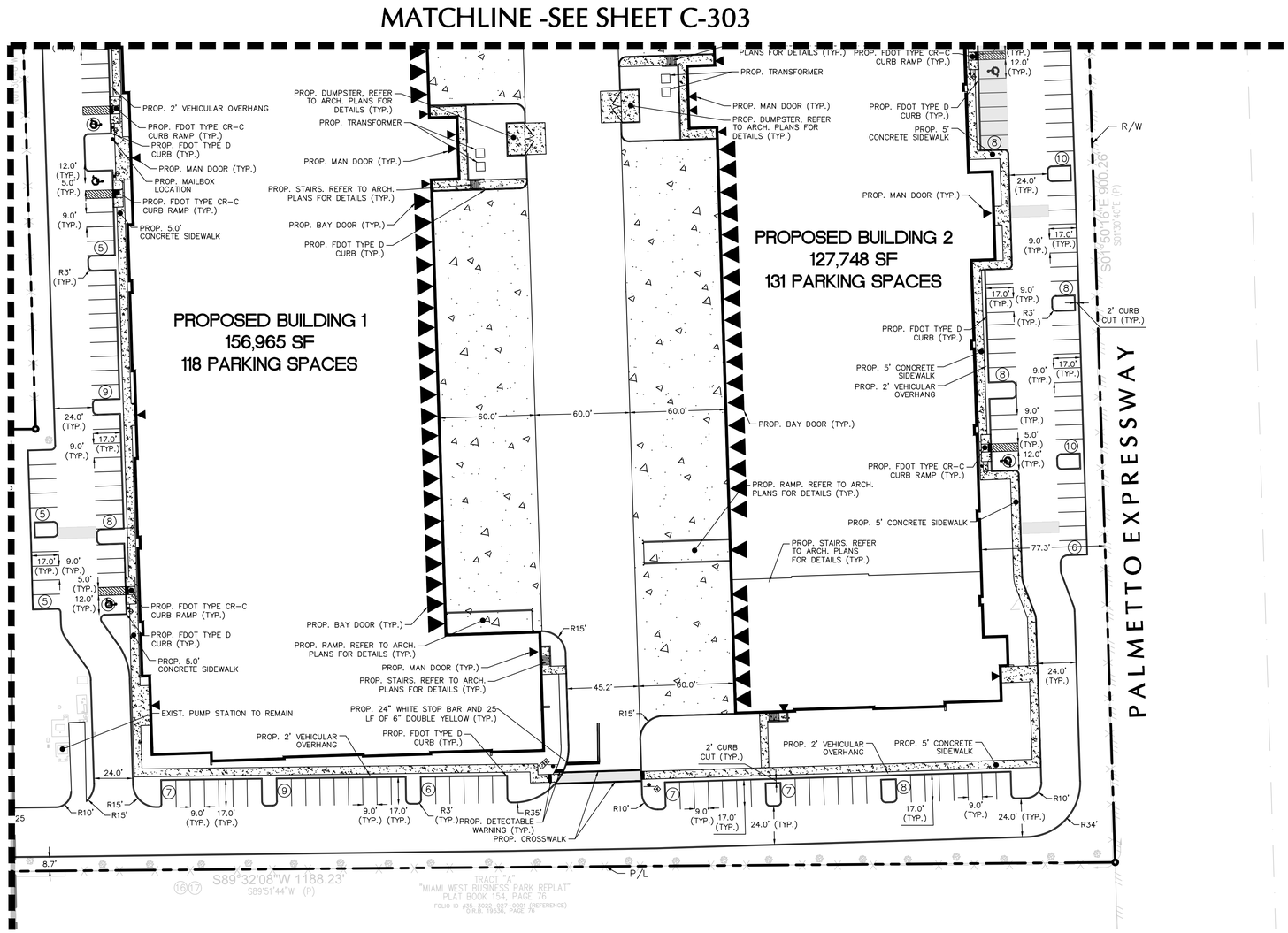

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Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL SITE PLAN

Project No.	Drawing No.
330138701	C-302
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

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Project No. 330138701

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LEGEND

- 1 STOP SIGN (R1-1)
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- 3 LEFT-TURN ONLY (R3-5L)
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- 5 NO RIGHT TURN FOR TRUCKS (R3-1T)
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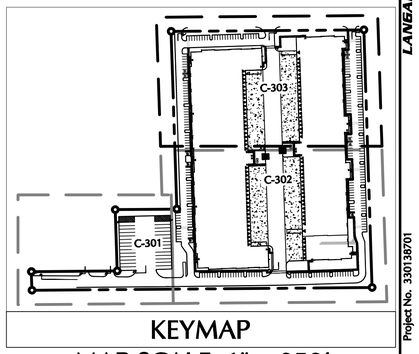

KEYMAP

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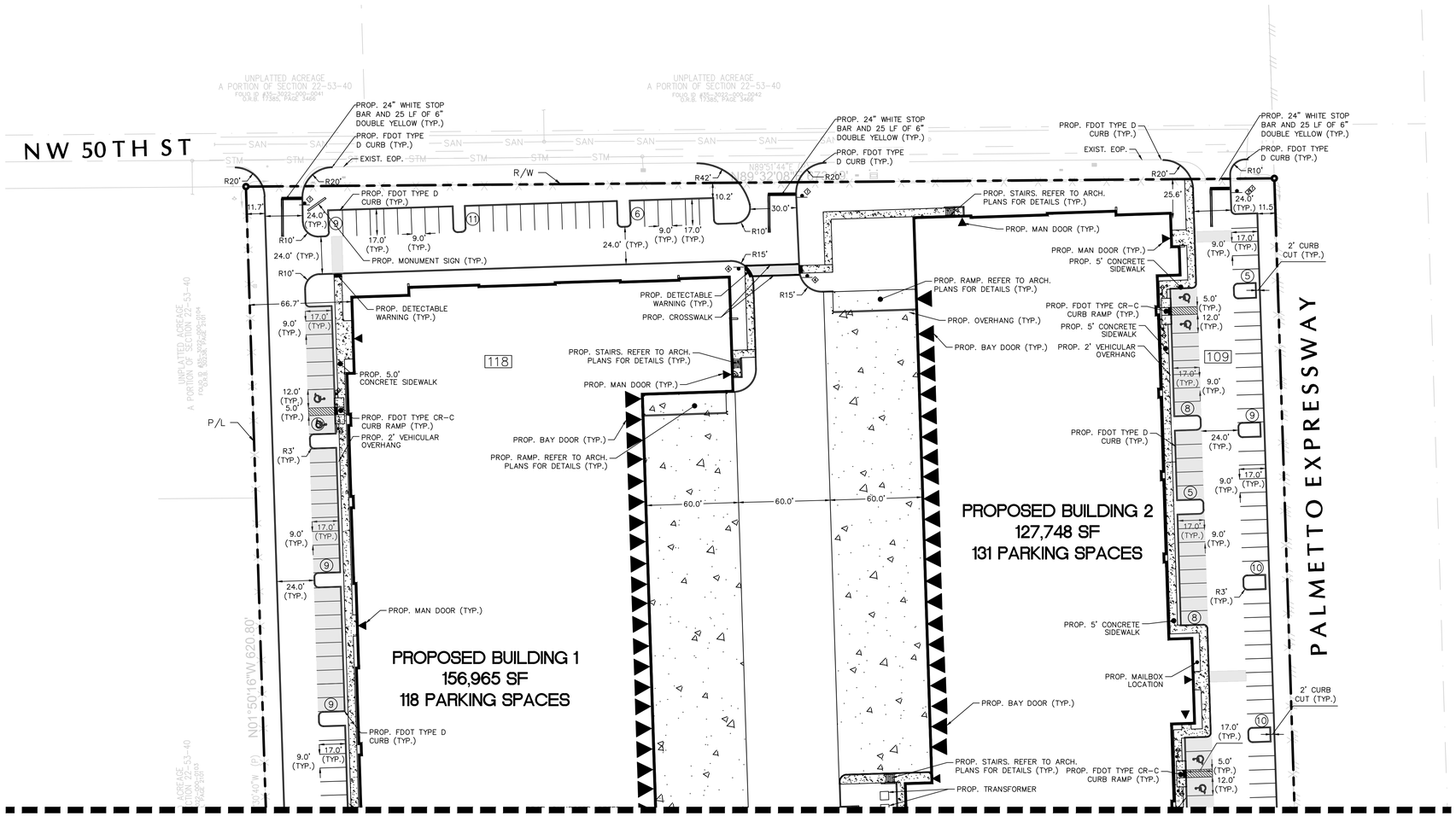
SCALE: 1" = 40'



