

PAVEMENT & DRAINAGE IMPROVEMENTS AS-BUILT PLANS

MIAMI-DADE COUNTY, FLORIDA

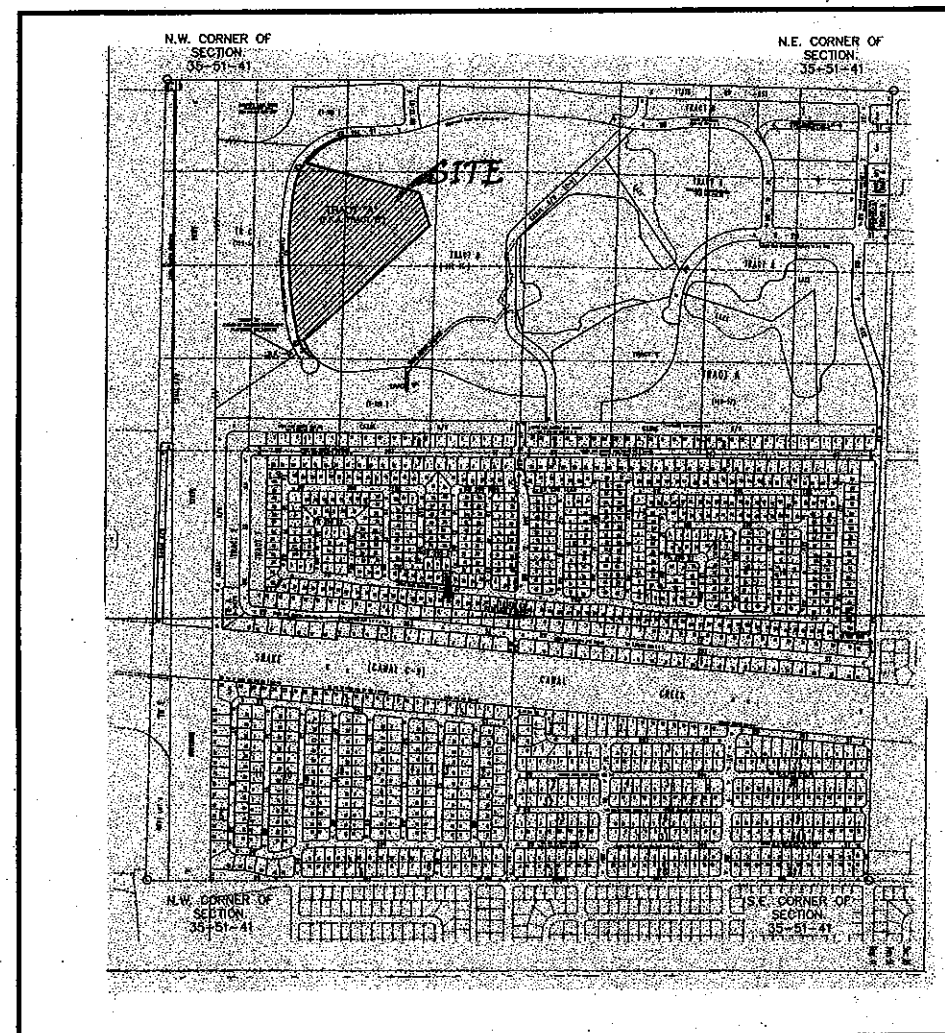


INDEX OF SHEETS

SHEET 1: COVER SHEET
SHEET 2: AS-BUILT PLAN
SHEET 3: AS-BUILT PLAN

LEGEND

CL DENOTES CENTER LINE
PL DENOTES PROPERTY LINE
RW DENOTES RIGHT OF WAY LINE
DESIGN ELEVATION
AS-BUILT ELEVATION
CATCH BASIN



LOCATION MAP

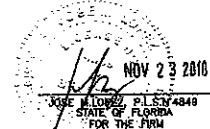
SCALE: 1"=600'

SECTION 35, TOWNSHIP 41 S., RANGE 41 E.

SURVEYOR'S NOTES:

- THIS IS AN AS-BUILT SURVEY
 - THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE.
 - ELEVATION HEREON WERE DERIVED FROM COUNTY BENCHMARK # 11-428, ELEVATION 7.88' AS SHOWN ON METRO DADE COUNTY BENCH MARK BOOK LOCATOR 1115.
 - ALL ELEVATION REFER TO NGVD OF 1929.
 - ALL DRAINAGE STRUCTURES WITHIN THE SITE HAS BAFFLE.
- HEREBY CERTIFY: THAT THE ATTACHED SKETCH OF AS-BUILT SURVEY WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF FLORIDA STATUTES.

