RESOLUTION No. 25-94

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR DORAL LPIV, LLC, FOR THE PROPERTY LOCATED AT 3511 NW 91 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

WHEREAS, Doral LPIV, LLC (the "Applicant") is seeking site plan approval for the property located at 3511 NW 91st Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3028-018-0140 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, City staff finds that the proposed site plan, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on January 22, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the

general welfare of the public, and further finds that the site plan application should be granted.

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

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

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for PDC Doral, for the property located at 3511 NW 91st Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3028-018-0140, as legally described in "Exhibit A." The site plan proposes two warehouse buildings constructed on approximately 9 acres of the Property; a copy of the site plan is provided in "Exhibit B." The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "3511 PDC Doral," prepared by Ware Malcomb, dated stamped received February 12, 2025.

2. The Project shall be landscaped in accordance with the landscape plan, signed by Matthew Vincent Wisniewski, RLA, dated stamped received February 12, 2025, as amended, and included with the site plan submittal.

3. The City of Doral Public Works Department has reviewed the subject application and recommends approval. Advisory comments below are necessary during site plan review process and implementation of the project:

   - Modifications to the approved Land Use will require a revised traffic analysis.
   - Approval is subject to review from City of Doral Public Works Department - Plans Review.
   - Compliance with the applicable sections of the City's Land Development Code Chapter 77.
   - Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.

4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).

5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).

6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.

7. The Applicant shall provide the Building Department a certified drainage inspection report prior to the issuance of a certificate of occupancy.

8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.

9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.

10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.

11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."

12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.

13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.

14. All applicable local, state, and federal permits must be obtained before commencement of the development.

15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Cabral who moved its adoption.

The motion was seconded by Councilmember Reinoso and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Maureen Porras	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 12 day of March, 2025.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

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

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”

Legal Description

PARCEL 1:

LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH EASEMENT(S) FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS LOTS 8, 9 AND 13, BLOCK 1, OF WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 290.67 FEET OF SAID LOT 13, AS SET FORTH AND DESCRIBED IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED DECEMBER 15, 2016 IN OFFICIAL RECORDS BOOK 30347, PAGE 724, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT “B”

RECEIVED
By puglias at 12:37 pm, Feb 12, 2025

3511 PDC DORAL

35 11 NW 91 AVE.
DORAL, FLORIDA 33172

MIA24-0032
COVER
02/10/2025

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering

ARCHITECTURAL

AD 0.0	COVER
AD 1.0	OVERALL SITE PLAN
AD 1.1	SITE PLAN - BLDG 1
AD 1.2	SITE PLAN - BLDG 2
AD 2.1	FLOOR PLAN - BLDG 1
AD 2.2	FLOOR PLAN - BLDG 2
AD 3.1	ROOF PLAN, TYP.
AD 4.1	ELEVATIONS, TYP.

ARCHITECTURAL SHEET COUNT: 8

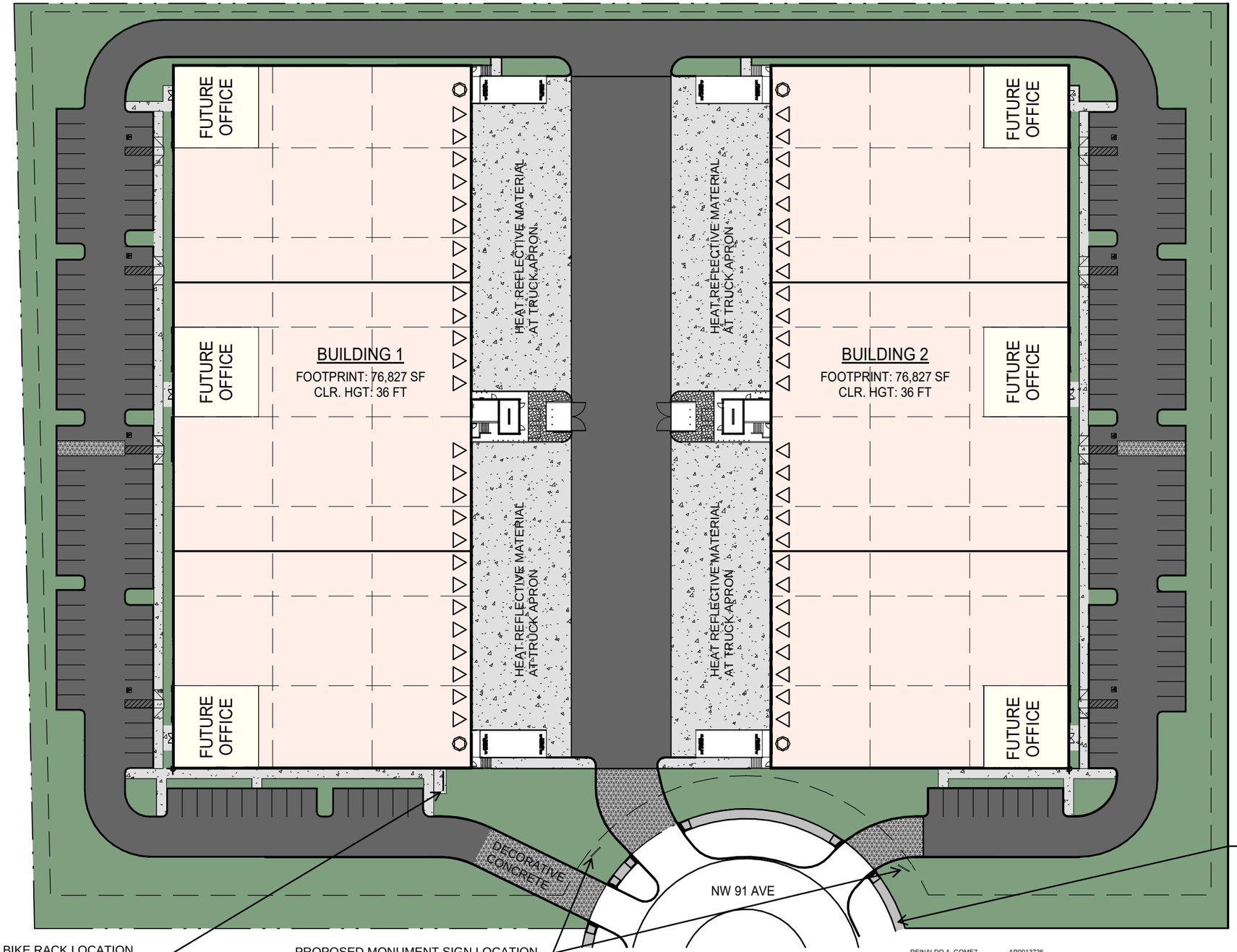
REINALDO A. GOMEZ AR0013736

02/11/2025

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
REGISTERED ARCHITECT

PANATTONI®

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



PROPOSED BIKE RACK LOCATION
PARKING FOR 9 BIKES PROVIDED

PROPOSED MONUMENT SIGN LOCATION

REFER TO CIVIL DRAWINGS FOR PROPOSED OFFSITE SIDEWALK AT THIS LOCATION

PROJECT DATA

ZONING

PROPERTY ADDRESS:	3511 NW 91 ST. DORAL, FLORIDA 33172
FOLIO NO.	35-3028-018-0140
JURISDICTION	DORAL, FLORIDA
ZONING DESIGNATIONS	INDUSTRIAL COMMERCIAL (IC)
GROSS SITE AREA:	393,934 SF 9.04 AC
PARKING STANDARDS:	
MIN STALL SIZE:	9 FT X 17 FT
DRIVE AISLE:	24 FT
FIRE LANE:	15 FT
MAX FAR:	0.50
MAX COVERAGE:	0.50
MAX BLDG. HGT:	R.OW. WIDTH (70 ft)
LANDSCAPE REQUIRED:	0.20
LANDSCAPE PROPOSED:	79,054 SF (0.20)
BUILDING 1 GROSS AREA:	76,827 SF (INCLUDING UTILITY)
FAR:	0.20
BUILDING 2 GROSS AREA:	76,827 SF (INCLUDING UTILITY)
FAR:	0.20
BLDG SETBACKS REQUIRED:	
FRONT	20 FT
SIDE	15 FT
INTERIOR SIDE	5 FT
REAR	5 FT
BLDG SETBACKS PROPOSED:	
FRONT	96'-4" FT
SIDE	85'-6" FT
INTERIOR SIDE	N/A
REAR	37 FT
OFF-STREET PARKING REQ:	51 STALLS @ 10% OFFICE (1/300 SF) 74 STALLS WAREHOUSE (1/1,000 SF FIRST 10,000 SF) (1/2,000 SF THEREAFTER) 6 STALLS REQ. ACCESSIBLE 125 STALLS REQUIRED TOTAL
PARKING PROVIDED:	171 STALLS PROVIDED TOTAL 8 STALLS PROVIDED ACCESSIBLE

PERVIOUS OR HEAT-REFLECTIVE PAVED SURFACE REQUIREMENT
(TOTAL PAVED VEHICULAR AREA: 144,340 SF)

REQUIRED: 28,868 SF (20% OF TOTAL PAVED VEHICULAR AREA)
PROVIDED: 42,530 SF (29.5% OF TOTAL PAVED VEHICULAR AREA)

DOCK DOORS:	52 DOORS
DRIVE-IN DOORS:	4 DOORS

REFER TO CIVIL DRAWINGS FOR PROPOSED OFFSITE SIDEWALK

1"=100'

0 50' 100' 200

NORTH

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REINALDO A. GOMEZ AR0013736

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
REGISTERED ARCHITECT

02/11/2025

OVERALL SITE PLAN

3511 PDC DORAL
35 11 NW 91 AVE.
DORAL, FLORIDA 33172, MIA24-0032

WARE MALCOMB

02/10/2025

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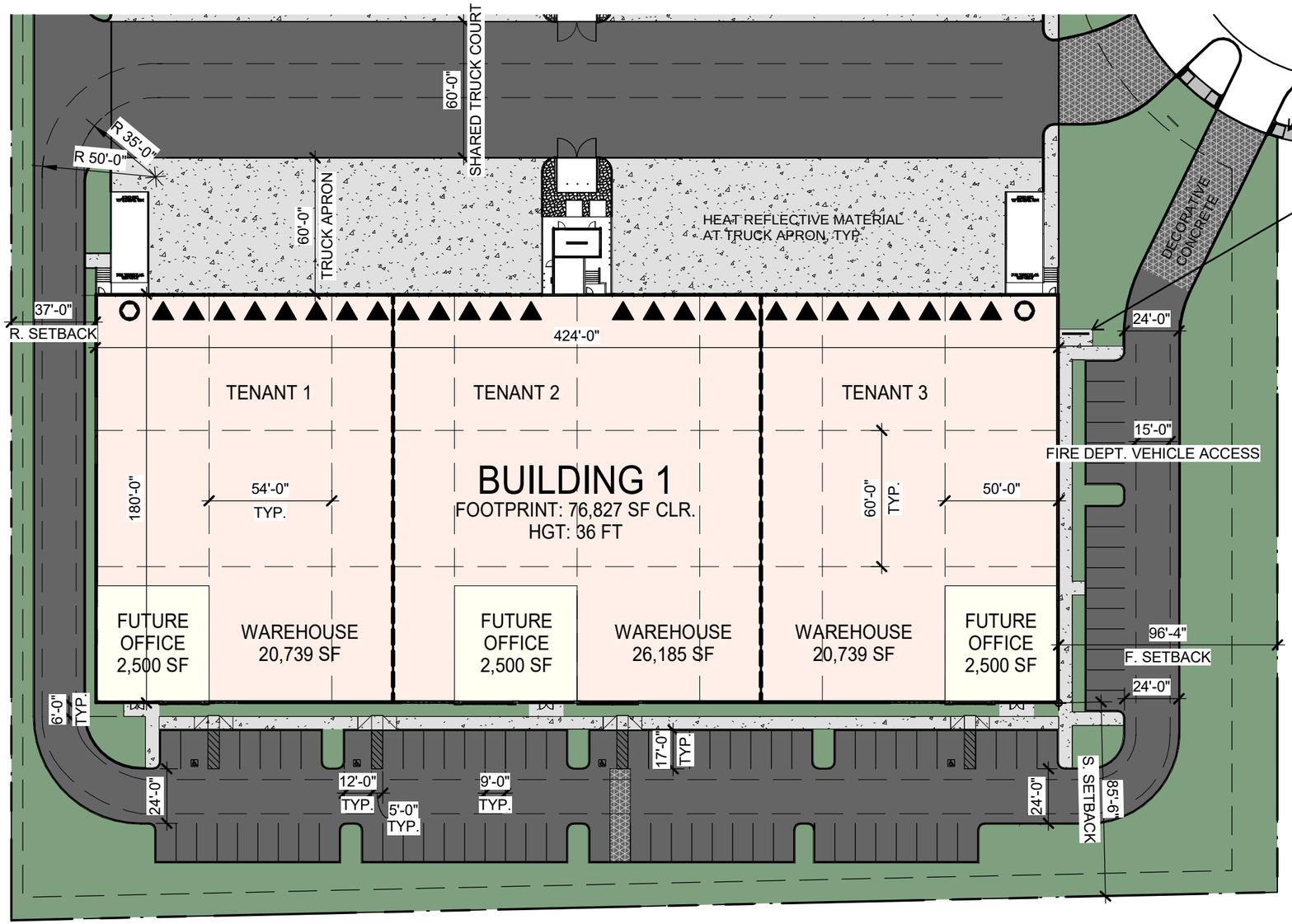

REFER TO CIVIL DRAWINGS FOR PROPOSED OFFSITE SIDEWALK AT THIS LOCATION

PROPOSED BIKE RACK LOCATION

SITE LEGEND

WAREHOUSE MEN DOOR	3
▲ DOCK HIGH TRUCK DOOR	26
○ GRADE LEVEL TRUCK DOOR	2

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AR0013736
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1"=50'

0 25 50 100 NORTH

SITE PLAN - BLDG 1

3511 PDC DORAL
35 11 NW 91 AVE.
DORAL, FLORIDA 33172, MIA24-0032

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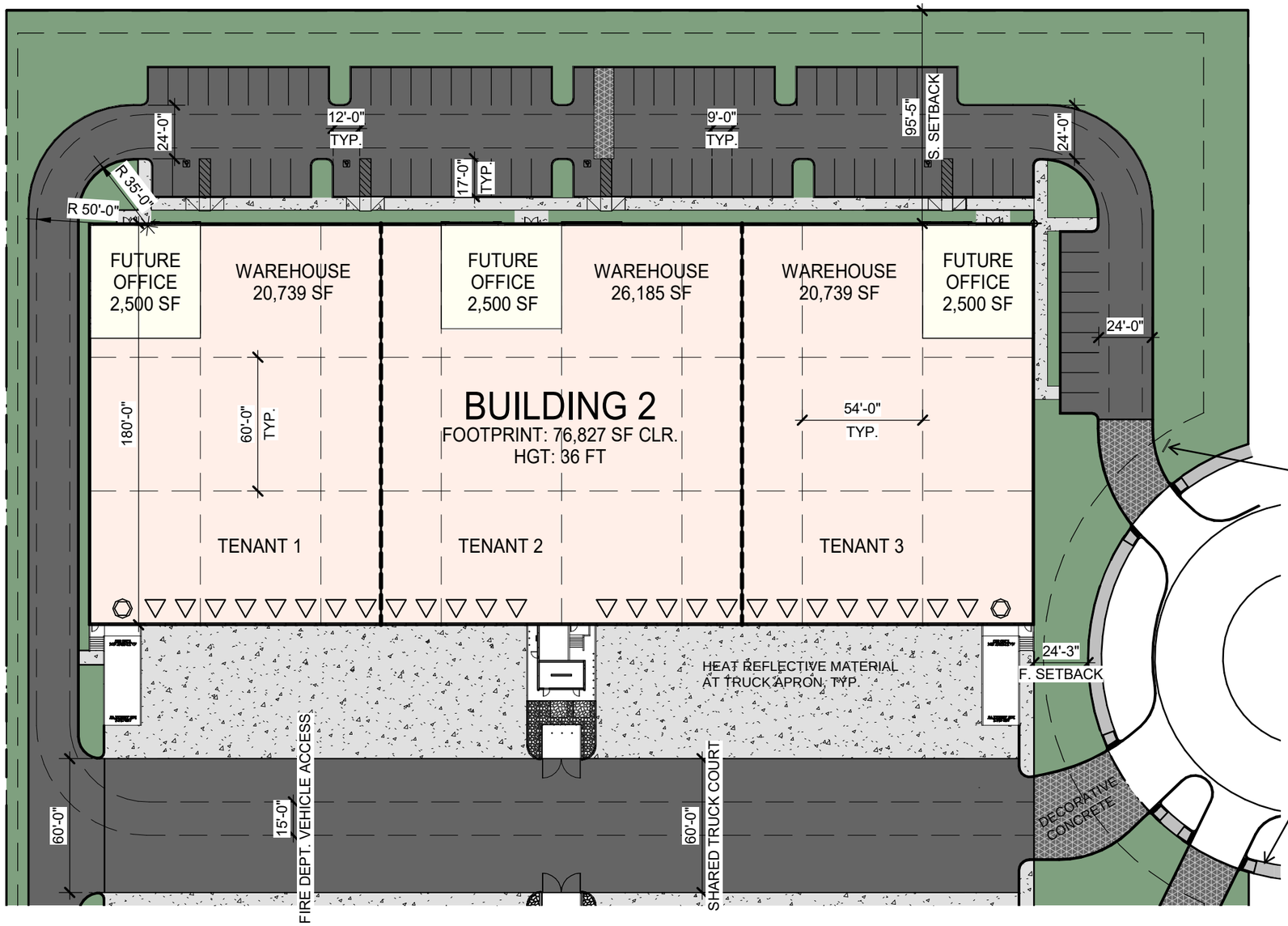

SITE LEGEND

WAREHOUSE MEN DOOR	3
DOCK HIGH TRUCK DOOR	26
GRADE LEVEL TRUCK DOOR	2

PROPOSED MONUMENT SIGN LOCATION

REFER TO CIVIL DRAWINGS FOR PROPOSED OFFSITE SIDEWALK

REFER TO CIVIL DRAWINGS FOR PROPOSED OFFSITE SIDEWALK AT THIS LOCATION

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0 25 50 100 NORTH

SITE PLAN - BLDG 2

3511 PDC DORAL
35 11 NW 91 AVE.
DORAL, FLORIDA 33172, MIA24-0032

WARE MALCOMB

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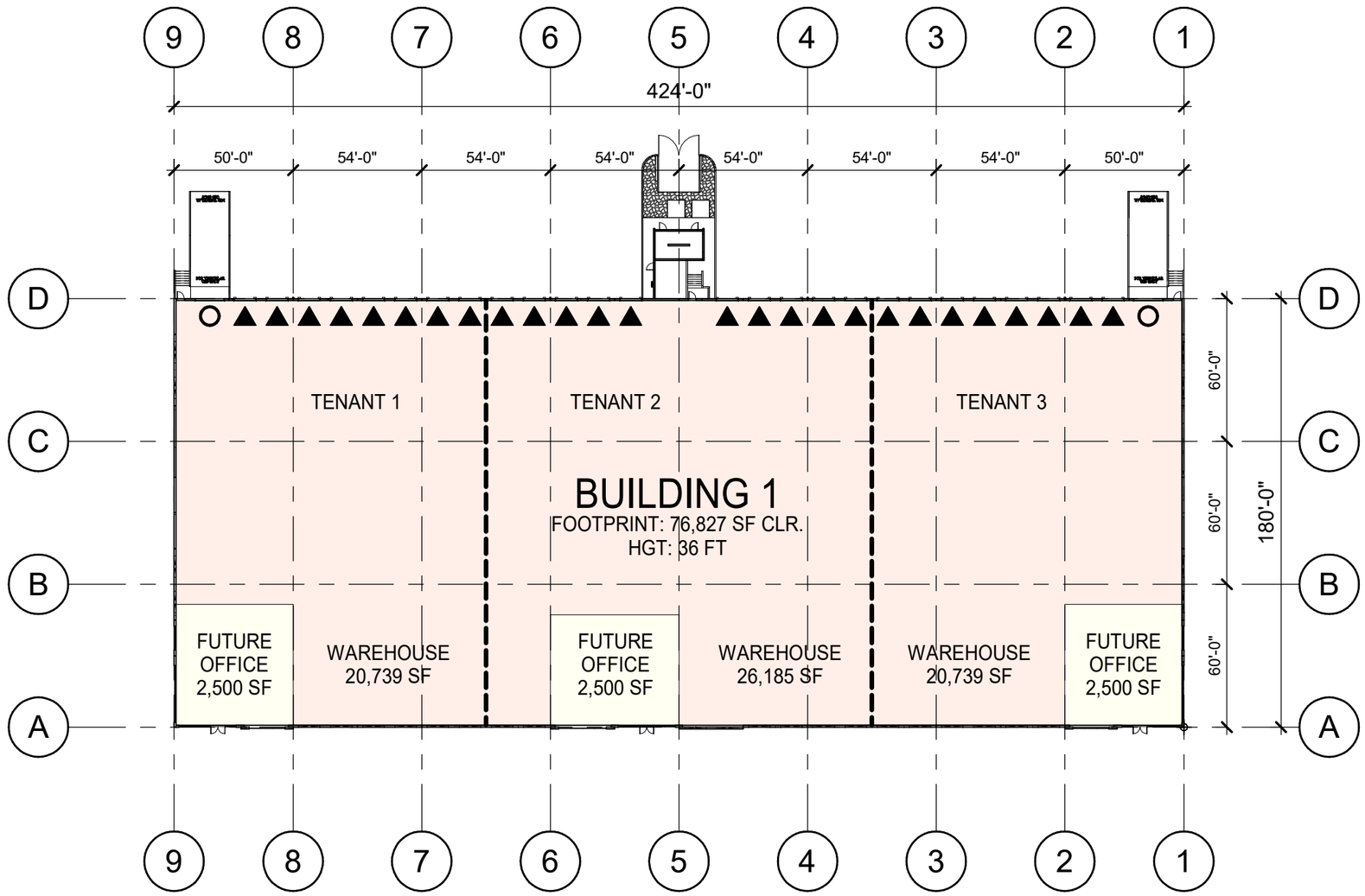

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FLOOR PLAN - BLDG 1

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DORAL, FLORIDA 33172, MIA24-0032

1"=50'
0 25 50 100
NORTH

WARE MALCOMB

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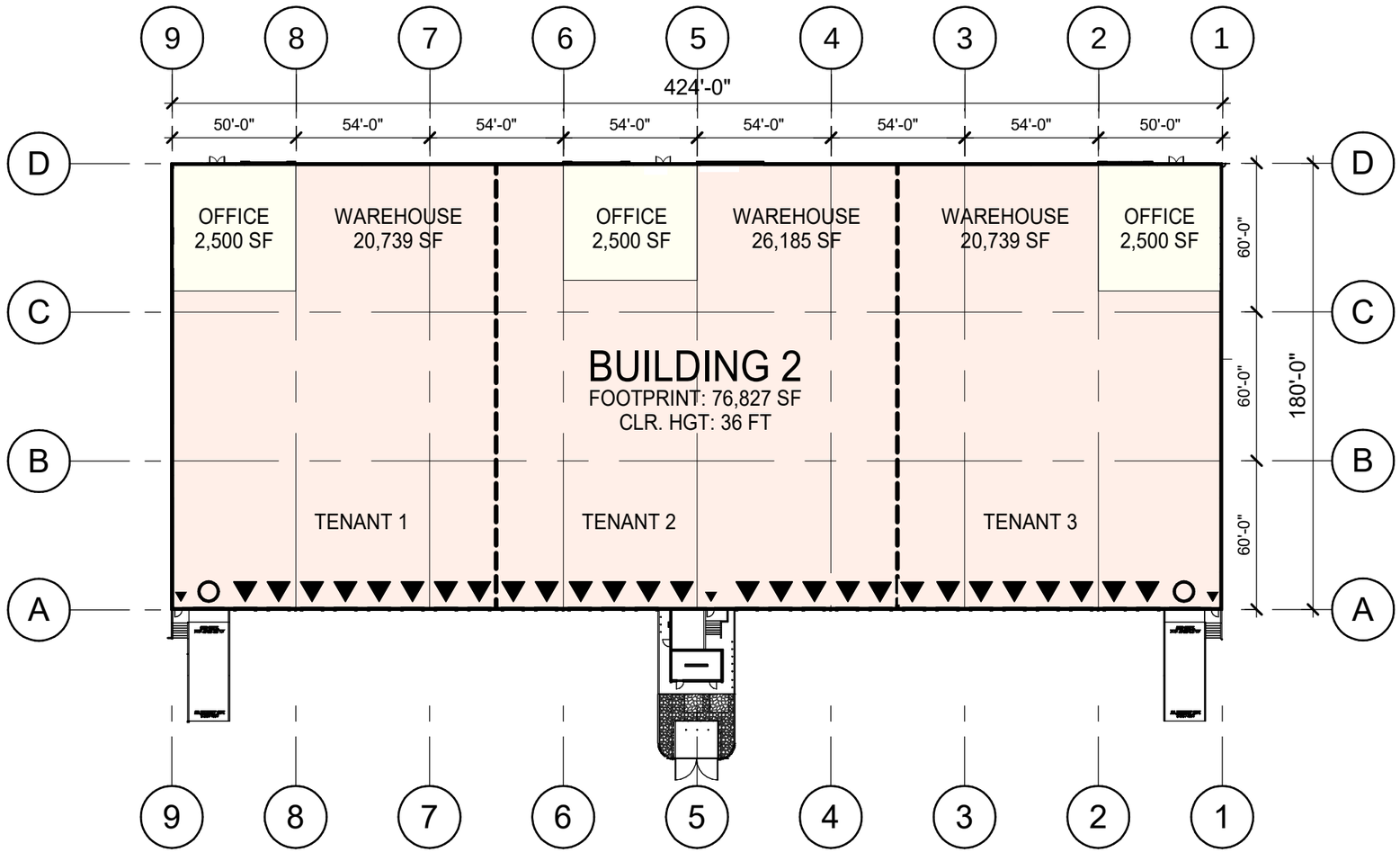

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FLOOR PLAN - BLDG 2

3511 PDC DORAL
35 11 NW 91 AVE.
DORAL, FLORIDA 33172, MIA24-0032

1"=50'
0 25 50 100
NORTH

WARE MALCOMB

02/10/2025

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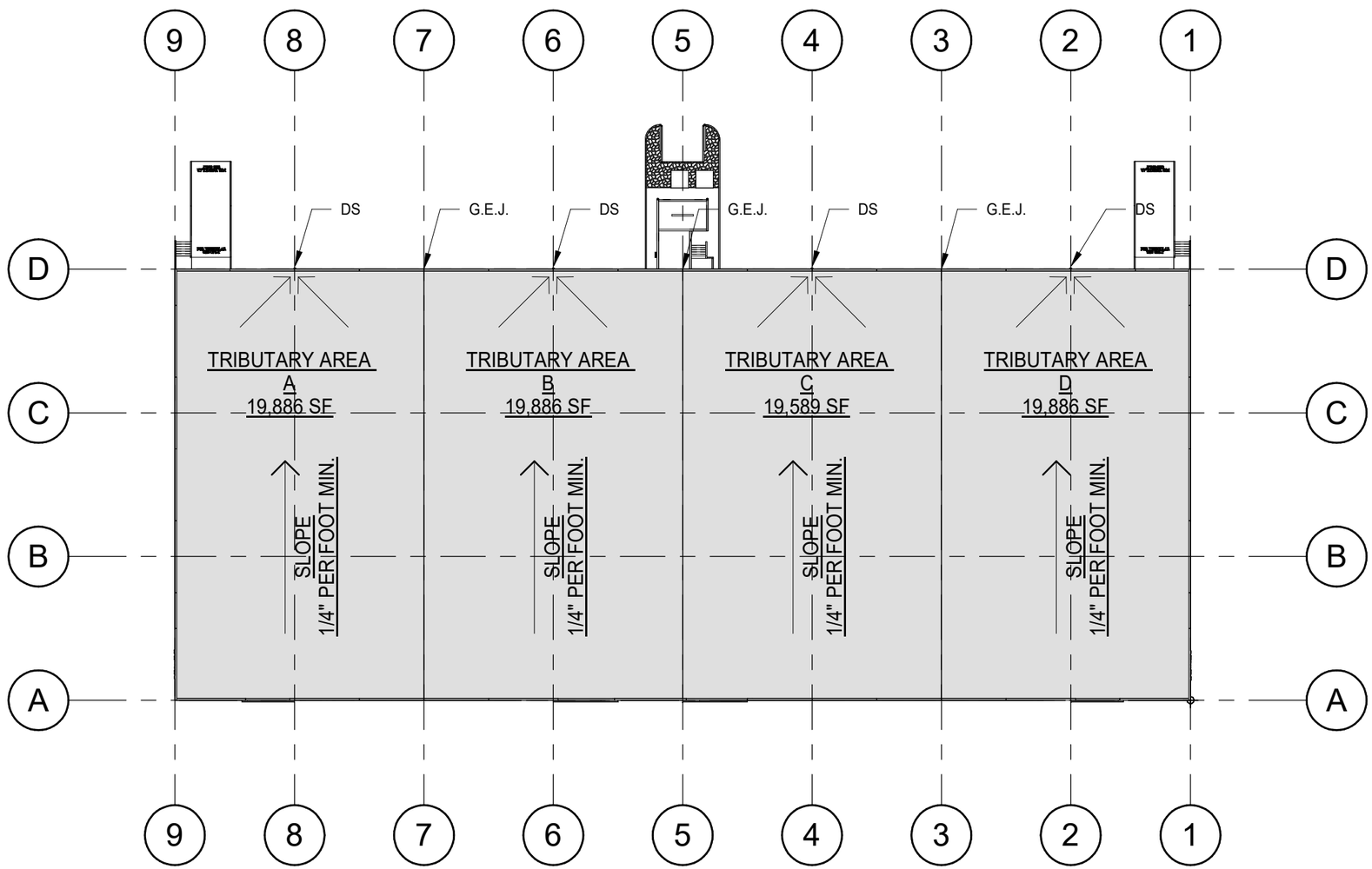

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ROOF PLAN, TYP.

3511 PDC DORAL
35 11 NW 91 AVE.
DORAL, FLORIDA 33172, MIA24-0032

1"=50'
0 25 50 100
NORTH

WARE MALCOMB

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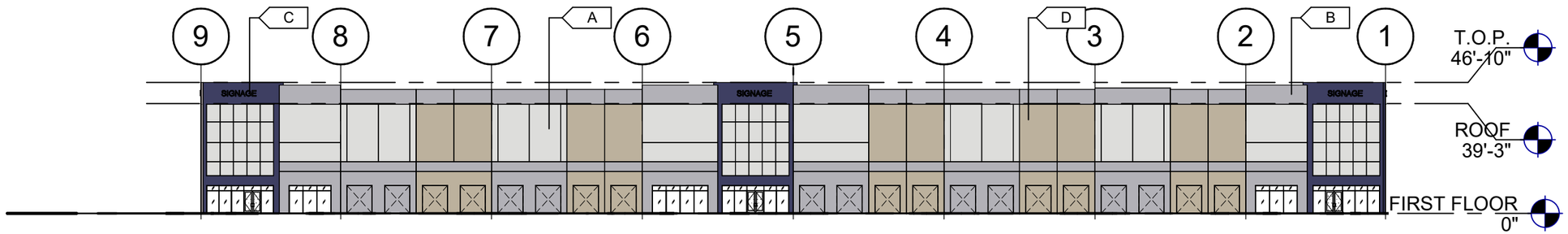
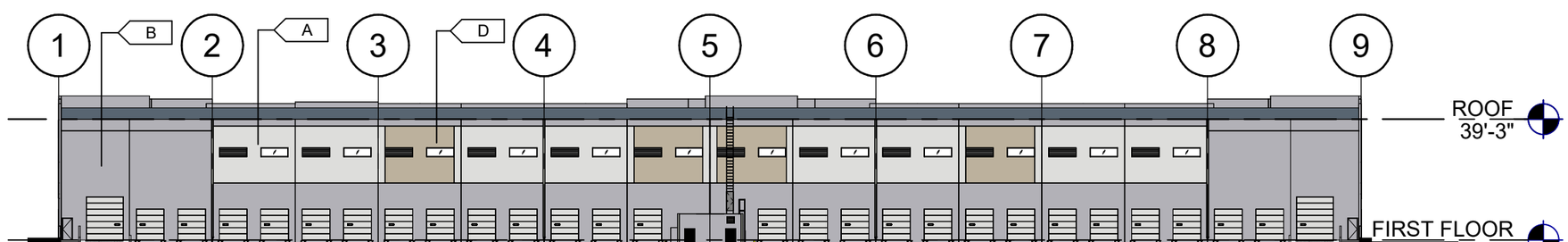
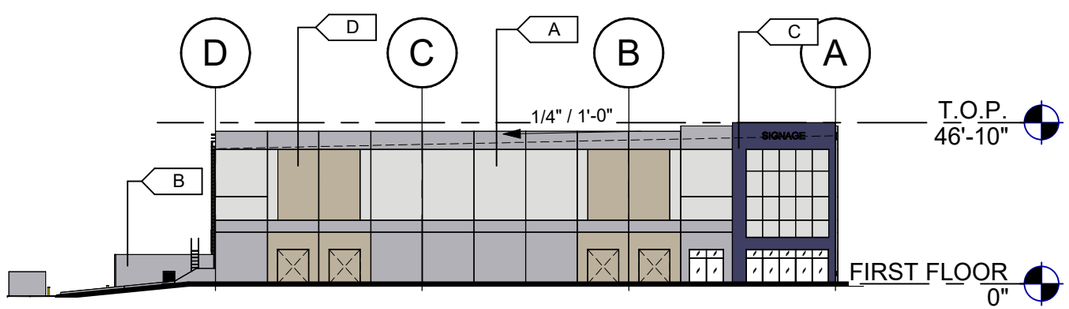


FRONT ELEVATION, TYP. 1
1" = 40'-0"



REAR ELEVATION, TYP. 2
1" = 40'-0"



SIDE ELEVATION, TYP. 3
1" = 40'-0"

FINISH LEGEND

- A — FIELD WALL PAINT
  SW 7757 - HIGH REFLECTIVE WHITE
- B — SECONDARY - WALLPAINT
  SW 9152 - LET IT RAIN
- C — ACCENT #1 - WALLPAINT
  SW 6811 - HONORABLE BLUE
- D — ACCENT #2 - WALL PAINT
  SW 7698 - STRAW HARVEST

1"=40'

0 20 40 80 NORTH

REINALDO A. GOMEZ AR0013736

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
REGISTERED ARCHITECT

02/11/2025

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ELEVATIONS, TYP.

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DORAL, FLORIDA 33172, MIA24-0032

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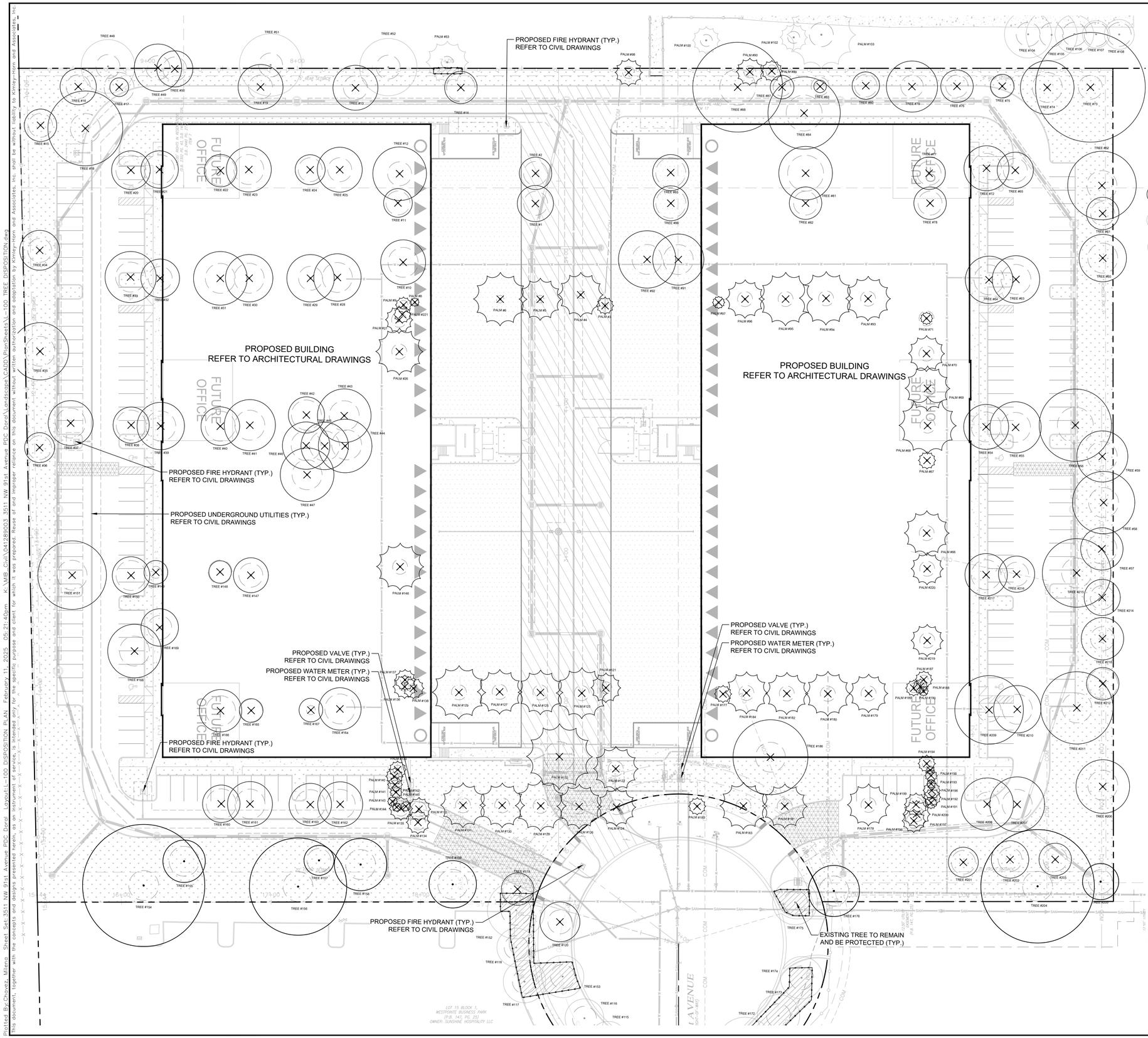
By puglias at 12:36 pm, Feb 12, 2025



TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
TREE #	EXISTING TREE NOT IN SCOPE	TREE #	EXISTING TREE TO REMAIN AND BE PRESERVED
TREE #	APPROXIMATE LIMITS OF CRITICAL ROOT ZONE PER ARBORIST REPORT		TREE PROTECTION FENCE

NOTES:

1. REFER TO SHEET L-110 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
2. INFORMATION UTILIZED IN PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY JOSE HERNANDEZ DATED 06.22.2024 AND ARBORIST REPORT PREPARED BY JEFF SHIMONSKI DATED 06.28.2024.
3. REFER TO SHEET L-300 LANDSCAPE PLAN AND L-301 LANDSCAPE LEGEND FOR PROPOSED PLANTING LOCATIONS AND SPECIFICATIONS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON DATE ADJACENT TO SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wisniewski
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	MC
CHECKED BY	MW

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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!