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Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL SITE PLAN

Project No.	Drawing No.
330138701	C-303
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

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Project No. 330138701

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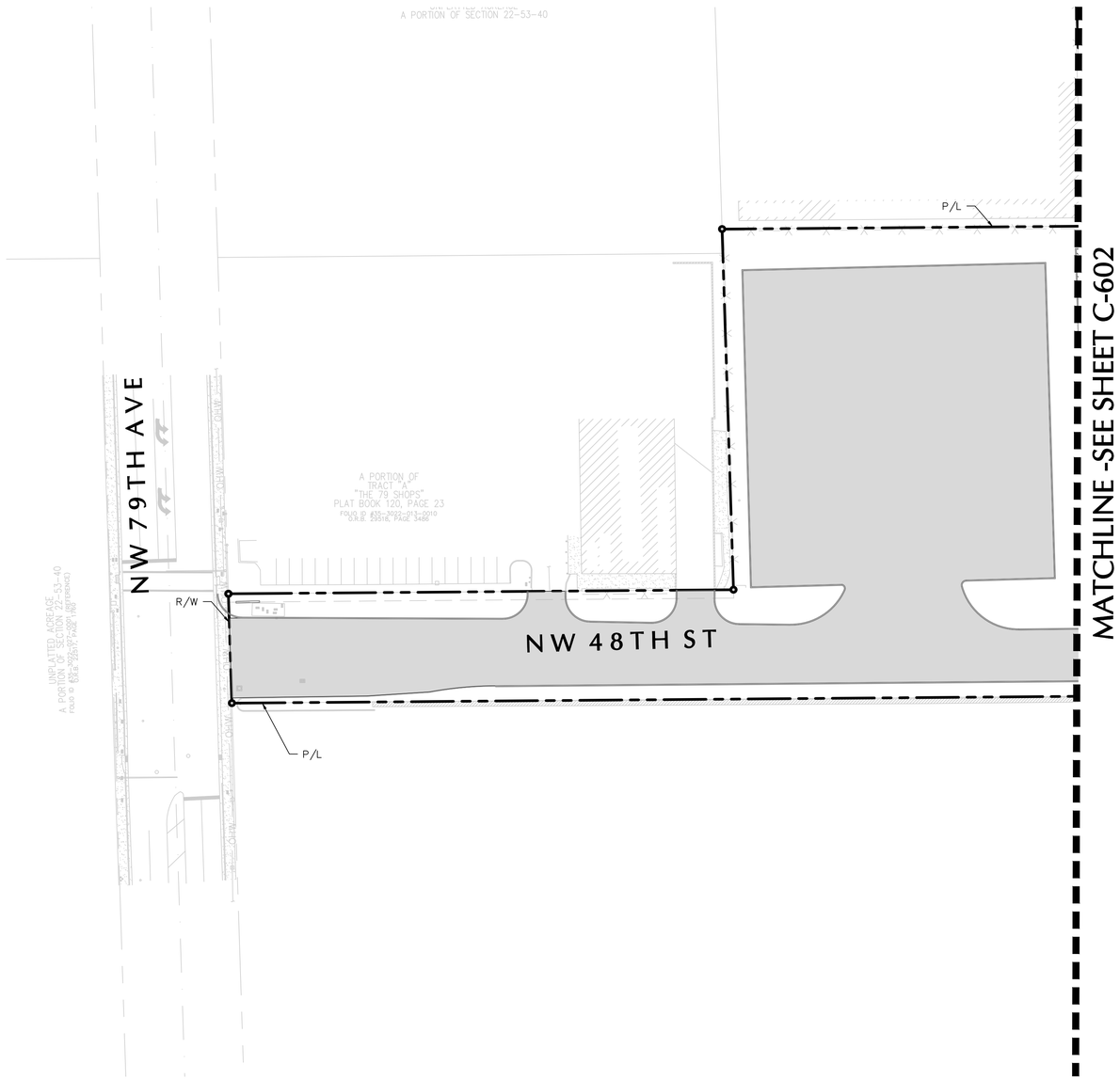

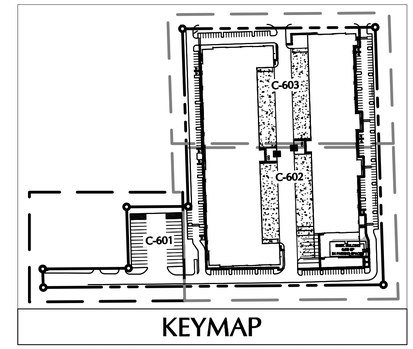

KEYMAP

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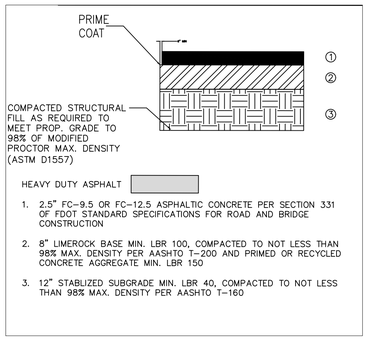
40 0 10 25 40

SCALE: 1" = 40'



1. 2.5" FC-9.5 OR FC-12.5 ASPHALTIC CONCRETE PER SECTION 331 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED TO NOT LESS THAN 98% MAX. DENSITY PER AASHTO T-200 AND PRIMED OR RECYCLED CONCRETE AGGREGATE MIN. LBR 150
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO NOT LESS THAN 98% MAX. DENSITY PER AASHTO T-160

CONCRETE PAVEMENT NOTES:

1. JOINT MATERIAL: SHALL BE OF A SILICON MATERIAL.
2. DESIGN MIX: THE CONCRETE MIX SHALL BE DESIGNED TO MEET ALL REQUIREMENTS OF CLASS I CONCRETE PER FDOT SPECIFICATIONS, SECTION 347. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS; THE SLUMP SHALL BE 2 TO 4 INCHES AND MIN. 650 PSI FLEXURAL STRENGTH.
3. REINFORCING WITH FIBER MESH.
4. SUBGRADE PREPARATION: REMOVE LOOSE MATERIAL FROM THE BASE COURSE. BASE COURSE MUST BE COMPACTED TO A DENSITY OF AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM BEFORE PLACING CONCRETE. JUST PRIOR TO PLACING CONCRETE, MOISTEN SUBGRADE AS REQUIRED TO PROVIDE A UNIFORM DAMPENED SURFACE AT THE TIME THE CONCRETE IS PLACED.
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7. CONTROL JOINTS: SHALL BE PLACED AT INTERVALS NOT TO EXCEED FIFTEEN (15) FEET.
8. CONTROL JOINTS: SHALL ALWAYS BE PERPENDICULAR TO THE CURB LINES.

Date	Description	No.

REVISIONS

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FBPE Registry No. 00006601/LB8172/LB8198

Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL PAVEMENT PLAN

Project No.	Drawing No.
330138701	C-601
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

LANGAN

Project No. 330138701

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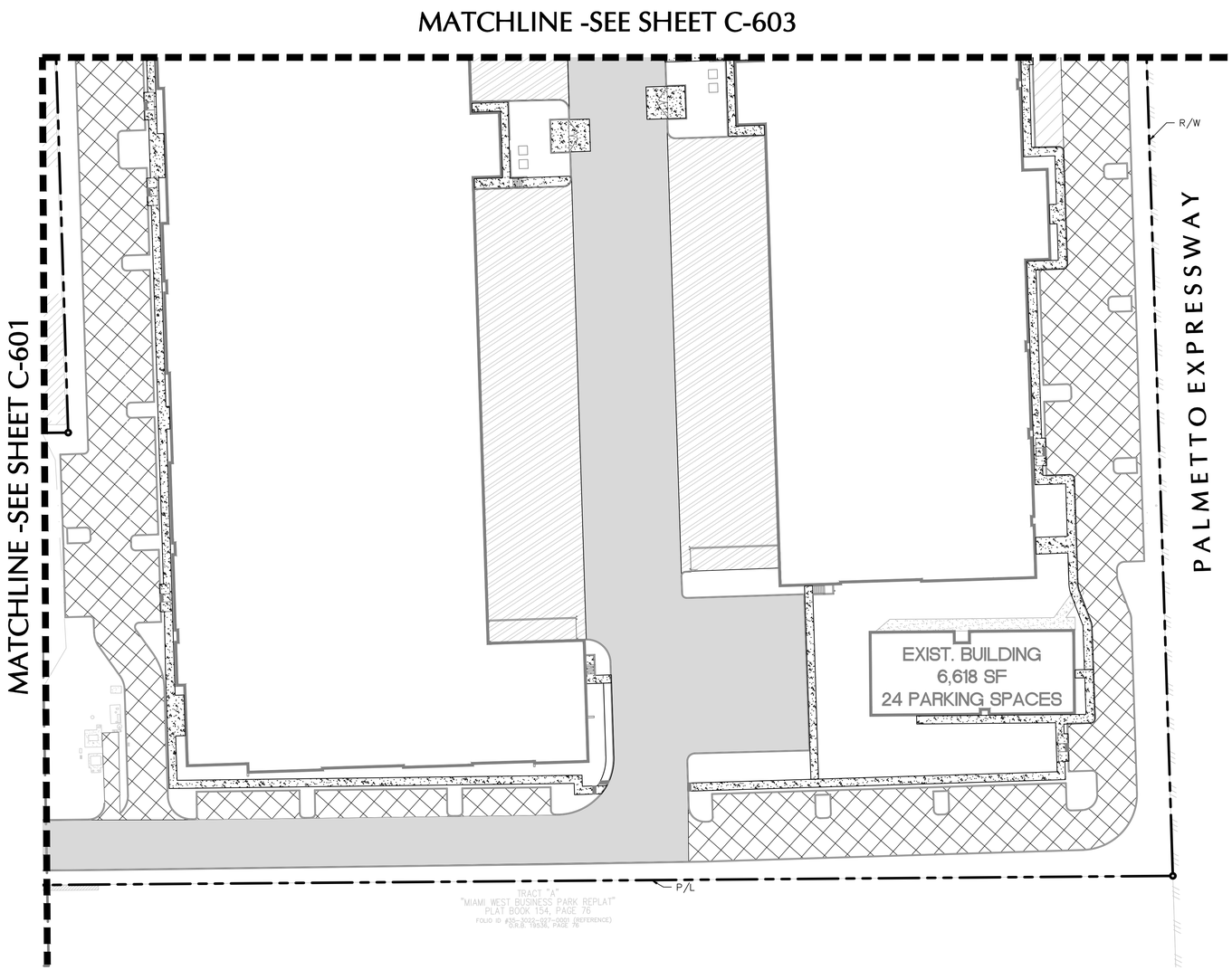

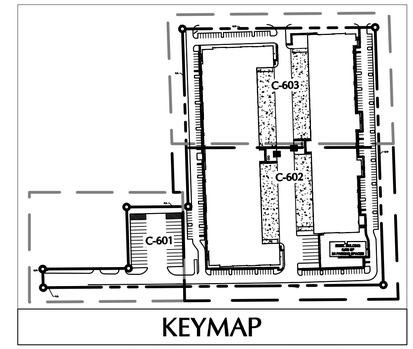

SCALE: 1" = 40'

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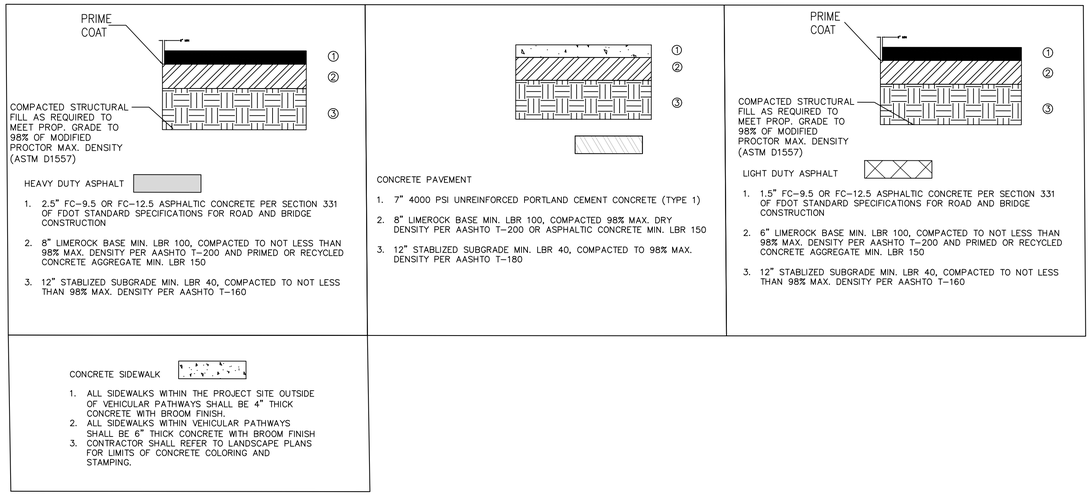