DATE OF FIELD WORK: 10-01-2007 THROUGH 10-18-2007
07-08-59 FB:



NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

JobNo. 070962

Sheet:
1 OF 3



TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 NW 146 th st. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fax: (305) 823-3172

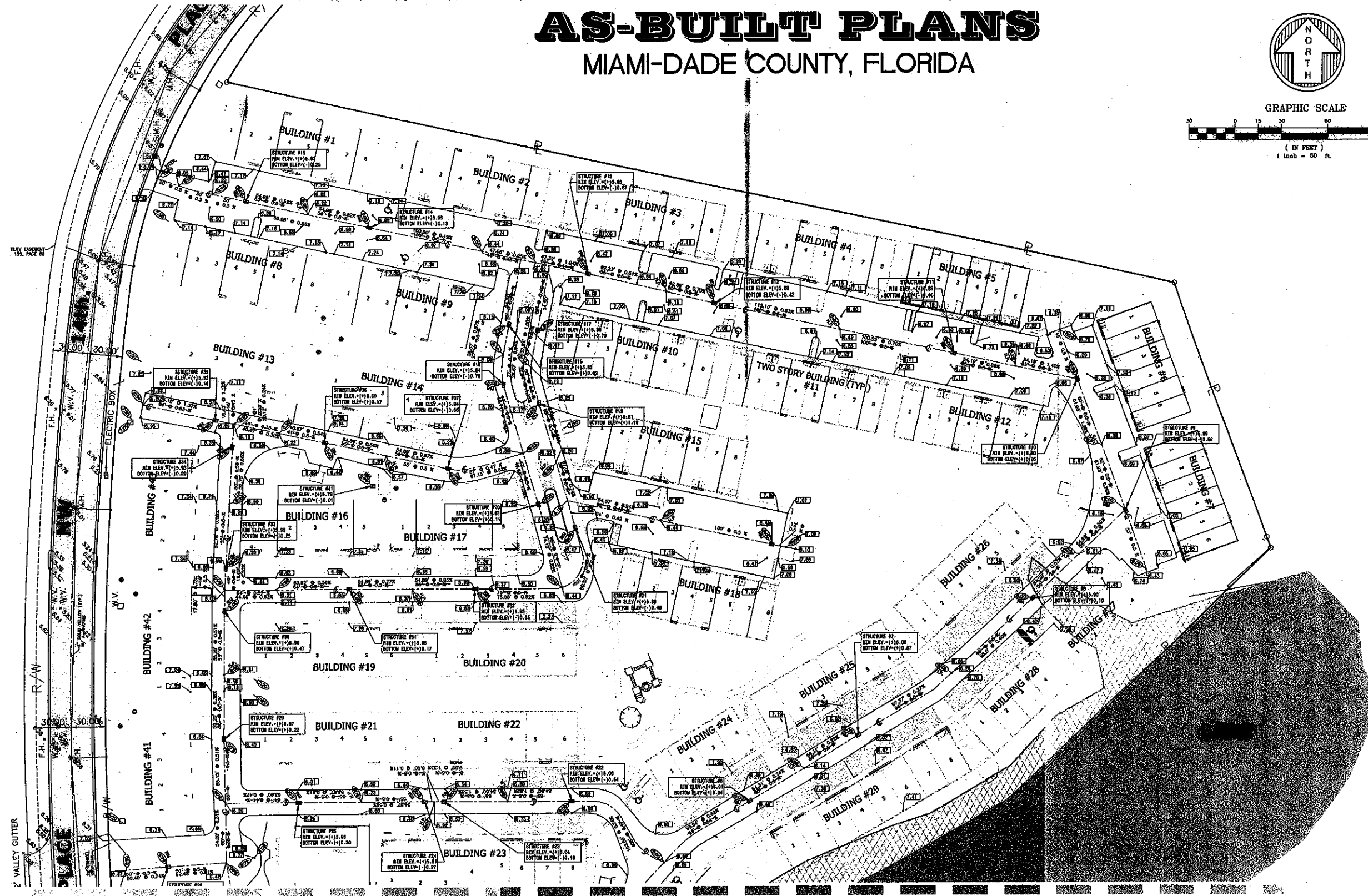
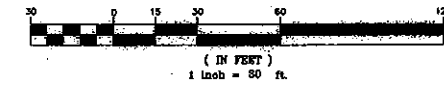
Sheet:	COVER SHEET	Desig	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	HC	HC	△				
Chkd			△				
Aprv			△				
Date	10-01-07		△				

Project Name: PAVEMENT & DRAINAGE ASBUILT PLAN TRACT "A"
Project Add: SECTION 35, TOWNSHIP 41 S., RANGE 41 E.
N.W. 215th STREET & N.W. 13th AVE.