MDWASD AGREEMENT
ID#

TREE DISPOSITION PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
L-100

Plotted By:Chavez, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:L-100 DISPOSITION PLAN February 11, 2025 05:21:40pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\L-100 TREE DISPOSITION.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE DISPOSTION LIST

Tree No.	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ	Specimen	Disposition	Mitigation (SF)
1	*Swietenia mahagoni*	Mahogany	11"	24'	24'	Good	8'		Remove	**452.39**
2	*Swietenia mahagoni*	Mahogany	14"	22'	22'	Good	8'		Remove	**380.13**
3	*Ptychosperma elegans*	Solitare palm	3"	28'	12'	Good	3'		Remove	**113.10**
4	*Roystonea regia*	Royal palm	20"	35'	30'	Good	5'		Remove	**706.86**
5	*Roystonea regia*	Royal palm	21"	40'	28'	Good	5'		Remove	**615.75**
6	*Roystonea regia*	Royal palm	18"	40'	32'	Good	5'		Remove	**804.25**
7	*Washingtonia filifera*	Washingtonia palm	11"	40'	18'	Good	5'		Remove	**254.47**
8	*Phoenix roebelenii*	Pygmy date palm	3"	5'	6'	Good	3'		Remove	**28.27**
9	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	6'	11'	Good	3'		Remove	**95.03**
10	*Swietenia mahagoni*	Mahogany	13"	35'	30'	Good	10'		Remove	**706.86**
11	*Swietenia mahagoni*	Mahogany	8"	20'	19'	Moderate	8'		Remove	**283.53**
12	*Swietenia mahagoni*	Mahogany	16"	35'	36'	Good	8'		Remove	**1,017.88**
13	*Tabebuia heterophylla*	Pink trumpet tree	14"	28'	30'	Poor	8'		Remove	**706.86**
14	*Tabebuia heterophylla*	Pink trumpet tree	19"	28'	22'	Moderate	10'	No	Remove	**380.13**
15	*Tabebuia heterophylla*	Pink trumpet tree	10"	26'	22'	Poor	8'		Remove	**380.13**
16	*Tabebuia heterophylla*	Pink trumpet tree	12"	28'	24'	Poor	8'		Remove	**452.39**
17	*Tabebuia heterophylla*	Pink trumpet tree	16"	26'	18'	Moderate	10'		Remove	**254.47**
18	*Swietenia mahagoni*	Mahogany	26"	40'	50'	Good	10'	Yes	Remove	**3,927.00**
19	*Tabebuia heterophylla*	Pink trumpet tree	12"	35'	30'	Good	8'		Remove	**706.86**
20	*Swietenia mahagoni*	Mahogany	16"	28'	26'	Good	10'		Remove	**530.93**
21	*Swietenia mahagoni*	Mahogany	14"	22'	25'	Good	10'		Remove	**490.87**
22	*Swietenia mahagoni*	Mahogany	11"	22'	22'	Good	10'		Remove	**380.13**
23	*Swietenia mahagoni*	Mahogany	16"	30'	30'	Good	10'		Remove	**706.86**
24	*Swietenia mahagoni*	Mahogany	10"	20'	20'	Good	8'		Remove	**314.16**
25	*Swietenia mahagoni*	Mahogany	13"	25'	30'	Good	8'		Remove	**706.86**
26	*Roystonea regia*	Royal palm	18"	30'	32'	Good	5'		Remove	**804.25**
27	*Washingtonia filifera*	Washingtonia palm	11"	30'	18'	Good	5'		Remove	**254.47**
28	*Swietenia mahagoni*	Mahogany	17"	35'	28'	Good	10'		Remove	**615.75**
29	*Swietenia mahagoni*	Mahogany	10"	26'	28'	Good	8'		Remove	**615.75**
30	*Swietenia mahagoni*	Mahogany	19"	30'	32'	Good	10'	Yes	Remove	**1,608.50**
31	*Swietenia mahagoni*	Mahogany	27"	35'	36'	Good	10'	No	Remove	**1,661.90**
32	*Swietenia mahagoni*	Mahogany	10"	28'	26'	Moderate	8'		Remove	**530.93**
33	*Swietenia mahagoni*	Mahogany	14"	32'	34'	Moderate	10'		Remove	**907.32**
34	*Tabebuia heterophylla*	Pink trumpet tree	13"	28'	27'	Poor	8'		Remove	**572.56**
35	*Tabebuia heterophylla*	Pink trumpet tree	24"	35'	38'	Good	10'	No	Remove	**615.75**
36	*Tabebuia heterophylla*	Pink trumpet tree	9"	24'	20'	Good	8'		Remove	**314.16**
37	*Swietenia mahagoni*	Mahogany	23"	50'	30'	Good	10'	Yes	Remove	**1,413.72**
38	*Swietenia mahagoni*	Mahogany	25"	28'	24'	Moderate	10'	No	Remove	**452.39**
39	*Swietenia mahagoni*	Mahogany	26"	28'	32'	Moderate	10'	Yes	Remove	**1,608.50**
40	*Swietenia mahagoni*	Mahogany	15"	30'	26'	Good	10'		Remove	**530.93**
41	*Swietenia mahagoni*	Mahogany	16"	35'	34'	Good	10'		Remove	**907.92**
42	*Swietenia mahagoni*	Mahogany	10"	28'	24'	Moderate	10'		Remove	**452.39**
43	*Swietenia mahagoni*	Mahogany	14"	35'	36'	Moderate	10'		Remove	**530.93**
44	*Swietenia mahagoni*	Mahogany	19"	40'	36'	Moderate	10'	No	Remove	**530.93**
45	*Swietenia mahagoni*	Mahogany	13"	40'	32'	Good	10'		Remove	**804.25**
46	*Swietenia mahagoni*	Mahogany	25"	40'	32'	Moderate	10'	No	Remove	**804.25**
47	*Swietenia mahagoni*	Mahogany	12"	40'	36'	Moderate	10'		Remove	**1,017.88**
48	*Schinus terebinthifolius*	Brazilian pepper	40"	30'	36'	Invasive	8'		Remian (NIS)	
49	*Trema micranthum*	Jamaican nettletree	7"	28'	32'	Poor	8'		Remove	**804.25**
50	*Schinus terebinthifolius*	Brazilian pepper	16"	18'	24'	Invasive	8'		Remove	**452.39**
51	*Schinus terebinthifolius*	Brazilian pepper	28"	28'	42'	Invasive	8'		Remian (NIS)	
52	*Schinus terebinthifolius*	Brazilian pepper	26"	24'	38'	Invasive	8'		Remian (NIS)	
53	*Sabal palmetto*	Sabal palm	0	0	28'	Good	4'		Remian (NIS)	
54	*Swietenia mahagoni*	Mahogany	14"	35'	30'	Good	10'		Remove	**706.86**
55	*Swietenia mahagoni*	Mahogany	17"	40'	34'	Good	10'		Remove	**907.92**
56	*Swietenia mahagoni*	Mahogany	19"	60'	48'	Good	12'	Yes	Remove	**3,619.12**
57	*Tabebuia heterophylla*	Pink trumpet tree	16"	35'	28'	Poor	10'		Remove	**615.75**
58	*Tabebuia heterophylla*	Pink trumpet tree	19"	40'	42'	Good	10'	Yes	Remove	**2,770.88**
59	*Tabebuia heterophylla*	Pink trumpet tree	10"	30'	34'	Good	10'		Remove	**907.92**
60	*Tabebuia heterophylla*	Pink trumpet tree	12"	40'	32'	Good	10'		Remove	**804.25**
61	*Tabebuia heterophylla*	Pink trumpet tree	11"	30'	22'	Moderate	8'		Remove	**380.13**
62	*Swietenia mahagoni*	Mahogany	18"	45'	46'	Good	10'	Yes	Remove	**3,323.80**
63	*Swietenia mahagoni*	Mahogany	14"	30'	32'	Good	10'		Remove	**804.25**
64	*Swietenia mahagoni*	Mahogany	10"	28'	32'	Good	10'		Remove	**804.25**
65	*Swietenia mahagoni*	Mahogany	9"	20'	24'	Moderate	8'		Remove	**452.39**
66	*Roystonea regia*	Royal palm	17"	30'	30'	Good	5'		Remove	**706.86**
67	*Roystonea regia*	Royal palm	17"	30'	0	Dead			Remove	
68	*Roystonea regia*	Royal palm	19"	35'	38'	Good	5'		Remove	**1,134.11**
69	*Roystonea regia*	Royal palm	19"	35'	30'	Good	5'		Remove	**706.86**
70	*Roystonea regia*	royal palm	21"	30'	34'	Moderate	5'		Remove	**907.92**
71	*Washingtonia filifera*	Washingtonia palm	12"	45'	8'	Moderate	5'		Remove	**50.27**
71a	*Washingtonia filifera*	Washingtonia palm	12"	45'	8'	Moderate	5'		Remove	**50.27**
72	*Swietenia mahagoni*	Mahogany	15"	32'	30'	Good	10'		Remove	**706.86**
73	*Tabebuia heterophylla*	Pink trumpet tree	12"	35'	32'	Moderate	8'		Remove	**804.25**
74	*Tabebuia heterophylla*	Pink trumpet tree	18"	35'	36'	Good	10'	Yes	Remove	**2,035.76**
75	*Tabebuia heterophylla*	Pink trumpet tree	9"	20'	16'	Poor	8'		Remove	**201.06**
76	*Tabebuia heterophylla*	Pink trumpet tree	8"	28'	22'	Moderate	8'		Remove	**380.13**
77	*Swietenia mahagoni*	Mahogany	11"	24'	22'	Moderate	8'		Remove	**380.13**
78	*Swietenia mahagoni*	Mahogany	18"	40'	42'	Good	10'	Yes	Remove	**2,770.88**
79	*Tabebuia heterophylla*	Pink trumpet tree	12"	30'	34'	Good	8'		Remove	**907.32**
80	*Tabebuia heterophylla*	Pink trumpet tree	13"	22'	18'	Moderate	8'		Remove	**254.47**
81	*Swietenia mahagoni*	Mahogany	23"	28'	36'	Good	12'	No	Remove	**1,017.88**
82	*Swietenia mahagoni*	Mahogany	14"	18'	22'	Good	8'		Remove	**380.13**
83	*Tabebuia heterophylla*	Pink trumpet tree	8"	22'	8'	Poor	6'		Remove	**50.27**
84	*Swietenia mahagoni*	Mahogany	19"	60'	48'	Good	12'	Yes	Remove	**3,619.12**
85	*Swietenia mahagoni*	Mahogany	17"	28'	24'	Good	10'		Remove	**452.39**
86	*Swietenia mahagoni*	Mahogany	15"	25'	23'	Moderate	10'		Remove	**415.48**
87	*Tabebuia heterophylla*	Pink trumpet tree	8"	26'	16'	Moderate	6'		Remove	**201.06**
88	*Calophyllum brasiliense*	Brazilian beautyleaf	21"	35'	60'	Good	12'	Yes	Remove	**5,654.86**
89	*Sabal palmetto*	Sabal palm	0	0	14'	Good	4'		Remove	**153.94**
90	*Sabal palmetto*	Sabal palm	0	2'	18'	Good	4'		Remove	**254.47**
91	*Swietenia mahagoni*	Mahogany	17"	30'	34'	Good	10'		Remove	**907.92**
92	*Swietenia mahagoni*	Mahogany	18"	40'	38'	Good	10'	Yes	Remove	**2,268.22**
93	*Roystonea regia*	Royal palm	20"	40'	30'	Moderate	5'		Remove	**706.86**
94	*Roystonea regia*	Royal palm	21"	40'	36'	Moderate	5'		Remove	**1,017.88**
95	*Roystonea regia*	Royal palm	19"	40'	36'	Good	5'		Remove	**1,017.88**
96	*Roystonea regia*	Royal palm	20"	40'	26'	Moderate	5'		Remove	**530.93**
97	*Ptychosperma elegans*	Solitare palm	4"	28'	8'	Good	4'		Remove	**50.27**
98	*Sabal palmetto*	Sabal palm	14"	5'	18'	Good	4'		Remove	**254.47**
99	*Sabal palmetto*	Sabal palm	14"	8'	18'	Good	4'		Remove	**254.47**
100	*Sabal palmetto*	Sabal palm	14"	15'	18'	Good	4'		Remian (NIS)	
101	*Sabal palmetto*	Sabal palm	14'	12'	16'	Good	4'		Remian (NIS)	
102	*Sabal palmetto*	Sabal palm	12"	14'	18'	Good	4'		Remian (NIS)	
103	*Ficus microcarpa*	Laurel fig	36"	35'	46'	Poor	8'	No	Remian (NIS)	
104	*Bursera simaruba*	Gumbo limbo	7"	22'	32'	Good	8'		Remian (NIS)	
105	*Bursera simaruba*	Gumbo limbo	8"	25'	34'	Good	8'		Remian (NIS)	
106	*Bursera simaruba*	Gumbo limbo	9"	25'	26'	Good	8'		Remian (NIS)	
107	*Bursera simaruba*	Gumbo limbo	7"	20'	18'	Good	8'		Remian (NIS)	
108	*Bursera simaruba*	Gumbo limbo	7"	16'	20'	Good	8'		Remian (NIS)	
109	*Not on survey*									
110	*Not on survey*									
111	*Not on survey*									
112	*Not on survey*									
113	*Quercus laurifolia*	Laurel oak	8"	23'	25'	Good	8'		Remian (NIS)	
114	*Bursera simaruba*	Gumbo limbo	14"	35'	40'	Good	8'		Remian (NIS)	
115	*Quercus laurifolia*	Laurel oak	7"	24'	26'	Good	8'		Remian (NIS)	
116	*Quercus laurifolia*	Laurel oak	12"	24'	26'	Good	8'		Remian (NIS)	
117	*Bursera simaruba*	Gumbo limbo	10"	22'	28'	Good	8'		Remian (NIS)	
118	*Bursera simaruba*	Gumbo limbo	11"	16'	26'	Good	8'		Remian (NIS)	
119	*Bursera simaruba*	Gumbo limbo	12"	35'	22'	Good	10'		Remove	**380.13**
120	*Quercus laurifolia*	Laurel oak	9"	26'	27'	Good	8'		Remove	**380.13**
121	*Ptychosperma elegans x 3 tks*	Solitare palm	10"	26'	20'	Good	4'		Remove	**314.16**
122	*Roystonea regia*	Royal palm	13"	35'	30'	Good	5'		Remove	**706.86**
123	*Roystonea regia*	Royal palm	17"	40'	34'	Good	5'		Remove	**907.92**
124	*Roystonea regia*	Royal palm	16"	45'	26'	Good	5'		Remove	**530.93**
125	*Roystonea regia*	Royal palm	14"	35'	30'	Good	5'		Remove	**706.86**
126	*Roystonea regia*	Royal palm	21"	45'	30'	Good	5'		Remove	**706.86**
127	*Roystonea regia*	Royal palm	17"	40'	30'	Good	5'		Remove	**706.86**
128	*Roystonea regia*	Royal palm	19"	35'	34'	Good	5'		Remove	**907.92**
129	*Roystonea regia*	Royal palm	19"	45'	36'	Good	5'		Remove	**1,017.88**
130	*Roystonea regia*	Royal palm	17"	35'	30'	Good	5'		Remove	**706.86**
131	*Roystonea regia*	Royal palm	20"	45'	30'	Good	5'		Remove	**706.86**
132	*Swietenia mahagoni*	Mahogany	14"	35'	44'	Good	10'		Remove	**1,520.53**
133	*Washingtonia filifera*	Washingtonia palm	12"	40'	16'	Good	5'		Remove	**201.06**
134	*Washingtonia filifera*	Washingtonia palm	12"	40'	16'	Good	5'		Remove	**201.06**
135	*Washingtonia filifera*	Washingtonia palm	12"	35'	16'	Good	5'		Remove	**201.06**
136	*Phoenix roebelenii x 2 tks*	Pygmy date palm	7"	6'	16'	Good	3'		Remove	**201.06**
137	*Phoenix roebelenii x 2 tks*	Pygmy date palm	7"	7'	14'	Good	3'		Remove	**153.94**
138	*Phoenix roebelenii x 2 tks*	Pygmy date palm	7"	7'	14'	Good	3'		Remove	**153.94**
139	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	6'	12'	Good	3'		Remove	**113.10**
140	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	7'	12'	Good	3'		Remove	**113.10**
141	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	8'	10'	Good	3'		Remove	**78.54**
142	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	7'	8'	Moderate	3'		Remove	**50.27**
143	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	6'	7'	Moderate	3'		Remove	**38.48**
144	*Phoenix roebelenii*	Pygmy date palm	4"	6'	6'	Moderate	3'		Remove	**28.27**
145	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	6'	7'	Moderate	3'		Remove	**38.48**
146	*Roystonea regia*	Royal palm	18"	45'	32'	Good	5'		Remove	**804.25**
147	*Swietenia mahagoni*	Mahogany	11"	22'	23'	Good	8'		Remove	**415.48**
148	*Swietenia mahagoni*	Mahogany	6"	17'	15'	Moderate	8'		Remian (NIS)	
149	*Swietenia mahagoni*	Mahogany	3"	13'	16'	Moderate	4'		Remove	**201.06**
150	*Swietenia mahagoni*	Mahogany	24"	28'	25'	Good	10'	No	Remove	**490.87**
151	*Swietenia mahagoni*	Mahogany	27"	60'	46'	Good	10'	Yes	Remove	**3,323.80**
152	*Bursera simaruba*	Gumbo limbo	12"	28'	38'	Good	10'		Remian (NIS)	
153	*Quercus laurifolia*	Laurel oak	9"	24'	28'	Good	8'		Remain	
154	*Delonix regia*	Royal poinciana	20'	30'	82'	Moderate	10'	Yes	Remain	
155	*Tabebuia heterophylla*	Pink trumpet tree	13"	40'	28'	Good	10'		Remain	
156	*Delonix regia*	Royal poinciana	17"	40'	65'	Moderate	10'		Remain	
157	*Tabebuia heterophylla*	Pink trumpet tree	8"	30'	20'	Moderate	8'		Remain	
158	*Tabebuia heterophylla*	Pink trumpet tree	14"	35'	35'	Good	10'		Remain	
159	*Tabebuia heterophylla*	Pink trumpet tree	19"	30'	32'	Moderate	10'	Yes	Remain	
160	*Swietenia mahagoni*	Mahogany	20"	22'	25'	Good	10'	No	Remove	**490.87**
161	*Swietenia mahagoni*	Mahogany	12"	22'	30'	Good	10'		Remove	**706.86**
162	*Swietenia mahagoni*	Mahogany	19"	22'	30'	Good	10'	No	Remove	**706.86**
163	*Swietenia mahagoni*	Mahogany	11"	22'	28'	Moderate	10'		Remove	**615.75**
164	*Swietenia mahagoni*	Mahogany	14"	26'	28'	Moderate	10'		Remove	**615.75**
165	*Swietenia mahagoni*	Mahogany	10"	20'	16'	Moderate	8'		Remove	**201.06**
166	*Swietenia mahagoni*	Mahogany	15"	28'	28'	Good	10'		Remove	**615.75**
167	*Swietenia mahagoni*	Mahogany	1"	12'	8'	Poor	3'		Remove	**50.27**
168	*Tabebuia heterophylla*	Pink trumpet tree	25"	30'	36'	Moderate	10'	No	Remove	**1,017.88**
169	*Swietenia mahagoni*	Mahogany	6"	25'	25'	Good	8'		Remove	**490.87**
170	*Not on survey*									
171	*Quercus laurifolia*	Laurel oak	14"	35'	35'	Good	8'		Remian (NIS)	
171A	*Quercus laurifolia*	Laurel oak	14"	35'	40'	Good	8'		Remian (NIS)	
172	*Quercus laurifolia*	Laurel oak	12"	35'	38'	Good	8'		Remian (NIS)	
172a	*Quercus laurifolia*	Laurel oak	14"	35'	40'	Good	8'		Remian (NIS)	
173	*Quercus laurifolia*	Laurel oak	10"	30'	28'	Good	8'		Remian (NIS)	
174	*Quercus laurifolia*	Laurel oak	9"	22'	28'	Good	8'		Remian (NIS)	
175	*Quercus laurifolia*	Laurel oak	9"	28'	30'	Good	8'		Remian (NIS)	
176	*Tabebuia heterophylla*	Pink trumpet tree	15"	35'	34'	Moderate	10'		Remain	
177	*Dioon spinulosum*	Giant dioon	0	3'		Good	3'		Remove	
178	*Roystonea regia*	Royal palm	18"	38'	28'	Good	5'		Remove	**615.75**
179	*Roystonea regia*	Royal palm	16"	32'	26'	Good	5'		Remove	**530.93**
180	*Roystonea regia*	Royal palm	17"	35'	30'	Good	5'		Remove	**706.86**
181	*Roystonea regia*	Royal palm	16"	40'	30'	Good	5'		Remove	**706.86**
182	*Roystonea regia*	Royal palm	16"	32'	28'	Good	5'		Remove	**615.75**
183	*Roystonea regia*	Royal palm	18"	38'	32'	Good	5'		Remove	**804.25**
184	*Roystonea regia*	Royal palm	18"	30'	28'	Good	5'		Remove	**615.75**
185	*Roystonea regia*	Royal palm	0	3'		Dead				
186	*Swietenia mahagoni*	Mahogany	15"	40'	50'	Good	10'		Remove	**1,963.50**
187	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	8'	12'	Good	3'		Remove	**113.10**
188	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	7'	10'	Good	3'		Remove	**78.54**
189	*Phoenix roebelenii x 2 tks*	Pygmy date palm	7"	6'	11'	Good	3'		Remove	**95.03**
190	*Phoenix roebelenii*	Pygmy date palm	3"	5'	7'	Good	3'		Remove	**38.48**
191	*Phoenix roebelenii x 2 tks*	Pygmy date palm	5"	7'	10'	Good	3'		Remove	**78.54**
192	*Phoenix roebelenii x 2 tks*	Pygmy date palm	7"	8'	12'	Good	3'		Remove	**113.10**
193	*Phoenix roebelenii x 2 tks*	Pygmy date palm	4"	6'	8'	Good	3'		Remove	**50.27**
194	*Phoenix roebelenii x 2 tks*	Pygmy date palm	6"	6'	12'	Good	3'		Remove	**113.10**
195	*Phoenix roebelenii*	Pygmy date palm	3"	8'	5'	Good	3'		Remove	**19.63**
196	*Phoenix roebelenii*	Pygmy date palm	3"	8'	6'	Good	3'		Remove	**28.27**
197	*Washingtonia filifera*	Washingtonia palm	13"	40'	18'	Good	5'		Remove	**254.47**
198	*Washingtonia filifera*	Washingtonia palm	11"	40'	16'	Good	5'		Remove	**201.06**
199	*Washingtonia filifera*	Washingtonia palm	11"	40'	16'	Good	5'		Remove	**201.06**
200	*Phoenix roebelenii*	Pygmy date palm	3'	5'	4'	Moderate	3'		Remove	**12.57**
201	*Tabebuia heterophylla*	Pink trumpet tree	8"	27'	20'	Moderate	8'		Remove	**314.16**
202	*Tabebuia heterophylla*	Pink trumpet tree	14"	32'	25'	Moderate	8'		Remove	**490.87**
203	*Tabebuia heterophylla*	Pink trumpet tree	14"	35'	22'	Moderate	8'		Remove	**380.13**
204	*Delonix regia*	Royal poinciana	20"	60'	76'	Good	10'	Yes	Remain	
205	*Tabebuia heterophylla*	Pink trumpet tree	10"	22'	24'	Moderate	8'		Remain	
206	*Tabebuia heterophylla*	Pink trumpet tree	31"	35'	36'	Good	10'	No	Remove	**1,017.88**
207	*Swietenia mahagoni*	Mahogany	23"	30'	35'	Good	10'	No	Remove	**1,017.88**
208	*Swietenia mahagoni*	Mahogany	11"	30'	35'	Good	8'		Remove	**962.11**
209	*Swietenia mahagoni*	Mahogany	17"	35'	30'	Good	8'		Remove	**706.86**
210	*Swietenia mahagoni*	Mahogany	23'	30'	32'	Good	10'	No	Remove	**804.25**
211	*Swietenia mahagoni*	Mahogany	20"	40'	48'	Good	10'	No	Remove	**1,809.56**
212	*Tabebuia heterophylla*	Pink trumpet tree	23"	35'	22'	Moderate	10'	Yes	Remove	**760.26**
213	*Not on survey*									
214	*Tabebuia heterophylla*	Pink trumpet tree	12"	28'	24'	Moderate	8'			
215	*Swietenia mahagoni*	Mahogany	17"	45'	46'	Good	10'		Remove	**1,661.90**
216	*Swietenia mahagoni*	Mahogany	10"	30'	24'	Good	8'		Remove	**452.39**
217	*Swietenia mahagoni*	Mahogany	18"	40'	28'	Good	10'	Yes	Remove	**1,231.50**
218	*Tabebuia heterophylla*	Pink trumpet tree	13"	30'	28'	Poor	8'		Remove	**615.75**
219	*Roystonea regia*	Royal palm	19"	35'	22'	Good	5'		Remove	**380.13**
220	*Roystonea regia*	Royal palm	19"	35'	22'	Good	5'		Remove	**380.13**
221	*Phoenix roebelenii x 2 tks*	Pygmy date palm	7"	7'	12'	Good	3'		Remove	**113.10**
									Total Canopy SF Removed =	**125,087.64**

NIS = Not In Scope
Specimen Trees

TREE REPLACEMENT CALCULATIONS

LINE NO.	REPLACEMENT CATEGORY	CREDIT (SF)	QUANTITY (EA.)	CANOPY PROVIDED (SF)
1	**SHADE 1**	500	32	16,000.0
	REPLACEMENT TREES AT 12 HT. MIN. 2" DBH MIN.			
2	**SHADE 2**	300	95	28,500.0
	REPLACEMENT TREES AT 8 HT. MIN. 2" DBH MIN.			

TOTAL TREE REPLACEMENT CANOPY PROVIDED (SF) =	**44,500.0**
MITIGATION DELTA (SF) =	**80,823.26**
ESTIMATED TREE TRUST FUND CONTRIBUTION (MITIGATION DELTA/500 x $200) =	**$ 32,329.30**

NOTES:

1. REFER TO SHEET L-100 FOR TREE DISPOSITION PLAN AND EXISTING PLANTING LOCATIONS.
2. INFORMATION UTILIZED IN PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY JOSE HERNANDEZ DATED 06.22.2024 AND ARBORIST REPORT PREPARED BY JEFF SHIMONSKI DATED 06.28.2024.
3. REFER TO SHEET L-300 LANDSCAPE PLAN AND L-301 LANDSCAPE LEGEND FOR PROPOSED PLANTING LOCATIONS AND SPECIFICATIONS.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wisniewski
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY MC
CHECKED BY MW

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
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TREE DISPOSITION CALCULATIONS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC
DORAL FL

SHEET NUMBER
L-110

Plotted By:Olivez, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:L-110 TRE DISPOSITION LIST February 11, 2025 05:21:42pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\L-100 TREE DISPOSITION.dwg
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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

A. Natural Resource - Existing trees or palms.
B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
D. Preserved Trees - Trees that are to be saved/remain in place.
E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans

PART 2 - TREE BARRIER

A. Tree Protector Barrier Material.
1.Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
2.The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
3.The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
1.The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
2.All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
3.The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report
1.Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
2.All roots shall be cut by hand
3.The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.

C. Tree Protector Barrier
1.See detail in this sheet.
2.Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

D. Tree Removals
1.Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
2.If Tree Protector Barrier is damaged, repair shall be performed immediately.
3.Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
4.Burn pits are not allowed.

PART 4 - PENALTIES

A. Repair of Damaged Trees To Remain
1.If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

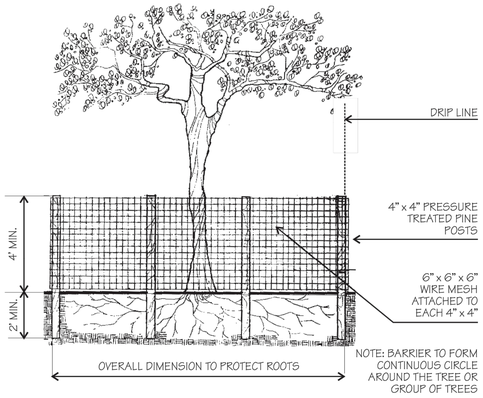
A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
D. There shall no be change in grade within the critical root zone as per ANSI Standards.
E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

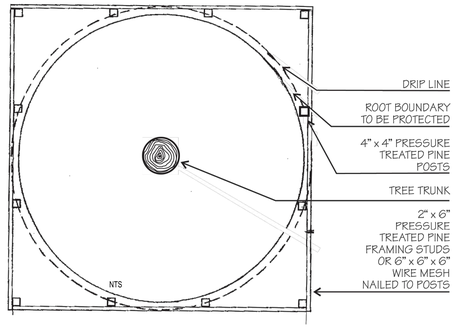
A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



° WIRE MESH BARRIER DETAIL °



° WOOD BARRIER DETAIL PLAN °

A TREE/SHRUB PROTECTOR
Barrier Detail

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REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wisniewski
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	MC
CHECKED BY	MW

No.	REVISIONS	DATE	BY

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TREE DISPOSITION NOTES & DETAILS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
L-150

Plotted By:Chavez, Milena Sheet Set:3511 NW 91st Avenue PDC Doral LayoutL-150 NOTES & DETAILS February 11, 2025 05:21:47pm K:\WB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\L-100 TREE DISPOSITION.dwg
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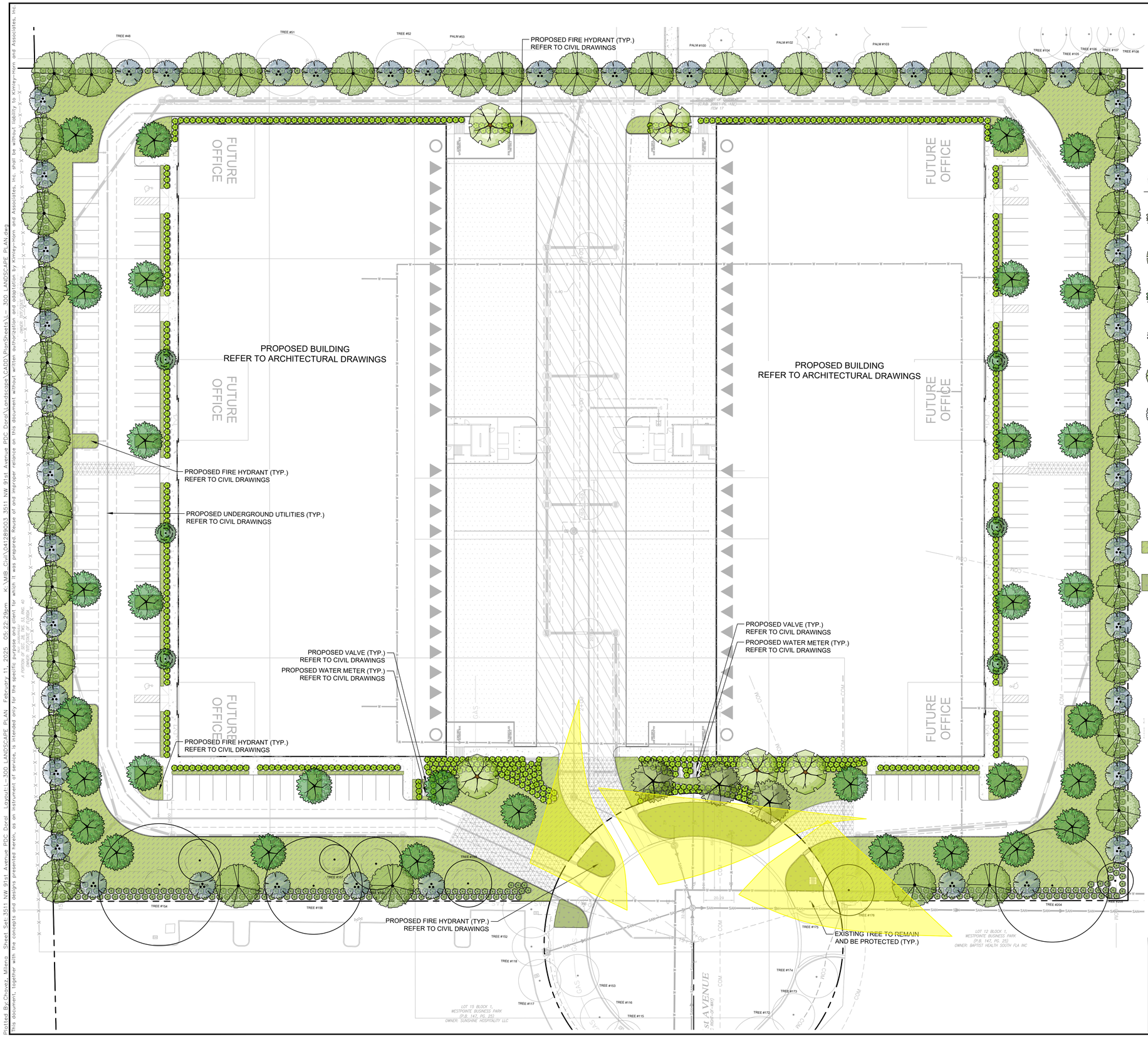

CONCEPT PLANT SCHED

STREET TREES
@ 14' OAH. / 2.5" CAL. MIN. / 4' CT. MIN.
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

SHADE TREES
@ 10' HT. MIN. / 2.5" CAL. MIN.
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

PARKING LOT TREES
@ 14' HT. MIN. / 4" CAL. MIN. / 4' CT. MIN.
BURSERA SIMARUBA / GUMBO LIMBO

FOUNDATION TREES
@ 12-14' HT. MIN. / UPRIGHT, FULL / LOW BRANCHED
POLYALTHIA LONGIFOLIA / FLORIDA MAST TREE

BUFFER SHADE TREES
@ 10' HT. MIN. / 2.5" CAL. MIN.
CONOCARPUS ERECTUS / GREEN BUTTONWOOD

UNDERSTORY BUFFER TREES
@ 8' HT. MIN. / 1.5" CAL. MIN.
CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD

PERIMETER SHRUBS
@ 36" HT. MIN. / 48" OC.
CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM
HAMELIA PATENS / FIREBUSH

SHURBS
@ 18" HT. MIN/ 30" OC.
CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE
PSYCHOTRIA NERVOSA / WILD COFFEE

SOD / TURF GRASS
PASPALUM NOTATUM / BAHIAGRASS

R/W SOD / TURF GRASS

NOTE:

REFER TO SHEET L-301 FOR COMPLETE PLANTING SCHEDULE AND LANDSCAPE LEGEND CALCULATIONS

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ID#

LANDSCAPE PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
L-300

Plotted By:Chaves, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:L-300 LANDSCAPE PLAN February 11, 2025 05:22:23pm K:\WB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\L- 300 LANDSCAPE PLAN.dwg
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CONCEPT PLANT SCHEDULE

STREET TREES @ 14' OAH. / 2.5" CAL. MIN. / 4' CT. MIN. QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3
SHADE TREES @ 10' HT. MIN. / 2.5" CAL. MIN. QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	5
PARKING LOT TREES @ 14' HT. MIN. / 4" CAL. MIN. / 4' CT. MIN. BURSERA SIMARUBA / GUMBO LIMBO	33
FOUNDATION TREES @ 12-14' HT. MIN. / UPRIGHT, FULL / LOW BRANCHED POLYALTHIA LONGIFOLIA / FLORIDA MAST TREE	6
BUFFER SHADE TREES @ 10' HT. MIN. / 2.5" CAL. MIN. CONOCARPUS ERECTUS / GREEN BUTTONWOOD	40
UNDERSTORY BUFFER TREES @ 8' HT. MIN. / 1.5" CAL. MIN. CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD	43
PERIMETER SHRUBS @ 36" HT. MIN. / 48" OC. CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM HAMELIA PATENS / FIREBUSH	746
SHURBS @ 18" HT. MIN/ 36" OC. CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE PSYCHOTRIA NERVOSA / WILD COFFEE	614
SOD / TURF GRASS PASPALUM NOTATUM / BAHIAGRASS	55,375 SF
R/W SOD / TURF GRASS	2,791 SF

LANDSCAPE LEGEND

Zoning District **IC** Net Lot Area: **9.04** Acres or **393,929** SF

			REQUIRED	PROVIDED
OPEN SPACE				
A. Square feet of open space required by Chp. 71, as indicated on site plan:				
Net Lot area = **393,929** x **20%**			**78,786** SF	**79,683** SF
B. Square feet of parking lot open space required by Chp. 71, as indicated on site plan:				
The number of parking spaces = **171** x 10 SF per parking space=			**1,710** SF	**1,710** SF
C. Total SF of landscaped open space required by Chp. 71 = A + B			**80,496** SF	**81,393** SF
LAWN AREA CALCULATION				
A. Total square feet of landscape open space required by Chp. 71 =			**80,496** SF	
B. Maximum lawn area permitted = **20%** x required landscape open space =			**16,099** SF	**55,375** SF***
Note: Very dry tolerant grasses and low growing native plants, including grasses and forbs, as referenced in the Landscape Manual, may be used as groundcover beyond the maximum permitted grass area specified.				
TREES				
A. The number of site trees required per net lot area =	**15**	site trees per net lot area		
less the existing number of trees that meet minimum requirements	**9**	existing trees		
required trees x net lot acreage =	**136**	trees - existing trees	**127** trees	**127** trees
B. 30% palm trees allowed (two palms = one tree) =			**39** "trees"	**-** "trees"
C. Percentage of native trees required = the number of trees provided x 30% =			**39** trees	**127** trees
D. Percentage of low maintenance and drought tolerant trees = provided trees x 50% =			**64** trees	**127** trees
E. Street trees required: 182 / 35' oc spacing			**5** trees	**3** (trees)
F. Total number of trees provided: required site trees + street trees =			**132** trees	**130** (trees)
BUFFERYARDS				
A. Bufferyard type 1 between dissimilar uses required by Sec. 71-180 =	**2323**	Linear Feet		
Required shade trees =	**2**	Shade trees per 100 LF	**46** Trees	**46** Trees*
Required understory trees =	**2**	Understory trees per 100 LF	**46** Trees	**43** Trees**
Required shurbs =	**20**	Shrubs per 100 LF	**465** Shrubs	**746** Shrubs
SHRUBS				
A. The total number of trees required x 10 = the number of shrubs required			**1,270** shrubs	**1,360** shrubs
B. The number of shrubs required x 50% = the number of native shrubs required			**635** shrubs	**1,360** shrubs
IRRIGATION PLAN				
Required by Chp. 71:				
Auto Irrigation	**x**			
Hose Bibs				

* Calculations include existing trees to remain and be preserved. Refer to tree disposition list on sheet L-110 for tree specifications*

** Understory buffer tree deficit due to conflicts with critical root zones being preserved for specimen trees along south of property line. Refer to tree disposition list on sheet L-110 for tree specifications**

*** The total amount of lawn provided is beyond the permitted grass area per section 18A-6.(A)(4) of the Miami Dade County Code.

( ) Street tree deficit due to sight triangle conflicts. Additional site trees have been provided to meet the requirements

GENERAL NOTES:

1. REFER TO SHEET L-300 FOR LANDSCAPE PLAN AND PROPOSED PLANTING LOCATIONS.
2. REFER TO SHEET L-100 AND L-110 FOR TREE DISPOSITION PLAN, TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.
3. *SABAL PALMS ARE IN COMPLIANCE WITH CITY CODE LANDSCAPE REGULATIONS, BUT SHALL NOT BE COUNTED TOWARDS THE TOTAL TREE REQUIREMENTS. PURSUANT TO CITY CODE SECTIONS 71-111 AND 71-113.*

LANDSCAPE / PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN CAN BEGIN.
4. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC... ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
6. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST,CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
7. SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS
8. PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
9. THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP ON OVERHEAD SPRAY/ROTARY/ROTOR HEADS. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPO-TRANSPIRATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS.
10. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
11. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
12. SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
13. ALL TREES SHALL BE PLACED A MINIMUM OF FOUR (4) FEET FROM UNDERGROUND UTILITIES.
14. LANDSCAPING SHALL BE MAINTAINED BELOW 30" HT AND TREES PROPERLY TRIMMED TO MAINTAIN CLEAR VISIBILITY AT ALL SIGHT VISIBILITY TRIANGLES. VEGETATION SHALL BE TRIMMED SO THAT NO FOLIAGE OR LIMBS EXTEND INTO REQUIRED VISIBILITY AREA.
15. ALL SHADE TREES INSTALLED WITHIN SIX (6) FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
16. ERADICATION OF EXOTIC / INVASIVE VEGETATION EXISTING ON SITE, INCLUDING ABUTTING RIGHTS OF WAY IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. ALL TREES PLANTED ADJACENT TO WALKWAYS ARE TO HAVE LIMBS NO LESS THAN 6' 8" AFF WHEN LIMBS EXTENDED OVER WALKWAYS
18. 4' CLEARANCE FROM BACK OF CURB SHALL BE MAINTAINED FOR ALL STREET TREES ADJACENT TO ROADS.
19. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELECTRICAL AND LIGHTING COMPONENTS WITHIN THE SCOPE OF WORK AREA AND MAINTAIN REQUIRED CITY STANDARDS AND CODE COMPLIANCE THROUGHOUT SCOPE OF WORK AREA AS NEEDED AND AS REQUIRED.
20. CONTRACTOR SHALL PROVIDE $10,000 WHOLESALE PLANT ALLOWANCE FOR SEASONAL COLOR, ACCENTS, VINES, ORCHIDS, ETC. AS DETERMINED BY LANDSCAPE ARCHITECT.

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PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
L-301

Plotted By:Chaves, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:L-301 LANDSCAPE LEGEND February 11, 2025 05:26:54pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\L- 300 LANDSCAPE PLAN.dwg
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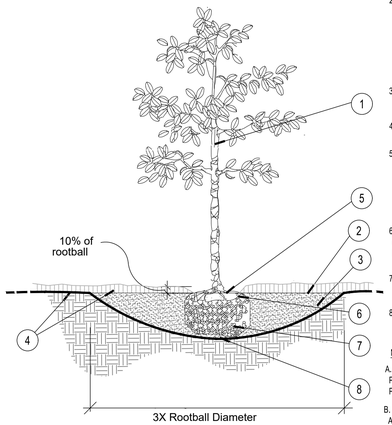


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

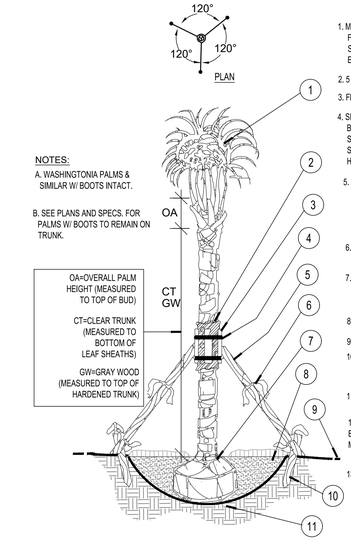
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER REVIEWED BY LANDSCAPE ARCHITECT.

C. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.

D. SEE ALTERNATE STAKING METHODS, THIS SHEET.

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

A Tree Planting
SECTION NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

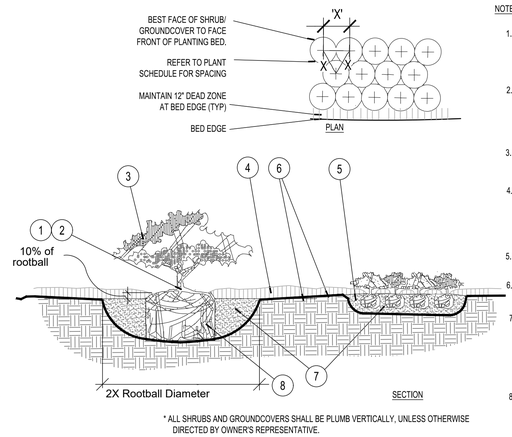
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
13. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE AFTER REVIEW BY LANDSCAPE ARCHITECT

ALTERNATE SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS

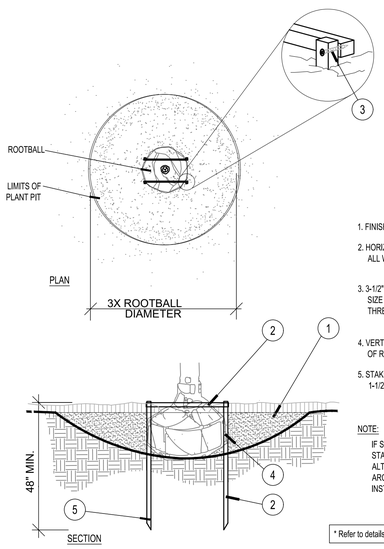


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS'. ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



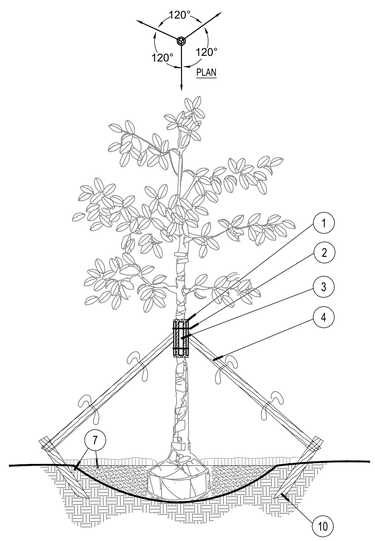
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

D Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

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

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE AFTER REVIEWED BY LANDSCAPE ARCHITECT.

ALTERNATE SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

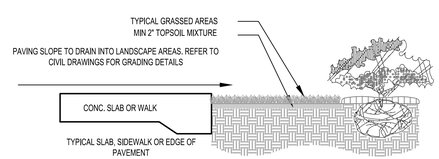
E Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS

SOD NOTES:

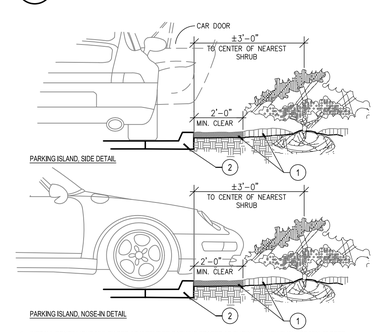
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:

1. PLANTING SOIL SHALL CONSIST OF SHALL CONSIST OF 60% COARSE SAND AND 40% FLORIDA PEAT, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION NTS

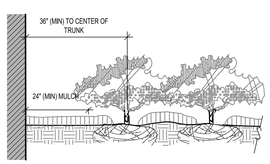


1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE

2. CURB OR PARKING LOT EDGE, BY OTHERS

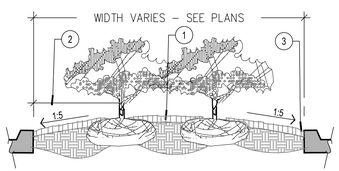
G Parking Space/Curb Planting
SECTION NTS



NOTES

* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

H Plantings Adjacent to Buildings
SECTION NTS

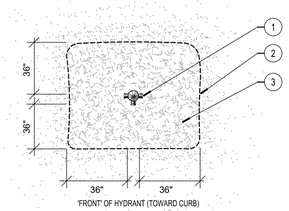


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

I Planted Parking Lot Islands / Medians
SECTION NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

J Fire Hydrant Clear Zone
PLAN NTS

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wisniewski
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	MC
CHECKED BY	MW

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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MDWASD AGREEMENT ID#

LANDSCAPE DETAILS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
L-350

Plotted By:Chavez, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:L-350 LANDSCAPE DETAILS February 11, 2025 05:22:43pm K:\WIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\Plansheets\L- 300 LANDSCAPE PLAN.dwg
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Plotted By:Chaves, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:L-351 LANDSCAPE NOTES February 11, 2025 05:22:48pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\L- 300 LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 60% COARSE SAND AND 40% FLORIDA PEAT, AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND ORTONA-MINED. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS.

6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY LANDSCAPE ARCHITECT.

8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD, BOYNTON BEACH, FLORIDA 33472. PHONE: 561-734-7300.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDER PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: *FLORIMULCH* OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

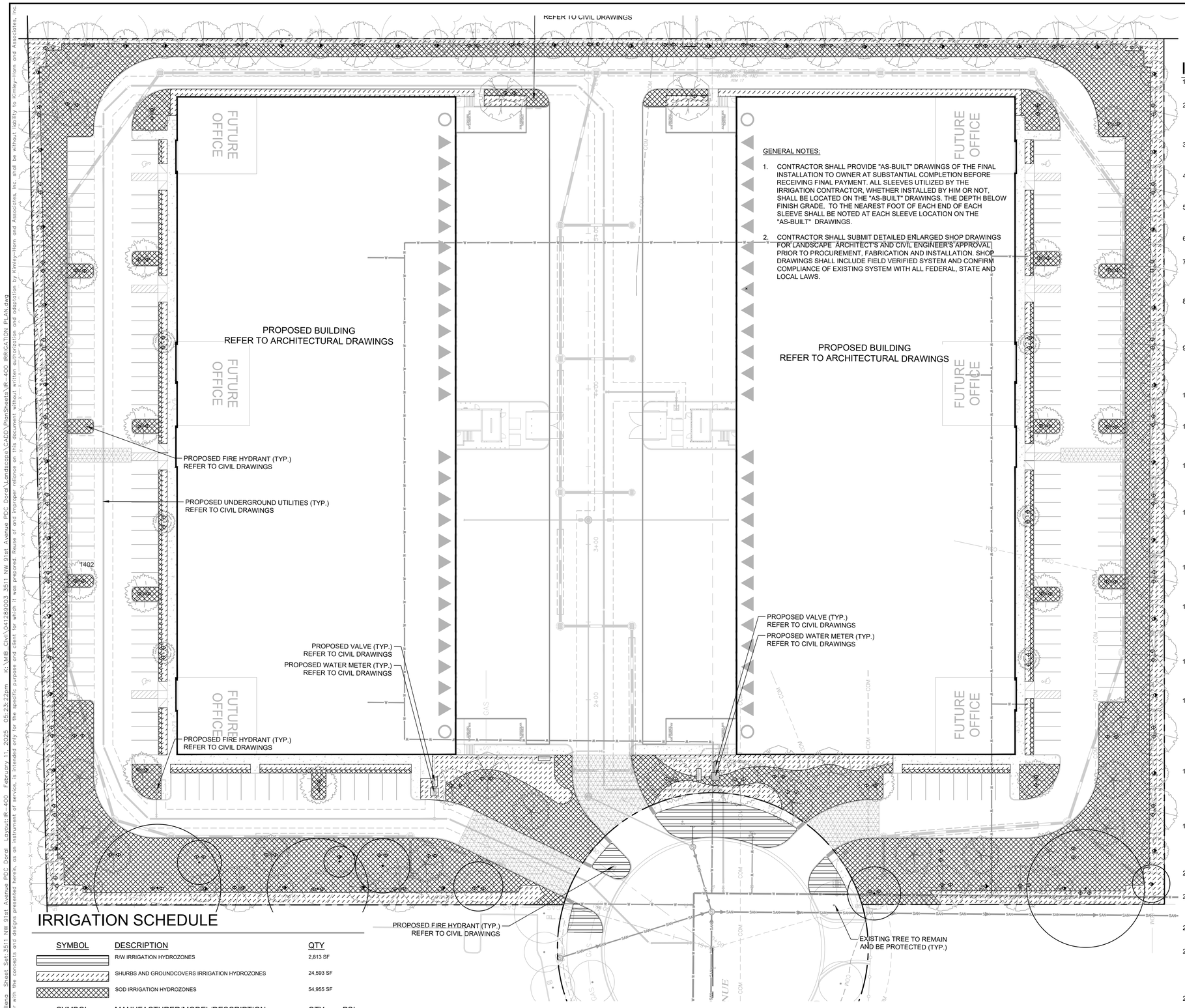
U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON DATE ADJAC



GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.
2. CONTRACTOR SHALL SUBMIT DETAILED ENLARGED SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S AND CIVIL ENGINEER'S APPROVAL PRIOR TO PROCUREMENT, FABRICATION AND INSTALLATION. SHOP DRAWINGS SHALL INCLUDE FIELD VERIFIED SYSTEM AND CONFIRM COMPLIANCE OF EXISTING SYSTEM WITH ALL FEDERAL, STATE AND LOCAL LAWS.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	R/W IRRIGATION HYDROZONES	2,813 SF
	SHURBS AND GROUNDCOVERS IRRIGATION HYDROZONES	24,593 SF
	SOD IRRIGATION HYDROZONES	54,955 SF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1804-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP	219	30

Valve Callout
Valve Number
Valve Flow
Valve Size

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

IRRIGATION NOTES

1. REFER TO LANDSCAPE PLANS FOR THE LOCATIONS OF PLANTING MATERIAL.
2. INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
5. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
6. IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
7. A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
8. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
9. IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
10. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR AND VERIFIED WITH THE LANDSCAPE ARCHITECT. IRRIGATION SYSTEM CONNECTIONS TO THE CITY OR COUNTY SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
13. IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.
14. CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS, AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
15. IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
16. ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
18. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
19. IRRIGATION PLAN IS DIAGRAMMATIC, EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.
20. LATERAL, MAINLINE, BUBBLER, AND VALVE LOCATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY.
21. RUN ALL PIPES THROUGH PLANTER AREAS AND ALONGSIDE OTHER SLEEVING TO MAXIMUM EXTENT POSSIBLE.
22. TRENCH ALONG SIDEWALKS, CURBS, AND FENCES AS MUCH AS POSSIBLE.
23. AVOID TRENCHING ALONG DRIPLINES OF EXISTING TREES TO MAXIMUM EXTENT POSSIBLE. IF IT IS NOT POSSIBLE TO AVOID TRENCHING UNDER DRIPLNES, CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO TRENCH EXCAVATION FOR APPROVAL.
24. GROUP AND LOCATE VALVES INSIDE PLANTER AREAS (TYP).
25. ZONES SHALL BE SEPARATED BY WATER NEED AND EQUIPMENT. BUBBLERS, DRIPLINES, AND SPRAYS SHALL BE SEPARATE.
26. NO GROUNDWATER SHALL BE USED FOR IRRIGATION AT THE SITE. IRRIGATION SHALL BE CONNECTED TO A POTABLE WATER SUPPLY SOURCE ONLY.

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wallinger
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY MC
CHECKED BY MW

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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!

MDWASD AGREEMENT ID#

IRRIGATION PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
IR-400

Plotted By: Chaves, Milena Sheet Set: 3511 NW 91st Avenue PDC Doral Layout: IR-400 February 11, 2025 05:23:22pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\IR-400 IRRIGATION PLAN.dwg
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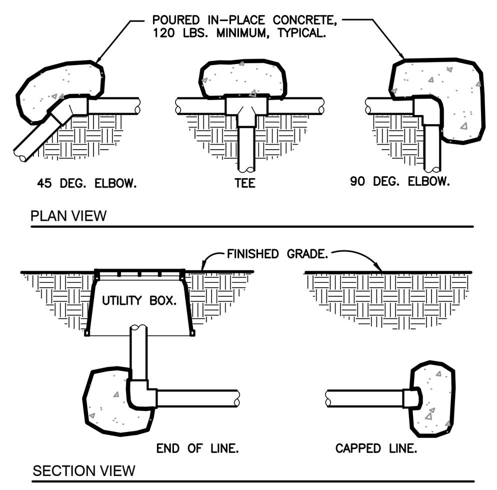
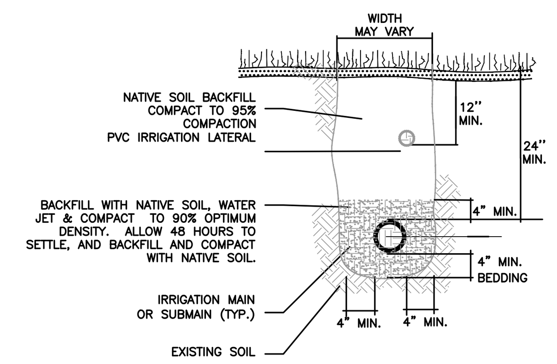
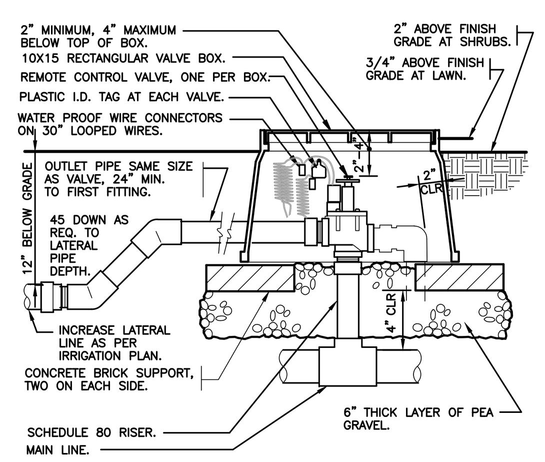


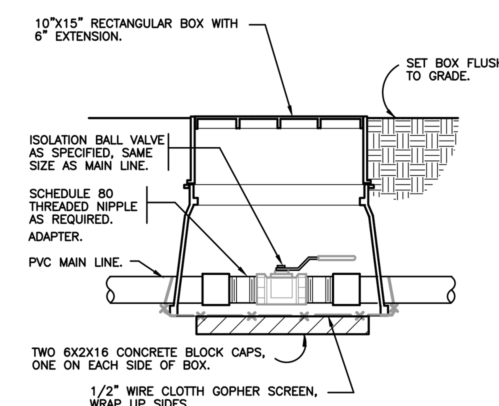
1 THRUST BLOCKING
3/4" = 1'-0"



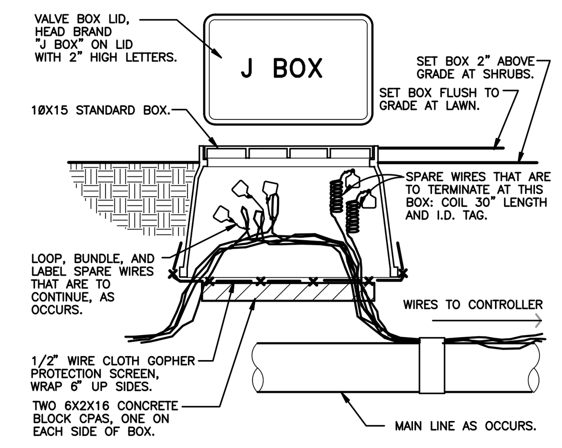
2 TRENCHING DETAIL
NOT TO SCALE



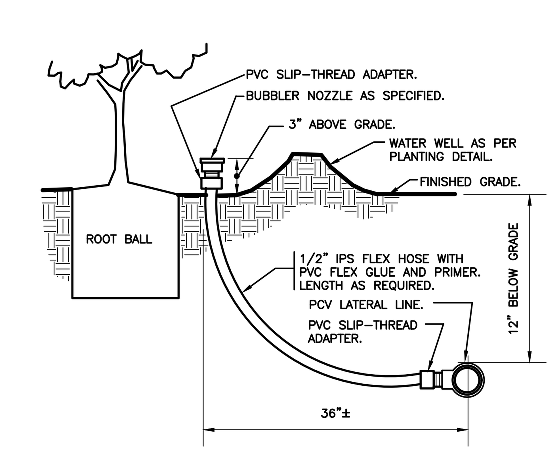
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



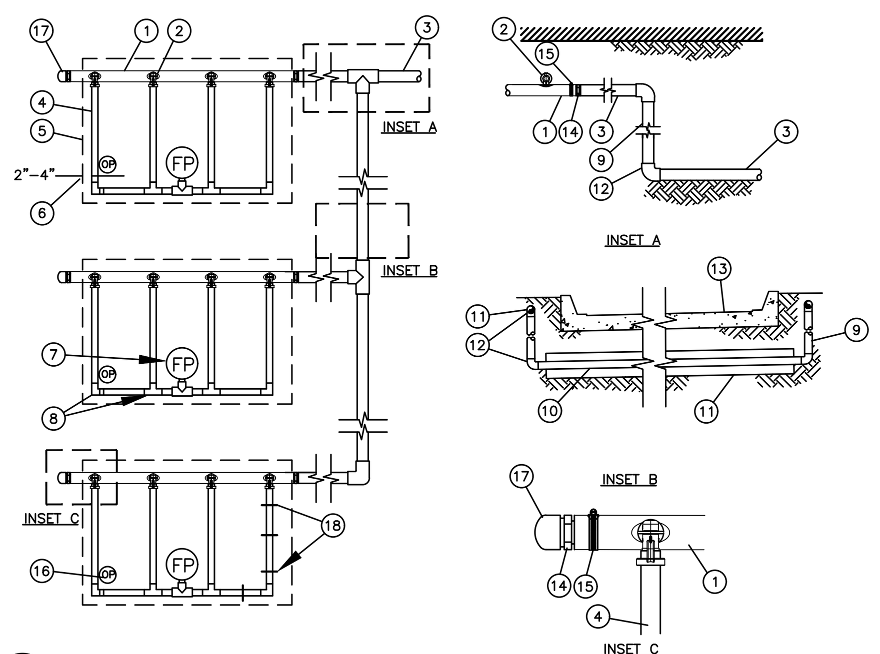
4 BRASS BALL ISOLATION VALVE
1 1/2" = 1'-0"



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



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



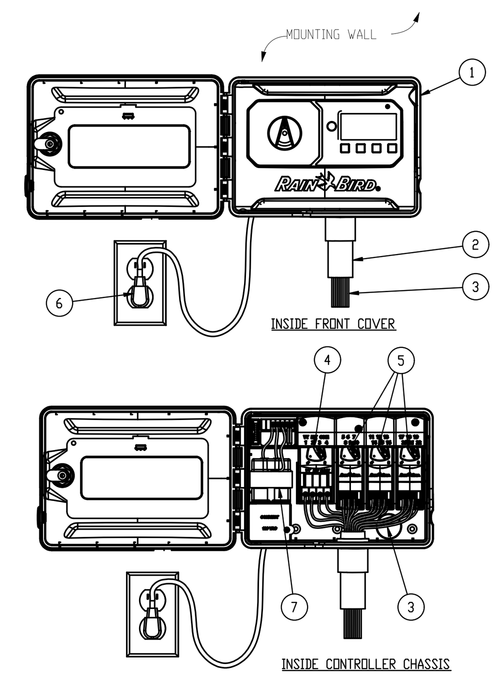
1. QF-SUPPLY HEADER
2. PRE-INSTALLED BARB FITTING
3. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
4. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. FLUSH POINT (TYPICAL) – SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
8. BARB X BARB INSERT TEE OR ELL: RAIN BIRD XFF-TEE OR RAIN BIRD XFF-ELBOW (TYPICAL)
9. PVC RISER PIPE
10. PVC SUPPLY MANIFOLD
11. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
12. PVC SCH 40 TEE OR ELL (TYPICAL)
13. PAVEMENT AND CURB
14. MALE ADAPTER INSERT
15. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
16. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
17. PVC SCH 40 CAP
18. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

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

XFS Dripline Maximum Lateral Lengths (Feet)

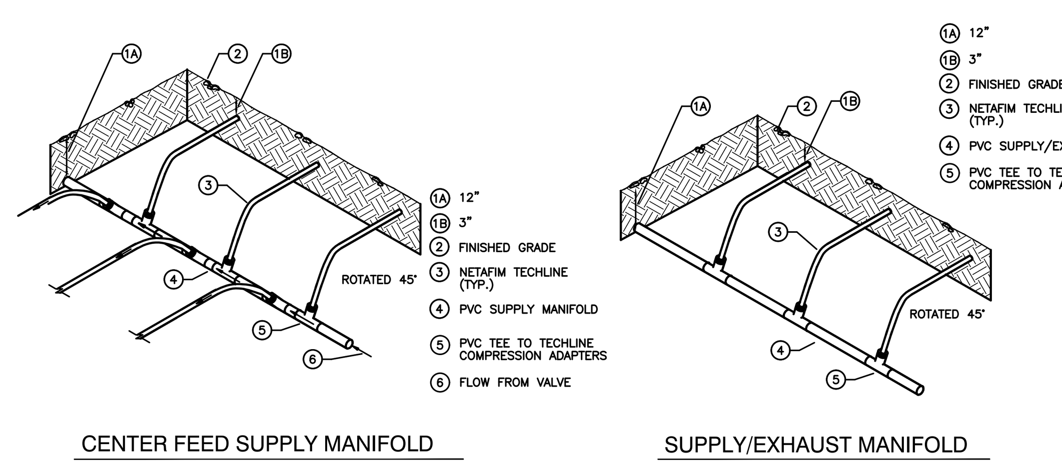
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780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

7 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
NOT TO SCALE



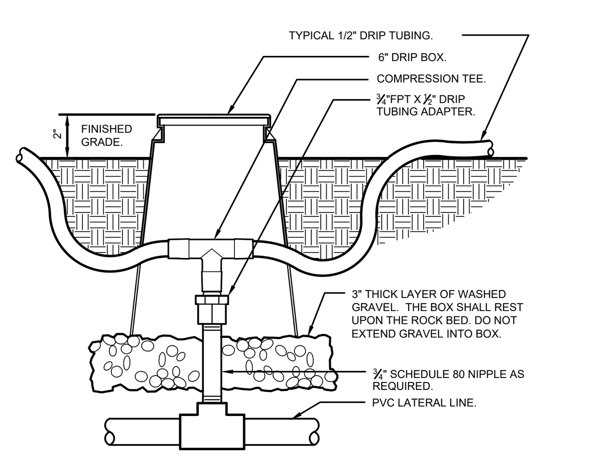
GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG
7. 120 VAC, 60 HZ INTERNAL TRANSFORMER

8 ESP-ME3 MODULAR HYBRID CONTROLLER
NOT TO SCALE

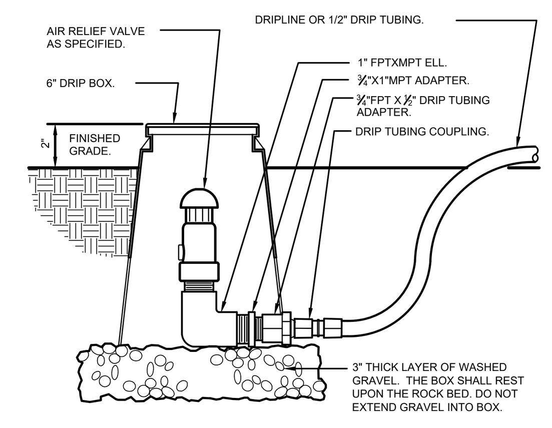


1A 12"
1B 3"
2 FINISHED GRADE
3 NETAFIM TECHLINE (TYP.)
4 PVC SUPPLY/EXHAUST MANIFOLD
5 PVC TEE TO TECHLINE COMPRESSION ADAPTERS

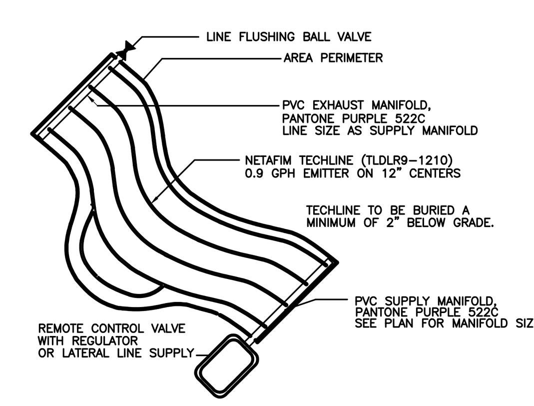
9 LATERAL TO DRIP FEED DETAILS
NOT TO SCALE



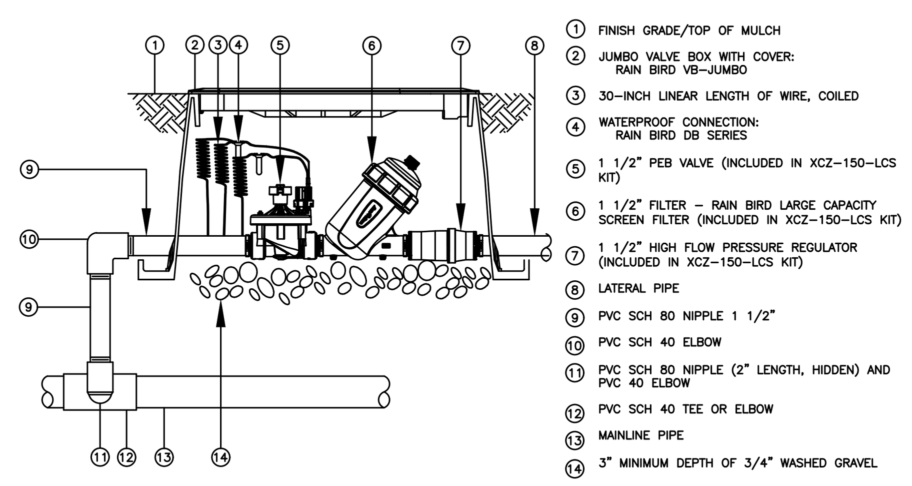
10 ZONE CONTROL
3" = 1'-0"
32 8413.46-03 DETAIL-FILE



11 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0"
32 8413.53-03

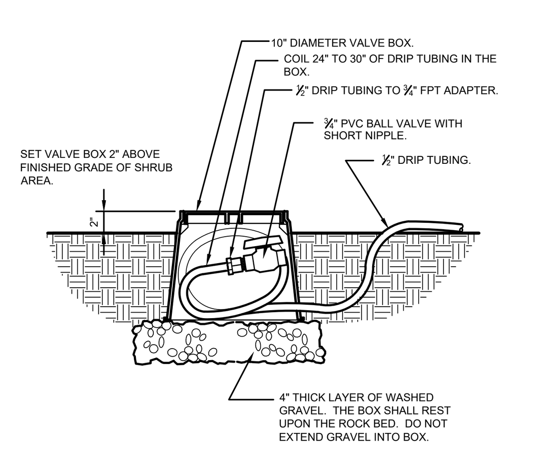


12 IRREGULAR AREAS
NOT TO SCALE

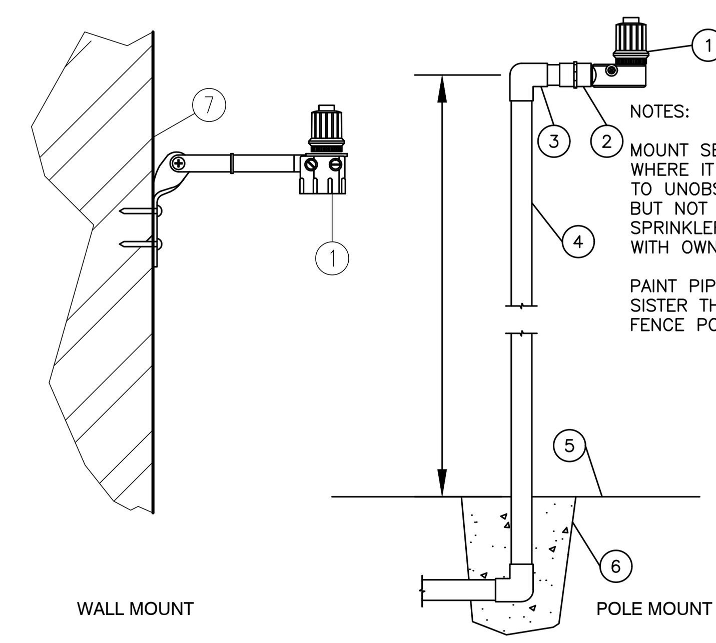


1. FINISH GRADE/TOP OF MULCH
2. JUMBO VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 1/2" PEB VALVE (INCLUDED IN XCZ-150-LCS KIT)
6. 1 1/2" FILTER – RAIN BIRD LARGE CAPACITY SCREEN FILTER (INCLUDED IN XCZ-150-LCS KIT)
7. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCS KIT)
8. LATERAL PIPE
9. PVC SCH 80 NIPPLE 1 1/2"
10. PVC SCH 40 ELBOW
11. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
12. PVC SCH 40 TEE OR ELBOW
13. MAINLINE PIPE
14. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

13 DRIP ZONE CONTROL VALVE KIT IN JUMBO VALVE BOX



14 DRIP FLUSH VALVE
1 1/2" = 1'-0"
32 8413.49-03

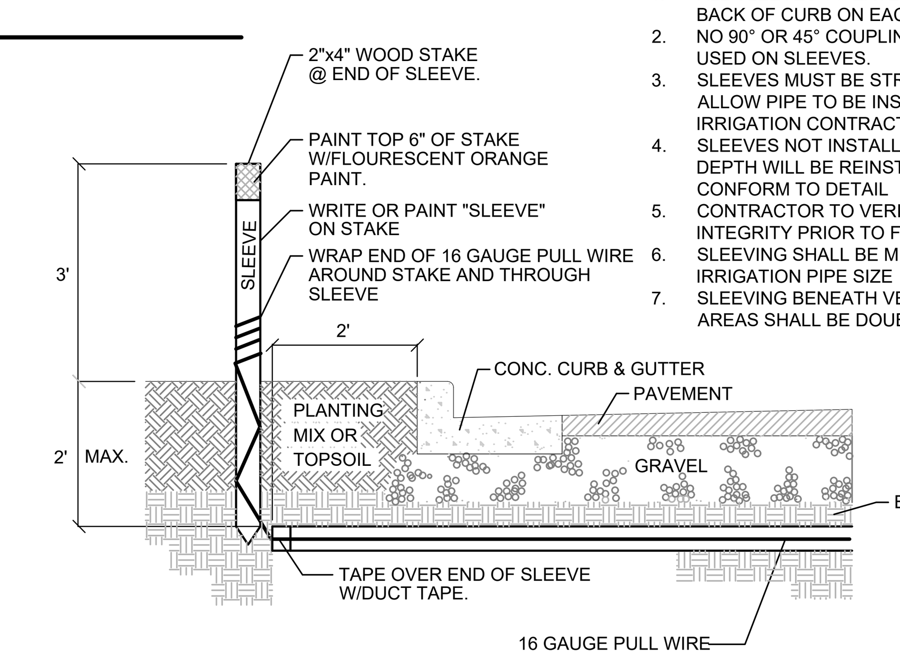


NOTES:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. COORDINATE MOUNTING WITH OWNER AND ARCHITECT.

PAINT PIPE SEMI GLOSS BLACK AND SISTER THE PIPE TO A LIFT STATION FENCE POST WITH SS PIPE CLAMPS

1. RAIN SENSOR: RAIN BIRD WR2 WIRELESS
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4-INCH GALVAVIZED PIPE
5. FINISHED GRADE
6. CONCRETE BASE
7. EXTERIOR WALL (SEE NOTES BELOW)

15 RAIN SENSOR
NOT TO SCALE



NOTE:
1. ALL SLEEVES TO EXTEND 18" BEYOND BACK OF CURB ON EACH END.
2. NO 90° OR 45° COUPLINGS TO BE USED ON SLEEVES.
3. SLEEVES MUST BE STRAIGHT TO ALLOW PIPE TO BE INSERTED BY IRRIGATION CONTRACTOR.
4. SLEEVES NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL
5. CONTRACTOR TO VERIFY SLEEVE INTEGRITY PRIOR TO FINAL PAVING.
6. SLEEVING SHALL BE MIN 2X IRRIGATION PIPE SIZE
7. SLEEVING BENEATH VEHICULAR AREAS SHALL BE DOUBLE SLEEVED.

16 IRRIGATION SLEEVING
NTS

Plotted By:Chavez, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:IR-450 February 11, 2025 05:23:25pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\IR-400 IRRIGATION PLAN.dwg
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wisniewski
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY MC
CHECKED BY MW

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 AGREEMENT ID#

IRRIGATION DETAILS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
IR-450

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

UNDERGROUND IRRIGATION SYSTEM

PART I: GENERAL

1.01 SCOPE

A. THE WORK COVERED BY THIS SPECIFICATION SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO PERFORM AND COMPLETE THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS AND ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE DETERMINED TO BE PART OF THE WORK AND NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.

B. THE WORK COVERED BY THIS SPECIFICATION ALSO INCLUDES ALL PERMITS, FEDERAL, STATE AND LOCAL TAXES AND ALL OTHER COSTS, BOTH FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONSTRUCTION.

C. NO DEVIATION FROM THESE SPECIFICATIONS, THE ACCOMPANYING DRAWINGS, OR AGREEMENT IS AUTHORIZED OR SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE.

1.02 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: A FIRM SPECIALIZING IN IRRIGATION WORK WITH NOT LESS THAN FIVE (5) YEARS OF EXPERIENCE IN INSTALLING IRRIGATION SYSTEMS SIMILAR TO THOSE REQUIRED FOR THIS PROJECT.

B. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.

C. INSPECTION OF SITE: THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES BEFORE CONSTRUCTION IS TO BEGIN. CONTRACTOR SHALL COORDINATE PLACEMENT OF UNDERGROUND MATERIALS WITH CONTRACTORS PREVIOUSLY WORKING UNDERGROUND IN THE VICINITY OR THOSE SCHEDULED TO DO UNDERGROUND WORK IN THE VICINITY. CONTRACTOR IS RESPONSIBLE FOR MINOR ADJUSTMENTS IN THE LAYOUT OF THE WORK TO ACCOMMODATE EXISTING FACILITIES.

D. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGES BE INCURRED, THIS CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE. ANY DISRUPTION, DESTRUCTION, OR DISTURBANCE OF ANY EXISTING PLANT, TREE, SHRUB, OR TURF, OR ANY STRUCTURE SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES, SOLELY AT THE CONTRACTOR'S EXPENSE.

E. PROTECTION OF WORK AND PROPERTY: THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS AS REQUIRED WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

1. ANY EXISTING BUILDING, EQUIPMENT, PIPING, PIPE COVERINGS, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, ROADS, GROUNDS, LANDSCAPING OR STRUCTURE OF ANY KIND (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEM BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) DAMAGED BY THE CONTRACTOR, OR BY HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS, DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.
2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS ON THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.
3. ALL TRENCHING OR OTHER WORK UNDER THE LEAF CANOPY OF ANY AND ALL TREES SHALL BE DONE BY HAND OR BY OTHER METHODS SO THAT NO BRANCHES ARE DAMAGED IN ANY WAY. BUILDINGS, WALKS, WALLS, AND OTHER PROPERTY SHALL BE PROTECTED FROM DAMAGE. OPEN DITCHES LEFT EXPOSED SHALL BE FLAGGED AND BARRICADED BY THE CONTRACTOR BY APPROVED MEANS. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING THE PROPER UTILITY COMPANY TO STAKE THE EXACT LOCATION OF ANY UNDERGROUND LINES INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE SERVICE, WATER, AND CABLE. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO PROTECT THESE UNDERGROUND LINES FROM DAMAGE. IN THE EVENT DAMAGE DOES OCCUR, ALL DAMAGE SHALL BE COMPLETELY REPAIRED TO ITS ORIGINAL CONDITION, AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL REQUEST THE OWNER, IN WRITING, TO LOCATE ANY PRIVATE UTILITIES (I.E., ELECTRICAL SERVICE TO OUTSIDE LIGHTING) BEFORE PROCEEDING WITH ANY EXCAVATION. IF, AFTER SUCH REQUESTS AND NECESSARY STAKING, PRIVATE UTILITIES WHICH WERE NOT STAKED ARE ENCOUNTERED AND DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPAIRED BY THE OWNER AT NO COST TO THE CONTRACTOR. IF THE CONTRACTOR DAMAGES STAKED OR LOCATED UTILITIES, THEY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

F. CODES AND INSPECTIONS: THE ENTIRE INSTALLATION SHALL COMPLY FULLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL ESTABLISHED CODES ARRANGE FOR ALL NECESSARY INSPECTIONS AND SHALL PAY ALL FEES AND EXPENSES IN CONNECTION WITH SAME, AS PART OF THE WORK UNDER THIS CONTRACT. UPON COMPLETION OF THE WORK, HE SHALL FURNISH TO THE "OWNER" ALL INSPECTION CERTIFICATES CUSTOMARILY ISSUED IN CONNECTION WITH THE CLASS OF WORK INVOLVED.

G. THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER, OR OWNER'S REPRESENTATIVE.

H. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTIONS GIVEN TO HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

I. THE OWNER'S LANDSCAPE ARCHITECT OR DESIGNATED INDIVIDUAL SHALL HAVE FULL AUTHORITY TO APPROVE OR REJECT WORK PERFORMED BY THE CONTRACTOR. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL ALSO HAVE FULL AUTHORITY TO MAKE FIELD CHANGES THAT ARE DEEMED NECESSARY.

J. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER UPON THE SATISFACTORY COMPLETION OF ALL WORK. ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER IN NO WAY REMOVES THE CONTRACTOR OF HIS RESPONSIBILITY TO MAKE FURTHER REPAIRS, CORRECTIONS AND ADJUSTMENTS TO ELIMINATE ANY DEFICIENCIES WHICH MAY LATER BE DISCOVERED.

K. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

1. THE GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR WORK DAMAGED BY OTHERS. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY. THE GUARANTEE SHALL STATE THE NAME OF THE OWNER, PROVIDE FULL GUARANTEE TERMS, EFFECTIVE AND TERMINATION DATE, NAME AND LICENSE NUMBER OF CONTRACTOR PROVIDING GUARANTEE, ADDRESS, AND TELEPHONE NUMBER. IT SHALL BE SIGNED BY THE CHIEF EXECUTIVE OF THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
2. IF, WITHIN TEN (10) DAYS AFTER MAILING OF WRITTEN NOTICE BY THE OWNER TO THE CONTRACTOR REQUESTING REPAIRS OR REPLACEMENT RESULTING FROM A BREACH OF WARRANTY, THE CONTRACTOR SHALL NEGLECT TO MAKE OR UNDERTAKE WITH DUE DILIGENCE TO MAKE THE SAME, THE OWNER MAY MAKE SUCH REPAIRS AT THE CONTRACTOR'S EXPENSE; PROVIDED, HOWEVER, THAT IN THE CASE OF EMERGENCY WHERE, IN THE JUDGMENT OF THE OWNER, DELAY WOULD CAUSE SERIOUS LOSS OR DAMAGE, REPAIRS OR REPLACEMENT MAY BE MADE WITHOUT NOTICE BEING SENT TO THE CONTRACTOR, AND CONTRACTOR SHALL PAY THE COST THEREOF.

L. THE CONTRACTOR SHALL PROVIDE FULL, 100% IRRIGATION COVERAGE IN ALL AREAS DESIGNED WITH PROPOSED PLANTINGS, IN ACCORDANCE WITH THE SITE'S GOVERNING PERMITTING REQUIREMENTS AND AS DESIGNED.

M. ON-SITE OBSERVATION: AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO OBSERVE WORK UNDERWAY. UPON REQUEST, THE CONTRACTOR SHALL BE REQUIRED TO UNCOVER SPECIFIED WORK AS DIRECTED BY THE OWNER OR MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL REPLACE THE WORK AT HIS OWN EXPENSE.

N. WORKMANSHIP: ALL WORK SHALL BE INSTALLED BY QUALIFIED, SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED, IN A NEAT, ORDERLY, AND RESPONSIBLE MANNER WITH RECOGNIZED STANDARDS OF WORKMANSHIP. THE CONTRACTOR SHALL HAVE HAD CONSIDERABLE EXPERIENCE AND DEMONSTRATED ABILITY IN THE INSTALLATION OF SPRINKLER IRRIGATION SYSTEMS OF THIS TYPE.

1.03 SUBMITTALS

ALL MATERIALS SHALL BE THOSE SPECIFIED AND/OR APPROVED BY THE LANDSCAPE ARCHITECT.

A. PRODUCT DATA: AFTER THE AWARD OF THE CONTRACT AND PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT, TWO COPIES OF THE COMPLETE LIST OF MATERIALS, MANUFACTURER'S TECHNICAL DATA, AND INSTALLATION INSTRUCTIONS WHICH HE PROPOSES TO INSTALL.