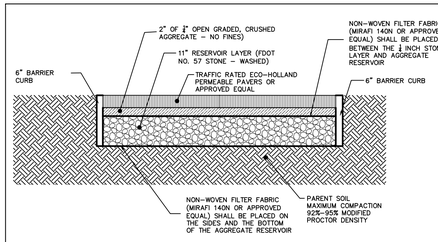

OPERATION & MAINTENANCE REQUIREMENTS:

ON-SITE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) HAVE BEEN DESIGNED FOR COMPLIANCE WITH CITY AND STATE REQUIREMENTS. OWNER WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE AND PERFORMANCE OF THE BMP'S FOR CODE COMPLIANCE.

PERMEABLE PAVERS NOTES:

1. VACUUM POROUS PAVEMENT SURFACE WITH COMMERCIAL CLEANING UNIT (PAVEMENT WASHING SYSTEMS AND COMPRESSED AIR UNITS ARE NOT RECOMMENDED) TWICE A YEAR.
2. TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING DIRT ONTO PAVEMENT AND ALL CONSTRUCTION OR HAZARDOUS MATERIAL CARRIERS SHOULD BE PROHIBITED FROM ENTERING THE POROUS PAVEMENT.
3. UNDER NO CIRCUMSTANCES SHALL THE POROUS PAVEMENT EVER BE SEAL COATED.
4. THE UNDERLYING SOILS ARE TO BE SCARIFIED TO A MINIMUM 16" DEPTH, RE-GRADE, AND FILL WITH HYDRAULICALLY CLEAN SOILS (IF APPLICABLE) AND PROOF ROLLED TO A MAXIMUM COMPACTION OF 92%-95% MODIFIED PROCTOR DENSITY.
5. GAPS IN PAVERS SHALL BE FILLED WITH CRUSHED GRANITE PER MANUFACTURED SPEC.
6. CONTRACTOR SHALL SUBMIT SELECTED PRODUCT INFORMATION FOR REVIEW, INCLUDE WITH PRODUCT INFORMATION A SAMPLE OF PERMEABLE PAVERS
7. COLOR SELECTION BY OWNER.

PERMEABLE PAVERS

Date	Description	No.

REVISIONS

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Project
BRIDGE SR 826 DORAL
DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title
PARTIAL PAVEMENT PLAN

Project No. 330138701
Date JUNE 2025
Drawn By CRV
Checked By MPC
Drawing No. C-602

LANGAN
Project No. 330138701

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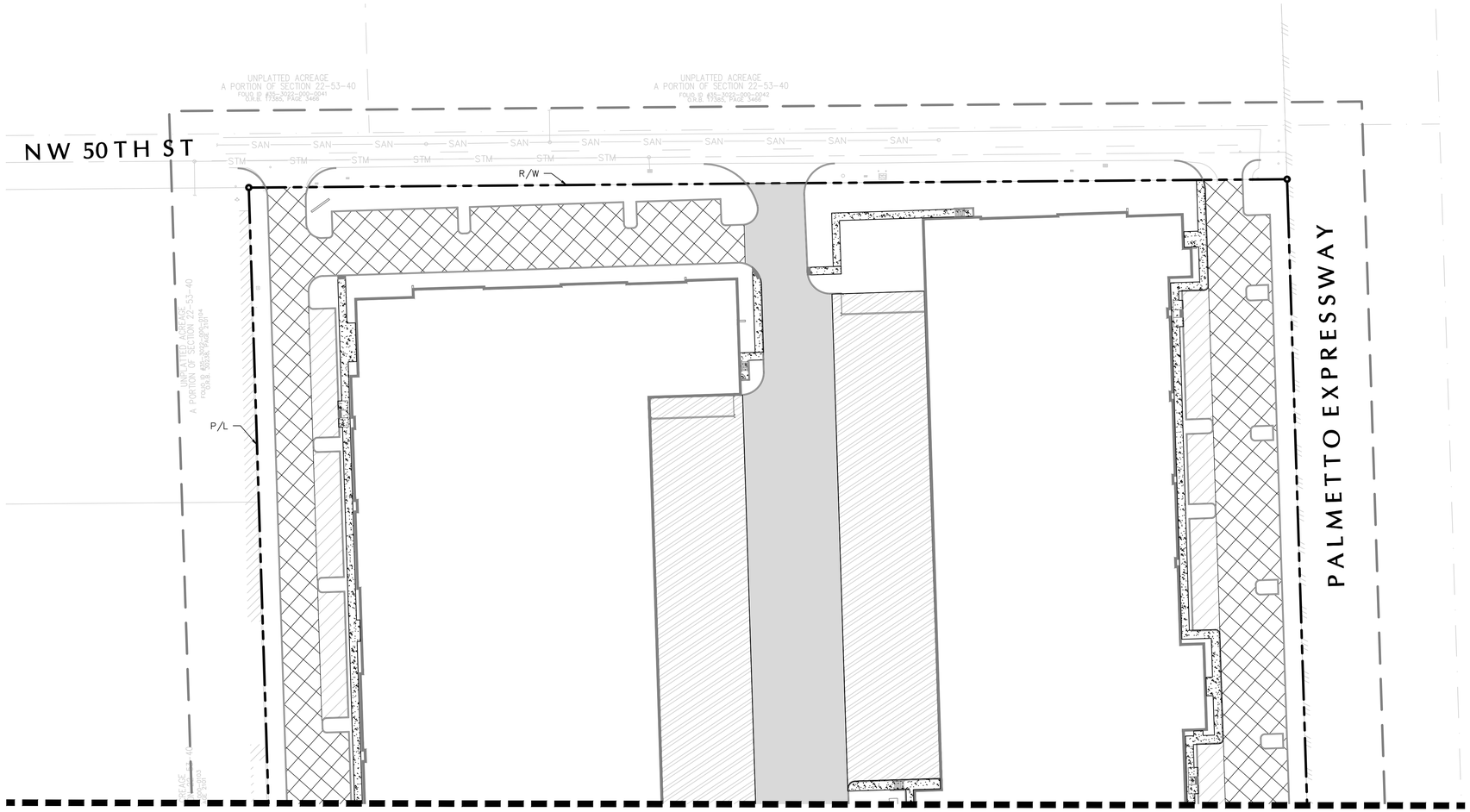
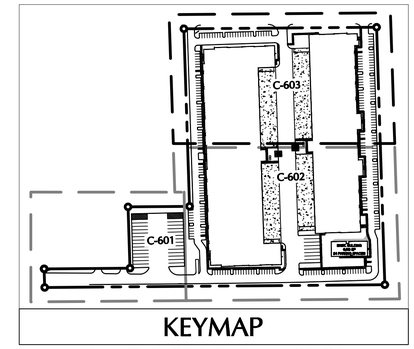