PAVEMENT & DRAINAGE IMPROVEMENTS AS-BUILT PLANS MIAMI-DADE COUNTY, FLORIDA



GRAPHIC SCALE



MATCH SHEET #3 OF 3

NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

NOV 23 2010
JOSE M. LOPEZ, P.E., S.M.A.S. 4849
STATE OF FLORIDA
FOR THE FIRM

DATE OF FIELD WORK: 08-27-2007 THROUGH 09-28-2007
FB: 07-08

Job No. 070962

Sheet:
2 OF 3



TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-8706, AA-2777, LB-6507 State of Florida
7729 NW 146 th st. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fax: (305) 823-3172

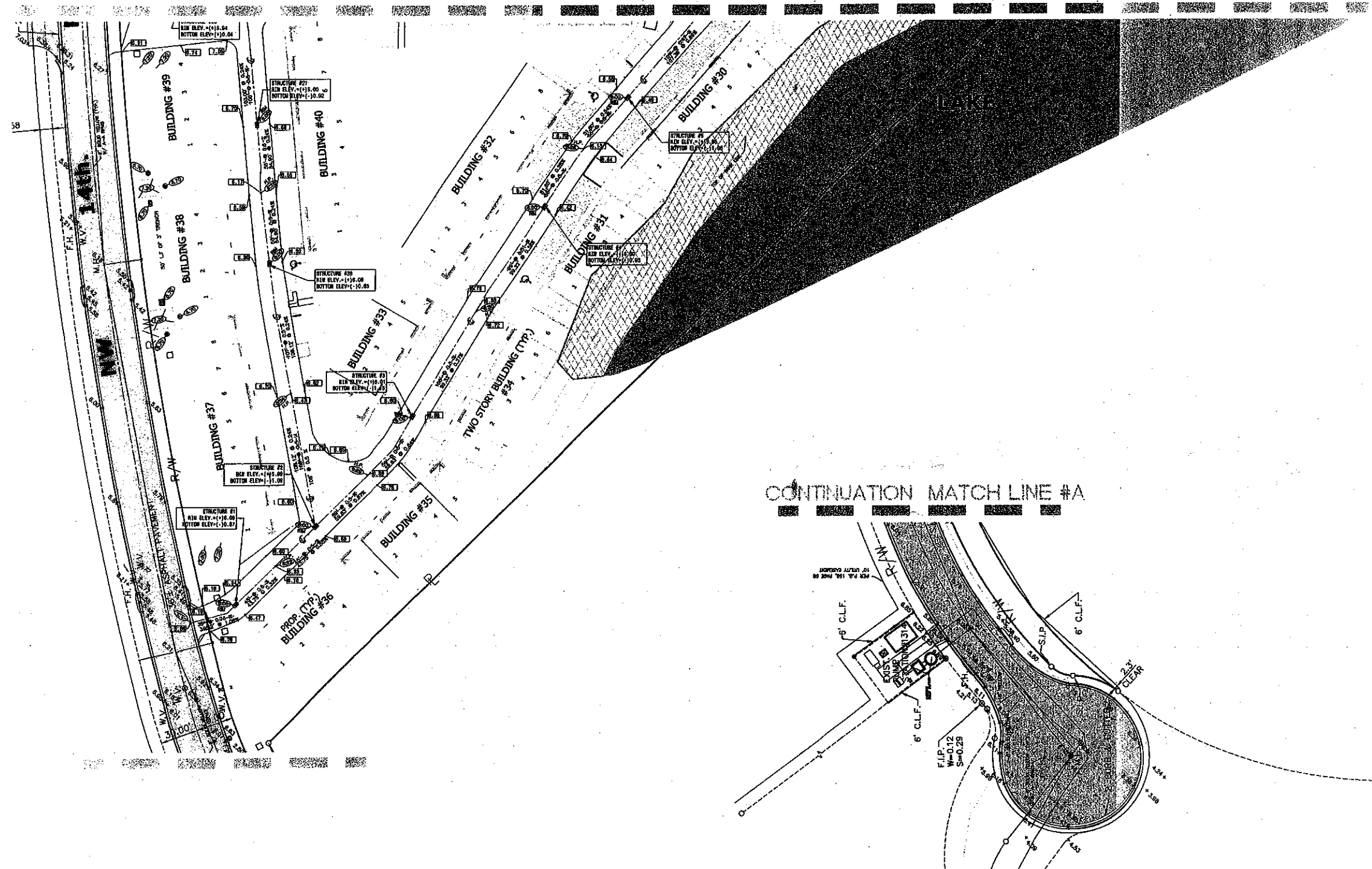
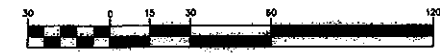
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Project Name:	ASBUILT PLAN TRACT "A"	Drwn:	HC	△				
CliENT:	SECTION 35, TOWNSHIP 41 S., RANGE 41 E. N.W.215th STREET & N.W. 13th AVE.	Chkd:		△				
		Aprv:		△				
		Date:	10-01-07	△				