B. COMMENCE NO WORK BEFORE APPROVAL OF MATERIAL LIST AND DESCRIPTIVE MATERIAL BY THE LANDSCAPE ARCHITECT.

C. RECORD DRAWINGS: THE CONTRACTOR SHALL RECORD ON REPRODUCIBLES, ALL CHANGES THAT MAY BE MADE DURING ACTUAL INSTALLATION OF THE SYSTEM. PROVIDE CONTROLLER SEQUENCING AND CONTROL VALVE LOCATIONS.

1. IMMEDIATELY UPON INSTALLATION OF ANY PIPING, VALVES, WIRING, SPRINKLERS, ETC., IN LOCATIONS OTHER THAN SHOWN ON THE ORIGINAL DRAWINGS OR OF SIZES OTHER THAN INDICATED, THE CONTRACTOR SHALL CLEARLY INDICATE SUCH CHANGES ON A SET OF BLUELINE PRINTS. RECORDS SHALL BE MADE ON A DAILY BASIS. ALL RECORDS SHALL BE NEAT AND SUBJECT TO THE APPROVAL OF THE OWNER.
2. THE CONTRACTOR SHALL ALSO INDICATE ON THE RECORD PRINTS THE LOCATION OF ALL WIRE SPLICES, ORIGINAL OR DUE TO REPAIR, THAT ARE INSTALLED UNDERGROUND IN A LOCATION OTHER THAN THE CONTROLLER PEDESTAL, REMOTE CONTROL VALVE BOX, POWER SOURCE OR CONNECTION TO A VALVE-IN-HEAD SPRINKLER.
3. THESE DRAWINGS SHALL ALSO SERVE AS WORK PROGRESS SHEETS. THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE NOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING THE WORK AS ACTUALLY INSTALLED. THESE DRAWINGS SHALL BE AVAILABLE AT ALL TIMES FOR REVIEW AND SHALL BE KEPT IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
4. PROGRESS PAYMENT REQUEST AND RECORD DRAWING INFORMATION MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PAYMENT IS MADE.
5. IF IN THE OPINION OF THE OWNER OR HIS REPRESENTATIVE, THE RECORD DRAWING INFORMATION IS NOT BEING PROPERLY OR PROMPTLY RECORDED, CONSTRUCTION PAYMENT MAY BE STOPPED UNTIL THE PROPER INFORMATION HAS BEEN RECORDED AND SUBMITTED.
6. BEFORE THE DATE OF THE FINAL SITE OBSERVATION AND APPROVAL, THE CONTRACTOR SHALL DELIVER ONE SET (COPIES) OF REPRODUCIBLE RECORD DRAWING PLANS AND NOTES TO THE LANDSCAPE ARCHITECT. RECORD DRAWING INFORMATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTAL TO OWNER FOR FINAL PAYMENTS, INCLUDING RETENTIONS.

D. OPERATIONS AND MAINTENANCE MANUALS: THE CONTRACTOR SHALL PREPARE AND DELIVER TO THE OWNER, OR HIS DESIGNATED REPRESENTATIVE WITHIN TEN (10) CALENDAR DAYS PRIOR TO COMPLETION OF CONSTRUCTION, A HARD COVER BINDER WITH THREE RINGS CONTAINING THE FOLLOWING INFORMATION:

1. INDEX SHEET STATING THE CONTRACTOR'S ADDRESS AND BUSINESS TELEPHONE NUMBER, LIST OF EQUIPMENT WITH NAME(S) AND ADDRESS(ES) OF LOCAL MANUFACTURER'S REPRESENTATIVE(S).
2. CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
3. COMPLETE OPERATING AND MAINTENANCE INSTRUCTION ON ALL MAJOR EQUIPMENT. INCLUDE INITIAL CONTROLLER SCHEDULE AND RECOMMENDED SCHEDULE AFTER ESTABLISHMENT PERIOD.
4. DEMONSTRATE TO AND PROVIDE THE OWNER'S MAINTENANCE PERSONNEL WITH INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW EVIDENCE IN WRITING TO THE OWNER, OR HIS DESIGNATED REPRESENTATIVE AT THE CONCLUSION OF THE PROJECT THAT THIS SERVICE HAS BEEN RENDERED.

1.04 EXPLANATION OF DRAWINGS

A. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND SLEEVES WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH OFFSETS, FITTINGS AND SLEEVES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

B. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES. DEVIATIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION.

C. ALL WORK CALLED FOR A ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.

D. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN KNOWN IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.

E. IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE LABOR FURNISHED BY THE CONTRACTOR IS INCOMPETENT, UNSKILLED, OR UNRELIABLE, HIS EQUIPMENT INADEQUATE, IMPROPER OR UNSAFE, OR IF THE CONTRACTOR SHALL FAIL TO CONTINUOUSLY AND DILIGENTLY EXECUTE THE CONSTRUCTION, THE LANDSCAPE ARCHITECT OR OWNER SHALL, IN WRITING, INSTRUCT THE CONTRACTOR TO REMOVE ALL SUCH CAUSES OF NONCOMPLIANCE AND THE CONTRACTOR SHALL PROMPTLY COMPLY.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATION AREAS. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER. ANY REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE. LAYOUT MAY BE MODIFIED, IF NECESSARY TO OBTAIN COVERAGE. SPACING NOT TO EXCEED 60% OF THE DIAMETER.

PART II: PRODUCTS

2.01 MATERIALS

A. MATERIAL AND EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AND EQUIPMENT PRIOR TO INSTALLATION, AND DEFECTIVE MATERIALS SHALL BE REPLACED WITH THE PROPER MATERIALS AND EQUIPMENT. THOSE ITEMS USED IN THE INSTALLATION FOUND TO BE DEFECTIVE, IMPROPERLY INSTALLED OR NOT AS SPECIFIED, SHALL BE REMOVED AND THE PROPER MATERIALS AND EQUIPMENT INSTALLED IN THE PROPER MANNER, AS INTERPRETED BY THE OWNER/LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REMOVE ALL DAMAGED AND DEFECTIVE PIPE AND EQUIPMENT FROM THE SITE.

2.02 PIPING

A. GENERAL PROVISIONS: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

B. POLYVINYL CHLORIDE PIPE (PVC): (WHERE INDICATED ON PLAN, USE NON-POTABLE PURPLE PIPING.)

1. LATERALS: PVC SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 2241, CLASS 1120 OR 1220. ALL LATERAL PIPING LESS THAN 3" IN DIAMETER SHALL BE CLASS 200 SDR-21.
2. MAIN LINE UNDER PRESSURE: PVC SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 2241, CLASS 1120 OR 1220, SCHEDULE 40 WITH BELLED END FOR SOLVENT WELD CONNECTION.
3. PIPE MARKINGS: ALL PVC PIPE SHALL BEAR THE FOLLOWING MARKINGS:
   a. MANUFACTURER'S NAME
   b. NOMINAL PIPE SIZE
   c. SCHEDULE OR CLASS
   d. PRESSURE RATING OF PSI
   e. NSF (NATIONAL SANITATION FOUNDATION) APPROVAL
   f. DATE OF EXTRUSION

2.03 PVC JOINTS

A. JOINTS IN PVC PIPE SMALLER THAN 3" SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER; THE SOLVENT CLEANER AND WELDING COMPOUND FURNISHED WITH THE PIPE.

2.04 THREADED CONNECTIONS

A. THREADED PVC CONNECTIONS SHALL BE MADE UP USING TEFLON TAPE ONLY.

B. CONNECTION BETWEEN MAINLINE PIPE FITTINGS AND AUTOMATIC OR MANUAL CONTROL VALVES SHALL BE MADE USING SCHEDULE 80 THREADED FITTINGS AND NIPPLES.

2.05 SOLVENT CEMENT

A. GENERAL: PROVIDE SOLVENT CEMENT AND PRIMER FOR PVC SOLVENT WELD PIPE AND FITTINGS RECOMMENDED BY THE MANUFACTURER. PIPE JOINTS FOR SOLVENT WELD PIPE TO BE BELLED END. PIPE JOINTS FOR GASKETED PIPE TO BE INTRICAL RING TYPE. INSERT GASKETS WILL NOT BE ACCEPTED.

B. THRUST BLOCKS: MAIN LINE PIPING 3" OR GREATER IN DIAMETER SHALL HAVE THRUST BLOCKS SIZED AND PLACED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR, IN THE ABSENCE OF SPECIFIED RECOMMENDATIONS BY THE PIPE MANUFACTURER. 3000 PSI CONCRETE THRUSTS SHALL BE PROPERLY INSTALLED AT TEES, ELBOWS, 45'S, CROSSES, REDUCERS, PLUGS, CAPS AND VALVES.

2.06 PIPE AND WIRE SLEEVES

A. SLEEVES TO BE INSTALLED:

1. THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM PIPE AND WIRE SLEEVES CONFORMING TO THE FOLLOWING:
   a. ALL PIPE SLEEVES SHALL EXTEND A MINIMUM OF 36" BEYOND THE EDGES OF PAVEMENT.
   b. ALL PIPE SLEEVES TO BE INSTALLED BENEATH FUTURE/EXISTING ROAD SURFACES SHALL BE PVC PIPE SCHEDULE 40 OR JACK AND BORE STEEL PIPE AS PER FDOT SPECIFICATIONS, AND AS SHOWN ON PLANS.
   c. ALL IRRIGATION SYSTEM WIRES SHALL BE SLEEVED SEPARATELY FROM MAIN OR LATERAL LINES.
   d. ALL PIPE SLEEVES SHALL BE INSTALLED AT THE MINIMUM DEPTH SPECIFIED FOR MAIN LINES, LATERAL LINES, AND ELECTRIC WIRE.
   e. CONTRACTOR SHALL COORDINATE ALL PIPE SLEEVE LOCATIONS AND DEPTHS PRIOR TO INITIATING INSTALLATION OF THE IRRIGATION SYSTEM.

2.09 AUTOMATIC CONTROL VALVE

A. THE AUTOMATIC REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE PLANS, OR APPROVED EQUAL.

2.10 GATE VALVES

A. GATE VALVES FOR 3/4" THROUGH 2-1/2" SHALL BE OF BRASS OR BRONZE CONSTRUCTION, SOLID WEDGE, IPS THREADS, NON-RISING STEM WITH WHEEL OPERATING HANDLE, FOR A CONTINUOUS WORKING PRESSURE OF 150 PSI.

B. GATE VALVES FOR 3" AND LARGER: IRON BODY, BRASS OR BRONZE MOUNTED AWWA GATE VALVES, WITH A CLEAR WATERWAY EQUAL TO THE FULL NOMINAL DIAMETER OF THE VALVE, RUBBER GASKET FOR A CONTINUOUS WORKING PRESSURE OF 150P PSI. VALVE SHALL BE EQUIPPED WITH A SQUARE OPERATING NUT.

2.11 VALVE BOXES

A. FOR GATE VALVES, USE AMETEK #10-181-014 BOX WITH #10-181-015 LOCKING LID, OR AS PER THE DRAWINGS.

B. FOR CONTROL VALVES 3/4" THROUGH 2", THE DRIP VALVE ASSEMBLIES, USE AMETEK #10-181-014 BOX WITH #10-181-015 LOCKING LID, OR SIZED AS NECESSARY TO EFFECTIVELY HOUSE THE EQUIPMENT

C. FOR CONTROL WIRING SPLICES, USE AMETEK #10-181-014 BOX WITH #10-181-015 LOCKING LID, OR AS PER THE DRAWINGS.

2.12 IRRIGATION WIRING

A. WIRING USED FOR CONNECTING THE ELECTRIC CONTROL VALVES TO THE CONTROLLERS SHALL BE TYPE UF, 600 VOLT, SINGLE STRAND, SOLID COPPER WITH PVC INSULATION 4/64" THICK. SIZE SHALL BE 14 GAUGE, RED FOR "HOT" OR LEAD WIRES, AND COMMON WIRE TO BE 14 GAUGE, WHITE IN COLOR.

B. CONTRACTOR SHALL PERFORM AN OHM TEST ON GROUND TO ASSURE ADEQUATE PROTECTION AGAINST SURGES AND INDIRECT LIGHTNING STRIKES.

2.13 MISCELLANEOUS MATERIALS

A. DRAINAGE BACKFILL: CLEANED GRAVEL OR CRUSHED STONE, GRADED FROM 1" MAXIMUM TO 3/4" MINIMUM.

B. METALIZED UNDERGROUND TAPE: THE DETECTABLE, UNDERGROUND UTILITY MARKING TAPE SHALL CONSIST OF A MINIMUM: 5 MIL (0.005") OVERALL THICKNESS; FIVE-PLY COMPOSITION; ULTRA-HIGH MOLECULAR WEIGHT, 100% VIRGIN POLYETHYLENE; ACID, ALKALINE AND CORROSION RESISTANT; WITH NO LESS THAN 150 POUNDS OF TENSILE BREAK STRENGTH PER 6" WIDTH; COLOR-CODE IMPREGNATED WITH COLOR STABLE, LEAD-FREE, ORGANIC PIGMENTS SUITABLE FOR DIRECT BURIAL. TAPES UTILIZING REPROCESSED PLASTICS OR RESINS SHALL NOT BE ACCEPTABLE. THE DETECTABLE, UNDERGROUND UTILITY MARKING TAPE SHALL HAVE A 35 GAUGE (0.0035") SOLID ALUMINUM FOIL, CORE ENCAPSULATED WITHIN A 2.55 MIL (0.00255") POLYETHYLENE BACKING AND A 0.6 MIL (0.006") PET COVER COATING. THE LAMINATE ON EACH SIDE SHALL CONSIST OF A 0.75 MIL (0.00075") LAYER OF HOT LPDE, POLY-FUSING THE "SANDWICH" WITHOUT USE OF ADHESIVES.

2.14 AUTOMATIC CONTROL SYSTEM

1. AN INDEPENDENT STATION CONTROLLER: FURNISH A SOLID STATE CONTROLLER, AS SPECIFIED ON THE PLANS.
   a. EACH STATION SHALL BE CAPABLE OF TIMING FROM ZERO (0) MINUTE TO 99 MINUTES PER STATION IN ONE (1) MINUTE INCREMENTS.
   b. EACH STATION SHALL BE CAPABLE OF OPERATING TWO (2) 7VA ELECTRIC VALVE-IN-HEAD SOLENOIDS.
   c. THE STAND-ALONE CONTROLLER SHALL HAVE TWO (2) POSSIBLE PROGRAMS.
   d. THE STAND-ALONE CONTROLLER SHALL PROVIDE GLOBAL PERCENTAGE INCREASE/DECREASE (WATER BUDGET) FOR ALL STATIONS SIMULTANEOUSLY, FROM TEN (10) TO TWO HUNDRED (200) PERCENT, IN TEN (10) PERCENT INCREMENTS.
   e. ALL STATIONS SHALL BE ABLE TO BE TURNED ON/OFF MANUALLY BUY OPERATING TIMING MECHANISM OR BY MANUAL SWITCH AT STATION OUTPUT.
   f. THE STAND-ALONE CONTROLLER SHALL INCORPORATE AN INTEGRAL MOV SURGE PROTECTION INTO THE TERMINAL BLOCK FOR EACH OF ITS 24 VAC FIELD WIRE OUTPUTS. CONTROLLER POWER INPUT WIRES WILL ALSO INCORPORATE SURGE PROTECTION.
   g. THE CONTROL PANEL SHALL PROVIDE CONTINUOUS DISPLAY TIME. IT SHALL HAVE ALPHANUMERIC DISPLAYS OF DESCRIPTIVE ENGLISH MENUS AND LEGEND IDENTIFIERS WITH CURSOR SELECTION OF FUNCTION AND PRECISION VALUE ADJUSTMENT BY ROTARY DIAL INPUT.
   h. THE STAND-ALONE CONTROLLER SHALL BE UL LISTED AND FCC APPROVED.
   i. THE STAND-ALONE CONTROLLER SHALL HAVE 117 VAC, 60 HZ INPUT, 26.5 VAC, 60 HZ OUTPUT FOR OPERATING 24 VAC SOLENOIDS.
   j. THE STAND-ALONE CONTROLLER CABINET SHALL BE A LOCKABLE AND WEATHER-RESISTANT OUTDOOR CABINET. MOUNT AS NOTED ON PLANS.
   k. THE CONTROLLER SHALL BE EQUIPPED WITH LIGHTENING PROTECTION, BY THE CONTRACTOR, ON BOTH THE PRIMARY (120V) AND EACH SECONDARY (24V) CIRCUIT. THE CONTROLLER CIRCUITS SHALL BE GROUNDED TO A COPPER CLAD GROUNDING ROD LOCATED AT EACH CONTROLLER.
   l. THE CONTROLLER SHALL BE EQUIPPED FOR A WATER CONSERVATION DEVICE. AS SPECIFIED.

PART III: EXECUTION

3.01 INSPECTION

A. THE CONTRACTOR SHALL EXAMINE THE AREAS AND CONDITIONS UNDER WHICH LANDSCAPE IRRIGATION SYSTEM IS TO BE INSTALLED AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. THE CONTRACTOR SHALL PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT.

3.02 PREPARATION

A. THE CONTRACTOR SHALL PROVIDE SLEEVES TO ACCOMMODATE PIPING UNDER WALKS OR PAVING. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND INSTALL TO ACCURATE LEVELS PRIOR TO PAVING WORK. CUTTING AND PATCHING OF PAVING AND CONCRETE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS, AS REQUIRED BY ANY LOCAL CODES, ORDINANCES OR PERMITS.

3.03 TRENCHING AND BACKFILLING

A. EXCAVATION: THE CONTRACTOR SHALL STAKE OUT THE LOCATION OF EACH RUN OF PIPE, SPRINKLER HEADS, SPRINKLER VALVES AND ISOLATION VALVES PRIOR TO TRENCHING. EXCAVATION SHALL BE OPEN VERTICAL CONSTRUCTION SUFFICIENTLY WIDE TO PROVIDE FREE WORKING SPACE AROUND THE WORK INSTALLED AND TO PROVIDE AMPLE SPACE OR BACKFILLING AND TAMPING. TRENCHES FOR PIPE SHALL BE CUT TO REQUIRED GRADE LINES, AND COMPACTED TO PROVIDE ACCURATE GRADE AND UNIFORM BEARING FOR THE FULL LENGTH OF THE LINE. THE BOTTOM OF THE TRENCHES SHALL BE FREE OF ROCK OR OTHER SHARP EDGED OBJECTS. MINIMUM COVER SHALL BE AS FOLLOWS:

PIPE AND WIRE DEPTH

PRESSURE MAINLINE	18" AT TOP OF PIPE FROM FINISH GRADE
LATERAL PIPING (ROTOR)	12" AT TOP OF PIPE FROM FINISH GRADE
LATERAL PIPING (POP-UP)	12" AT TOP OF PIPE FROM FINISH GRADE
CONTROL WIRING	SIDE OF MAIN LINE

B. MINIMUM CLEARANCES: ALL PIPELINES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES FROM EACH OTHER AND FROM LINES OF OTHER CRAFTS. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. NO LATERAL LINE SHALL BE INSTALLED IN THE MAIN-LINE TRENCH

3.04 INSTALLATION OF PIPING

A. PVC PIPE AND JOINTS: THE CONTRACTOR SHALL NOT INSTALL SOLVENT WILD PIPE WHEN AIR TEMPERATURE IS BELOW 40Ø F. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

1. ONLY THE SOLVENT RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. ALL PVC PIPE AND FITTINGS SHALL BE INSTALLED AS OUTLINED AND INSTRUCTED BY THE PIPE MANUFACTURER, AND IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE PIPE MANUFACTURER FOR ANY FIELD ASSISTANCE THAT MAY BE NECESSARY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION.

3.05 BACKFILLING PROCEDURES

INITIAL BACKFILL ON PVC LINES SHALL BE PULVERIZED NATIVE SOIL, FREE OF FOREIGN MATTER. WITHIN RADIUS OF 4" OF THE PIPE SHALL BE CLEAN SOIL OR SAND. PLANT LOCATIONS SHALL TAKE PRECEDENCE OVER SPRINKLER AND PIPE LOCATIONS. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF TREES AND SHRUBS WITH THE ROUTING OF LINES AND FINAL HEAD LOCATIONS.

A. BACKFILL AND COMPACTION: THE CONTRACTOR SHALL LEAVE TRENCHES SLIGHTLY MOUNDED TO ALLOW FOR SETTLEMENT AFTER THE BACKFILLING IS COMPLETED. THE CONTRACTOR SHALL CLEAN THE SITE OF THE WORK CONTINUOUSLY OF EXCESS WASTE MATERIALS AS THE BACKFILLING PROGRESSES, AND LEAVE IN A NEAT CONDITION. NO TRENCHES SHALL BE LEFT OPEN FOR A PERIOD OF MORE THAN 48 HOURS. PROTECT OPEN TRENCHES AS REQUIRED.

1. THE CONTRACTOR SHALL CAREFULLY BACKFILL EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SAND, AND OTHER APPROVED MATERIALS, FREE OF ROCK AND DEBRIS OVER 1" IN SIZE. BACKFILL SHALL BE COMPACTED TO ORIGINAL DENSITY OF SURROUNDING SOIL WITHOUT DIPS, SUNKEN AREAS, OR IRREGULARITIES.
2. THE CONTRACTOR SHALL CONFORM TO DOT REQUIREMENTS FOR METHODS AND REQUIRED COMPACTION PERCENTAGES, FOR ROADS AND PAVING.
3. THE CONTRACTOR SHALL HAND PLACE THE FIRST 6" OF BACKFILL (OR TO TOP OF PIPE) AND HAVE IT WALKED ON SO AS TO SECURE THE POSITION OF THE PIPE AND WIRE.
4. NO WHEEL ROLLING WILL BE ALLOWED. THE CONTRACTOR SHALL REMOVE ROCK OR DEBRIS EXTRACTED FROM BACKFILL MATERIALS AND DISPOSE OF OFFSITE. THE CONTRACTOR SHALL FILL ANY VOIDS LEFT IN BACKFILL WITH APPROVED BACKFILL MATERIALS.

B. EXISTING LAWNS: WHERE TRENCHING IS REQUIRED ACROSS EXISTING LAWNS, UNIFORMLY CUT STRIPS OF SOD 6" WIDER THAN TRENCH. THE CONTRACTOR SHALL REMOVE SOD IN ROLLS OF SUITABLE SIZE FOR HANDLING AND KEEP MOISTENED UNTIL REPLANTED. THE CONTRACTOR SHALL REPLANT SOD WITHIN 48 HOURS AFTER REMOVAL, ROLL AND WATER GENEROUSLY. THE CONTRACTOR SHALL RESOD ANY AREAS NOT IN HEALTHY CONDITION EQUAL TO ADJOINING LAWNS 10 DAYS AFTER REPLANTING.

C. SEEDED AREA: TRENCHING WILL BE REQUIRED ACROSS EXISTING SEEDED AREAS, PRIMARILY ROADWAY EDGING. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF SEEDING, SECTION 02930 FOR THE RESEEDING OF THE DISTURBED TRENCH AREA.

D. PAVEMENTS: JACK AND BORE OR DIRECTIONAL BORE PIPING UNDER PAVING MATERIALS AS PER LOCAL REGULATORY CODES. NO CUTTING AND PATCHING OF PAVEMENT WILL BE PERMITTED.

3.06 VALVES

A. ISOLATION VALVES: SHALL BE SIZED CORRESPONDING TO ADJACENT PIPE SIZE. SPECIFIED VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE IN SUCH A MANNER THAT SURFACE FORCES APPLIED TO THEIR EXPOSED AREA WILL NOT BE TRANSMITTED TO THE PIPING IN WHICH THE VALVE IS INSTALLED NOR ANY OTHER PIPING, WIRING OR OTHER LINES IN THE VICINITY OF SAID VALVES.

B. GATE VALVES: INSTALL WHERE SHOWN, IN VALVE BOXES.

C. ELECTRIC CONTROL VALVES: SHALL BE INSTALLED IN SPECIFIED VALVE BOXES. THE VALVE SHALL HAVE 6" OF 3/4" PEA GRAVEL INSTALLED BELOW THE BOTTOM OF THE VALVE. IF THE VALVE BOX DOES NOT EXTEND TO THE BASE OF THE VALVE, A VALVE BOX EXTENSION SHALL BE INSTALLED. ELECTRIC CONTROL VALVES SHALL BE INSTALLED WHERE SHOWN AND GROUPED TOGETHER WHERE PRACTICAL. THE CONTRACTOR SHALL PLACE NO CLOSER THAN 24" TO WALK EDGES, BIKEWAY EDGES, BUILDINGS AND WALLS. THE CONTRACTOR SHALL ADJUST THE VALVE TO PROVIDE FLOW RATE OR RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER CIRCUIT.

3.07 CONDUIT AND SLEEVES

A. CONDUIT AND SLEEVES FOR CONTROL WIRING AND MAIN/LATERAL PIPE: THE CONTRACTOR SHALL PROVIDE AND INSTALL WHERE NECESSARY. CONTRACTOR SHALL COORDINATE LOCATIONS OF PREVIOUSLY INSTALLED SLEEVING WITH THE GENERAL SITE CONTRACTOR.

1. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVES WITH WORK OF OTHER DISCIPLINES.

3.08 CONTROLS

A. THE CONTRACTOR SHALL CONNECT ELECTRIC CONTROL VALVES TO CONTROLLERS IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTINGS BEGINNING WITH STATIONS 1, 2, 3, ETC. AUTOMATIC CONTROLLERS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS NOTED ON THE DRAWINGS. ALL ZONES WILL BE LABELED ON THE CONTROLLER.

B. CONTROLLERS SHALL BE EQUIPPED WITH LIGHTNING PROTECTION AND GROUNDED TO A STANDARD 5/8" COPPER CLAD STEEL GROUND ROD DRIVEN A MINIMUM OF 8' INTO THE GROUND AND CLAMPED.

C. THE ELECTRICAL SERVICE TO THE CONTROLLERS SHALL BE PERFORMED BY AN ELECTRICAL SUBCONTRACTOR IN COMPLIANCE WITH NEC REQUIREMENTS.

3.09 CONTROL WIRE

A. CONTROL WIRING BETWEEN THE CONTROLLER AND ELECTRIC VALVES SHALL BE BURIED IN MAIN LINE TRENCHES OR IN SEPARATE TRENCHES. ELECTRICAL CONNECTION AT VALVE WILL ALLOW FOR PIGTAIL SO SOLENOID CAN BE REMOVED FROM VALVE WITH SUFFICIENT SLACK TO ALLOW ENDS TO BE PULLED 12" ABOVE GROUND FOR EXAMINATION AND CLEANING.

B. AN EXPANSION LOOP SHALL BE PROVIDED AT EVERY VALVE AT 100' O.C. EXPANSION LOOP SHALL BE FORMED BY WRAPPING WIRE AT LEAST EIGHT TIMES AROUND A 3/4" PIPE AND WITHDRAWING PIPE.

C. THE WIRE SHALL BE BUNDLED AND TAPED EVERY TEN FEET. THE WIRE SHALL BE LAID IN THE TRENCH PRIOR TO INSTALLING THE PIPE BEING CAREFUL TO INSTALL WIRE BENEATH AND 6" TO THE SIDE OF THE MAIN PIPE LINE.

D. ELECTRICAL CONNECTIONS TO ELECTRIC CONTROL VALVES SHALL BE MADE WITH RAINBIRD PEN-TITE OR TECHDEL GT-3-GEL - TITE CONNECTORS OR EQUAL.

   a. POWER CONNECTIONS: ELECTRICAL CONNECTIONS TO POWER AND SIGNAL WIRES SHALL BE MADE USING 3M 82-A2 POWER CABLE SPLICE KITS.

3.10 SPRINKLER HEADS

A. GENERAL PROVISIONS:

1. SPRINKLER HEADS SHALL BE INSTALLED AS DESIGNATED ON THE SHOP DRAWINGS. HEADS SHALL BE INSTALLED ON FLEXIBLE PVC. TOP TO BE FLUSH WITH FINISH GRADE OR TOP OF CURB.
2. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE SHOP DRAWINGS (UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT). IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

B. HEAD TYPES:

1. POP-UP- ROTARY SPRINKLER HEADS: SHALL BE INSTALLED ON FLEX JOINT AND BE SET WITH TOP OF HEAD FLUSH WITH FINISH GRADE. HEADS INSTALLED AT CURB SHALL HAVE 6" TO 10" BETWEEN PERIMETER OF HEAD AND CONCRETE. HEADS PLACED AT EDGE OF PAVEMENT HAVING NO CURB SHALL BE INSTALLED 24" FROM EDGE OF PAVEMENT.
2. SPRAY POP-UP SPRINKLER HEADS: SHALL BE INSTALLED ON FLEXIBLE PVC AND BE SET WITH TOP OF HEAD FLUSH WITH FINISHED GRADE. SPRINKLER HEADS PLACED ADJACENT TO CURBS WILL BE INSTALLED 9" FROM CONCRETE. SPRINKLER HEADS PLACED ADJACENT TO PAVEMENT HAVING NO CURB SHALL BE INSTALLED 24" FROM THE EDGE OF PAVEMENT.

3.11 COMPLETION

A. FLUSHING: BEFORE SPRINKLER HEADS ARE SET, THE CONTRACTOR SHALL FLUSH THE LINES THOROUGHLY TO MAKE SURE THERE IS NO FOREIGN MATTER IN THE LINES.

1. THE CONTRACTOR SHALL FLUSH THE MAIN LINES FROM DEAD END FITTINGS FOR A MINIMUM OF FIVE MINUTES UNDER A FULL HEAD OF PRESSURE.

B. TESTING: THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING.

1. PRIOR TO BACKFILLING OF MAIN LINE FITTINGS, CONTRACTOR SHALL FILL THE MAIN LINE PIPING WITH WATER, IN THE PRESENCE OF THE OWNER/LANDSCAPE ARCHITECT, TAKING CARE TO PURGE THE AIR FROM IT BY OPERATING ALL THE SPRINKLER CONTROL VALVES ONE OR MORE TIMES AND/OR SUCH OTHER MEANS AS MAY BE NECESSARY. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE MAIN LINE AND SET SO AS TO MAINTAIN 100 PSI IN THE MAIN LINE SYSTEM FOR TWO (2) HOURS WITHOUT INTERRUPTION. WHEN THIS HAS BEEN ACCOMPLISHED AND WHILE THE PRESSURE IN THE SYSTEM IS STILL 100 PSI, LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD C-600. PRESSURE READINGS SHALL BE NOTED AND MAKE UP WATER USAGE SHALL BE RECORDED. SHOULD THE RATE OF MAKE UP WATER USAGE INDICATE SIGNIFICANT LEAKAGE, THE SOURCE OF SUCH LEAKAGE SHALL BE FOUND AND CORRECTED AND THE SYSTEM THEN RETESTED UNTIL THE OWNER/LANDSCAPE ARCHITECT IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND. LATERAL LINE TESTING SHALL BE CONDUCTED DURING THE OPERATING TESTING OF THE SYSTEM BY CHECKING VISUALLY THE GROUND SURFACE UNTIL NO LEAKS IN THIS PORTION OF THE SYSTEM ARE EVIDENT. LEAKS SHALL BE REPAIRED OR PAID FOR BY THE CONTRACTOR AT ANY TIME THEY APPEAR DURING THE WARRANTY PERIOD.
2. ADJUSTMENT AND COVERAGE OF SYSTEM: COORDINATE PRESSURE TESTING WITH ADJUSTMENTS AND COVERAGE TEST OF SYSTEM SO BOTH MAY OCCUR AT THE SAME TIME. THE CONTRACTOR SHALL BALANCE AND ADJUST THE VARIOUS COMPONENTS OF THE SYSTEM SO THAT THE OVERALL OPERATION OF THE SYSTEM IS MOST EFFICIENT. THIS INCLUDES A SYNCHRONIZATION OF THE CONTROLLERS, ADJUSTMENTS TO PRESSURE REGULATORS, PRESSURE RELIEF VALVES, PART CIRCLE SPRINKLER HEADS, AND INDIVIDUAL STATION ADJUSTMENTS ON THE CONTROLLERS.

3.12 WARRANTY

A. THE CONTRACTOR SHALL FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE AND WILL RECEIVE A WRITTEN CONFIRMATION FROM THE LANDSCAPE ARCHITECT THAT THE WARRANTY PERIOD IS IN EFFECT.

B. DURING THE WARRANTY PERIOD, THE CONTRACTOR WILL ENFORCE ALL MANUFACTURER'S AND SUPPLIER'S WARRANTIES AS IF MADE BY THE CONTRACTOR HIMSELF. ANY MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR, OR OTHER DISORDER DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED TO THE PROPER ORDER AS DIRECTED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.

C. ANY DAMAGES CAUSED BY SYSTEM MALFUNCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO SHALL MAKE FULL AND IMMEDIATE RESTORATION FOR SAID DAMAGES.

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT
Matthew Vincent Wisniewski
No LA6667406
2/11/25
STATE OF FLORIDA

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY MC
CHECKED BY MW

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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MDWASD AGREEMENT ID#

IRRIGATION SPECIFICATIONS

ADDRESS
3511 NW 91ST AVE, DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
IR-451

Plotted By:Chavez, Milena Sheet Set:3511 NW 91st Avenue PDC Doral Layout:IR-451 February 11, 2025 05:23:37pm K:\MIB_Civil\041289003 3511 NW 91st Avenue PDC Doral\Landscape\CADD\PlanSheets\IR-400 IRRIGATION PLAN.dwg
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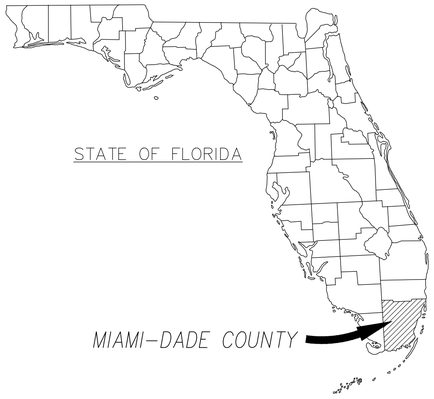


CIVIL ENGINEERING PLANS

FOR

PDC DORAL

3511 NW 91ST AVENUE

DORAL, FLORIDA 33172

FEB. 2025

SECTION 28 TOWNSHIP 53 S, RANGE 41 E
FOLIO: 35-3028-018-0140

PROJECT TEAM:

DEVELOPER
PDC ATLANTA LPIV, LLC
9040 ROSWELL ROAD, SUITE #420
ATLANTA, GEORGIA

ARCHITECT
WARE MALCOMB
8750 NW 36TH ST. SUITE #625
DORAL, FL 33178
305-777-9177
CONTACT: FELIPE GRAU

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
305-673-2025
CONTACT: MATTHEW WISNIEWSKI

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
305-673-2025
CONTACT: ALBERTO A. MORA, P.E.

SURVEYOR
J. HERNANDEZ & ASSOCIATES INC
3300 NW 112TH AVE., SUITE #10
DORAL, FL 33172
305-526-0606
CONTACT: JOSE G. HERNANDEZ

GEOTECHNICAL ENGINEER
ATLAS TECHNICAL CONSULTANTS LLC
9955 NW 116TH WAY, SUITE 1
MIAMI, FLORIDA 33178
305-882-8200
CONTACT: RAMZI ZAGHLOUL, P.E.

LIST OF CONTACTS:

STORMWATER
MIAMI-DADE REGULATORY AND
ECONOMIC RESOURCES DEPARTMENT
701 NW 1ST COURT
MIAMI, FL 33136
305-372-6681
CONTACT: CAMILO IGNACIO

BUILDING DIVISION
CITY OF DORAL
BUILDING DEPARTMENT
8401 NW 53RD TERRACE
DORAL, FL 33166
305-593-6700

FIRE PREVENTION
MIAMI DADE COUNTY FIRE DEPARTMENT
9300 NW 41ST STREET
MIAMI, FL 33178
786-331-5000
CONTACT: LT. ROBERT SIMMONS

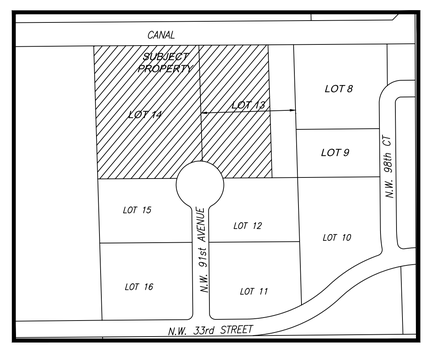
PLANNING AND ZONING
CITY OF DORAL
PLANNING & ZONING DEPARTMENT
8401 NW 53RD TERRACE
DORAL, FL 33166
305-593-6630

WATER AND SEWER
MIAMI-DADE COUNTY
WATER AND SEWER DEPARTMENT
3575 S. LE JEUNE ROAD
MIAMI, FLORIDA 33146
786-268-5214
CONTACT: LAZARO GUERRA

TELEPHONE PROVIDER
AT&T
9101 SW 24th STREET
MIAMI, FL 33165
305-299-3597
CONTACT: FRANK VALDEZ, BICS

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT CO. (FPL)
6195 NW 82nd AVE
MIAMI, FL 33166
305-599-2405
CONTACT: ANDREW MOORE

PUBLIC WORKS AND ENGINEERING
CITY OF DORAL
PUBLIC WORKS DEPARTMENT
8401 NW 53RD TERRACE
DORAL, FL 33166
305-593-6700



LOCATION MAP

GRAPHIC SCALE IN FEET
0 ### ### ###

SCALE: 1"=300'

NORTH

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	EROSION AND SEDIMENT CONTROL NOTES
C-201	EROSION AND SEDIMENT CONTROL PLAN
C-202	EROSION AND SEDIMENT CONTROL DETAILS
C-203	EROSION AND SEDIMENT CONTROL DETAILS
C-300	OVERALL PAVEMENT MARKING AND SIGNAGE PLAN
C-301	PAVEMENT MARKING AND SIGNAGE PLAN
C-302	PAVEMENT MARKING AND SIGNAGE PLAN
C-303	PAVEMENT MARKING AND SIGNAGE PLAN
C-304	PAVEMENT MARKING AND SIGNAGE PLAN
C-400	PAVING AND GRADING PLAN
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C-409	PAVING AND GRADING DETAILS
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C-600	WATER AND SEWER NOTES
C-601	WATER AND SEWER KEYMAP
C-602	WATER PLAN & PROFILE
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C-605	WATER PLAN & PROFILE
C-606	WATER PLAN & PROFILE
C-607	SEWER PLAN & PROFILE
C-608	SEWER PROFILE

LEGAL DESCRIPTION

PARCEL 1:
LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PARCEL 2:
TOGETHER WITH EASEMENT(S) FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS LOTS 8, 9 AND 13, BLOCK 1, OF WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 290.67 FEET OF SAID LOT 13, AS SET FORTH AND DESCRIBED IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED DECEMBER 15, 2016 IN OFFICIAL RECORDS BOOK 30347, PAGE 724, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, 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.

DATE: 2/11/2025

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY MCP
DRAWN BY EA
CHECKED BY AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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MDWASD AGREEMENT
ID #32897

COVER SHEET

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-100

Plotted By:Arinat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-100 COVER SHEET February 11, 2025 03:55:59pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-100 COVER SHEET.dwg
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I. GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE MIAMI DADE COUNTY PUBLIC WORKS MANUAL, THE FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS AND SPECIFICATIONS AND ALL OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. LOCATIONS, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. NEITHER THE DEVELOPER, CLIENT, OWNER NOR THE ENGINEER OF RECORD GUARANTEES THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HORIZONTALLY AND VERTICALLY LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

3. ALL EXISTING UNDERGROUND OR ABOVEGROUND UTILITY PIPES, CABLES, DUCTS, EQUIPMENT, DEVICES, ETC. WITHIN OR OUTSIDE THE PROJECT CONSTRUCTION LIMITS WHICH ARE DAMAGED OR DISRUPTED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. REGARDLESS OF WHETHER THEY WERE SHOWN OR NOT SHOWN ON THE PLANS OR LOCATED OR NOT BY THE OWNER'S REPRESENTATIVE, THE UTILITY COMPANY, SUNSHINE STATE ONE-CALL OF FLORIDA, ETC.

4. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

5. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

6. ALL DEFECTIVE WORK NOT ACCEPTED BY THE ENGINEER OF RECORD, BY THE OWNER'S REPRESENTATIVE, OR BY ANY GOVERNMENTAL PERMITTING REGULATORY AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

7. ALL STAGING AREAS SHALL BE PROPERLY FENCED AND SECURED BY THE CONTRACTOR.

8. ALL AREAS WHICH ARE BEING EXCAVATED SHALL BE PROPERLY PROTECTED AND BARRICADED BY THE CONTRACTOR. ALL TRENCH WORK SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS, 29 C.F.R.S. 1926.650 SUBPART P AND THE FLORIDA TRENCH SAFETY ACT.

9. ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT, CURB AND GUTTERS, CURBS AND WALKS, SOD, LANDSCAPING, FENCE, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER OR CLIENT.