MATCHLINE -SEE SHEET C-602



KEYMAP

MAP SCALE: 1" = 250'

SCALE: 1" = 40'

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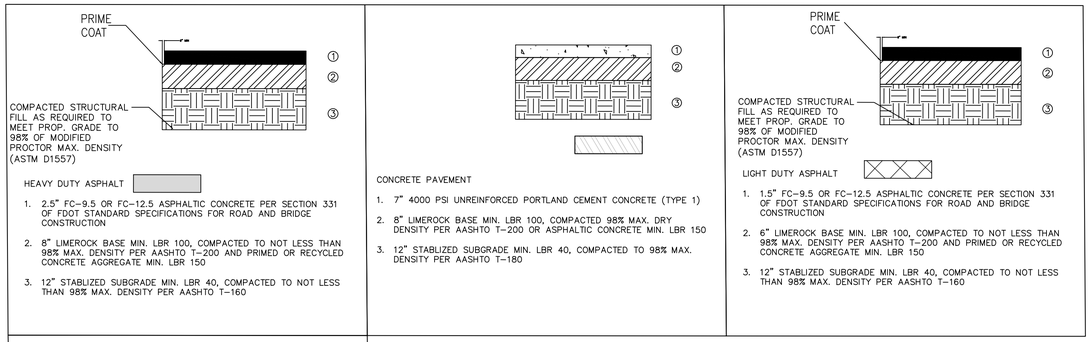
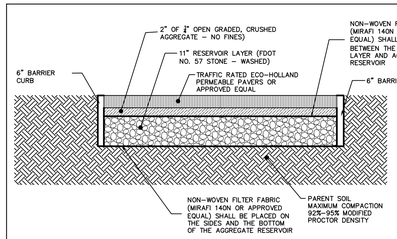


CONCRETE SIDEWALK

1. ALL SIDEWALKS WITHIN THE PROJECT SITE OUTSIDE OF VEHICULAR PATHWAYS SHALL BE 4" THICK CONCRETE WITH BROOM FINISH.
2. ALL SIDEWALKS WITHIN VEHICULAR PATHWAYS SHALL BE 6" THICK CONCRETE WITH BROOM FINISH
3. CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR LIMITS OF CONCRETE COLORING AND STAMPING.



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PERMEABLE PAVERS

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Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL PAVEMENT PLAN

Project No.	Drawing No.
330138701	C-603
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

LANGAN

Project No. 330138701

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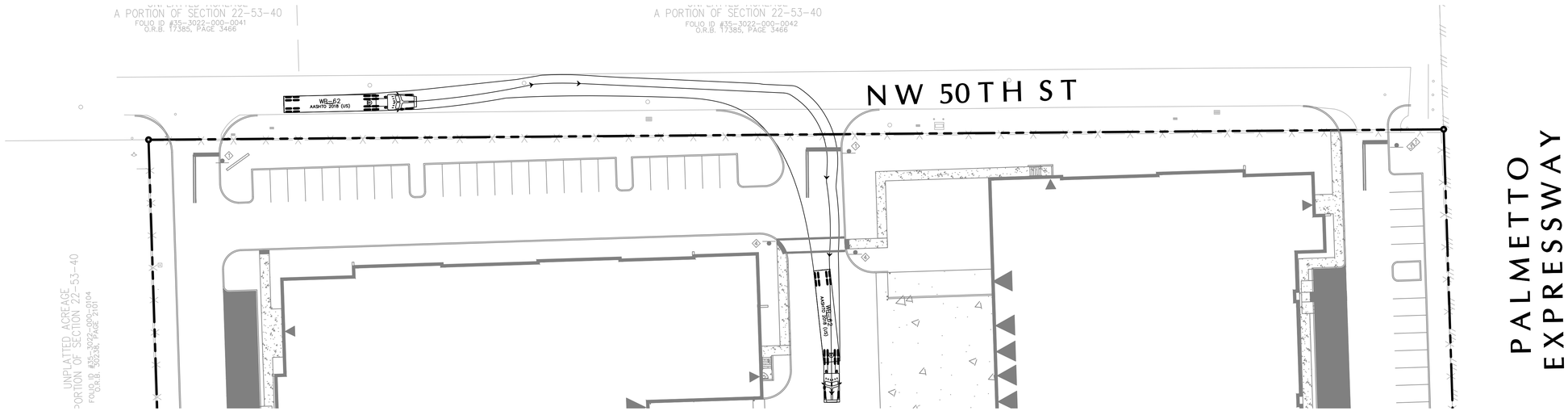
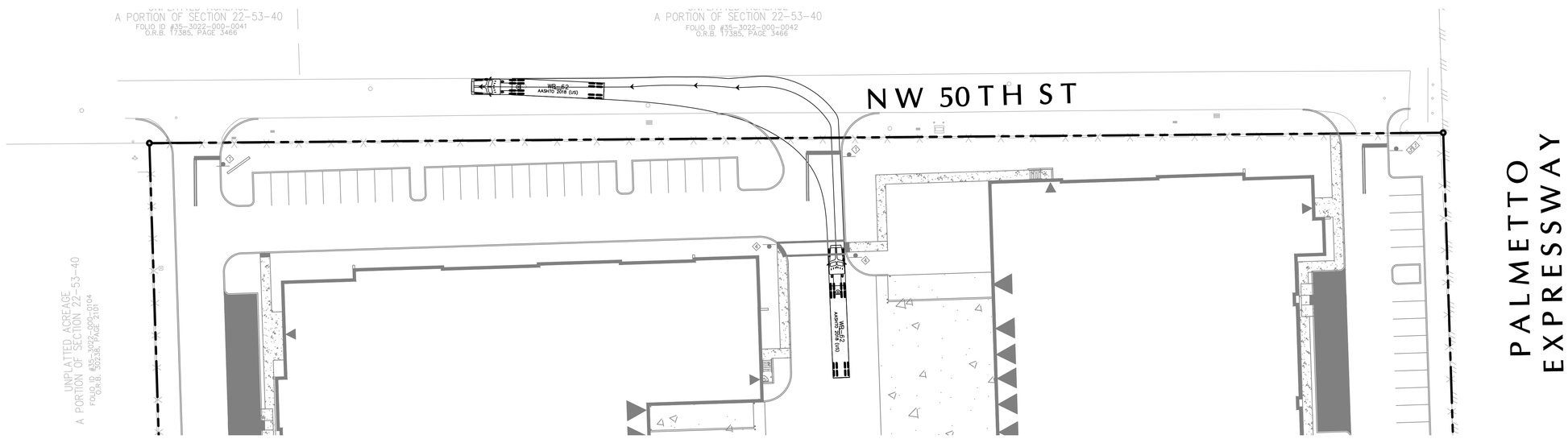
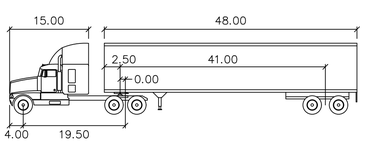


WB-62 INGRESS (NW 50TH ST.)