PAVEMENT & DRAINAGE IMPROVEMENTS AS-BUILT PLANS

MIAMI-DADE COUNTY, FLORIDA



GRAPHIC SCALE



NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

NOV 23 2010
JOHN A. COFFIN, P.L.S., N.C.M.S.
STATE OF FLORIDA
FOR THE FIRM

DATE OF FIELD WORK: 09-27-2007 THROUGH 09-28-2007
FB: 07-08

JobNo. 070962
Sheet:
3 OF 3



TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 NW 146 th st. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fax: (305) 823-3172

Sheet: COVER SHEET
Project Name: ASBUILT PLAN TRACT "A"
CLIENT: SECTION 35, TOWNSHIP 41 S., RANGE 41 E.
N.W.215th STREET & N.W. 13th AVE.

Desg	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	HC				
Chkd					
Aprv					
Date	10-01-07				

PAVING, GRADING & DRAINAGE

PORTOFINO GARDENS, TRACT "A"

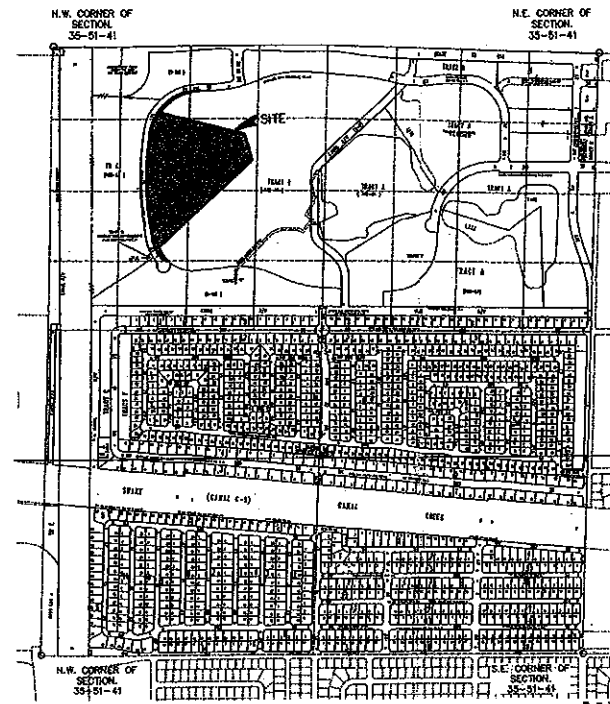
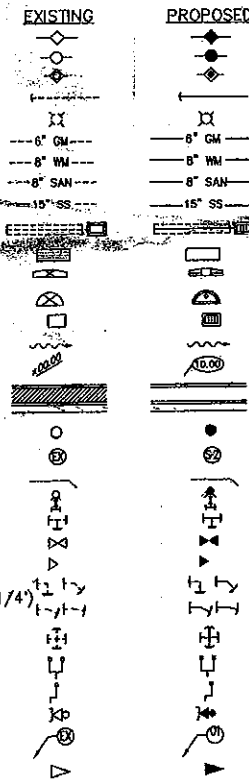
INDEX OF SHEETS

SHEET PD-1: COVER SHEET
SHEET PD-2: PLAN SHEET
SHEET PD-3: PLAN SHEET
SHEET PD-4: TABLE & DETAILS

LEGEND :

Power Pole
Telephone Pole
Combination Pole
Guy Wire And Anchor Pin
Light Pole
Gas Main
Water Main
Sanitary Sewer
Storm Sewer (C.M.P.)
French Drain
Pavement
Curb Inlet (1)
Curb Inlet (2)
Catch Basin (3)
Drainage Flow
Grade
Curb
Curb And Gutter
Manhole
Structure Number
Sewer Lateral
Fire Hydrant
Tee
Gate Valve
Reducer

Bends, (90°, 45°, 22-1/2°, 11-1/4°)
Cross
Double Service
Single Service
Plug & Flush Valve Outlet
Fitting Number
Sewage Flow Direction



LOCATION MAP

SCALE: 1"=800'

SECTION 35, TOWNSHIP 51 S., RANGE 41 E.