10. TEMPORARY ASPHALT PAVEMENT SHALL BE APPLIED TO ALL TRENCHES, WITHIN AN EXISTING PAVED RIGHT 0F WAY, AT THE END OF EACH WORKDAY. PLATING MAY BE USED WITH THE RIGHT-OF-WAY OWNER'S PRIOR CONSENT.

11. PROVIDE FILL TO ENSURE THAT THE FINISH GRADE (INCLUDING SOD) IN LANDSCAPE AREAS ARE AT LEVEL OF CURBS AND/OR EDGE OF SIDEWALKS.

12. WHERE NEW GRADES BLEND INTO EXISTING GRADES IN LANDSCAPE AREAS PROVIDE A UNIFORM TRANSITION. PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE AREAS THAT ARE TO REMAIN.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC HEALTH AND ENSURE JOB SAFETY. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY & HEALTH AGENCY (OSHA) STANDARDS AND FEDERAL, STATE AND LOCAL GOVERNMENT SAFETY REQUIREMENTS.

14. THE CONTRACTOR SHALL ENSURE THAT OVERFLOWS OR RAW SEWAGE SPILLS DO NOT OCCUR DURING CONSTRUCTION OF PROPOSED SANITARY SEWER TIE-IN CONNECTIONS.

15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT STORM WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES AND PRACTICES DURING CONSTRUCTION IN ACCORDANCE WITH THE EROSION CONTROL PLAN/DETAILS AND THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) PERMIT FOR CONSTRUCTION ACTIVITIES REQUIREMENTS.

16. CONTRACTOR SHALL ENSURE THAT ALL STORM WATER RUN-OFF WITHIN THE CONSTRUCTION AREA IS CONTAINED ON-SITE.

17. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY'S ENGINEERING DEPARTMENT.

18. DUE TO FEDERAL REGULATIONS, THE CONTRACTOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES AND MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE WITHIN THE PROJECT AREA.

19. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES AND CONDITIONS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE FOLLOWING TOPOGRAPHIC BOUNDARY SURVEY SPECIFICALLY PREPARED FOR THIS PROJECT:

TITLE: "ATLA/NSPS LAND TITLE SURVEY"
DATE: JUNE 22ND 2024:
BY: J. HERNANDEZ & ASSOCIATES INC
3300 NW 112TH AVE, SUITE #10
DORAL, FLORIDA 33172
(305) 526-0606

20. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). MIAMI-DADE COUNTY BENCHMARK: L-17-R; ELEVATION: 9.25'

21. ALL UTILITY CONNECTIONS TO THE BLDG. SHALL BE CONSTRUCTED AND CAPPED OR PLUGGED FIVE FEET FROM THE PROPOSED BUILDING. CONTRACTOR SHALL PERFORM TIE-INS TO THE BUILDING. THE COST ASSOCIATED WITH THE TAPPING/PLUGGING OF THE UTILITIES SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.

22. CONTRACTOR SHALL COORDINATE WORK WITH OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECTS.

23. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF THE EXISTING SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING AND/OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY , EITHER PUBLIC OR PRIVATE, DURING CONSTRUCTION ACTIVITIES. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24. AFTER LOCATING AND VERIFYING EXISTING UTILITY TIE IN POINTS, CONTRACTOR IS TO VERIFY THAT DESIGN COMPONENTS SUCH AS, BUT NOT LIMITED TO, PERCENT SLOPE, INVERT, TAP LOCATIONS, PIPE RUNS, INFRASTRUCTURE DEPTH, ETC. WILL STILL BE IN ACCORDANCE WITH THE ENGINEERING PLANS.

25. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

II. PRE-CONSTRUCTION RESPONSIBILITIES

1. 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.

2. CONTRACTOR MUST CONTACT THE ARCHITECT/ENGINEER OF RECORD TO ARRANGE FOR A PRE-CONSTRUCTION MEETING, A MINIMUM 2 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

3. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA (1-800-432-4770) AND ALL KNOWN EXISTING UTILITY OWNERS AT LEAST 2 BUSINESS DAYS BEFORE DIGGING TO ALLOW FOR FIELD LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES IN THEIR EFFORTS TO FIELD VERIFY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

5. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.

2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   - A. SANITARY SEWAGE COLLECTION SYSTEM:
     - I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
     - II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
     - III. PRESSURE TEST AS REQUIRED BY DRER
   - B. STORM DRAINAGE-(EXFILTRATION TRENCH DEPTH)
     - I. EXFILTRATION TRENCH DEPTH
     - II. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
   - C. DRAINAGE WELL SPECIFIC CAPACITY TEST.
   - D. WATER SYSTEM-(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   - E. SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   - F. LIME ROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (FLAT BOARDING ALSO REQUIRED.)
   - G. ASPHALT PAVEMENT
   - H. FINAL WALK-THROUGH INSPECTION - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
   - I. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   - A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
   - B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   - C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   - D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   - E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
   - F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
   - G. AT SUBSTANTIAL COMPLETION
   - H. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:

   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. MATERIAL SUBSTITUTION REQUESTS
   J. EROSION CONTROL MATERIALS
   K. FILL MATERIAL

2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD RATING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS AS REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

C. CONTRACTOR SHALL OBTAIN THE ENGINEERING DESIGN AND PERMIT FOR SUCH FACILITIES AT THE CONTRACTOR'S SOLE COST.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION. TO INCLUDE BUT IS NOT LIMITED TO WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT.

B. 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 AT ALL TIMES. SPECIAL PRECAUTION IS TO BE TAKEN IN PATHS OF EGRESS.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER AND THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

C. 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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

D. 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. ANY ADVERSE EFFECTS OR BUILDUP IN PUBLIC INFRASTRUCTURE WILL BE CLEANED AND REDUCED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY 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.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS. PRIOR APPROVAL FROM THE ENGINEER OF RCORD IS REQUIRED FOR SAID FACILITIES.

B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS-BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS-BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS-BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.

VII. STORM DRAINAGE

1. WHEN EXISTING MANHOLE RINGS, CATCH BASIN GRATE AND FRAMES, VALVE BOXES, PULL BOXES OR OTHER UTILITY CASTINGS ARE ENCOUNTERED WITHIN THE PROPOSED LIMITS OF WORK THE CONTRACTOR SHALL FIELD ADJUST THE EXISTING RING AND FRAME, GRATE AND FRAME, VALVE BOXES OR PULL BOXES TO MATCH THE PROPOSED ELEVATION. SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

2. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE INDICATED.

3. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE HDPE DOUBLE WALLED SMOOTH INTERIOR PIPE AND SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S, MPT AND ASTM D2321, D3212, F1417, F477, F667 OR AS NOTED ON THE CONSTRUCTION DRAWINGS.

4. CONTRACTOR SHALL VACUUM CLEAN AND REMOVE ALL SILT, SEDIMENT AND DEBRIS FROM ALL OF THE EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPE NETWORK WITHIN THE PROJECT LIMITS PRIOR TO FINAL ACCEPTANCE OF DRAINAGE SYSTEM. ALL COST OF SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

5. ALL DRAINAGE WORK SHALL CONFORM TO THE GOVERNING JURISDICTIONAL AGENCY REGULATIONS AND STANDARDS

6. UNLESS OTHERWISE SPECIFIED ON THE PLANS, MINIMUM COVER OVER ALL STORM DRAINAGE PIPE SHALL BE 36-INCHES. CONTRACTOR SHALL AVOID ALL UNNECESSARY CROSSINGS BY HEAVY CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.

7. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL CATCH BASINS, MANHOLES, FRAMES AND GRATES, RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE DESIGNED TO WITHSTAND AN AASHTO AND FDOT H20 LOAD RATING AND SHALL BE OBTAINED FROM PLAN SPECIFIED MANUFACTURERS OR APPROVED EQUIVALENT MANUFACTURER.

VIII. EARTHWORK AND PAVING

1. ALL UNDERGROUND UTILITY WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF SUB BASE. ANY SUBGRADE RE-WORK DUE TO UNDERGROUND INFRASTRUCTURE INCONSISTENCIES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

2. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS MIAMI DADE COUNTY PUBLIC WORKS STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

3. SAW CUT EXISTING CONCRETE WALKS, CURB AND GUTTERS, AND ASPHALT OR CONCRETE PAVEMENT CAREFULLY AND IN A STRAIGHT LINE WHERE UNDERGROUND WORK IS REQUIRED. WHERE PROPOSED ASPHALT OR CONCRETE PAVEMENT, CURB, SIDEWALK, ETC. WILL MEET AN EXISTING LOCATION CUT CONCRETE WALKS, CONCRETE PAVEMENT, CURB AND GUTTERS AT NEAREST EXISTING JOINT.

IX. MIAMI DADE COUNTY RIGHT-OF-WAY NOTES

1. ALL ANY WORK, USE OF EQUIPMENT, AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

2. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PLANNING DEPARTMENT AND THE PARKS AND RECREATION DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCION PERMIT.

Kimley»Horn

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ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, 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.

DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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MDWASD AGREEMENT
ID #32897

GENERAL NOTES

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-101

Plotted By:Aninat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-101 GENERAL NOTES February 11, 2025 03:39:18pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-101 GENERAL NOTES.dwg
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BEST MANAGEMENT PRACTICES (BMPS):

THESE PLANS HAVE BEEN PREPARED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF DESIGN CRITERIA SECTION 31 2500, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) JOINT ENVIRONMENTAL RESOURCE PERMIT (ERP), AND THE NOI ISSUED TO THIS PROJECT BY THE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) UNDER THE CONSTRUCTION GENERIC PERMIT (CGP) FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. AS REQUIRED BY THE PERMITS, PRIOR TO PERFORMING ANY WORK ON THE SITE THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION, SEDIMENTATION AND DUST CONTROL BMPS IN PROPER CONDITION THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION IN ORDER TO ACHIEVE THE FOLLOWING:

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL NOTES, PLANS AND DETAILS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS NEEDED AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.

I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

J. TOPSOIL CANNOT BE STOCKPILED INSIDE THE PROPERTY FOR REFUSE.

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

3. A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABILIZATION PRACTICES FOR DETAILS).

3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

B. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

G. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

H. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

STABILIZATION PRACTICES:

A. TEMPORARY STABILIZATION – TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

B. PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

C. STABILIZATION WILL BE INITIATED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF WORK CEASING, UNLESS CONSTRUCTION ACTIVITY WILL RESUME IN THAT AREA WITHIN 21 DAYS AFTER WORK STOPPAGE. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

D. CONTRACTOR TO ENSURE THAT EXISTING VEGETATION ON OR ADJACENT TO THE PROPOSED SITE IS PRESERVED AND DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

E. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

F. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL PRACTICES:

A. EARTH DIKE – IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

B. SEDIMENT BASIN – A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

C. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

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

F. CONCRETE WASHOUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED TO PREVENT DISCHARGE OUTSIDE OF THE PROJECT LIMITS AND INTO THE WATERWAYS.

SEQUENCE OF CONSTRUCTION:

SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

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

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

INSPECTION AND MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

C. THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.

H. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

I. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

J. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

K. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

A. GOOD HOUSEKEEPING

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

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

1. TREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN SPECIAL PROVISIONS, THE CONSTRUCTION PLANS, AND/OR PER TREE ORDINANCE 12636.
2. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED ON SHEET C-202.
3. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
4. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
5. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE OF INLET TOP SHALL NOT BE HIGHER THAT INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE
6. CURB INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPETE. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLETS SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY ROCK BAGS. ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BY REPLACED WITH NEW ONES.
7. STOCKPILED MATERIAL SHALL NOTE BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
8. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BY NOTED AND CORRECTED.
9. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPAL SEPARATE STORMWATER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT ALLOWED. REFER TO PUBLIC WORKS BULLETIN NO. 25.
10. THE USE OF SANITARY SEWERS, FRENCH DRAINS, COVER DITCHES AND/OR ROCK DRAINS FOR THE DISPOSAL OF WASTEWATER IS EXPRESSLY PROHIBITED. REFER TO PUBLIC WORKS BULLETIN NO. 25.

PROJECT DESCRIPTION:

PROJECT LOCATION: 3511 NW 91ST AVENUE, DORAL FL, 33172
MIAMI DADE COUNTY

1. PROJECT LIMITS: TOTAL PROJECT AREA IS APPROXIMATELY 9.04 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 9.04 ACRES.
2. CONSTRUCTION ACTIVITY: CONSTRUCTION OF PROPOSED BUILDINGS, PARKING AREA, SIDEWALKS, LANDSCAPING, UTILITIES, AND DRAINAGE SYSTEM.
3. MAJOR SOIL DISTURBING ACTIVITIES: CLEARING AND GRUBBING, INSTALLATION OF DRAINAGE SYSTEM, INSTALLATION OF UTILITIES, CONSTRUCTION OF BUILDING FOUNDATION.
4. DEWATERING ACTIVITIES: DEWATERING IS NOT ANTICIPATED FOR THIS SITE.
5. SOIL CHARACTERISTICS: THE SOIL TYPE WITHIN THE PROJECT'S LIMIT OF DISTURBANCE IS CLASSIFIED AS URBAN SOIL AND IS NOT HIGHLY ERODIBLE.
6. RUNOFF COEFFICIENTS:

EXISTING:	XXXX
DURING CONSTRUCTION	XXXX
PROPOSED	XXXX

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 AGREEMENT ID #32897

EROSION AND SEDIMENT CONTROL NOTES

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-200

Plotted By: Aninat, Emilia Sheet Set: 3511 NW 91st Avenue PDC Doral Layout: C-200 EROSION AND SEDIMENT CONTROL NOTES February 11, 2025 03:39:32pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-200 EROSION AND SEDIMENT CONTROL NOTES.dwg
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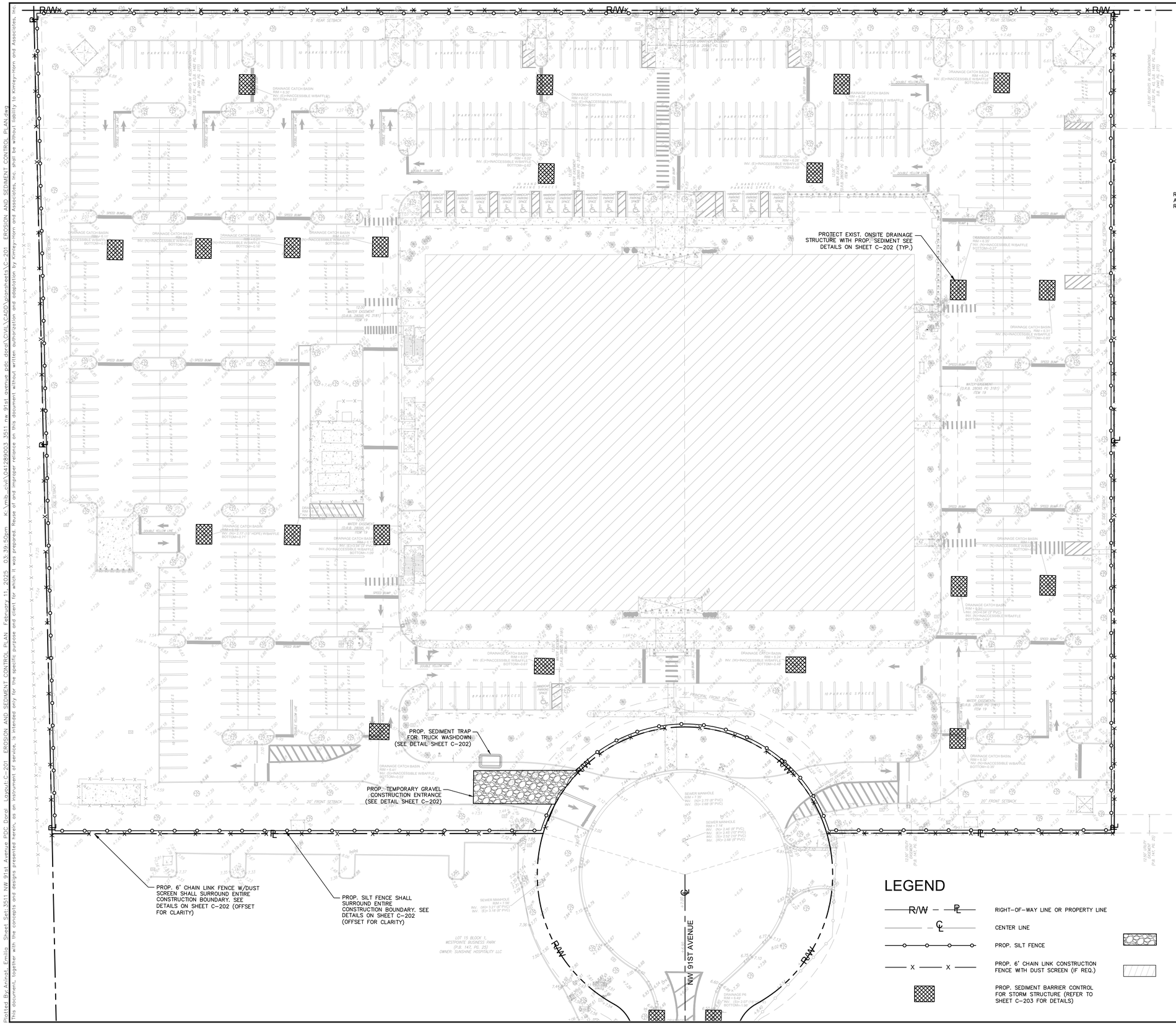

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1"=30'

NOTE:

REFER TO CONTRACTOR MOT PLANS FOR ADDITIONAL DETAILS FOR ANY WORK REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

LEGEND

R/W — ℄	RIGHT-OF-WAY LINE OR PROPERTY LINE
℄	CENTER LINE
	PROP. SILT FENCE
— X — X —	PROP. 6' CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN (IF REQ.)
	PROP. SEDIMENT BARRIER CONTROL FOR STORM STRUCTURE (REFER TO SHEET C-203 FOR DETAILS)
	PROP. STABILIZED CONSTRUCTION ENTRANCE
	EXIST. BUILDING TO BE REMOVED

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PHONE: 305-673-2025
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DATE: 2/11/2025

KHA PROJECT #041289003

DATE FEB. 2025

SCALE AS SHOWN

DESIGNED BY MCP

DRAWN BY EA

CHECKED BY AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT ID #32897

EROSION AND SEDIMENT CONTROL PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-201

Plotted By:Aimat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-201 EROSION AND SEDIMENT CONTROL PLAN February 11, 2025 03:39:50pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-201 EROSION AND SEDIMENT CONTROL PLAN.dwg
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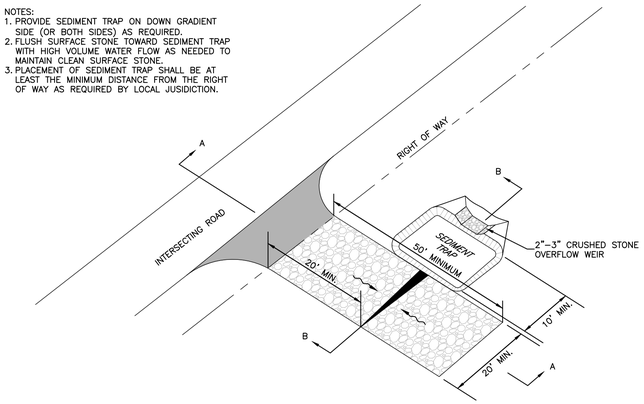
NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.



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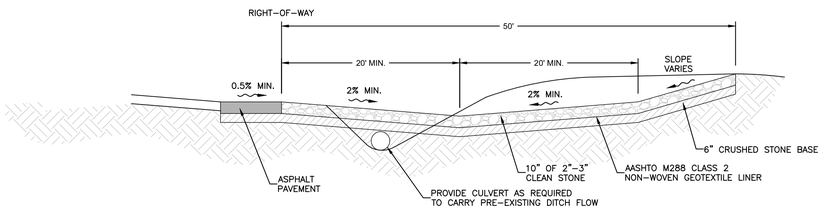
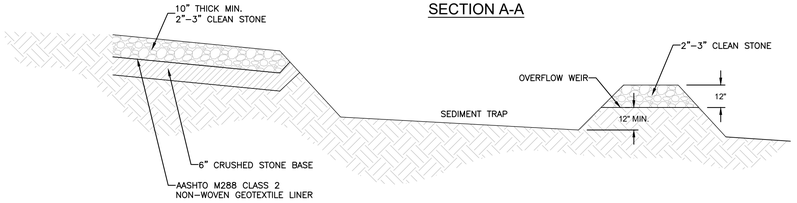
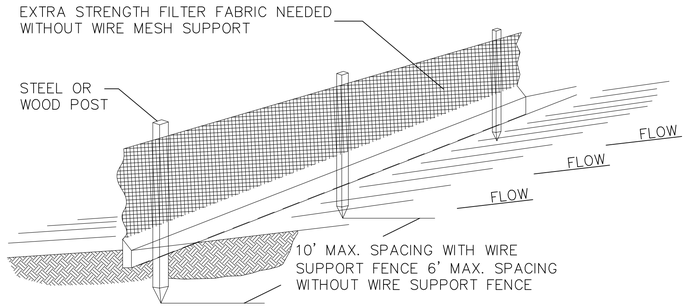


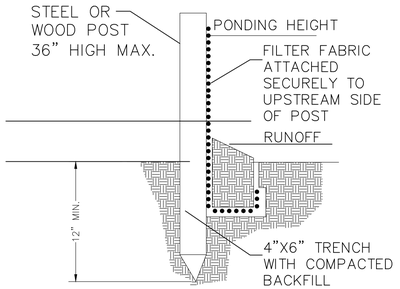
SECTION A-A



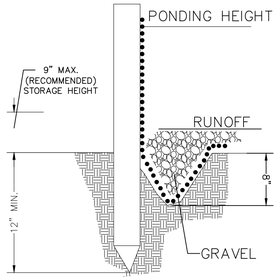
SECTION B-B

CONSTRUCTION ENTRANCE
N.T.S





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL



ALTERNATE DETAIL
TRENCH WITH GRAVEL

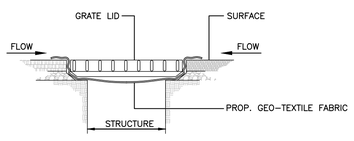
NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL
N.T.S

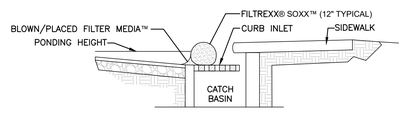


NOTES:

1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED. SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.

2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.

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

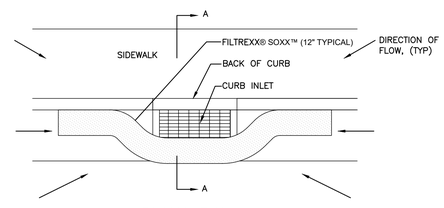


SECTION A-A

NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

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



PLAN VIEW

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

EROSION AND SEDIMENT CONTROL DETAILS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-202

Plotted By:Aninat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-202 EROSION AND SEDIMENT CONTROL DETAILS February 11, 2025 03:40:04pm K:\mib_civil\041289003.3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-202 EROSION AND SEDIMENT CONTROL DETAILS.dwg
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FLEXSTORM OPERATION & MAINTENANCE PLAN

FLEXSTORM INLET FILTERS™

Installation Instructions:

1. Remove the grate from the casting or concrete drainage structure.
2. Clean the ledge (lip) of the casting frame or drainage structure to ensure it is free of stone and dirt.
3. Drop in the FLEXSTORM Inlet Filter through the clear opening and be sure the suspension hangers rest firmly on the inside ledge (lip) of the casting.
4. Replace the grate and confirm it is elevated no more than 1/8", which is the thickness of the steel hangers.

Frequency of Inspections:

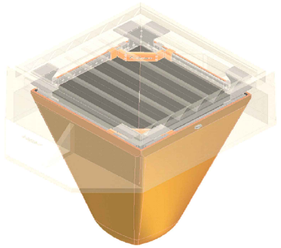
1. Construction site inspection should occur following each ½" or more rain event.
2. Post Construction inspections should occur three times per year (every four months) in areas with mild year round rainfall and four times per year (every three months Feb-Nov) in areas with summer rains before and after the winter snowfall season.
3. Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than three times per year.

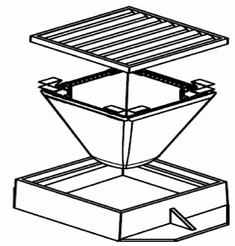
Maintenance Guidelines:

1. Empty the sediment bag if more than half filled with sediment and debris, or as directed by the Engineer.
2. Remove the grate, engage the lifting bars or handles with the FLEXSTORM Removal Tool, and lift from the drainage structure.
3. Dispose of the sediment or debris as directed by the Engineer or Maintenance Contract in accordance with EPA guidelines.
4. As an alternative, an industrial vacuum may be used to collect the accumulated sediment.
5. Remove any caked on silt from the sediment bag and reverse flush the bag with medium spray for optimal filtration.
6. Replace the bag if torn or punctured to ½" diameter or greater on the lower half of the bag.
7. Post Construction PC Bags maint: At 50% saturation, the average 2' x 2' Adsorb-it lined PC filter will retain approx 75 oz (4.2 lbs) of oil and should be serviced or replaced. It can be centrifuged or passed through a wringer to recover the oils, and the fabric reused with 85% to 90% efficacy. It may also be recycled for its fuel value through waste to energy incineration.
8. MyCelx Skimmer Pouches: The skimmers start yellow in color and will gradually turn brown as they become saturated, indicating time for replacement. Each MyCelx skimmer pouch will absorb approximately 89 oz (5 lbs) of oil before requiring replacement.
9. Dispose of all oil contaminated products in accordance with EPA guidelines.

Sediment Bag Replacement:

1. Remove the bag by loosening or cutting off the clamping band.
2. Take the new sediment bag, which is equipped with a stainless steel worm drive clamping band, and use a screw driver to tighten the bag around the frame channel.
3. Ensure the bag is secure and that there is no slack around the perimeter of the band.



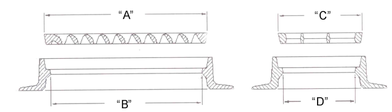


STRUCTURE ID#/LOCATION:

DATE	TASK PERFORMED	INSPECTOR

1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL

STYLE	*FRAME STYLE AND SIZE*	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY
WALL MOUNT	Open Throat Gutters - Curb Opening Size	
	Up to 4' (1 Filter and Mounting Hardware)	62WM1
	Between 4' and 8' (2 Filters and Mounting Hardware)	62WM2
	Between 8' and 12' (3 Filters and Mounting Hardware)	62WM3
	Between 12' and 16' (4 Filters and Mounting Hardware)	62WM4
UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)		SUFFIX
CHROME PLATED FRAMING FOR HIGH SALT EXPOSURE		- CHR
STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE		- SS



2. SELECT YOUR FILTER BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
FX+: Woven w/ MyCelx	FXP	FXP-S	200	40
FXO: Woven w/ Oil Boom	FXO	FXO-S	200	40
PC: Post Construction Bag	PC	PC-S	137	140
PC+: PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL: Litter and Leaf Bag	LL	LL-S	High	3.5
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

		-	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.		Framing Material

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max			* PC Oil Retent (Oz)	**PCP Oil Retent (Oz)
		FX (Woven)	PC (Post Constr)	IL (Non Woven)		
Small	1.6	1.2	0.8	0.9	66	155
Medium	2.1	1.8	1.2	1.3	96	185
Large	3.8	2.2	1.5	1.6	120	209
XL	4.2	3.6	2.4	2.6	192	370

* PC filter bag at 50% max adsorption capacity

** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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DATE: 2/11/2025

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY MCP
DRAWN BY EA
CHECKED BY AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!! CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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!*

MDWASD AGREEMENT ID #32897

EROSION AND SEDIMENT CONTROL DETAILS

ADDRESS
3511 NW 91ST AVE, DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-203

Plotted By:Arinat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-203 EROSION AND SEDIMENT CONTROL DETAILS February 11, 2025 03:40:04pm K:\smb_civil\041289003.3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-202 EROSION AND SEDIMENT CONTROL DETAILS.dwg
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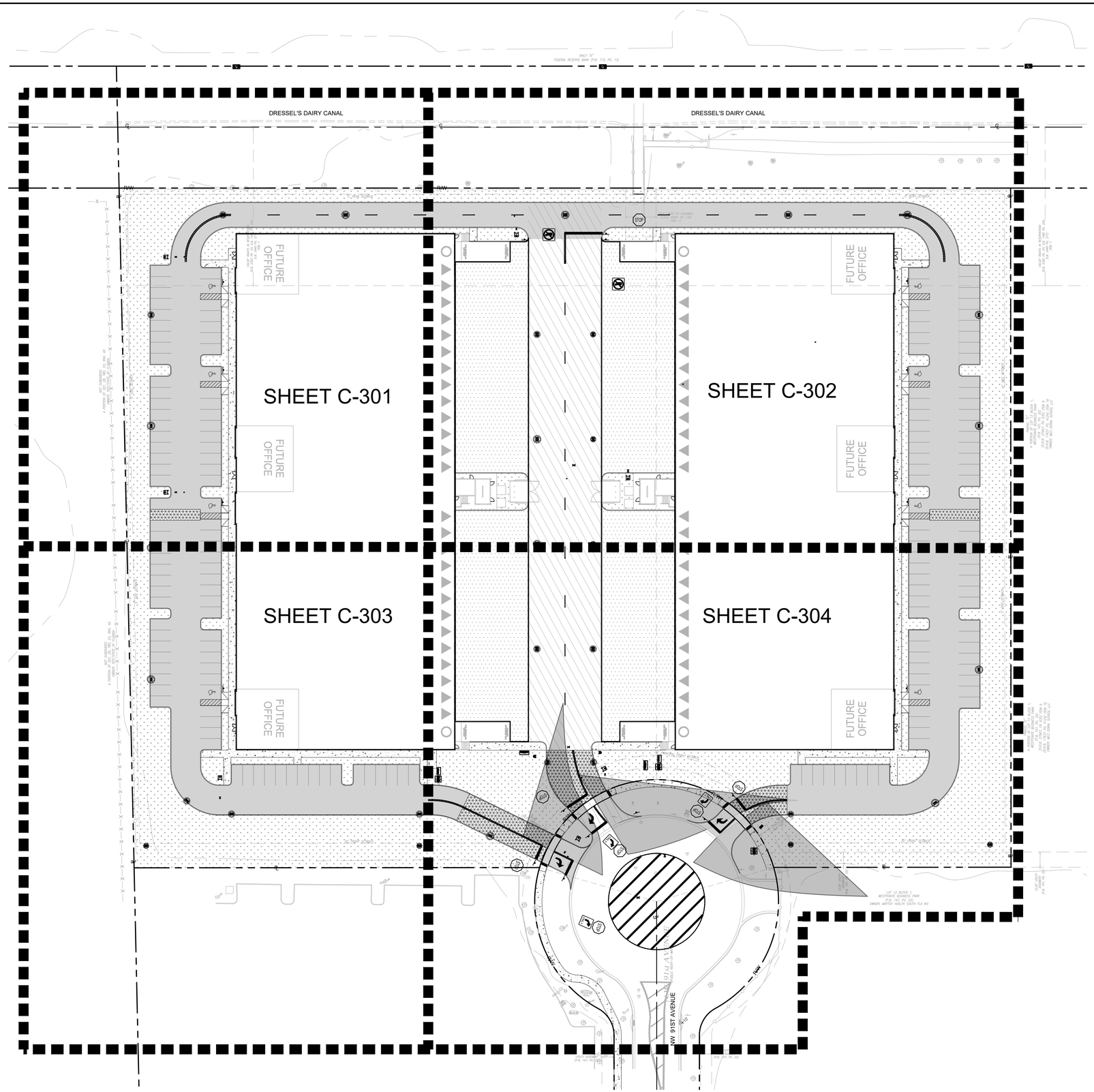

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SCALE: 1"=40'

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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MDWASD AGREEMENT
ID #32897

OVERALL PAVEMENT MARKING AND SIGNAGE PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-300

Posted By:Aninati, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-300 February 11, 2025 03:40:41pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-300 PAVEMENT MARKING AND SIGNAGE PLAN.dwg
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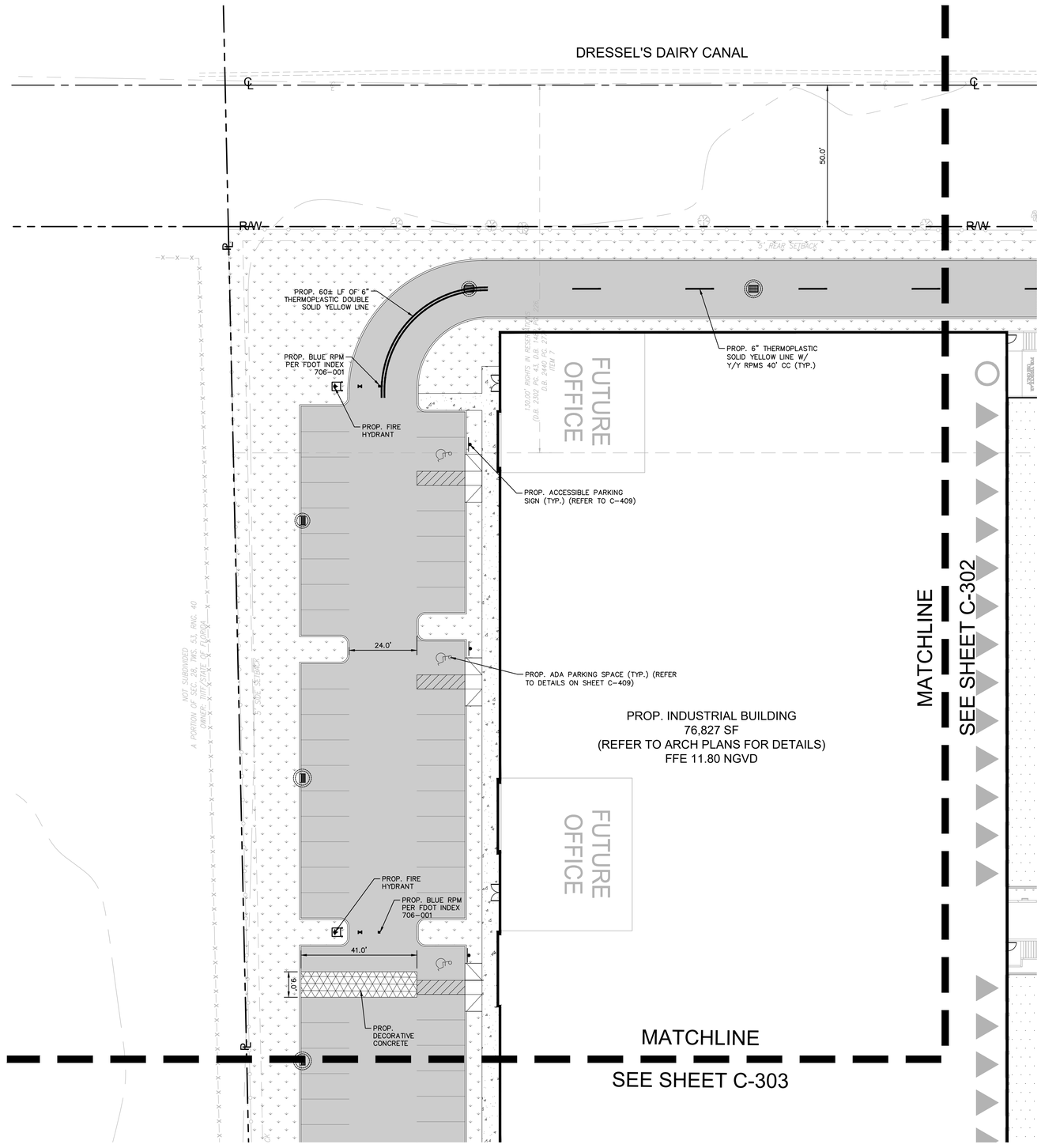

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- PROP. SIGN
- EXIST. SIGN

SIGNAGE LEGEND:

R1-1:STOP (30"X30")

R5-2:NO TRUCKS (24"X24")

R3-5R:RIGHT TURN ONLY (30"X36")

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC PAINT.
2. ALL STOP BARS AND DOUBLE SOLID YELLOW LINES WITHIN THE PROPERTY TO BE INSTALLED ON ASPHALT SHALL BE THERMOPLASTIC PAINT.
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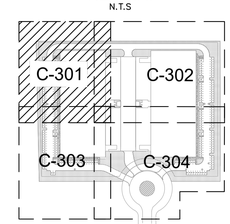
5. ALL PAINTED PAVEMENT MARKINGS SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 710.

KEYMAP
N.T.S.



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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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DATE: 2/11/2025

KHA PROJECT	#041289003
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SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

PAVEMENT MARKING AND SIGNAGE PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-301

Plotted By:Arinot, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-301 February 11, 2025 03:40:44pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-300 PAVEMENT MARKING AND SIGNAGE PLAN.dwg
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LEGEND:

- R/W — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE
- PROP. SIGN
- EXIST. SIGN

SIGNAGE LEGEND:

R1-1: STOP (30"X30")

R5-2: NO TRUCKS (24"X24")

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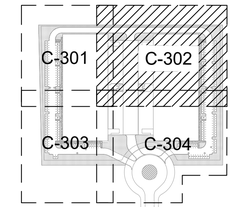
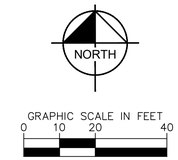
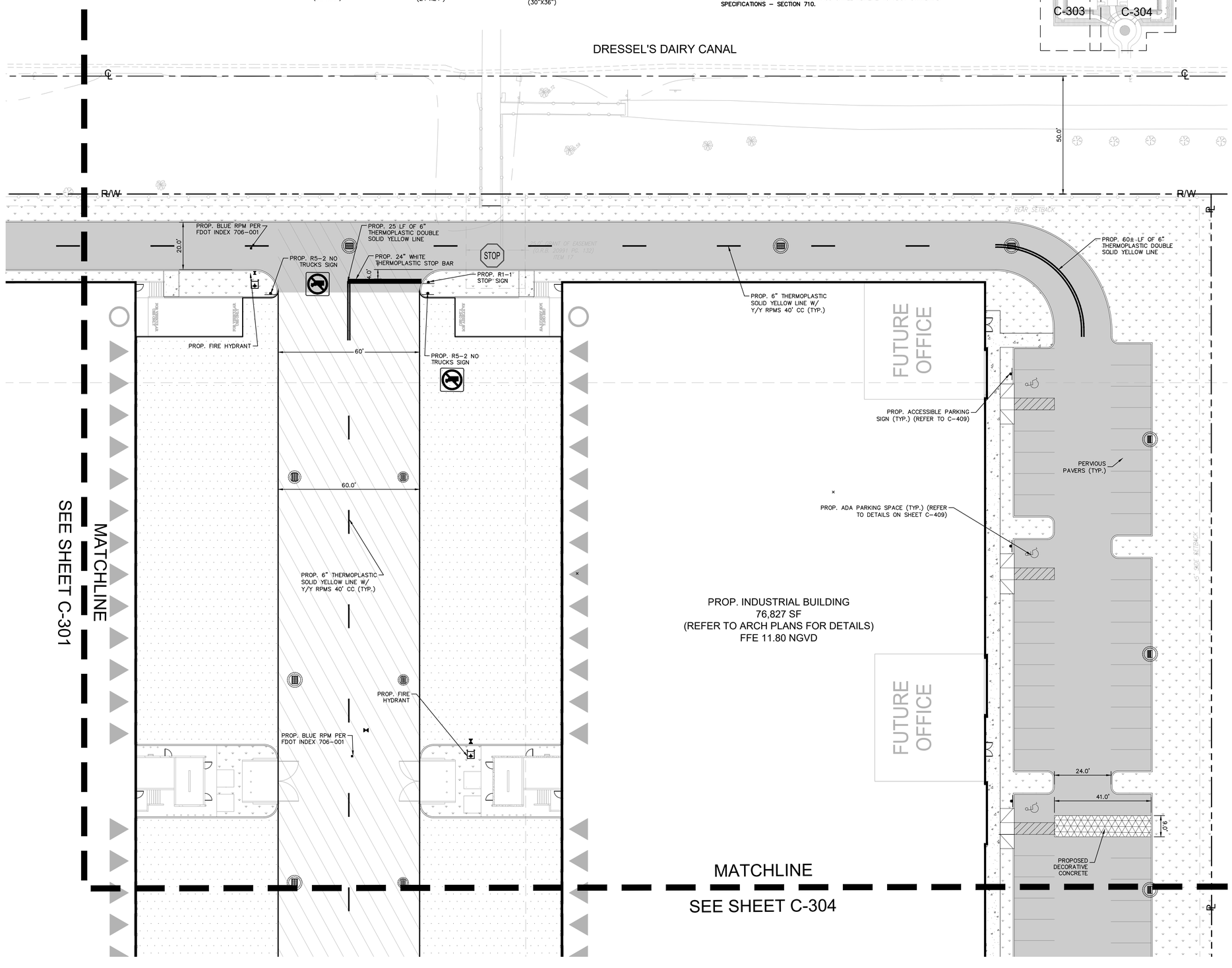
KEYMAP
N.T.S







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ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

PAVEMENT MARKING AND SIGNAGE PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-302

Plotted By:Aninat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-302 February 11, 2025 03:40:49pm K:\mia_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-300 PAVEMENT MARKING AND SIGNAGE PLAN.dwg
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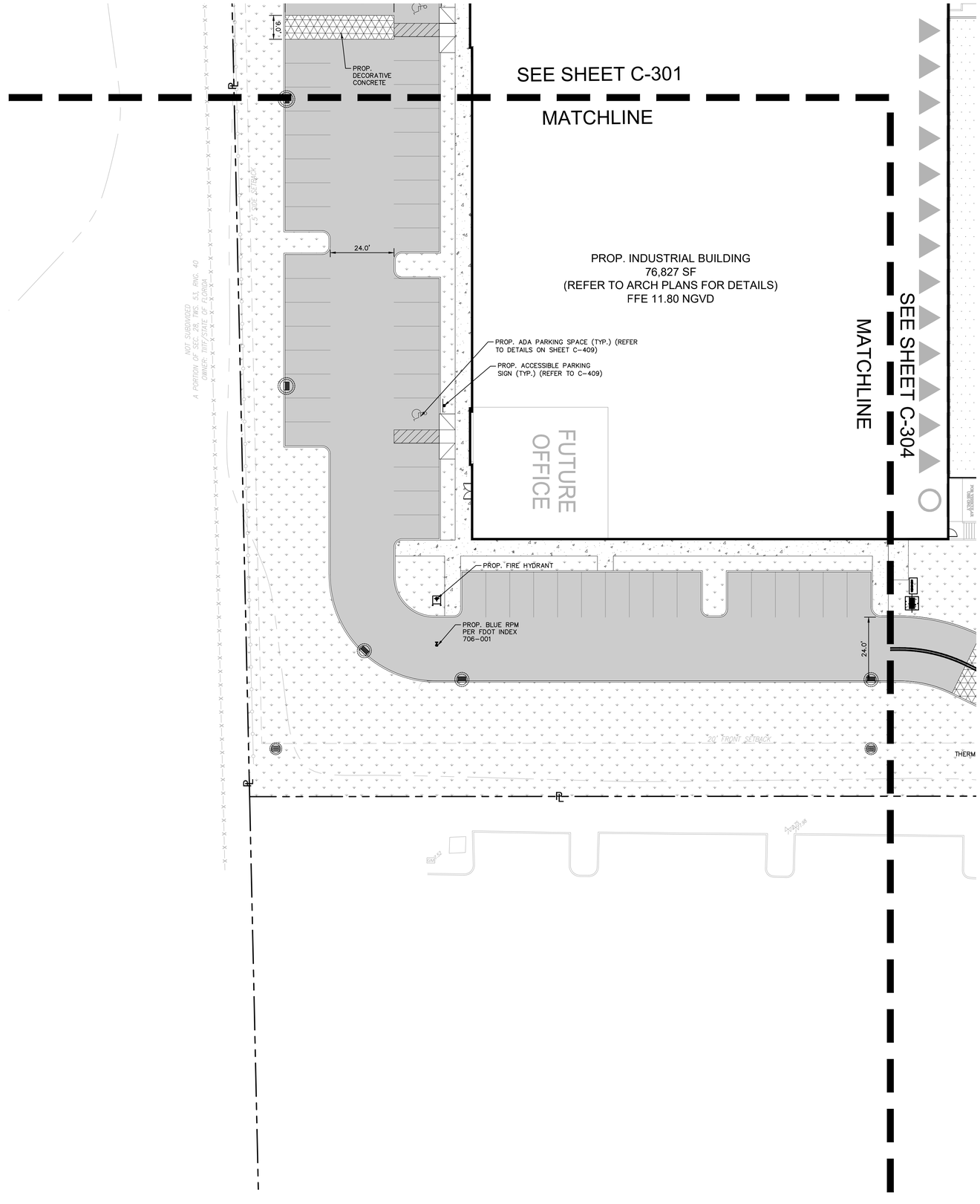

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- MONUMENT LINE
- LOT LINE
- PROP. SIGN
- EXIST. SIGN

SIGNAGE LEGEND:

R1-1: STOP (30"X30")

R5-2: NO TRUCKS (24"X24")

R3-5R: RIGHT TURN ONLY (30"X36")

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC PAINT.
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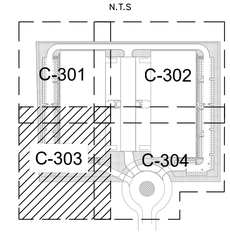
5. ALL PAINTED PAVEMENT MARKINGS SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 710.