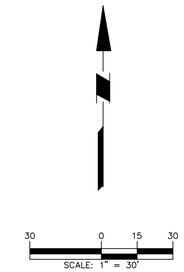
WB-62 EGRESS (NW 50TH ST.)



WB-62

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



Date	Description	No.

REVISIONS

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SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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FBPE Registry No. 00006601/LB8172/LB8198

Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

WB-62 TURNING MOVEMENTS

Project No.	Drawing No.
330138701	C-900
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

LANGAN

Project No. 330138701

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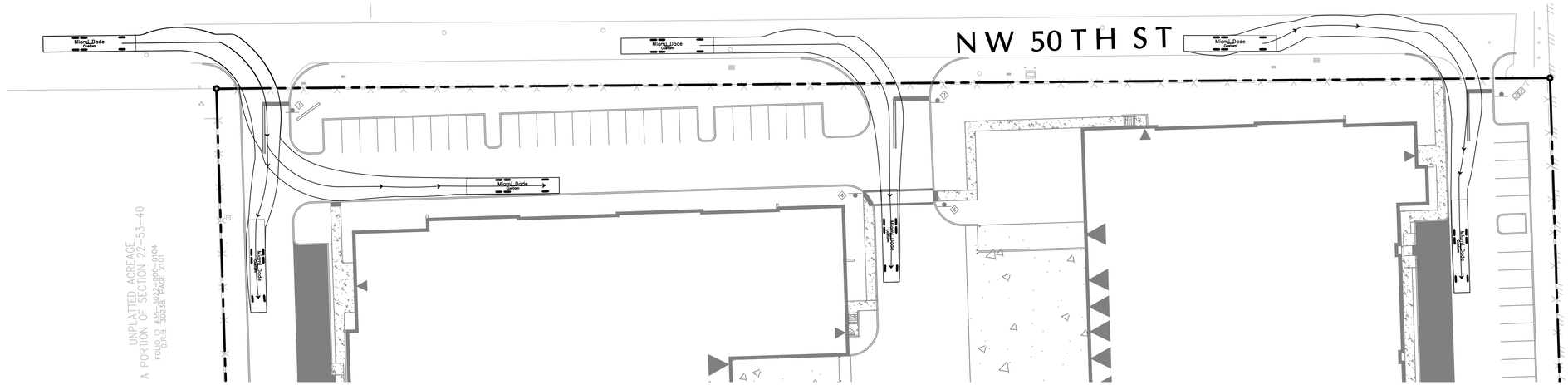
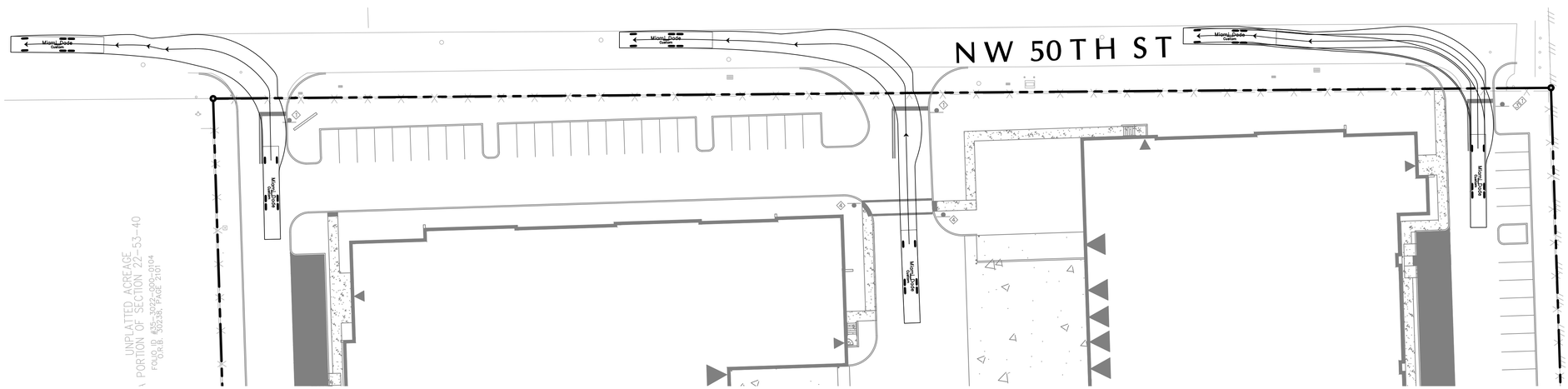
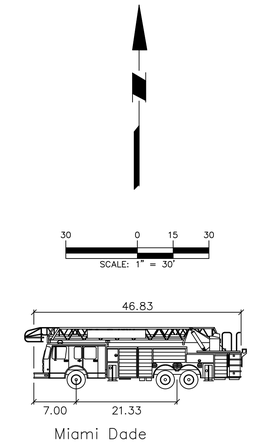
Date: 5/1/2025 Time: 17:21 User: jmiguez Style Table: Langan.stb Layout: TMs WB-62 Document Code: 330138701-0501-CS601-0101



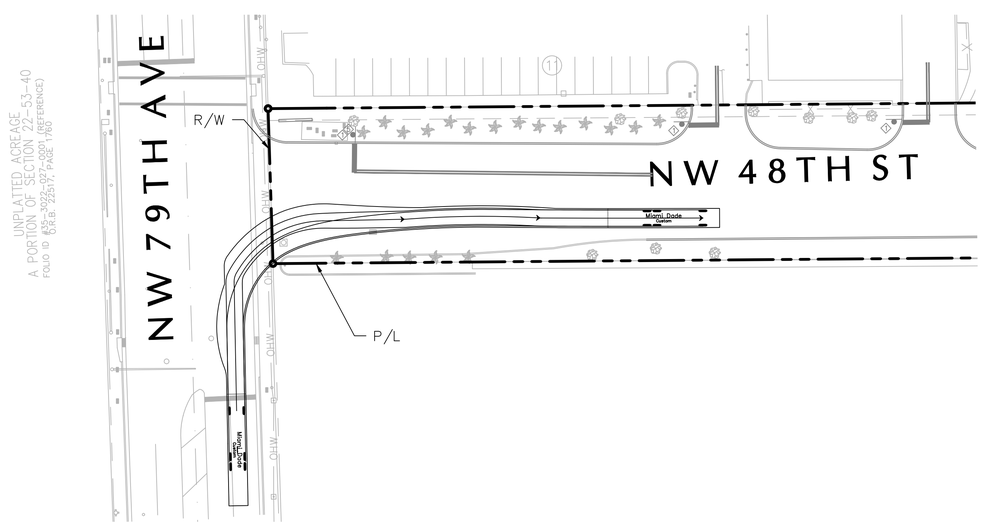
FIRE TRUCK INGRESS (NW 50TH ST.)