GENERAL NOTES

1. All work to be in compliance with the requirements of and acceptable to Dade County Public Works Department, D.E.R.M. and S.F.W.M.D.
2. Existing utilities as shown are plotted from the best available sources, however neither the Engineer nor the Owner guarantees their accuracy. Any additional cost due to conflict between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
3. Contractor to clear and grub right of way and cut roadway to subgrade; Utility contractor to be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All surplus material to be spread and leveled on abutting lots as directed by the Engineer.
4. It is the obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting his bid. Failure to do so will not relieve him of his obligation to complete the work fully and acceptable to the engineer and the owner for the consideration set forth in his bid.
5. Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer in writing.
6. Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co. Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
7. Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Dade County.
8. Contractor to provide pretest and field density tests on limerock base as required by the Engineer. In the event of field density test failures, the contractor shall rework the base and/or subgrade as required and provide additional test(s) as required and at his own expense.
9. All swale sections in rock or soil areas will be constructed at the same straight grade.
10. Catch basins and pavement around catch basins all to be constructed in accordance with D.C.P.W.D. Standard Details NO. SD 2.6.
11. Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Detail No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
12. All elevations refer to N.G.V.D., 1929 DATUM.
13. The perimeter of the property must be set at the elevations shown in the plans (no lower than 7.50 NGVD, see cross sections details). Minimum finished floor elev. = 8.00 NGVD.
14. Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Dade County.
15. Street signs to be installed in accordance with Dade County Public Works Department Standard Details R-18.1 and R-18.2.

SITE DATA

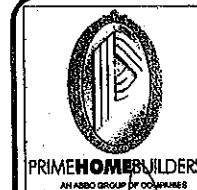
COUNTY FLOOD CRITERIA ELEVATION = 6.0'
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "AE", ELE=6.00
FLOOD ZONE FIRM MAP PANEL No. = 12025C0356 J
WATER TABLE ELEVATION OCT. H.W. = 3.00



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

TRACT-A
FKA'D'



PRIME HOME BUILDERS
AN ASBO GROUP OF COMPANIES

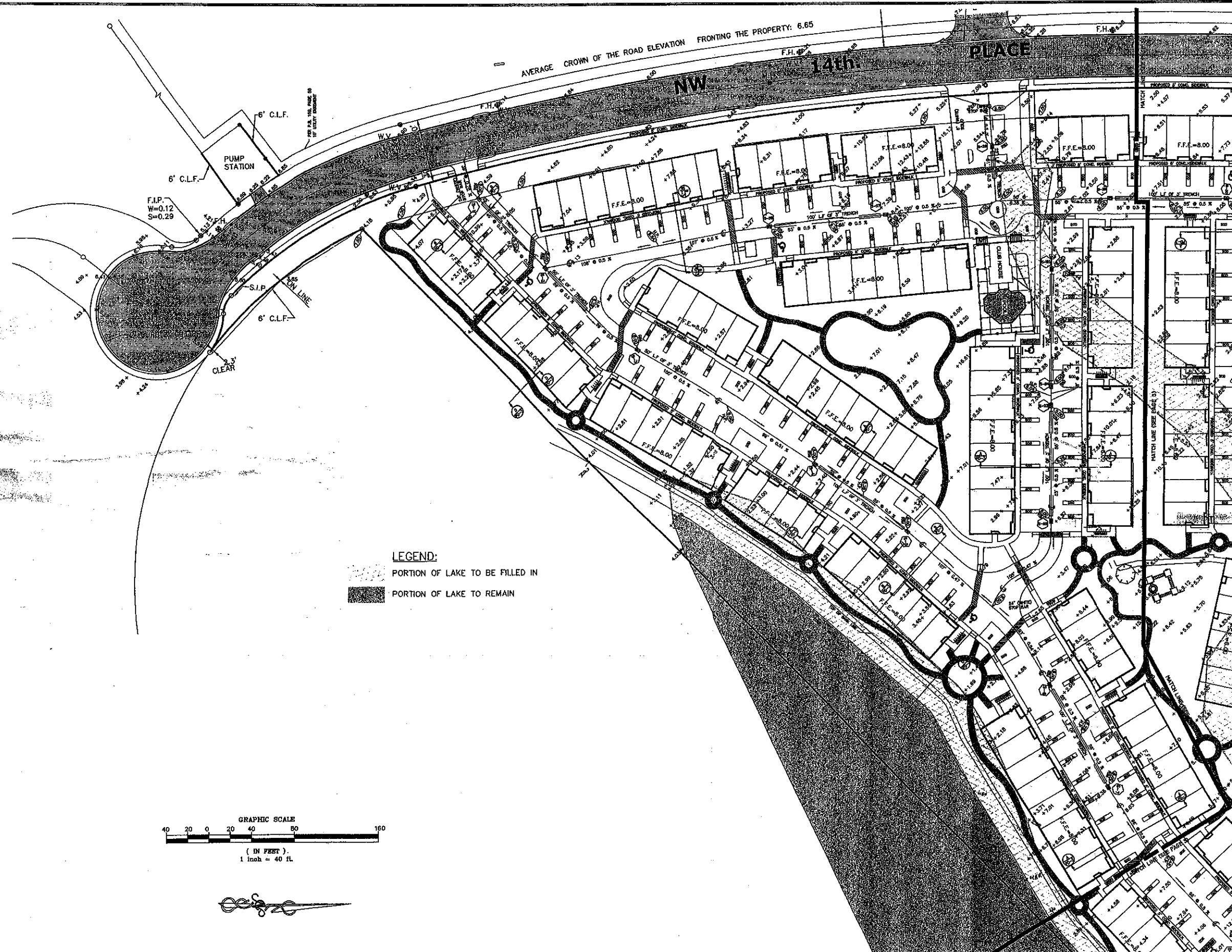
TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certifications: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146th St.
Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax: (305) 823-3172