KEYMAP
N.T.S



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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

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MDWASD AGREEMENT
ID #32897

PAVEMENT MARKING AND SIGNAGE PLAN

ADDRESS
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DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-303

Plotted By: Aninat, Emilia Sheet Set: 3511 NW 91st Avenue PDC Doral Layout: C-303 February 11, 2025 03:40:52pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-300 PAVEMENT MARKING AND SIGNAGE PLAN.dwg
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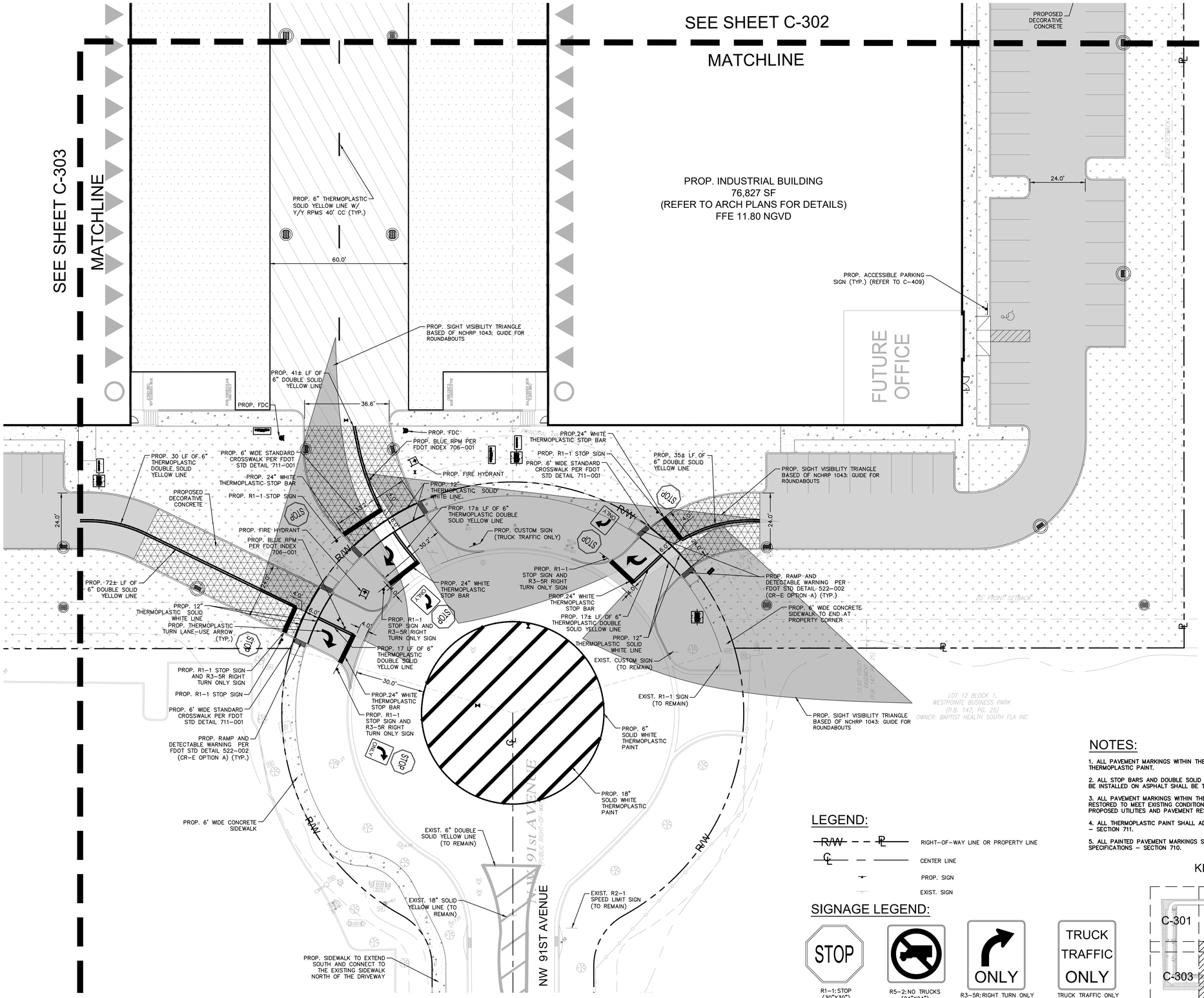

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

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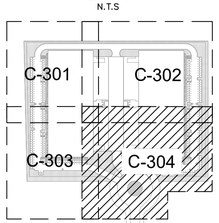
LEGEND:

- R/W — RIGHT-OF-WAY LINE OR PROPERTY LINE
- C/L — CENTER LINE
- PROP. SIGN
- EXIST. SIGN

SIGNAGE LEGEND:

- STOP — R1-1:STOP (30"X30")
- R5-2:NO TRUCKS (24"X24")
- ONLY — R3-5R:RIGHT TURN ONLY (30"X36")
- TRUCK TRAFFIC ONLY — TRUCK TRAFFIC ONLY (24"X30")

KEYMAP
N.T.S



Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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DESIGNED BY	MCP
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CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

PAVEMENT MARKING AND SIGNAGE PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-304

Posted By:Aninat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-304 February 11, 2025 03:40:39pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-300 PAVEMENT MARKING AND SIGNAGE PLAN.dwg
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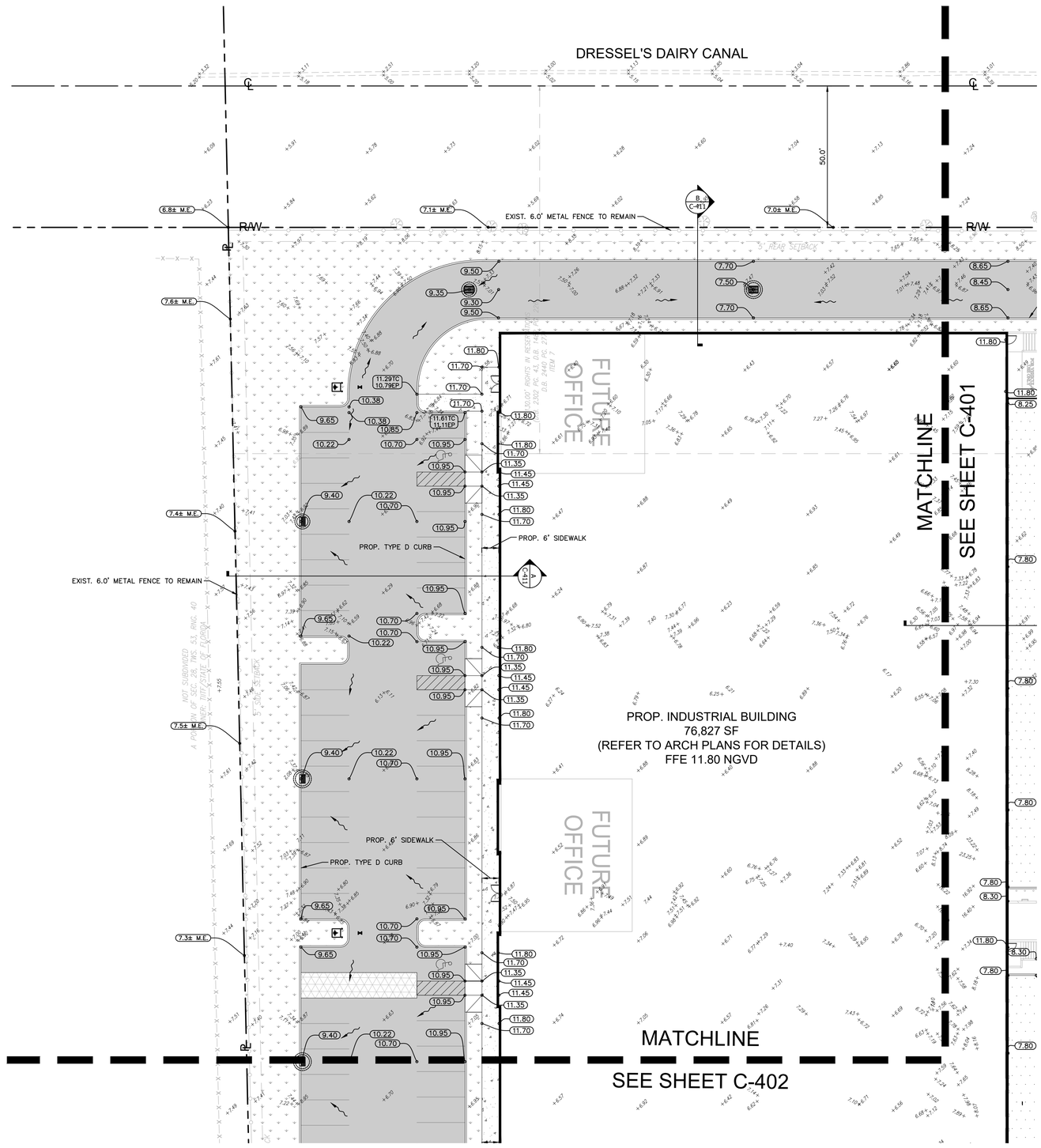


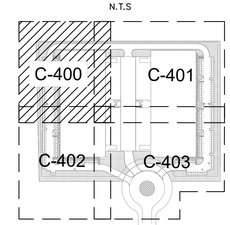
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- PROP. FLOW DIRECTION
- PROP. SPOT ELEVATION
- MATCH EXIST. ELEVATION
- PROP. TOP OF CURB AND PROP. EDGE OF PAVEMENT
- EXIST. SPOT ELEVATION
- PROP. STANDARD ASPHALT
- PROP. HEAVY DUTY ASPHALT
- PROP. RIGID CONCRETE PAVEMENT
- PROP. LANDSCAPE AREA (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. SAW CUT LIMIT
- PROPOSED DRAINAGE MANHOLE
- PROP. CROSS SECTION CUT
- PROP. DECORATIVE CONCRETE

KEYMAP
N.T.S



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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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MDWASD AGREEMENT
ID #32897

PAVING AND GRADING PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-400

Plotted By:Aninat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-400 February 11, 2025 03:41:38pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-400 PAVING AND GRADING PLAN.dwg
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LEGEND:

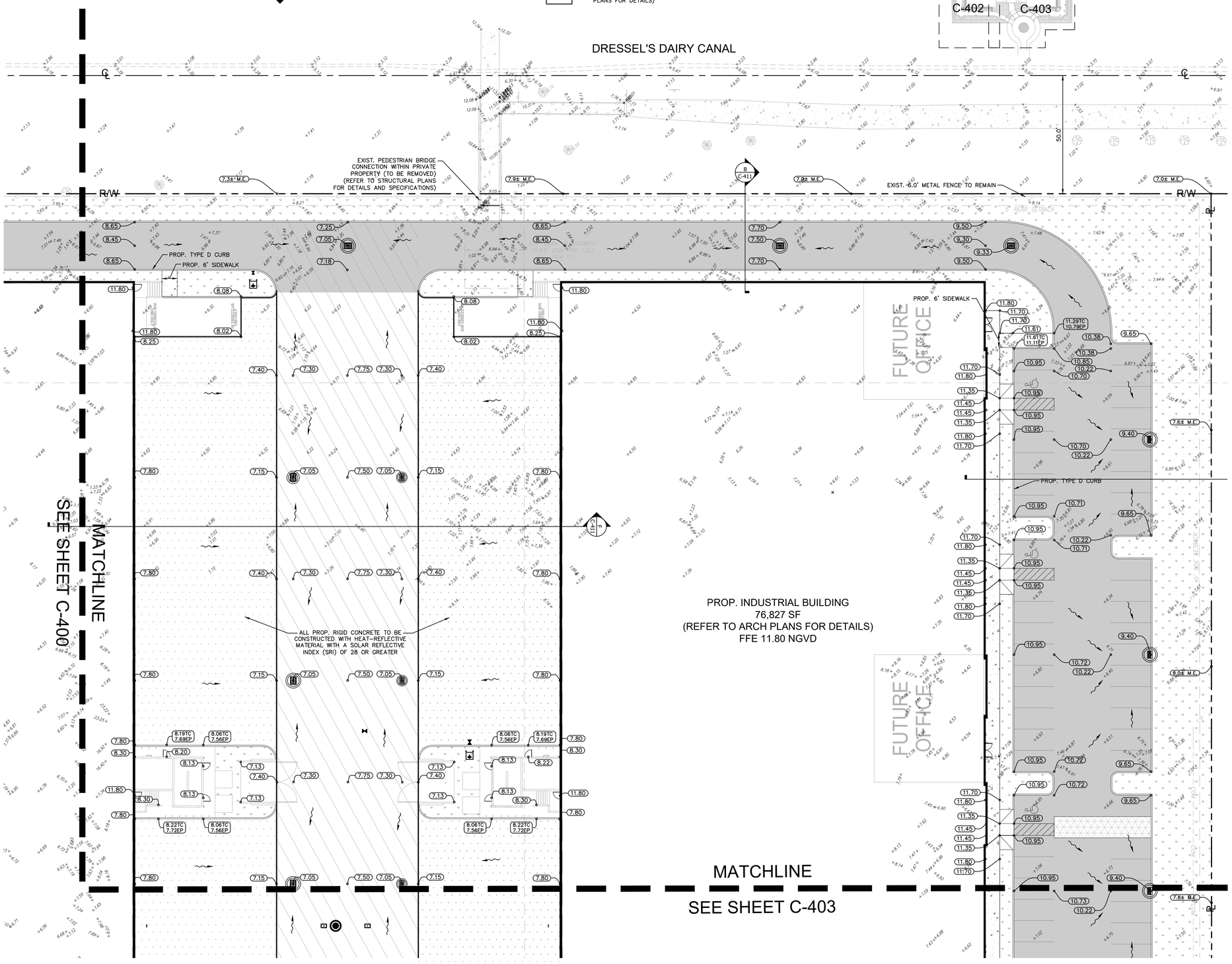
- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- PROP. FLOW DIRECTION
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- MATCH EXIST. ELEVATION
- PROP. TOP OF CURB AND PROP. EDGE OF PAVEMENT
- PROP. SAW CUT LIMIT
- PROPOSED DRAINAGE MANHOLE
- PROP. CROSS SECTION CUT
- PROP. DECORATIVE CONCRETE
- PROP. STANDARD ASPHALT
- PROP. HEAVY DUTY ASPHALT
- PROP. RIGID CONCRETE PAVEMENT
- PROP. LANDSCAPE AREA (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. RIGID CONCRETE TO BE CONSTRUCTED WITH HEAT-REFLECTIVE MATERIAL WITH A SOLAR REFLECTIVE INDEX (SRI) OF 28 OR GREATER

KEYMAP
N.T.S

C-400 C-401 C-402 C-403

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH



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PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-401

Plotted By:Aimat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-401 February 11, 2025 03:41:43pm K:\mia_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CAD\plansheets\C-400 PAVING AND GRADING PLAN.dwg
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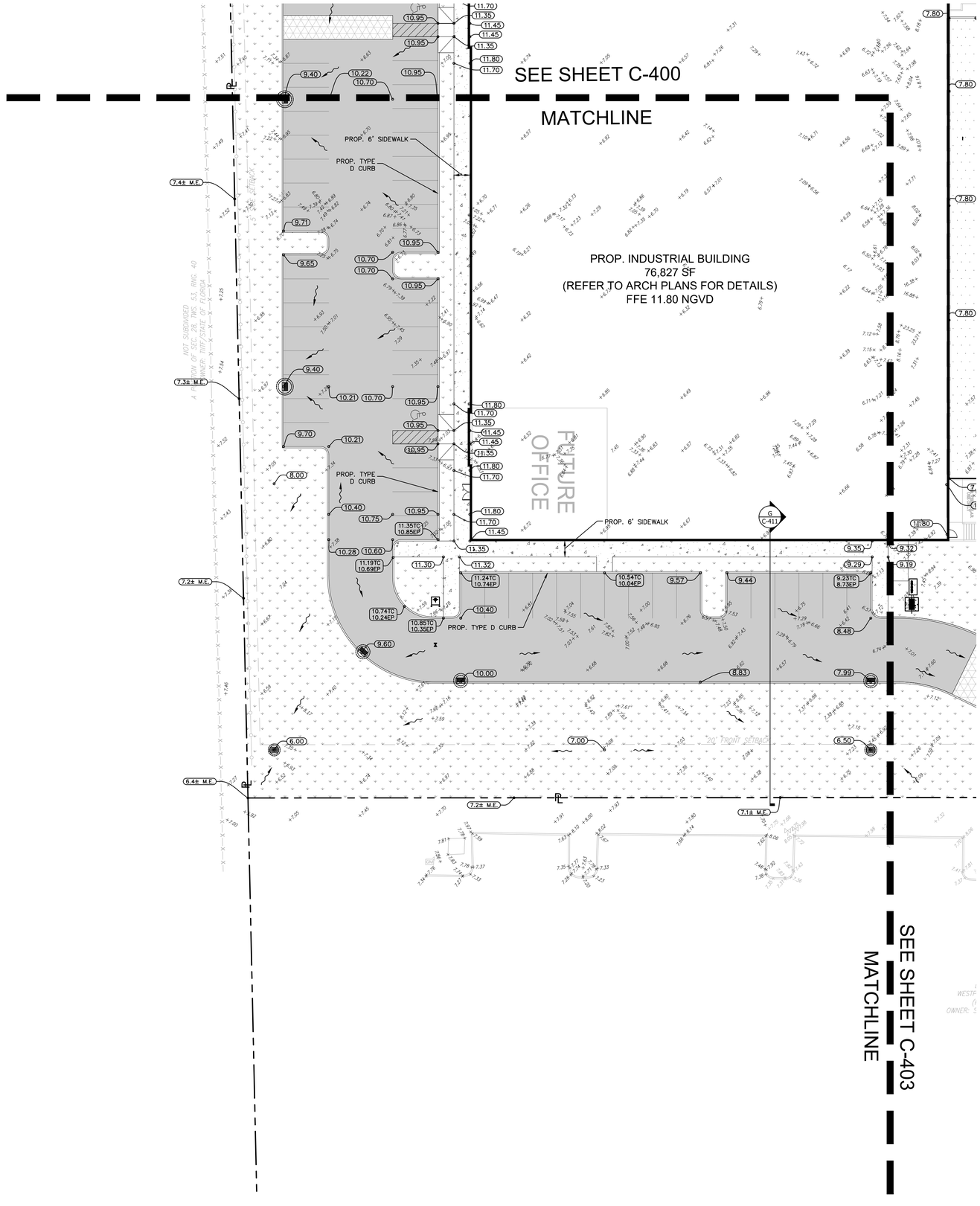

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- PROP. FLOW DIRECTION
- XXX — PROP. SPOT ELEVATION
- XXX± M.E. — MATCH EXIST. ELEVATION
- XXXTC / XXXEP — PROP. TOP OF CURB AND EDGE OF PAVEMENT
- XXX — EXIST. SPOT ELEVATION
- PROP. STANDARD ASPHALT
- PROP. HEAVY DUTY ASPHALT
- PROP. RIGID CONCRETE PAVEMENT
- PROP. LANDSCAPE AREA (REFER TO LANDSCAPE PLANS FOR DETAILS)
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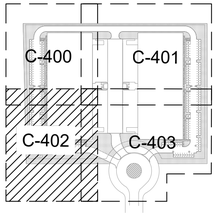
- PROPOSED DRAINAGE MANHOLE
- PROP. CROSS SECTION CUT
- PROP. DECORATIVE CONCRETE

KEYMAP
N.T.S



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ID #32897

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PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-402

Plotted By:Aimat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-402 February 11, 2025 03:41:48pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-400 PAVING AND GRADING PLAN.dwg
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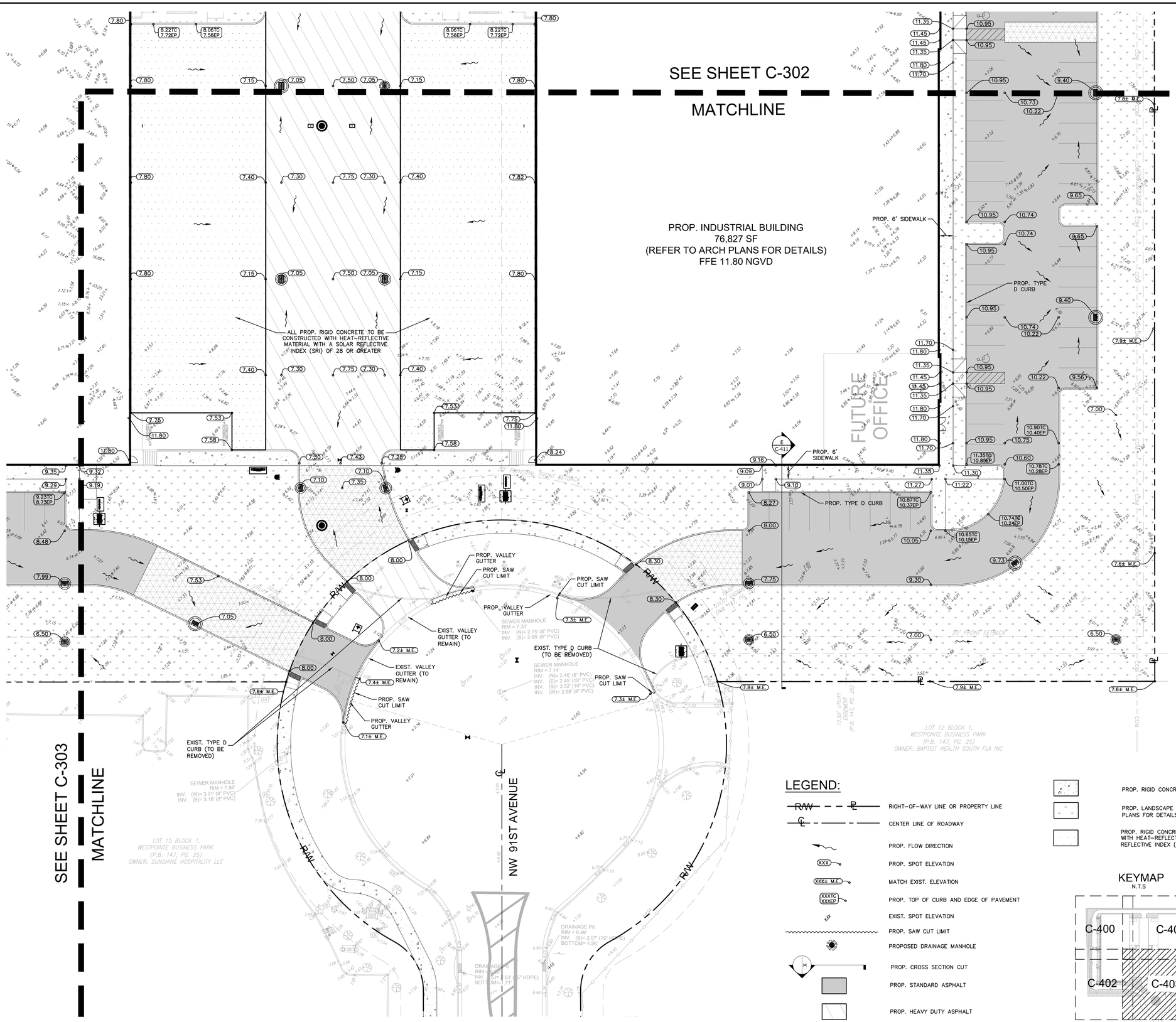

LEGEND:

- R/W — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. FLOW DIRECTION
- XXX — PROP. SPOT ELEVATION
- XXX± M.E. — MATCH EXIST. ELEVATION
- XXXTC XXXEP — PROP. TOP OF CURB AND EDGE OF PAVEMENT
- XX — EXIST. SPOT ELEVATION
- PROP. SAW CUT LIMIT
- PROPOSED DRAINAGE MANHOLE
- PROP. CROSS SECTION CUT
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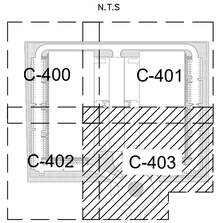
KEYMAP
N.T.S



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ADDRESS
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DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-403

Plotted By: Aninoh Emilia Sheet Set: 3511 NW 91st Avenue PDC Doral Layout: C-403 February 11, 2025 03:41:53pm K:\mia_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-400 PAVING AND GRADING PLAN.dwg
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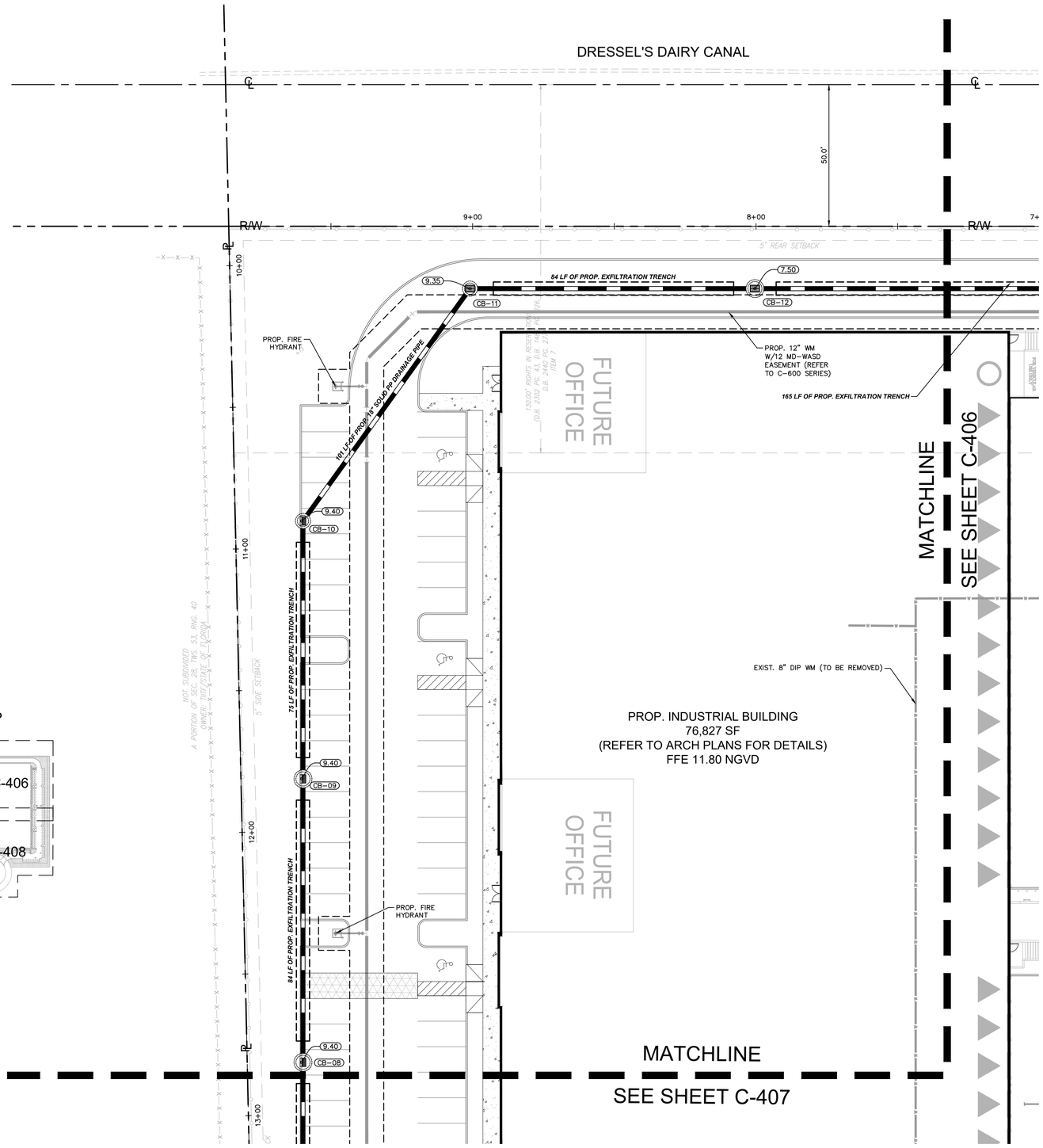
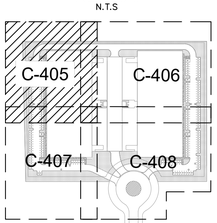


KEYMAP
N.T.S



GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

- R/W — PL — RIGHT-OF-WAY LINE OR PROPERTY LINE
- CL — CENTER LINE
- PROP. DECORATIVE CONCRETE

RIM ELEVATION — XX.XX
STRUCTURE NUMBER — S-XXX

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION (* DENOTES BAFFLE)	FLOOR
CB-01	USF 5129-6176 3.5' DIA. STRC.	RIM = 7.06	(18") 3.00 (W) PP	1.00
CB-02	USF 5129-6176 4' DIA. STRC.	RIM = 8.00	(18") 3.00 (W) PP* (18") 3.00 (E) PP (18") 2.50 (S) PP	-0.50
CB-03	USF 4155-6213 4' DIA. STRC.	RIM = 6.50	(18") 2.50 (N) PP	0.50
CB-04	USF 5129-6176 4' DIA. STRC.	RIM = 10.01	(18") 4.50 (W) PP (18") 3.00 (E) PP*	-0.50
CB-05	USF 5129-6176 4' DIA. STRC.	RIM = 9.61	(18") 4.50 (E) PP (18") 2.00 (SW) PP (18") 4.50 (N) PP	0.00
CB-06	USF 4155-6213 4' DIA. STRC.	RIM = 6.00	(18") 2.00 (NE) PP	0.00
CB-07	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 4.50 (S) PP (18") 5.00 (N) PP*	1.00
CB-08	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 5.00 (S) PP* (18") 5.00 (N) PP*	1.50
CB-09	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 5.00 (S) PP* (18") 5.00 (N) PP*	1.50
CB-10	USF 5129-6176 4' DIA. STRC.	RIM = 12.92	(18") 5.00 (S) PP* (18") 5.00 (NE) PP	5.00
CB-11	USF 4155-6213 4' DIA. STRC.	RIM = 9.35	(18") 5.00 (SW) PP (18") 4.00 (E) PP*	0.50
CB-12	USF 5129-6176 5' DIA. STRC.	RIM = 7.50	(18") 4.00 (W) PP* (18") 3.00 (E) PP*	-0.50
CB-13	USF 4155-6213 5' DIA. STRC.	RIM = 7.05	(18") 3.00 (W) PP* (18") 3.25 (S) PP (18") 3.00 (E) PP*	-0.50
CB-14	USF 4155-6213 5' DIA. STRC.	RIM = 7.50	(18") 3.00 (W) PP* (18") 5.00 (E) PP*	-0.50
CB-15	USF 4155-6213 5' DIA. STRC.	RIM = 9.33	(18") 5.00 (W) PP* (18") 5.00 (SE) PP*	1.50
CB-16	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 5.00 (NW) PP* (18") 5.00 (S) PP*	1.50
CB-17	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 5.00 (N) PP* (18") 5.00 (S) PP*	1.50
CB-18	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 5.00 (N) PP* (18") 5.00 (S) PP*	1.50
CB-19	USF 5129-6176 5' DIA. STRC.	RIM = 9.42	(18") 5.00 (N) PP* (18") 5.00 (S) PP	1.50
CB-20	USF 5129-6176 4' DIA. STRC.	RIM = 9.74	(18") 4.00 (N) PP (18") 3.00 (W) PP* (18") 2.00 (SE) PP	-0.50
CB-21	USF 4155-6213 4' DIA. STRC.	RIM = 6.50	(18") 2.50 (NW) PP	0.50
CB-22	USF 5129-6176 3.5' DIA. STRC.	RIM = 7.76	(18") 3.00 (E) PP* (18") 2.50 (S) PP	-0.50
CB-23	USF 4155-6213 4' DIA. STRC.	RIM = 6.50	(18") 2.50 (N) PP	0.50
CB-24	USF 4155-6213 4' DIA. STRC.	RIM = 7.05	(18") 3.25 (N) PP (18") 3.00 (S) PP* (18") 3.00 (E) PP	-0.50
CB-25	USF 4155-6213 3.5' DIA. STRC.	RIM = 7.05	(18") 3.00 (W) PP	1.00
CB-26	USF 4155-6213 5' DIA. STRC.	RIM = 7.05	(18") 3.00 (S) PP* (18") 3.00 (N) PP* (18") 3.00 (E) PP	-0.50
CB-27	USF 4155-6213 3.5' DIA. STRC.	RIM = 7.05	(18") 3.00 (W) PP	1.00
CB-28	USF 4155-6213 5' DIA. STRC.	RIM = 7.05	(18") 1.00 (S) PP* (18") 3.00 (N) PP* (18") 3.00 (E) PP	-2.50
CB-29	USF 4155-6213 3.5' DIA. STRC.	RIM = 7.05	(18") 3.00 (W) PP	1.00
CB-30	USF 4155-6213 4' DIA. STRC.	RIM = 7.05	(18") 1.00 (N) PP* (18") 0.75 (E) PP	-2.75
CB-31	USF 4155-6213 4' DIA. STRC.	RIM = 7.05	(18") 0.75 (W) PP (18") 3.00 (S) PP*	-1.25
CB-32	USF 5129-6176 4' DIA. STRC.	RIM = 7.11	(18") 3.00 (N) PP* (18") 0.75 (W) PP	-1.25
CB-33	USF 5129-6176 3.5' DIA. STRC.	RIM = 7.11	(18") 0.75 (E) PP	-1.25

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KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY MCP
DRAWN BY EA
CHECKED BY AAM

No.	REVISIONS	DATE	BY

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DRAINAGE PLAN

ADDRESS
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PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-405

Posted By:Aninat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-405 February 11, 2025 03:42:32pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-405 DRAINAGE PLAN.dwg
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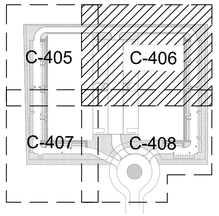
LEGEND:

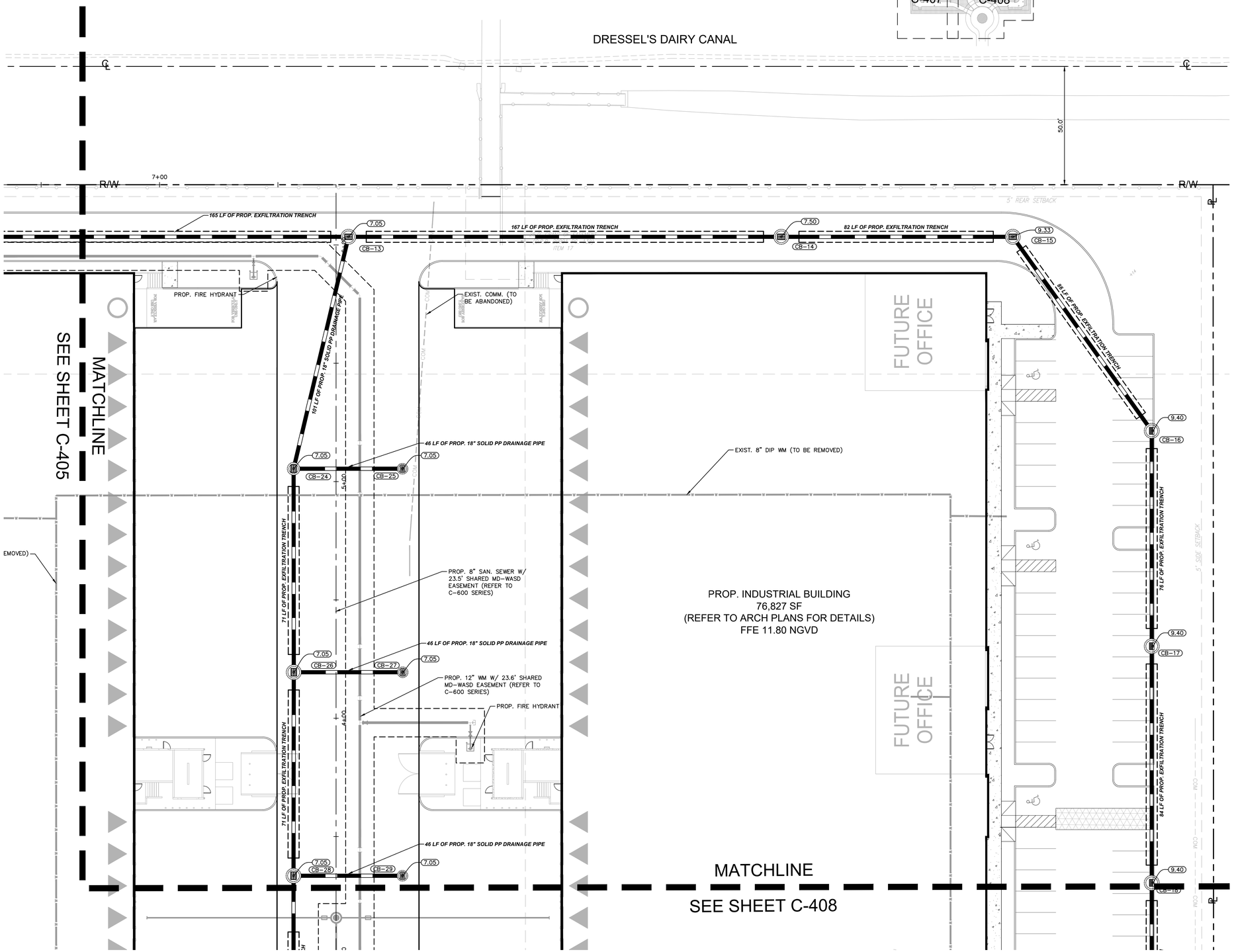
- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- PROP. DECORATIVE CONCRETE
- RIM ELEVATION (XX.XX)
- STRUCTURE NUMBER (S-XX)

KEYMAP
N.T.S



GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH



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PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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!