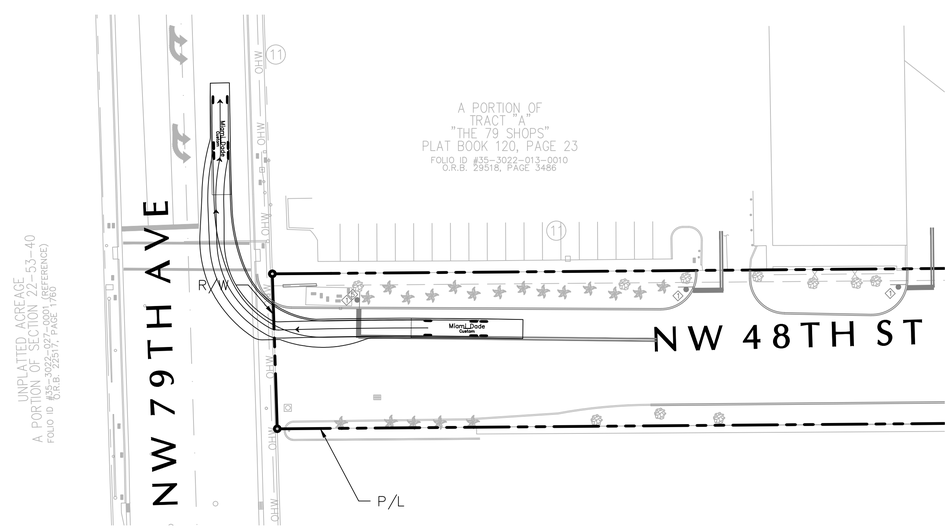
FIRE TRUCK EGRESS (NW 50TH ST.)



	feet
Width	: 8.00
Track	: 6.85
Lock to Lock Time	: 6.0
Steering Angle	: 30.0



FIRE TRUCK INGRESS (NW 79TH AVE.)



FIRE TRUCK EGRESS (NW 79TH AVE.)

Date	Description	No.
REVISIONS		

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FBPE Registry No. 00006601/LB8172/LB8198

Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

FIRE TRUCK TURNING MOVEMENTS

Project No.	Drawing No.
330138701	C-901
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

LANGAN

Project No. 330138701

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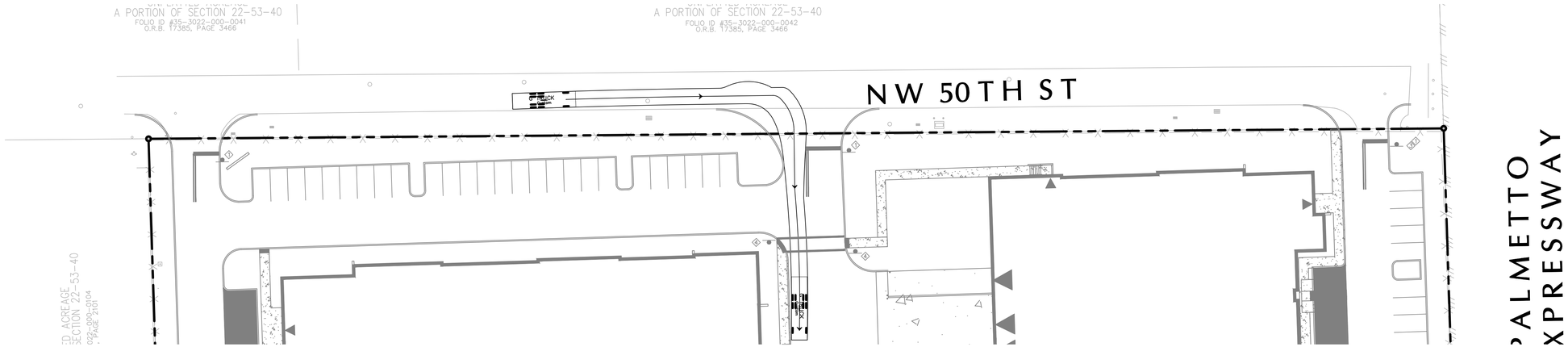
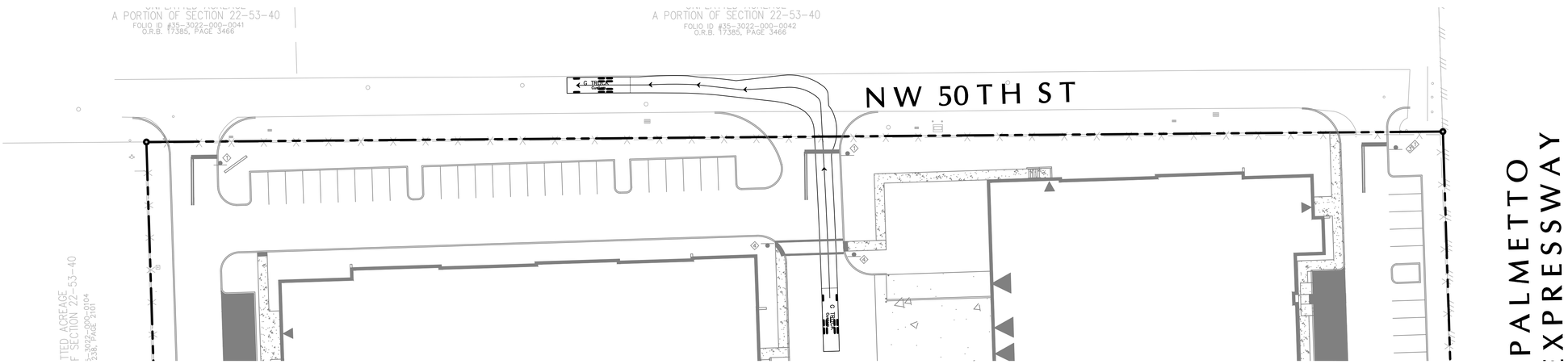
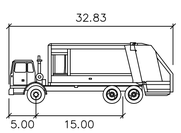
Date: 5/1/2025 Time: 17:21 User: jmiguez Style Table: Langan.stb Layout: TMs FT Document Code: 330138701-0501-CS601-0101



GARBAGE TRUCK INGRESS (NW 50TH ST.)

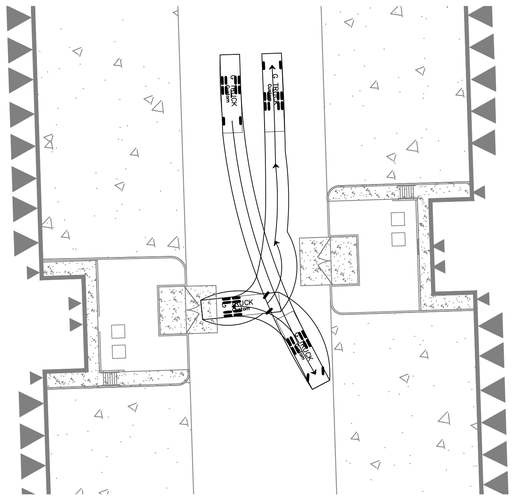


GARBAGE TRUCK EGRESS (NW 50TH ST.)