Job No. 040618

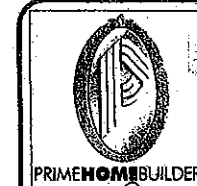
Sheet:

PD-1
1 of 1

Filed Projects 220Portofino Gardens&S&WATER & SEWER TRACT B (LAST)dwg&PAD TRACT B base.dwg, 10/27/2004 04:35:21 PM, Cse TDS400 1.x.pd.



TRACT-A
FKA 'B'



PRIMEHOMEBUILDERS
AN ASSOCIATE OF TRI-COUNTY ENGINEERING, INC.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificated: 33-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 74th St.
Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax: (305) 823-3172

JobNo. 040618

Sheet:

PD-2
2 of 6

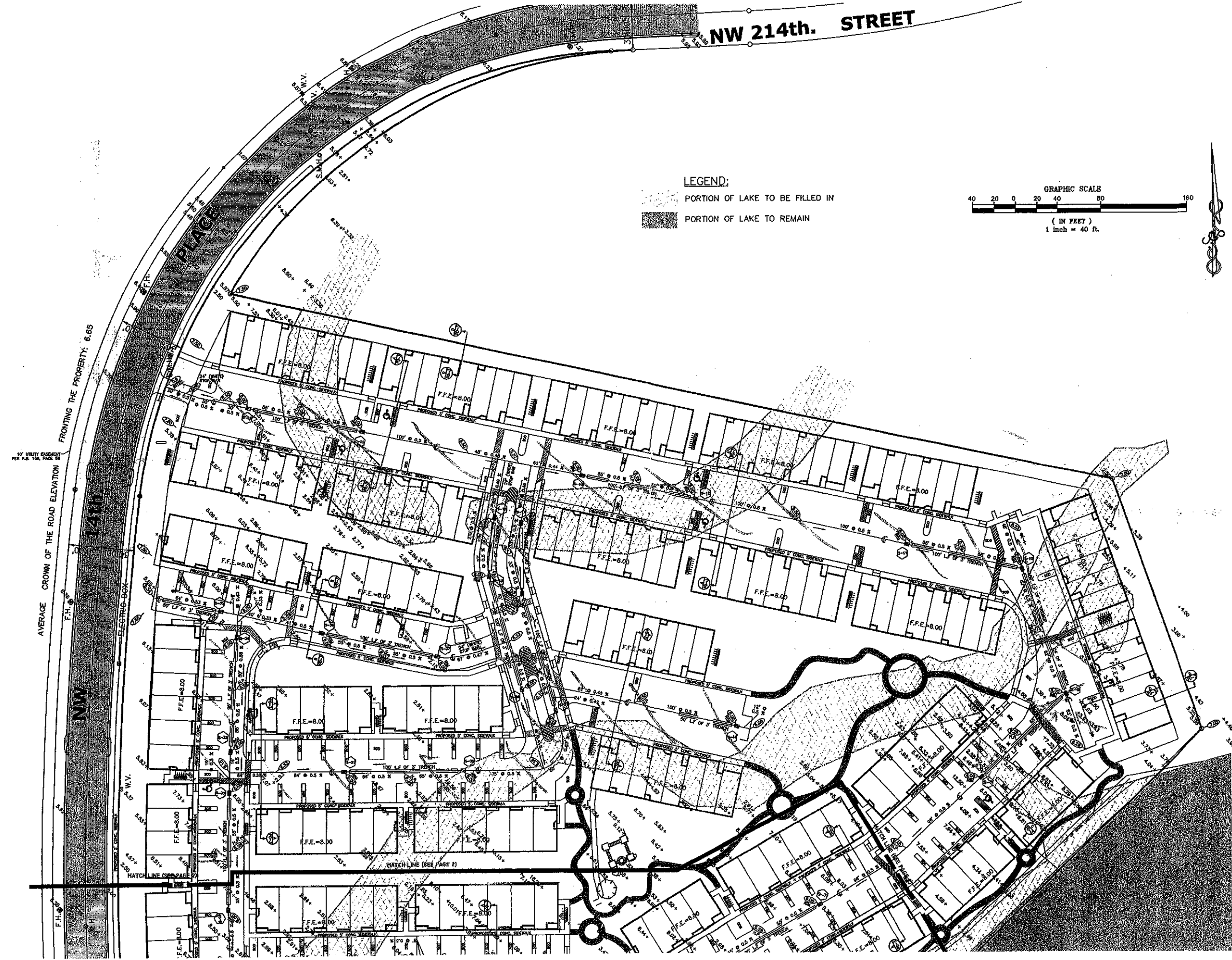
PROJECT NAME
GROVE AT PORTOFINO GARDENS
TRACT 'A'