MDWASD AGREEMENT
ID #32897

DRAINAGE PLAN

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-406

Posted By:Aninati, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-406 February 11, 2025 03:42:37pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-405 DRAINAGE PLAN.dwg
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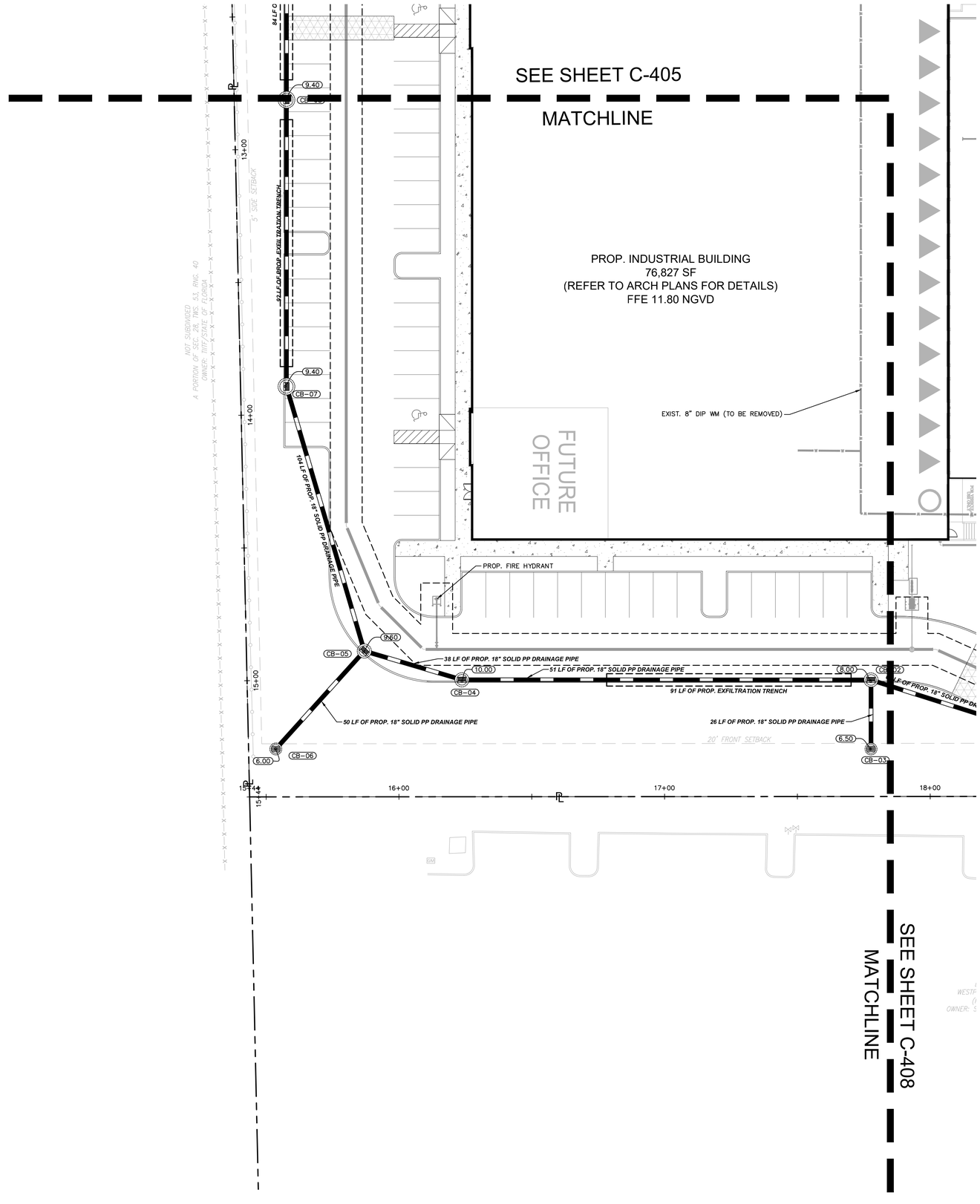


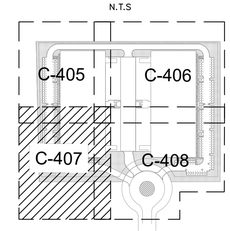
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE
- PROP. DECORATIVE CONCRETE
- RIM ELEVATION (XX.XX)
- STRUCTURE NUMBER (S-XXX)

KEYMAP
N.T.S



Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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PDC DORAL

PREPARED FOR
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DORAL FL

SHEET NUMBER
C-407

Plotted By:Aimat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-407 February 11, 2025 03:42:42pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-405 DRAINAGE PLAN.dwg
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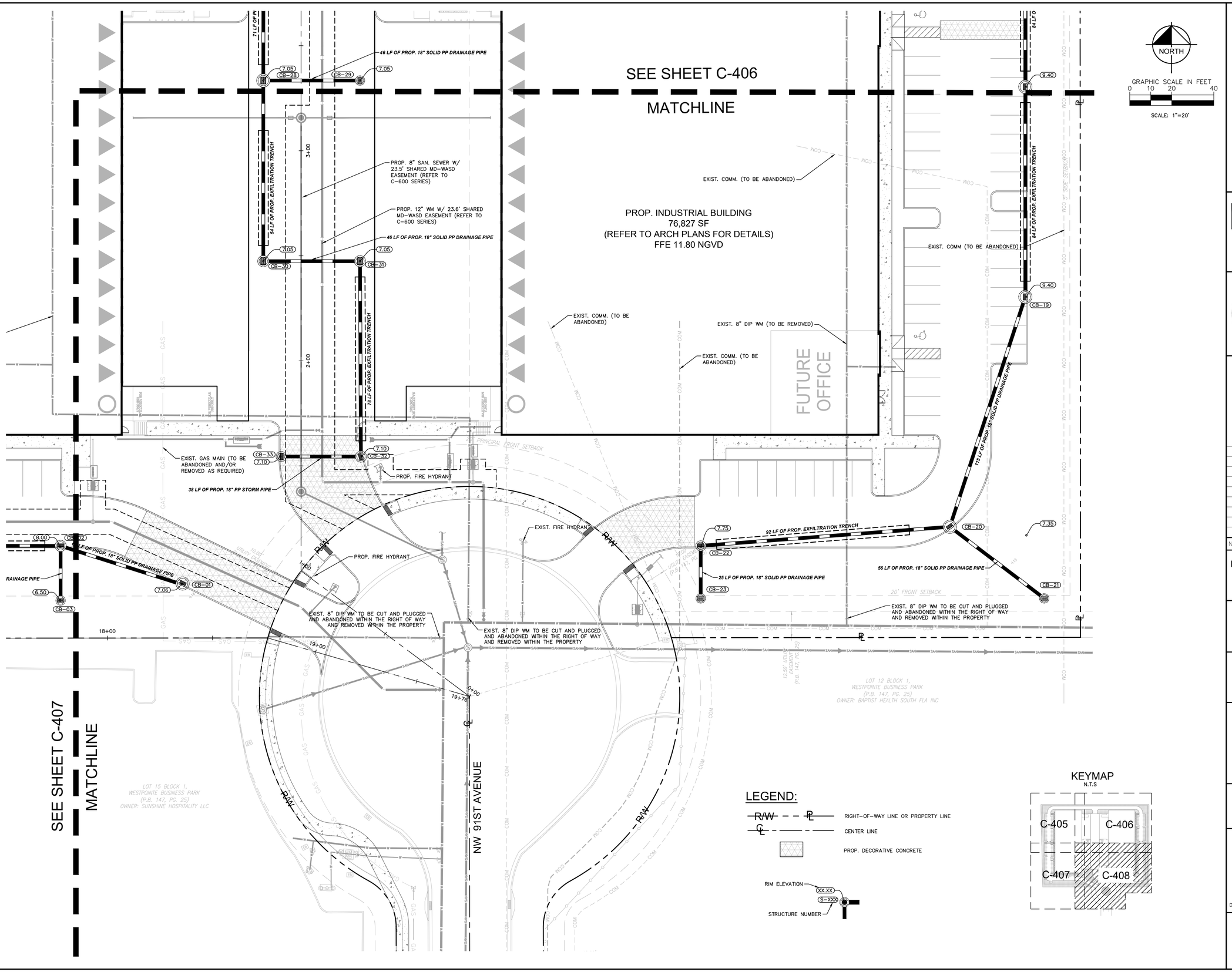

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PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-408

Plotted By:Arinat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-408 February 11, 2025 03:42:46pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-405 DRAINAGE PLAN.dwg
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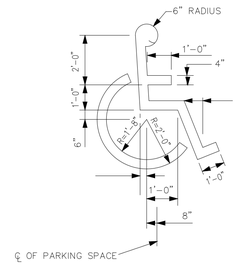


NOTES:

1. ALL ADA FEATURES SHALL BE QUALITY CONTROL WITH A 2' LONG CALIBRATED ELECTRONIC LEVEL.

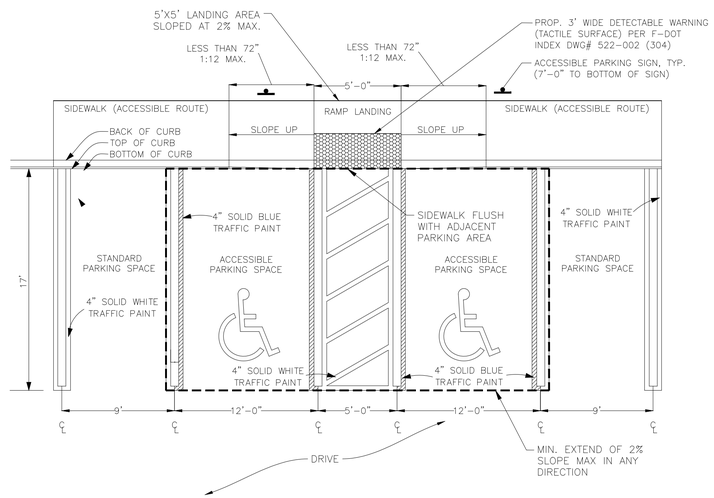
2. ACCESSIBLE SYMBOL MUST BE WHITE IN COLOR

3. ALL ADA STALLS, RAMPS & PATH SHALL COMPLY WITH ADA SLOPES. SAID SLOPE SHALL BE CHECK FOR COMPLIANCE WITH A 2' LONG ELECTRONIC LEVEL 4' LONG ELECTRONIC LEVELS ARE NOT ACCEPTABLE

4. CONTRACTOR SHALL COORDINATE THIS DETAIL WITH PROPOSED GRADES ON PLAN.

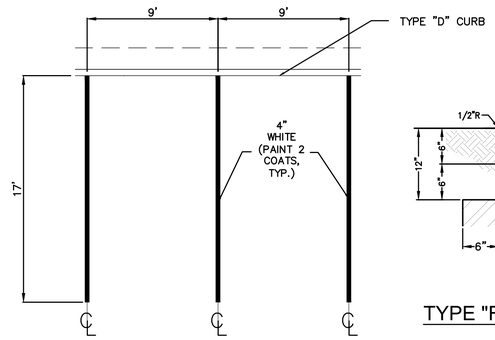
5. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH FLORIDA BUILDING CODE, METRO-DADE, & LATEST ACCESSIBILITY CODE.

6. PAINT SHALL BE CHLORINATE RUBBER ALKYD FS TT-P-115 TYPE III, FACTORY MIXED, QUICK DRYING NON-BLEEDING COLOR PER LOCAL CODE.



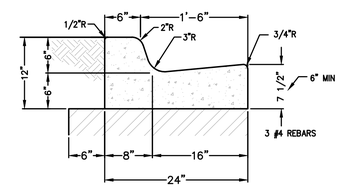
STANDARD AND ACCESSIBLE PARKING DETAIL

N.T.S.



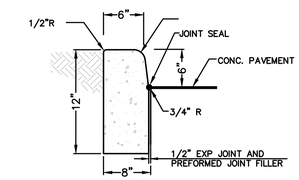
STANDARD PARKING DETAIL

N.T.S.



TYPE "F" CURB AND GUTTER

N.T.S.
PER FDOT LATEST EDITION



NOTE:

FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY, FDOT INDEX NO. 300, SHEET 2 OF 2.

TYPE "D" VERTICAL CURB

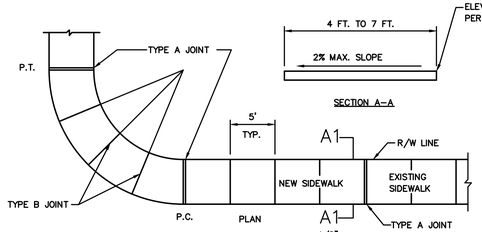
N.T.S.

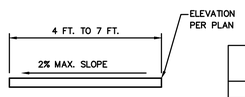
NOTES:

1- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.

2- CURB, CURB & GUTTER, AND GUTTER SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.

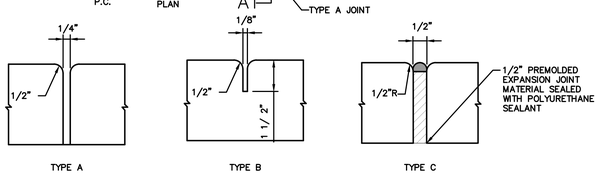
3- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.





SECTION A-A

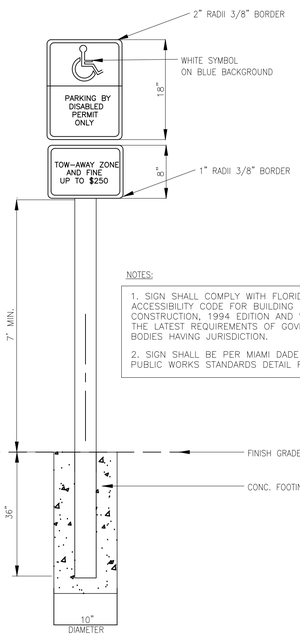
TABLE OF SIDEWALK JOINTS	
	LOCATION
A	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALK.
B	5'-0" CENTER TO CENTER ON SIDEWALK.
C	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES



SIDEWALK JOINTS
SIDEWALK THICKNESS = 4" (3000 PSI @ 28 DAYS)

CONCRETE SIDEWALK DETAIL

N.T.S.



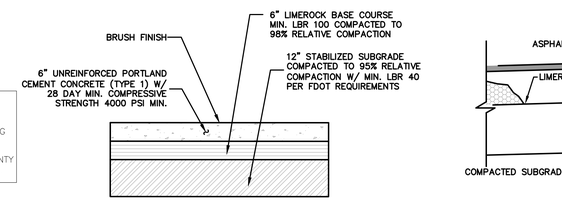
NOTES:

1. SIGN SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 1994 EDITION AND WITH THE LATEST REQUIREMENTS OF GOVERNING BODIES HAVING JURISDICTION.

2. SIGN SHALL BE PER MIAMI DADE COUNTY PUBLIC WORKS STANDARDS DETAIL R18.3.

ACCESSIBLE PARKING SIGN

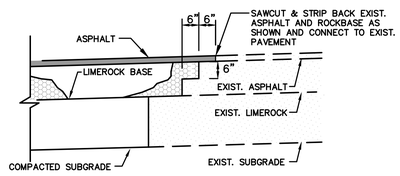
N.T.S.



CONCRETE PAVEMENT DETAIL

(CONCRETE PAVEMENT FOR USE ON LOADING DOCK ONLY, REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS)

N.T.S.



NOTE:

MINIMUM SAWCUT DEPTH SHOULD BE AT LEAST ¼ OF CONCRETE THICKNESS.

CONNECTION TO EXISTING ASPHALT PAVEMENT DETAIL

N.T.S.

NOTES:

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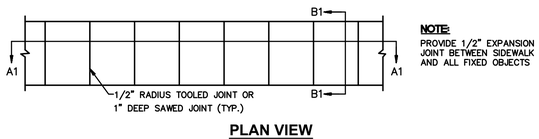
2- SUBGRADE SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY AND A MINIMUM OF 97% OF THE STABILIZED MATERIAL SHOULD PASS A 3 ½ SIEVE.

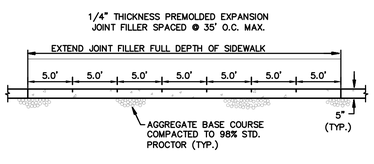
3- REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY NV5, INC. DATED APRIL 15, 2022.



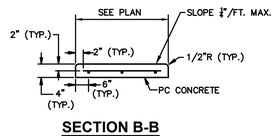
NOTE:

PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS

PLAN VIEW



SECTION A-A



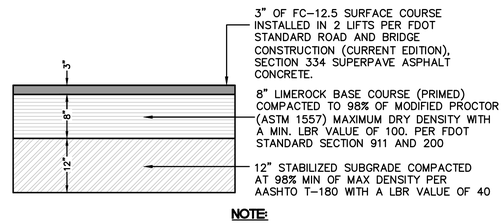
SECTION B-B

NOTE:

WHERE CONCRETE WALKWAYS CROSS DRIVING SURFACES, THE CONCREE PAVEMENT SHALL BE 6" THICK AND REINFORCED WITH NO. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF

CONCRETE SIDEWALK DETAILS

N.T.S.

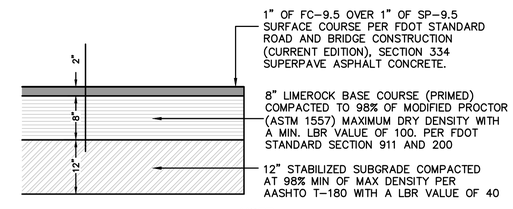


NOTE:

BITUMINOUS ASPHALT COARSE MAY BE INSTALLED IN TWO SEPARATE LIFTS TO ALLOW MOBILIZATION OF EQUIPMENT. THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, ROLLING IS REQUIRED.

HEAVY DUTY ASPHALT PAVEMENT DETAIL

N.T.S.



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STANDARD ASPHALT PAVEMENT DETAIL

N.T.S.

Kimley»Horn

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PAVING AND GRADING DETAILS

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PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-409

Plotted By:Aimat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-409 PAVING AND GRADING DETAILS February 11, 2025 03:42:59pm K:\kmb_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-409 PAVING AND GRADING DETAILS.dwg
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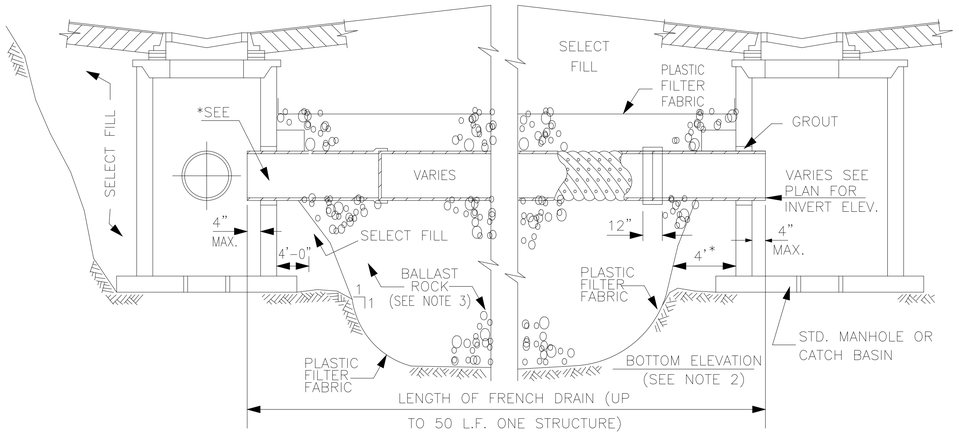
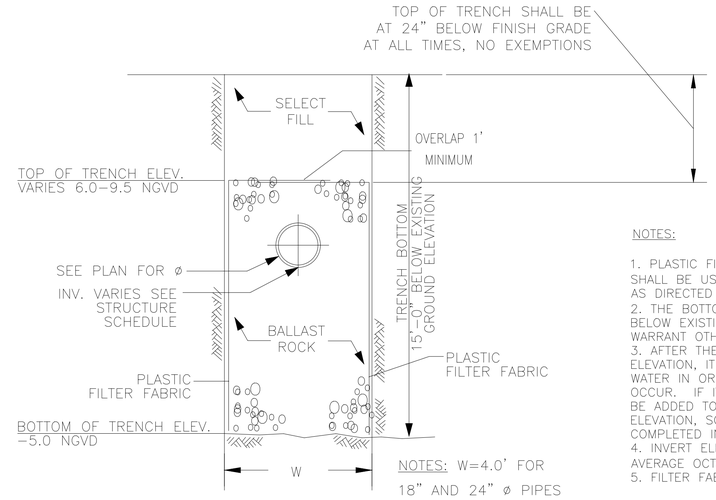


* DENOTES:
NO SLOTS OR PERFORATIONS ON THIS LENGTH OF PIPE.

LONGITUDINAL SECTION

NTS



NOTES: W=4.0' FOR 18" AND 24" ø PIPES

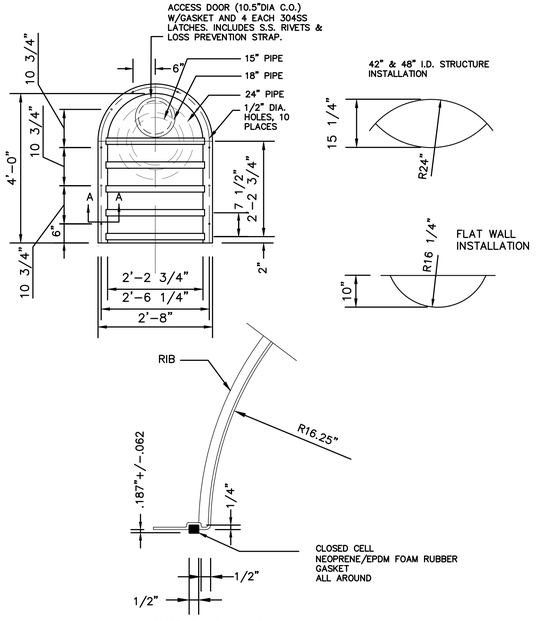
TRANSVERSE SECTION

NTS

NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS, AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN IN THE STRUCTURE TABLE AVERAGE OCTOBER GROUND WATER ELEV.=2.4'
5. FILTER FABRIC SHALL BE MIRAFI FW404 OR EQUAL.

EXFILTRATION TRENCH (FRENCH DRAIN)



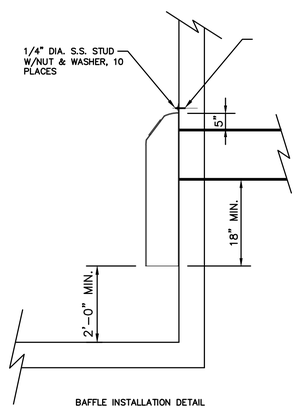
SECTION A–A

NOTE:
1. BAFFLE MATERIAL: 1/8" ABS PLASTIC WITH UV PROTECTED BLACK

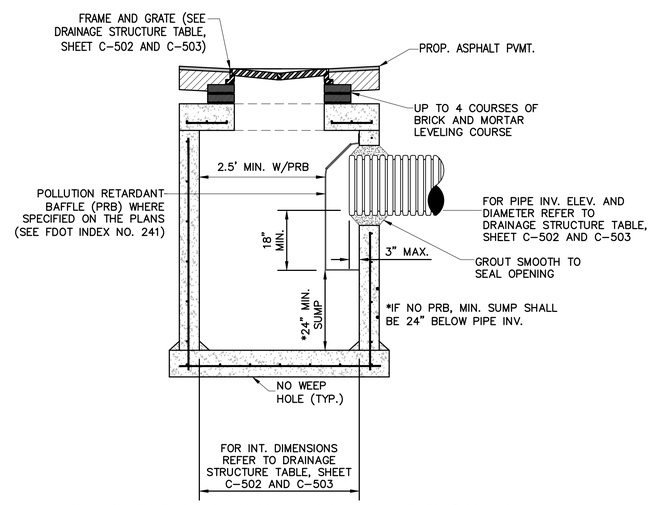
2. CONTRACTOR MAY SUBSTITUTE A HALF ROUND CMP PIPE WITH WELDED TOP PLATE AND RUBBER GASKET. APPROVED SHOP DRAWINGS REQUIRED PRIOR TO CONSTRUCTION.

POLLUTION RETARDANT BAFFLE DETAIL

N.T.S.



BAFFLE INSTALLATION DETAIL



NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES AND FRAMES/RIMS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

PRECAST CATCH BASIN BOX

N.T.S.

DRAINAGE STRUCTURES STRUCTURAL NOTES:

DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.

MORTAR: MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.

MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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DATE: 2/11/2025

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY MCP
DRAWN BY EA
CHECKED BY AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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!

MDWASD AGREEMENT
ID #32897

DRAINAGE DETAILS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-410

Plotted By:Arinot, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-410 DRAINAGE DETAILS February 11, 2025 03:43:11pm K:\tmb_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-410 DRAINAGE DETAILS.dwg
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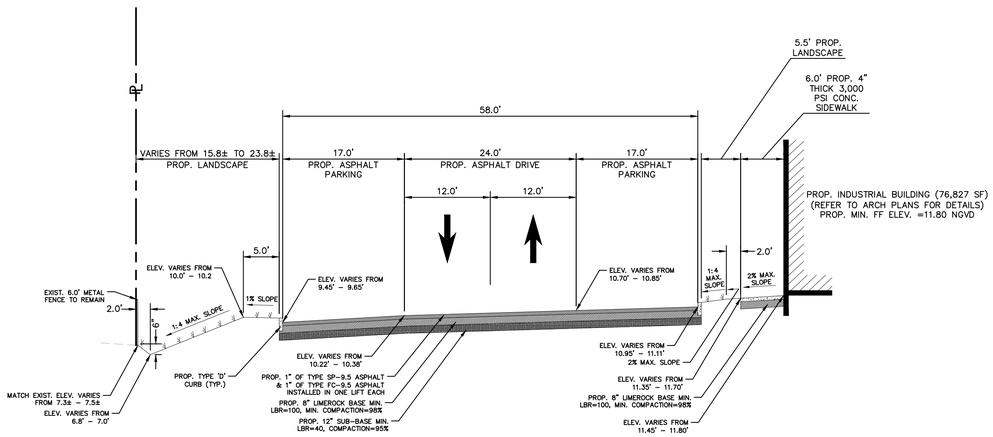

SECTION - A
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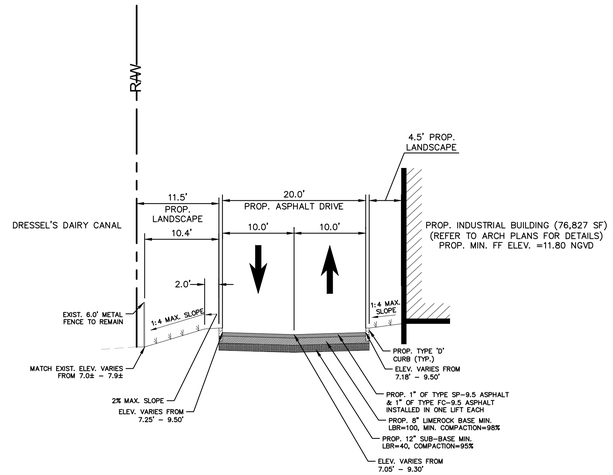
A C-301



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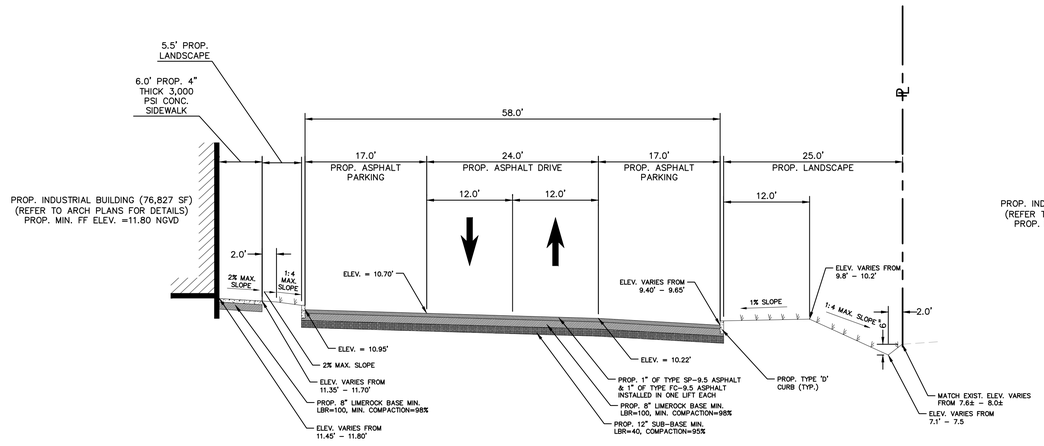
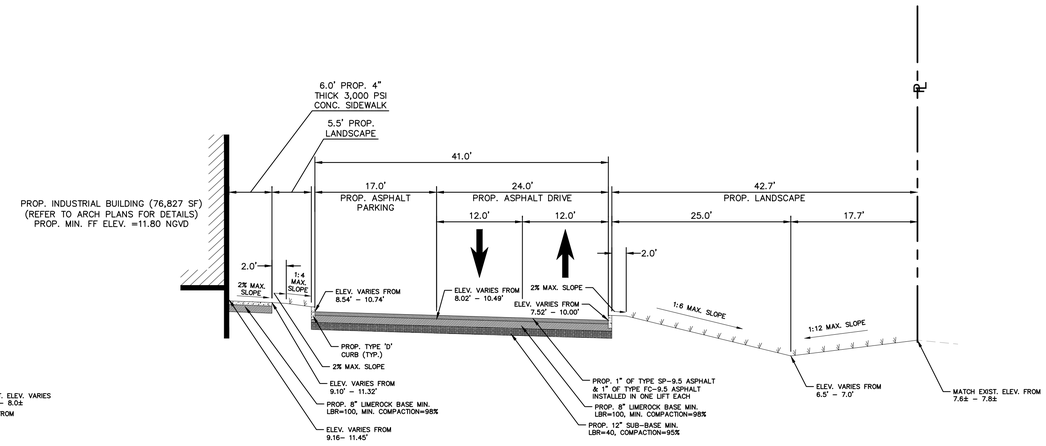
B C-301 C-302



SECTION - C
N.T.S.
C C-302



SECTION - D
N.T.S.
D C-304

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

TYPICAL SECTIONS

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-411

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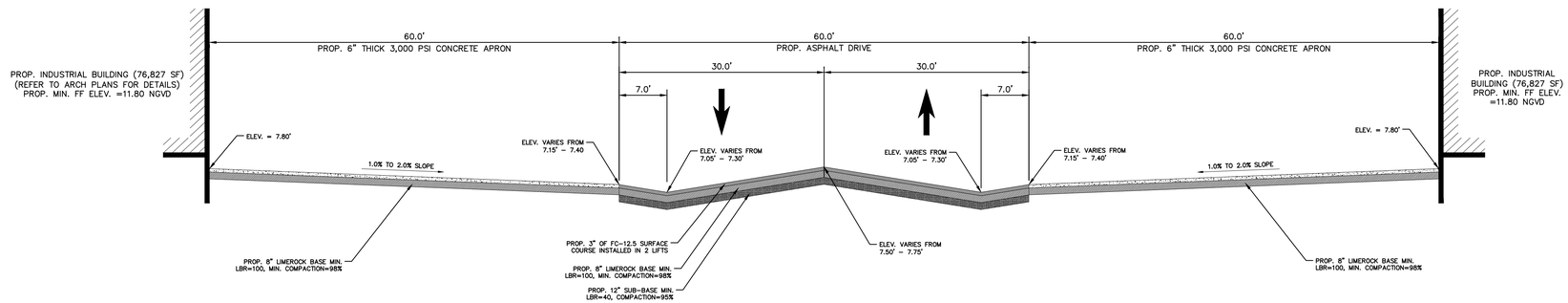
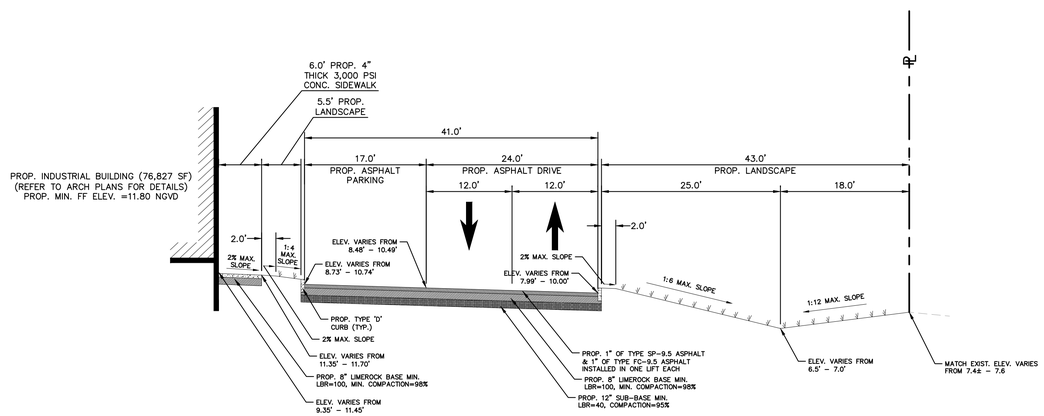


SECTION - E
N.T.S.

E
C-302



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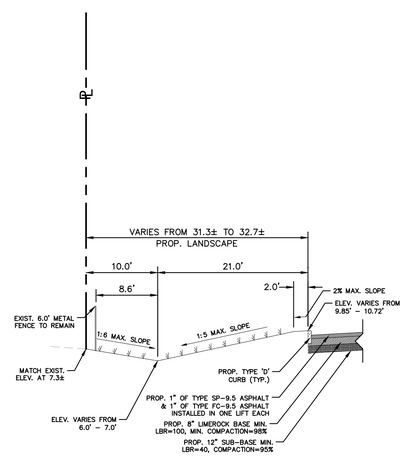
F
C-303



SECTION - G
N.T.S.

G
C-303

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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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CHECKED BY	AAM

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ADDRESS
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DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-412

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GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS

(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.

2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON RECORD DRAWINGSS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.

3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.

4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.

5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.

7. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.

8. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M-DCPWD AND FDOT STANDARDS.

9. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE RECORD DRAWINGS DOCUMENTS.

10. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

11. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.

12. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.

(NOT PAT OF MD-WASD NOTES NOR APPROVAL)

MIAMI-DADE COUNTY

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 A PART OF MDWASD NOTES NOR APPROVAL

NOT A PART OF MDWASD NOTES NOR APPROVAL

REQUIREMENTS PER DEPARTMENT OF HEALTH

(NOT A PART OF M-DWASD REVIEW NOR APPROVAL)

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

6. 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.*
7. 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.

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

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	STANDARD DETAIL	
	03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5 SHEET 1 OF 2
	07/20/2016	D.V.		

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	STANDARD DETAIL	
	03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	GS 0.5 SHEET 2 OF 2
	07/20/2016	D.V.		

NOTES:

1. FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL TELEVISE THE VCP PIPE BEFORE AND AFTER INSTALLATION. IF LINER IS PRESENT, CONNECTION TO MAIN SHALL BE PER SS 3.2.
2. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
3. 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.
4. LOCATION AND SIZE OF FIRE LINE TO BE REVIEWED AND APPROVED BY FIRE DEPT.
5. THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAIN 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

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINE 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.