GARBAGE TRUCK

	feet
Width	: 8.20
Track	: 7.84
Lock to Lock Time	: 6.0
Steering Angle	: 41.8



GARBAGE TRUCK SITE MOVEMENTS

Date	Description	No.
REVISIONS		

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FBPE Registry No. 00006601/LB8172/LB8198

Project

BRIDGE SR 826 DORAL

DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title

GARBAGE TRUCK TURNING MOVEMENTS

Project No.	Drawing No.
330138701	C-902
Date: JUNE 2025	
Drawn By: CRV	
Checked By: MPC	

LANGAN

Project No. 330138701

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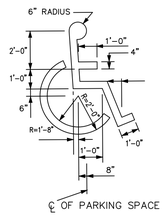

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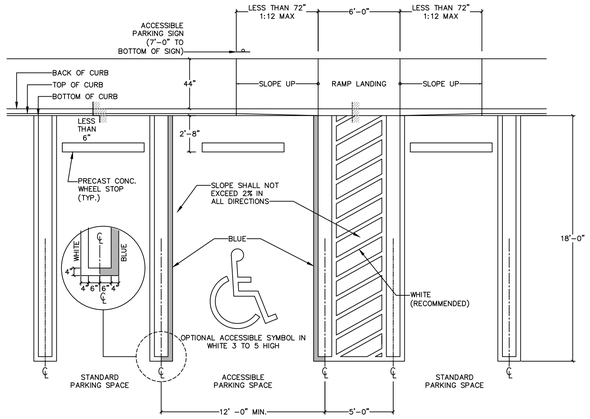
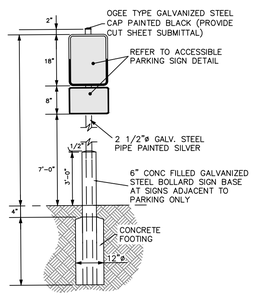
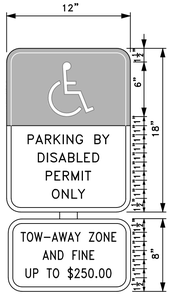


ACCESSIBLE PARKING DETAIL



ACCESSIBLE PARKING SIGN INSTALLATION DETAIL

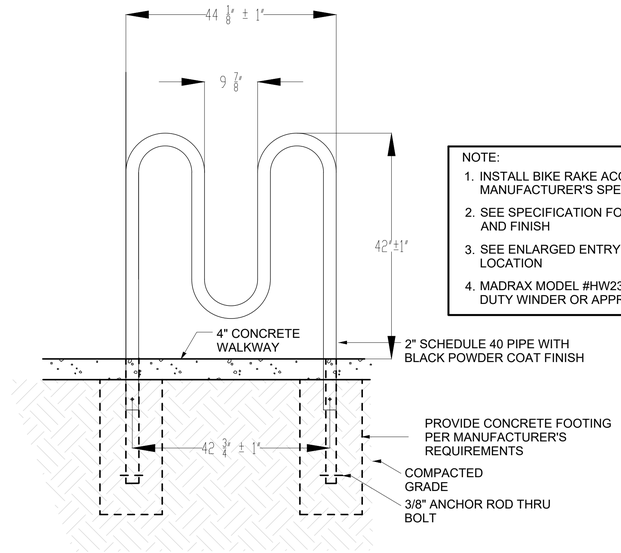


FTP-20-06

2" RADII 3/8" BORDER		
1" SERIES C LEGEND		
COLOR	TOP	BOTTOM
BACKGROUND	BLUE	WHITE
LEGEND AND BORDER	WHITE	BLACK
1" RADII 3/8" BORDER		
1" SERIES C LEGEND		
COLOR		
BACKGROUND	WHITE	
LEGEND AND BORDER	BLACK	

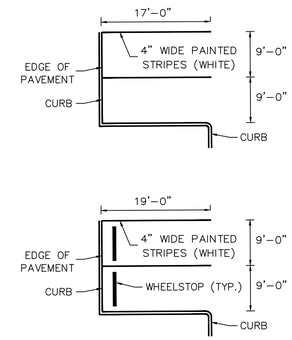
ACCESSIBLE PARKING SIGN

ACCESSIBLE PARKING SPACE DETAIL

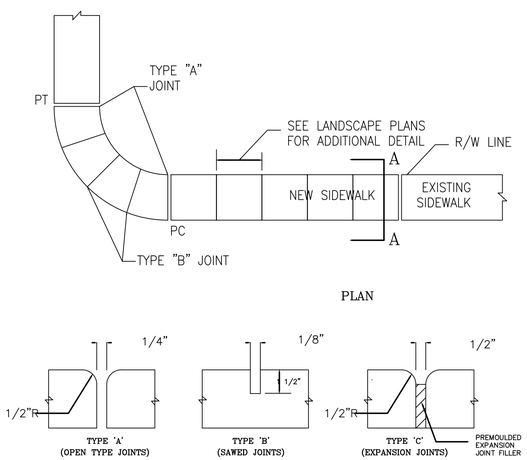


NOTE:
1. INSTALL BIKE RAKE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. SEE SPECIFICATION FOR COLOR AND FINISH
3. SEE ENLARGED ENTRY PLAN FOR LOCATION
4. MADRAX MODEL #HW238-7-SF HEAVY DUTY WINDER OR APPROVED EQUAL

BIKE RACK DETAIL (NTS)



STANDARD PARKING SPACE STRIPING



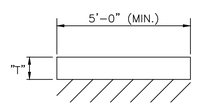
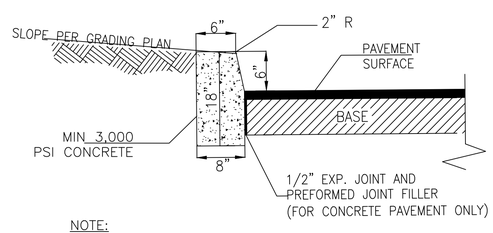


TABLE OF SIDEWALK THICKNESS – "T"	
"T"	LOCATION
4"	TYPICAL
"6"	AT AREAS WHERE THERE IS VEHICULAR ACTIVITY

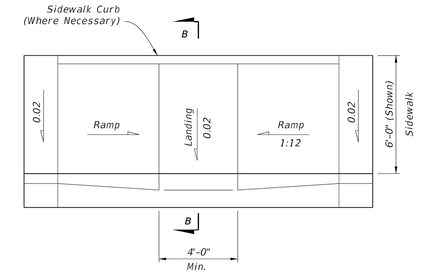
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES & WHERE SIDEWALK ABUTS CONCRETE DRIVEWAY.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS.
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

STANDARD CONCRETE SIDEWALK



NOTE:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON–CENTER

FDOT TYPE D CURB



CURB RAMPS- ACCESSIBLE PARKING

Date	Description	No.

REVISIONS

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Project
BRIDGE SR 826 DORAL
DORAL
MIAMI-DADE COUNTY FLORIDA

Drawing Title
SITE DETAILS

Project No. 330138701
Date JUNE 2025
Drawn By JAM
Checked By MPC
Drawing No. C-1000

LANGAN
Project No. 330138701

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