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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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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DATE: 2/11/2025

KHA PROJECT #041289003
DATE FEB. 2025
SCALE AS SHOWN
DESIGNED BY MCP
DRAWN BY EA
CHECKED BY AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!! CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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MDWASD AGREEMENT ID #32897

WATER AND SEWER NOTES

ADDRESS
3511 NW 91ST AVE, DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-600

K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-606 WATER AND SEWER DETAILS.dwg Plotted By: Aninat, Emilia Sheet Set: 3511 NW 91st Avenue PDC Doral Layout: C-606 WATER AND SEWER NOTES February 11, 2025 03:43:38pm
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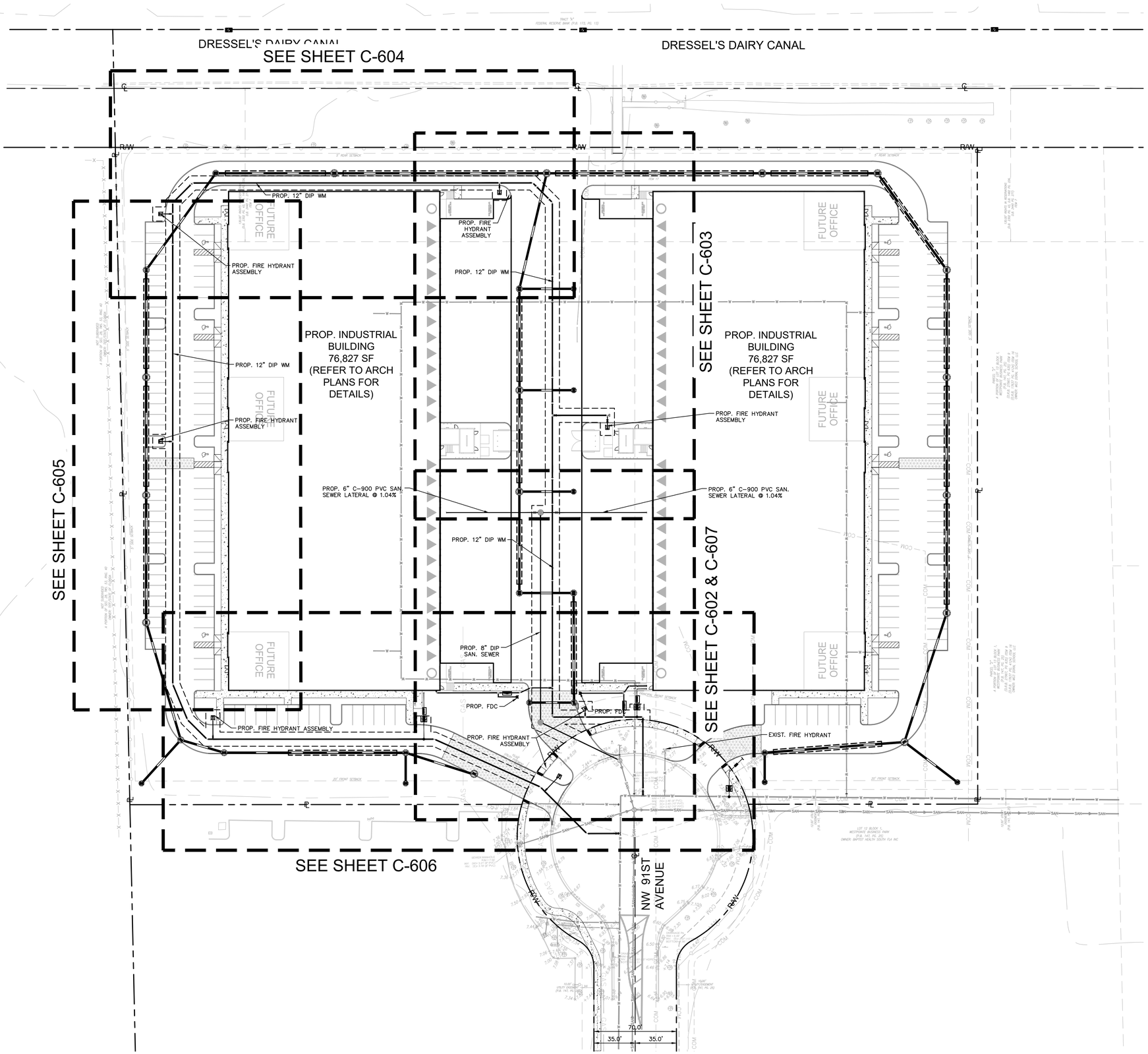

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ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

WATER AND SEWER KEYMAP

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-601

Plotted By:Aringt, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-601 OVERALL WATER PLAN February 11, 2025 03:44:13pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-501A OVERALL WATER PLAN.dwg
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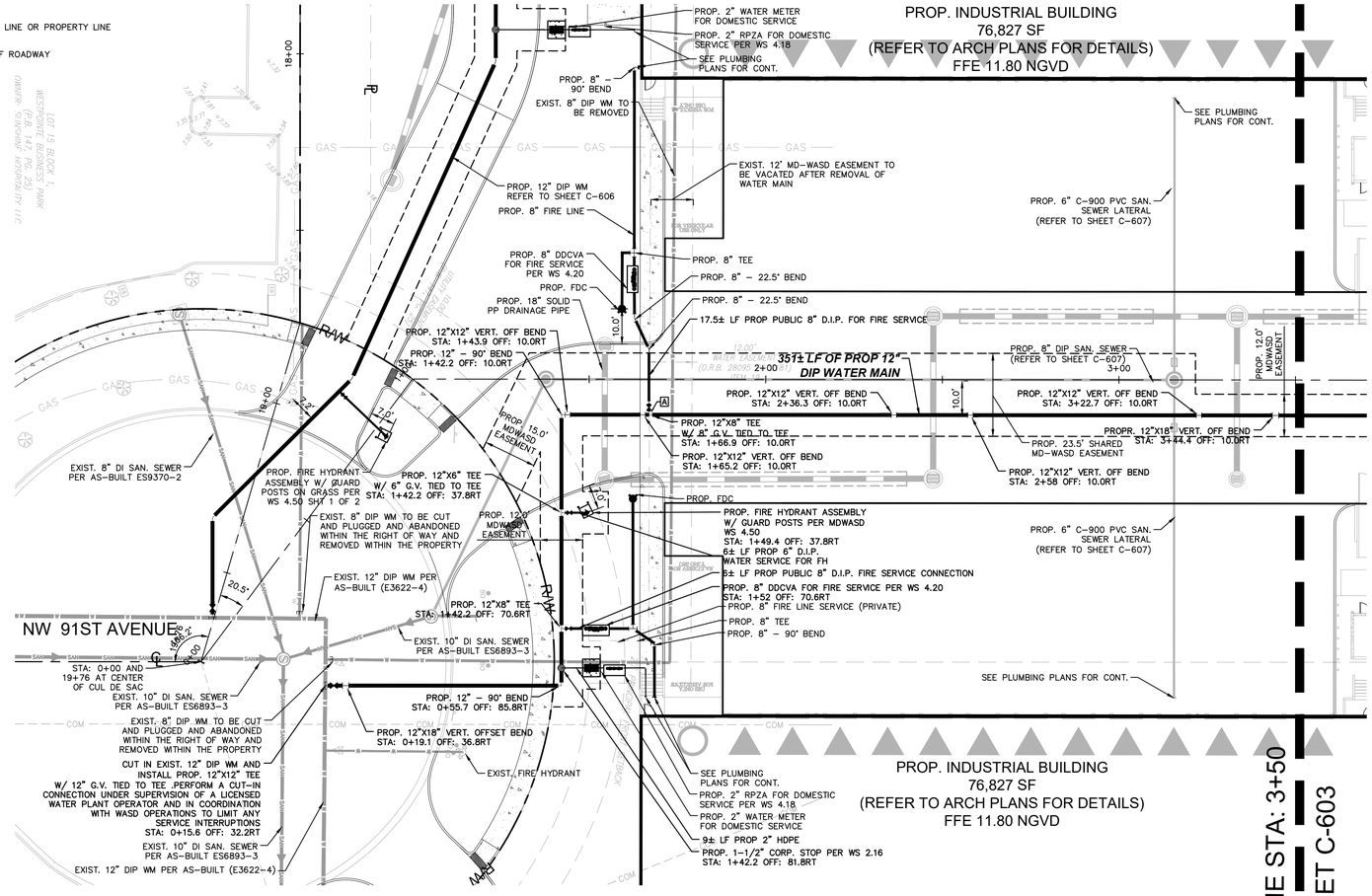
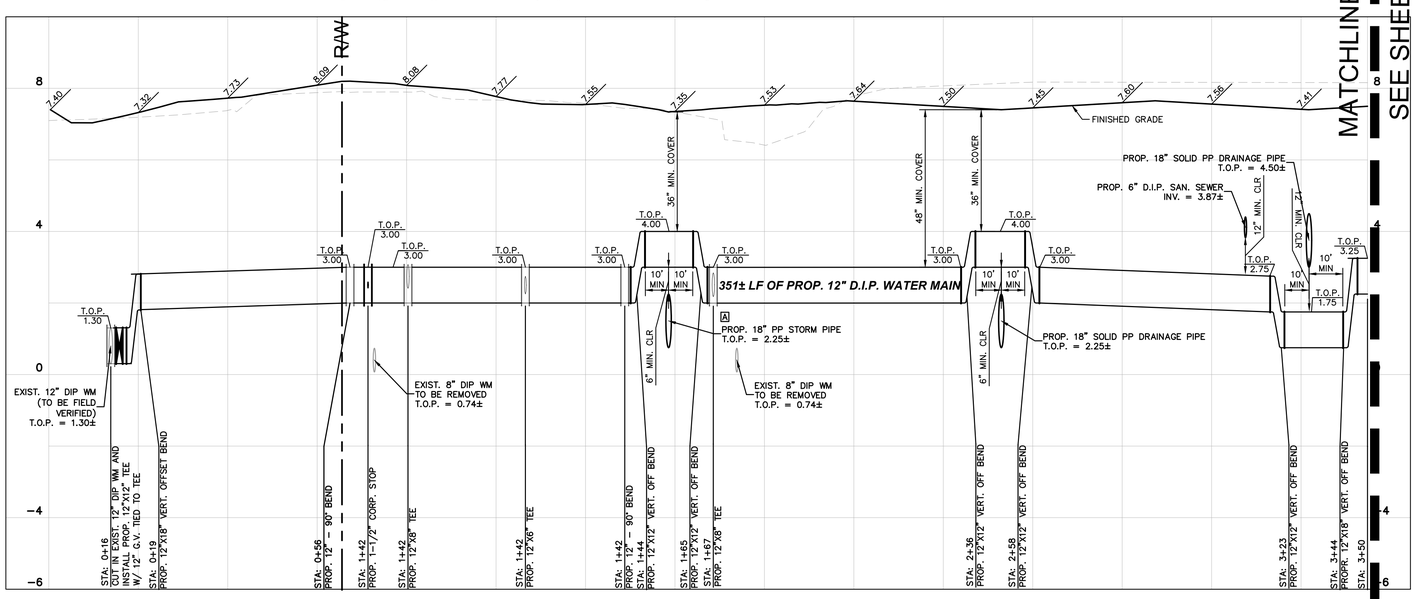
LEGEND:

RIGHT-OF-WAY LINE OR PROPERTY LINE

CENTER LINE OF ROADWAY



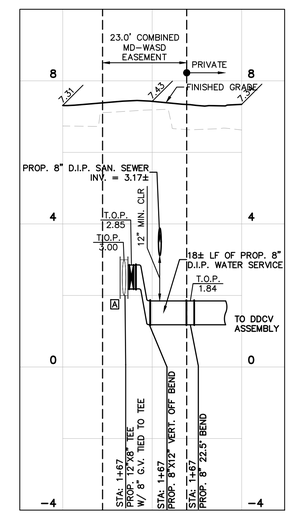


PROP. 12" DIP WATER MAIN EXTENSION

GRAPHIC SCALE IN FEET 0 10 20 40

SCALE: 1"=20'

NORTH



PROP. 8" DIP WATER SERVICE FOR FIRE SERVICE (PROFILE A) STA: 1+67

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ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT #041289003

DATE FEB. 2025

SCALE AS SHOWN

DESIGNED BY MCP

DRAWN BY EA

CHECKED BY AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

WATER PLAN & PROFILE

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-602

Plotted By:Arinzé, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-602 WATER AND SEWER PLAN February 11, 2025 03:44:50pm K:\mia_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-601 WATER AND SEWER PLAN.dwg
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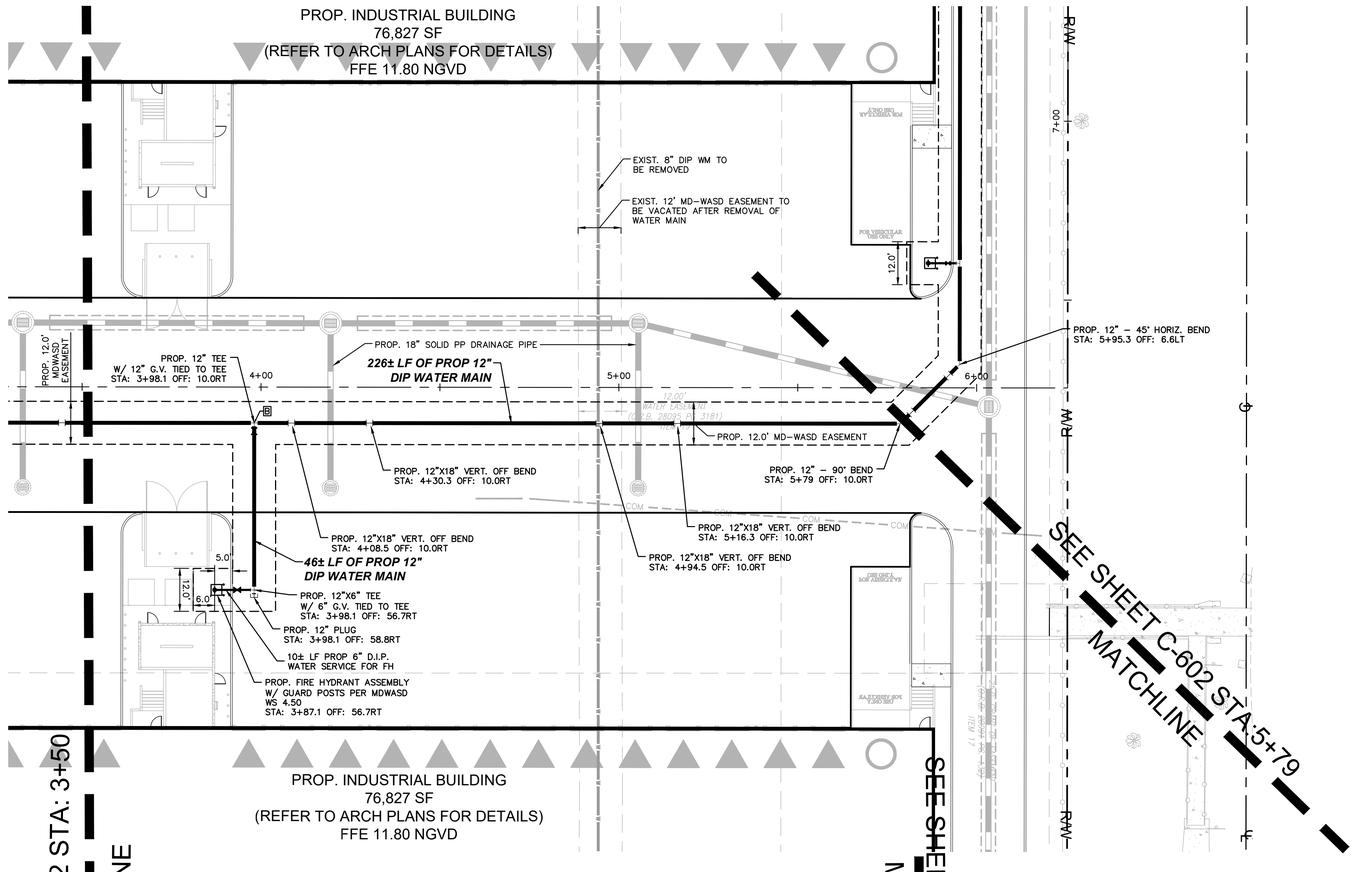
LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE OF ROADWAY



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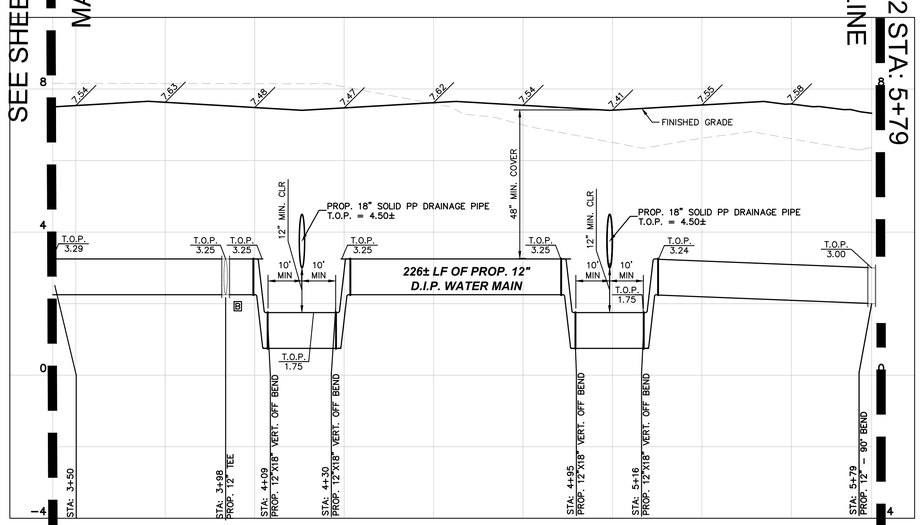
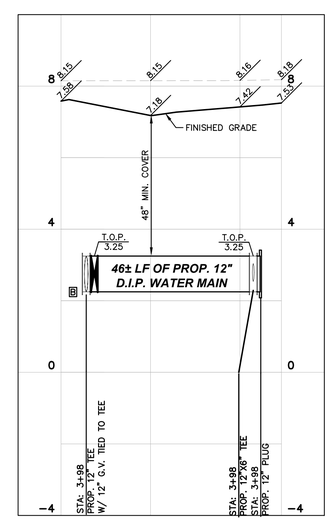
SCALE: 1"=20'

NORTH



PROP. 12" DIP WATER MAIN EXTENSION



PROP. 12" DIP WATER MAIN EXTENSION
STA: 3+98 (PROFILE B)

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ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

WATER PLAN & PROFILE

ADDRESS
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DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-603

Plotted By:Arinzi, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-603 WATER PLAN & PROFILE February 11, 2025 03:44:57pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-601 WATER AND SEWER PLAN.dwg
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LEGEND:

R/W — — PL — RIGHT-OF-WAY LINE OR PROPERTY LINE

℄ — — — — CENTER LINE OF ROADWAY

GRAPHIC SCALE IN FEET
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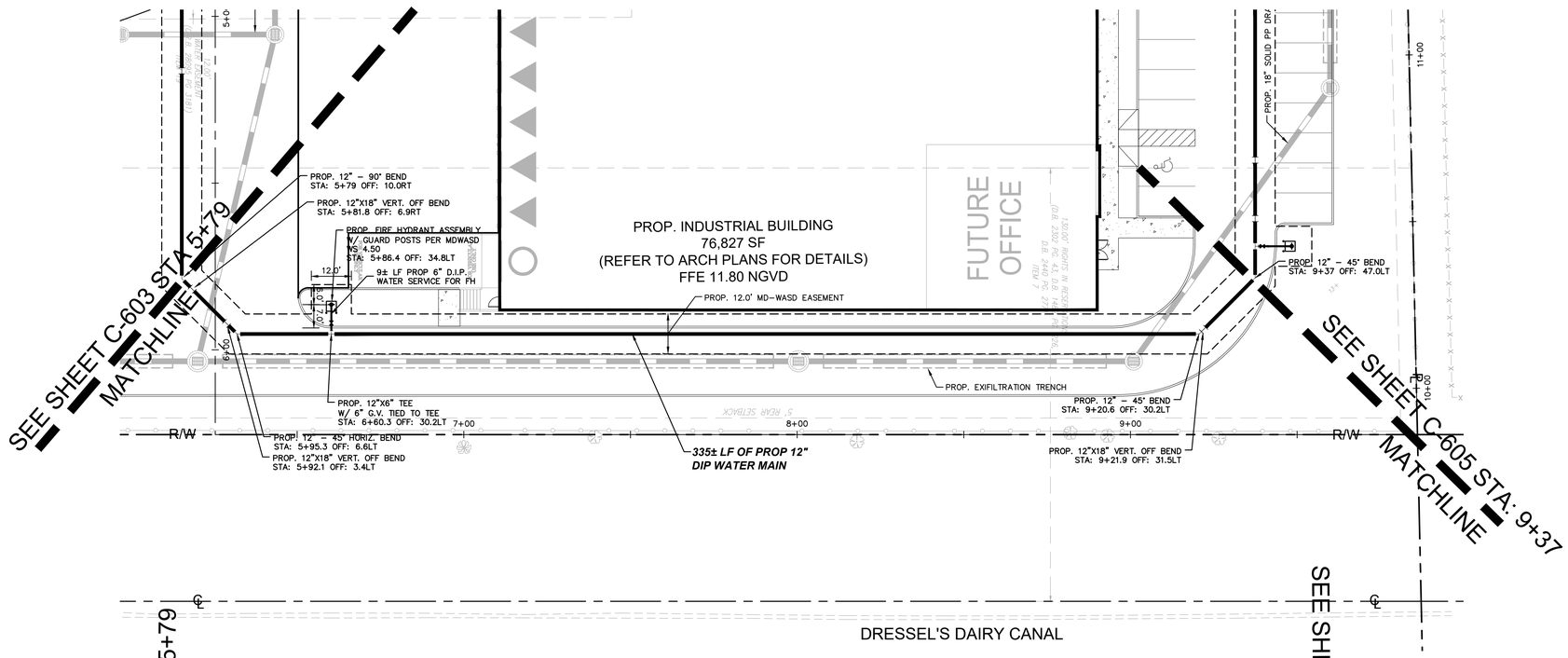
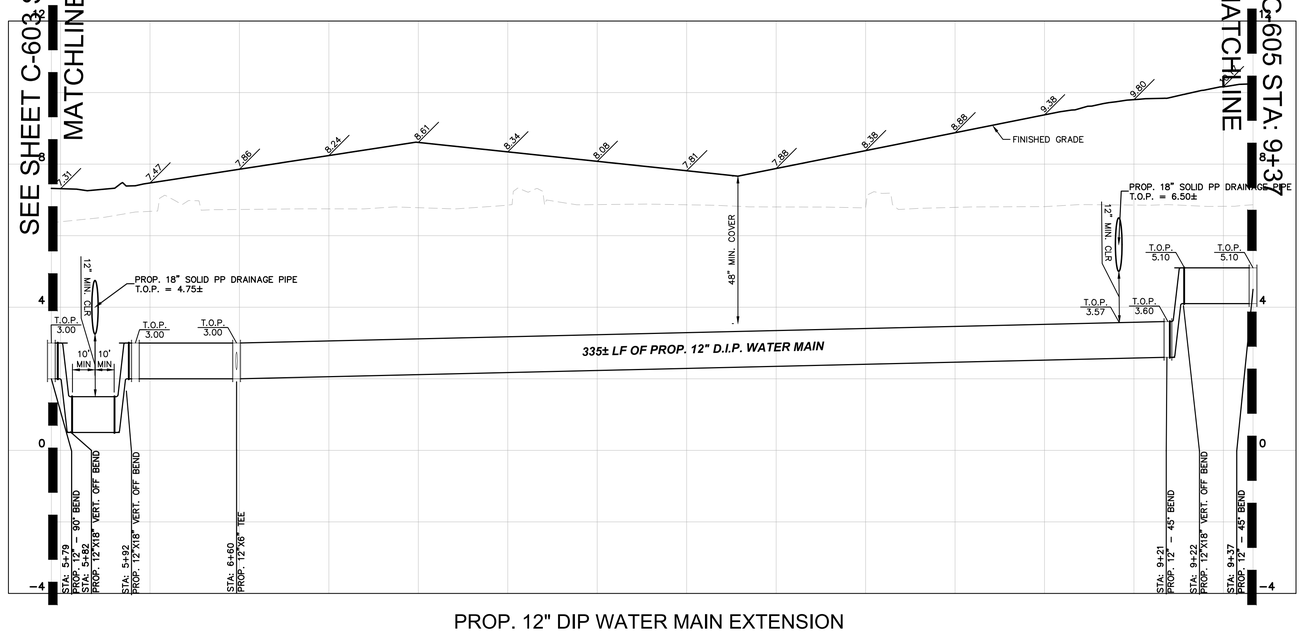
SCALE: 1"=20'

NORTH





PROP. 12" DIP WATER MAIN EXTENSION

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PHONE: 305-673-2025
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ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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MDWASD AGREEMENT
ID #32897

WATER PLAN & PROFILE

ADDRESS
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DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-604

Plotted By:Arinat, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-604 WATER PLAN & PROFILE February 11, 2025 03:45:01pm K:\vmb_civ\\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-601 WATER AND SEWER PLAN.dwg
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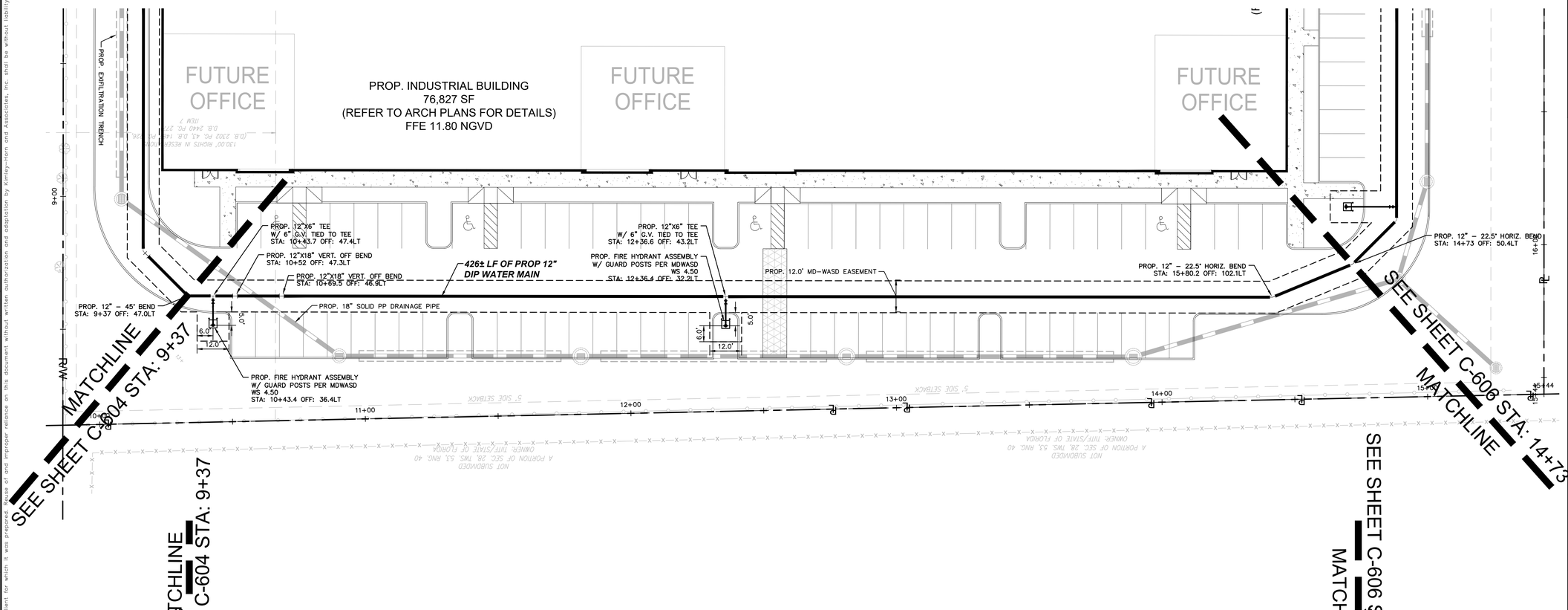
LEGEND:

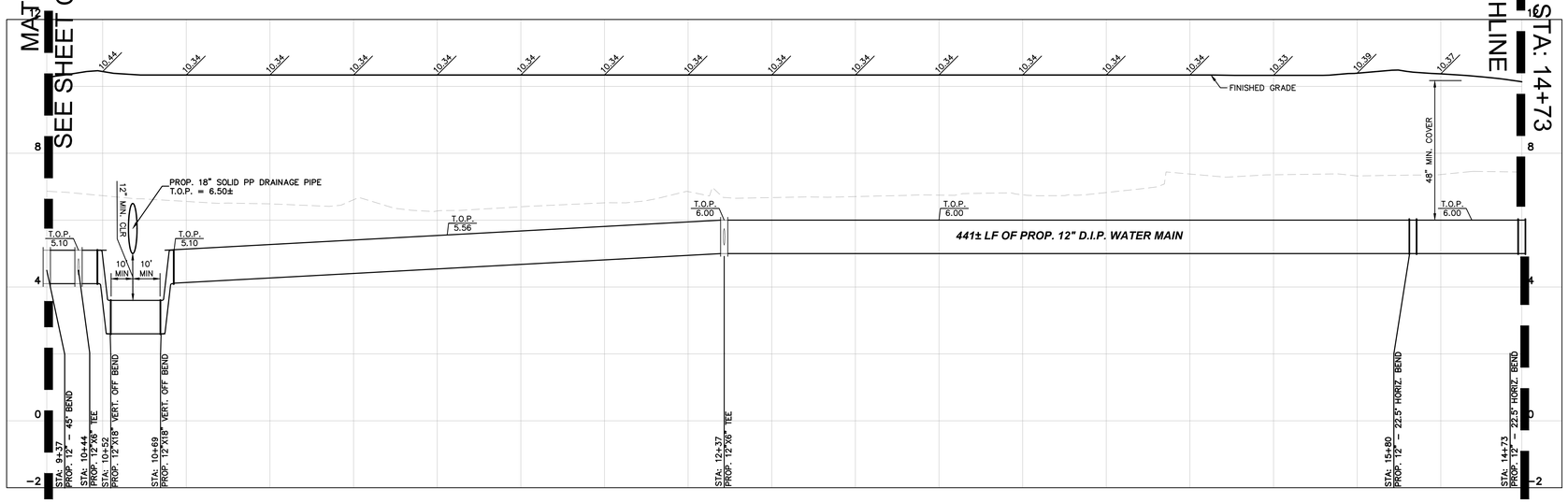
RIGHT-OF-WAY LINE OR PROPERTY LINE

CENTER LINE OF ROADWAY

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH





PROP. 12" DIP WATER MAIN EXTENSION

Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

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MDWASD AGREEMENT
ID #32897

WATER PLAN & PROFILE

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-605

Posted By:Arinat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-605 WATER PLAN & PROFILE February 11, 2025 03:45:06pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-601 WATER AND SEWER PLAN.dwg
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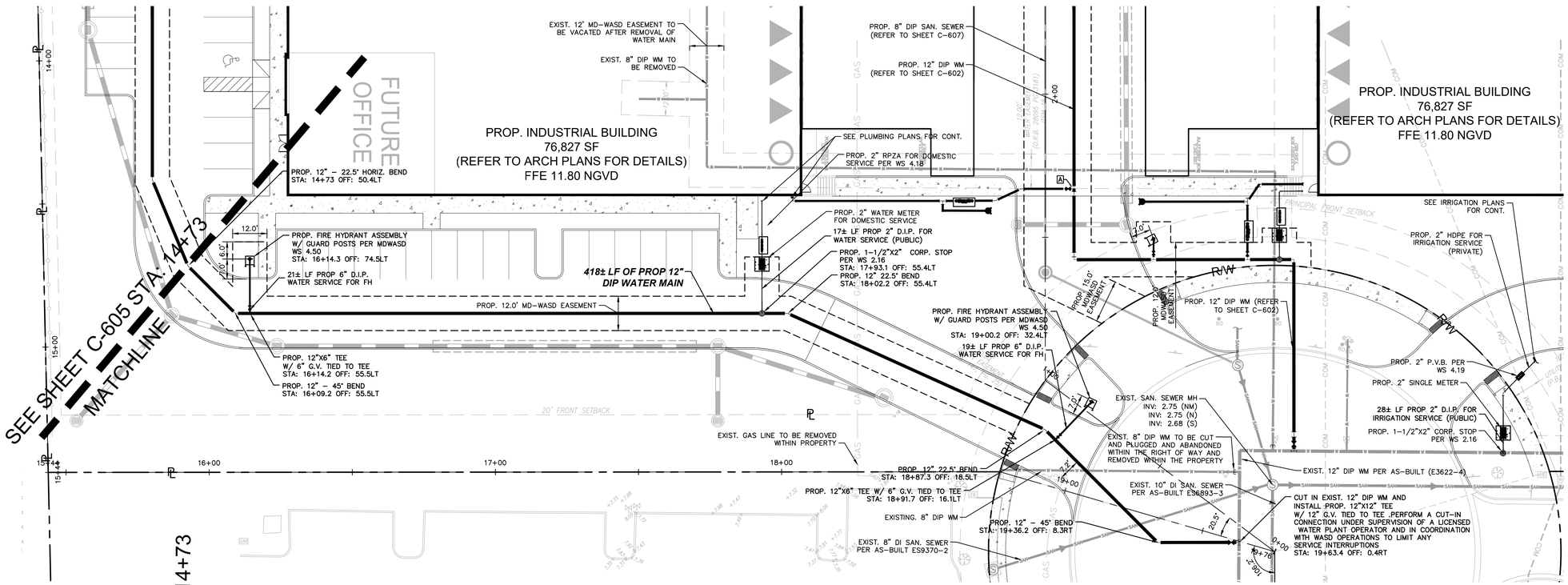
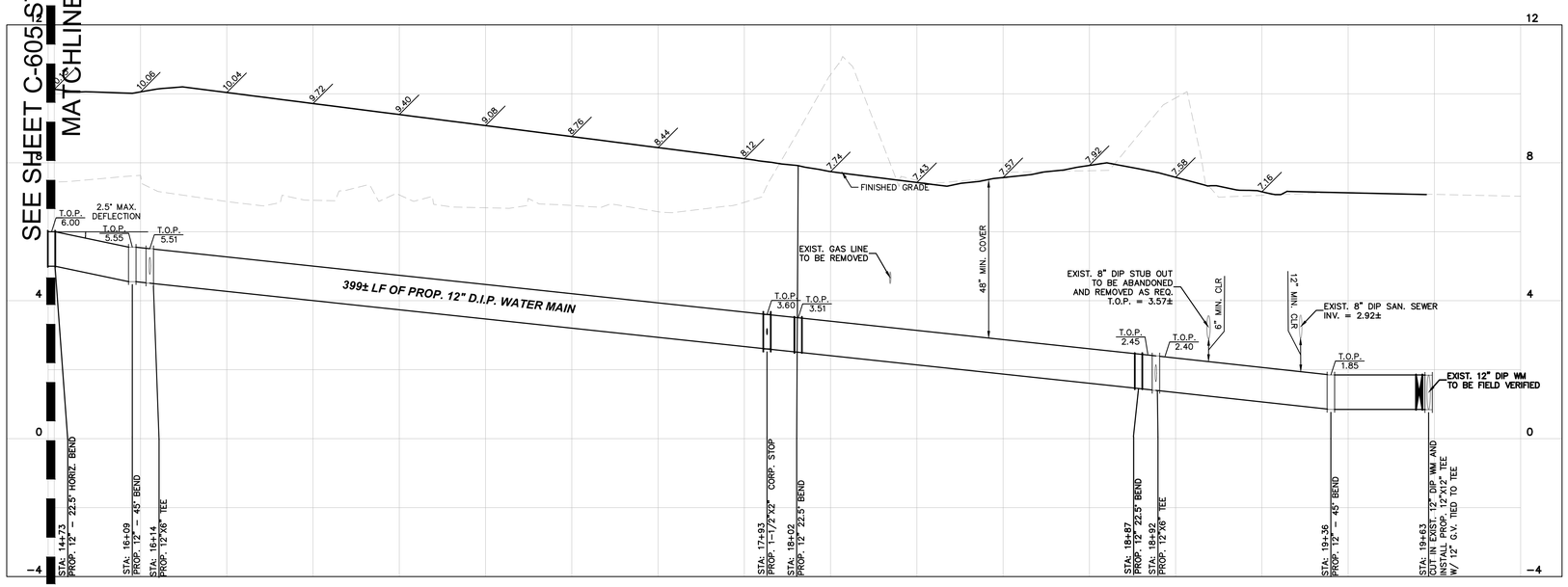
LEGEND:

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

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH





PROP. 12" DIP WATER MAIN EXTENSION

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!!
CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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!

MDWASD AGREEMENT
ID #32897

WATER PLAN & PROFILE

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-606

Plotted By:Aninat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-606 WATER PLAN & PROFILE February 11, 2025 03:45:12pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CAD\plansheets\C-601 WATER AND SEWER PLAN.dwg
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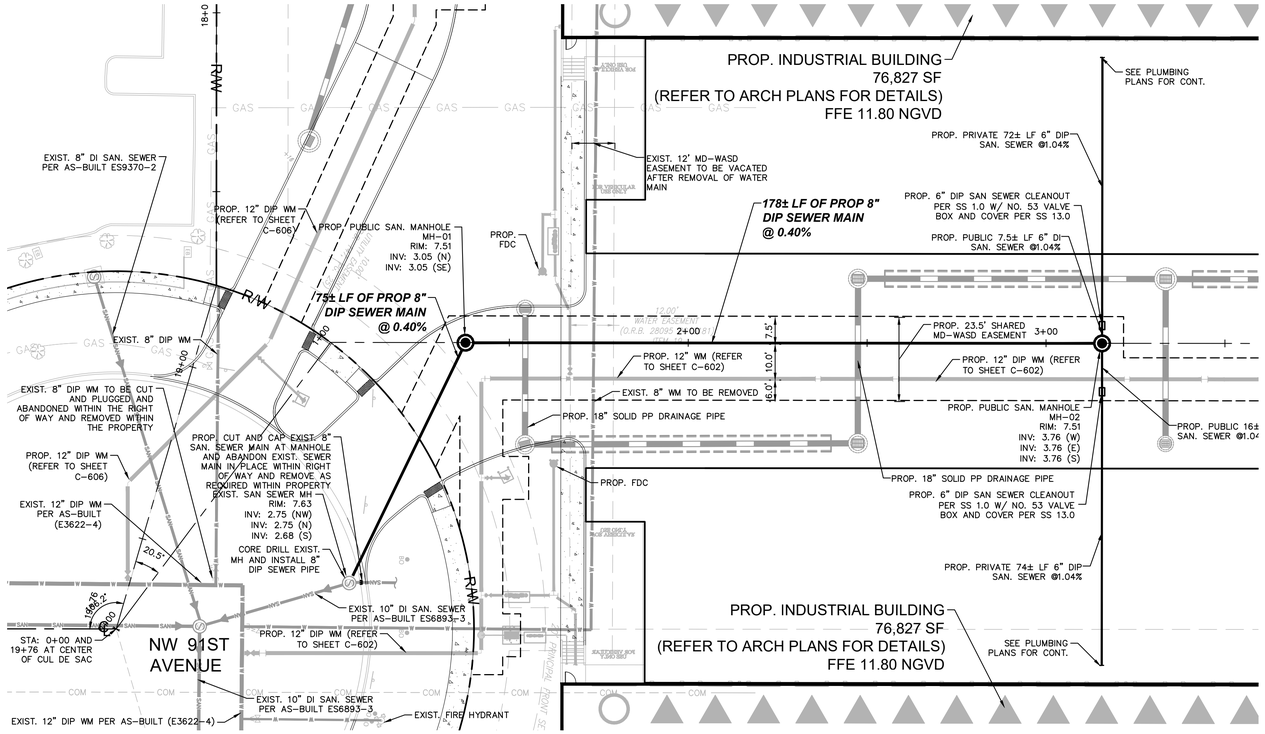
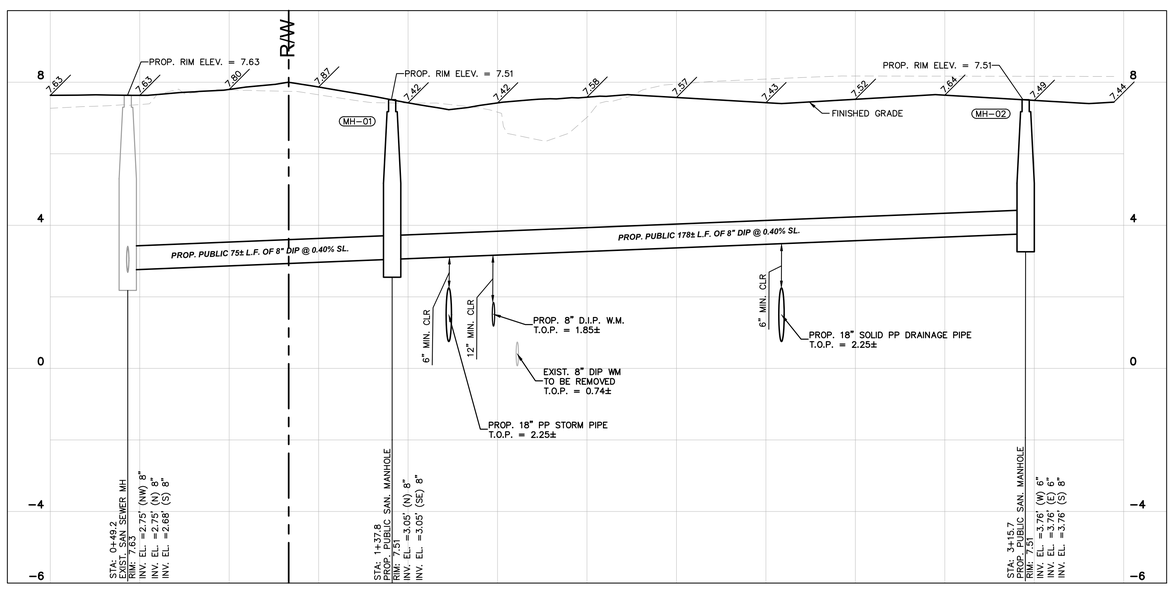


GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH

LEGEND:

R/W — — R/W	RIGHT-OF-WAY LINE OR PROPERTY LINE
℄ — — — — ℄	CENTER LINE OF ROADWAY



PROP. 8" DIP SANITARY SEWER

Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT #041289003

DATE FEB. 2025

SCALE AS SHOWN

DESIGNED BY MCP

DRAWN BY EA

CHECKED BY AAM

No.	REVISIONS	DATE	BY

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

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MDWASD AGREEMENT
ID #32897

SEWER PLAN & PROFILE

ADDRESS
3511 NW 91ST AVE,
DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-607

Plotted By:Arinot, Emilio Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-607 SEWER PLAN & PROFILE February 11, 2025 03:45:44pm K:\mib_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CAD\plansheets\C-507 SEWER PLAN & PROFILE.dwg
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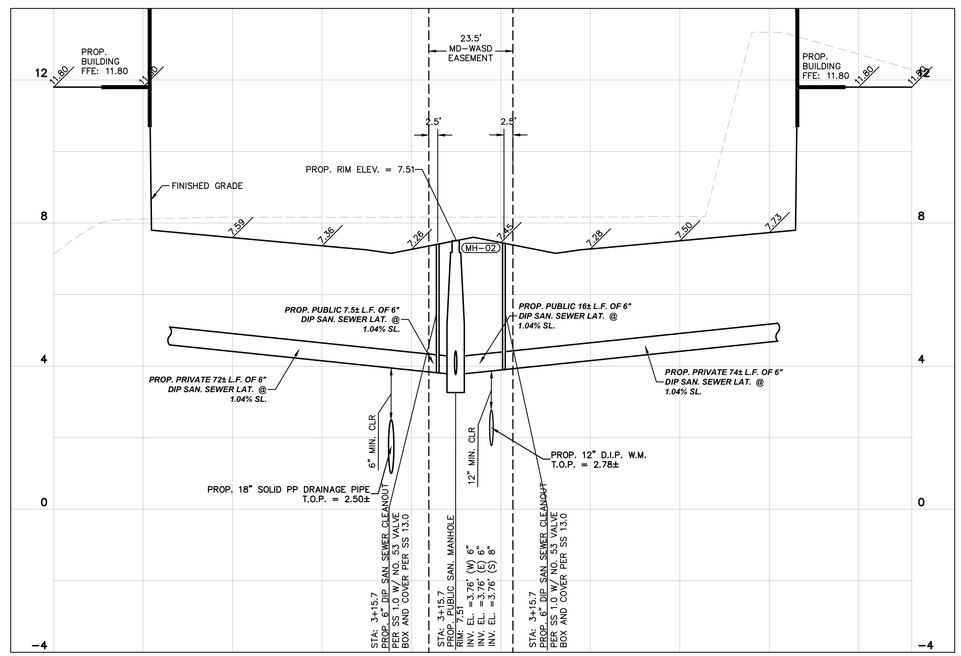
LEGEND:

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

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

NORTH



PROP. 6" SANITARY SEWER LATERALS

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ALBERTO ANTONIO MORA
LICENSE
No. 58710
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: 2/11/2025

KHA PROJECT	#041289003
DATE	FEB. 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	REVISIONS	DATE	BY

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ID #32897

SEWER PROFILE

ADDRESS
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DORAL, FL 33172

PDC DORAL

PREPARED FOR
PDC ATLANTA LPIV, LLC

DORAL FL

SHEET NUMBER
C-608

Plotted By:Aninat, Emilia Sheet Set:3511 NW 91st Avenue PDC Doral Layout:C-608 SEWER PROFILE February 11, 2025 03:45:46pm K:\mia_civil\041289003 3511 nw 91st avenue pdc doral\CIVIL\CADD\plansheets\C-507 SEWER PLAN & PROFILE.dwg
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