PROJECT LOC:
N.W. 215th St. AND N.W. 13th COURT
MIAMI GARDENS - FLORIDA

PAVING, GRADING & DRAINAGE PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE	BY	APPROVED	REVISION DESCRIPTION
Desg. P. Garcia	Drawn JoseB	Chkd P. Garcia	Appr P. Garcia	Jan. 2004			

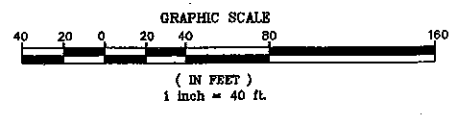
Land Projects 820 Portch Gardens RD WATER & SEWER TRACT B (LAST) MAP Dwg. 10/27/2004 04:35:49 PM Doc: TDS400 1.dwg



0116
08-17-05
B-2

LEGEND:

- PORTION OF LAKE TO BE FILLED IN
- PORTION OF LAKE TO REMAIN



TRACT-A
FKA 'B'



OCT 27 2004
Rocio R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146th St.
Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fx: (305) 823-3172

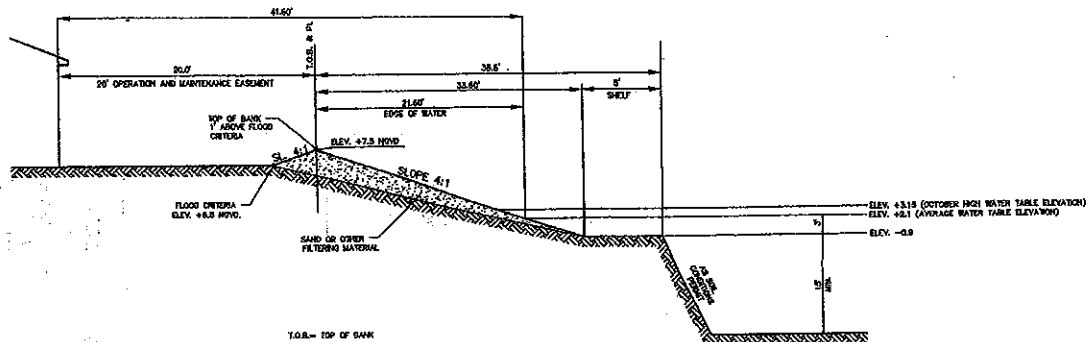
Job No. 040618

Sheet:
PD-3
3 of 6

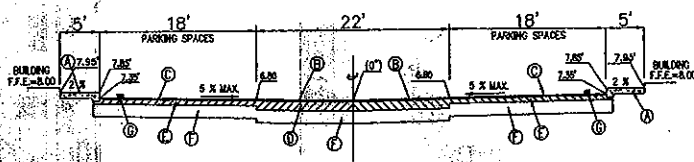
PROJECT NAME:
PROJECT LOG:

GROVE AT PORTOFINO GARDENS
TRACT 'A'
PAVING, GRADING & DRAINAGE PLAN
VICINITY OF N.W. 215th ST. AND N.W. 13th COURT
MIAMI GARDENS - FLORIDA

DESIGN	DATE	BY	APPROVED	REVISION DESCRIPTION
Desg. P. Garcia	No.			
Drawn. Jose B				
Chkd. P. Garcia				
Appr. P. Garcia				
Date				

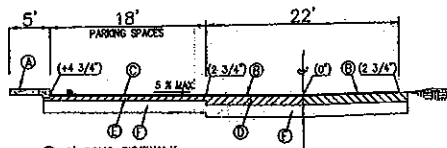


LAKE SECTION C-C
SCALE: N.T.S.



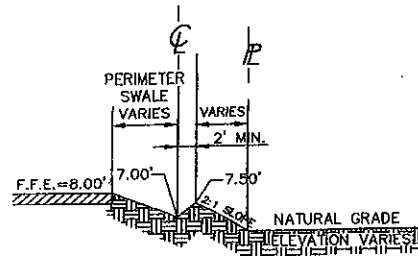
- ① 6" CONC SIDEWALK
- ② ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
- ③ ASPHALTIC CONCRETE SURFACE COURSE 1 1/4" THICK (PARKING SPACES)
- ④ BASE COURSE PRIMED (8")
- ⑤ BASE COURSE PRIMED (6")
- ⑥ STABILIZED SUBGRADE (12")
- ⑦ WHEEL STOP

SECTION A-A
SCALE: N.T.S.

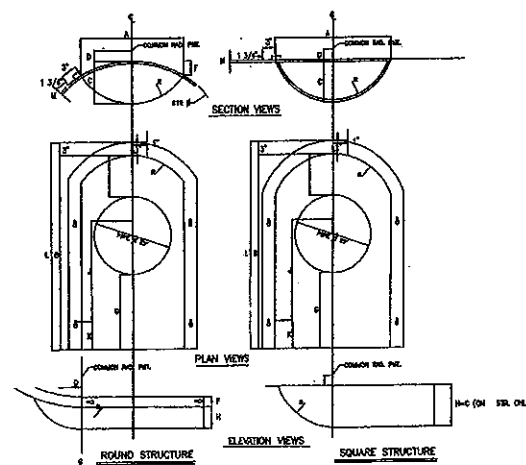


- ① 6" CONC SIDEWALK
- ② ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
- ③ ASPHALTIC CONCRETE SURFACE COURSE 1 1/4" THICK (PARKING SPACES)
- ④ BASE COURSE PRIMED (8")
- ⑤ BASE COURSE PRIMED (6")
- ⑥ STABILIZED SUBGRADE (12")
- ⑦ WHEEL STOP

SECTION B-B
SCALE: N.T.S.



SECTION D-D
SCALE: N.T.S.



NOTE:
FOR "G" DIMENSION SEE TABLE
BELOW

BAFFLE DETAIL
N.T.S.

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	INLET TYPE	RIM THROAT OR FLOW LINE ELEV.	INVERT ELEV.	PIPE SIZE	LENGTH OF SOLID HDP PIPE	LENGTH OF PERFORATED HDP PIPE	"G" BAFFLE (FIBER GLASS) & BOTTOM ELEV.	BOTTOM OF STRUCTURE ELEVATION
S-1	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	25'	1.5	-0.5
S-2	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-3	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-4	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-5	"P" - ALTERNATE "B"	42" INLET	6.25	3.00	15"	5'	50'	1.5	-0.5
S-6	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-7	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-8	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-9	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	10'	50'	1.5	-0.5
S-10	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	10'	105'	1.5	-0.5
S-11	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	55'	1.5	-0.5
S-12	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	55'	1.5	-0.5
S-13	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	55'	1.5	-0.5
S-14	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	55'	1.5	-0.5
S-15	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	55'	1.5	-0.5
S-16	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	21'	1.5	-0.5
S-17	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	21'	1.5	-0.5
S-18	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	10'	72'	1.5	-0.5
S-19	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	10'	77'	1.5	-0.5
S-20	"P" - ALTERNATE "B"	42" INLET	6.25	3.00	15"	5'	50'	1.5	-0.5
S-21	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-22	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-23	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-24	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-25	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-26	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-27	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-28	"P" - ALTERNATE "B"	42" INLET	6.25	3.00	15"	5'	25'	1.5	-0.5
S-29	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-30	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-31	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-32	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-33	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-34	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	45'	1.5	-0.5
S-35	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-36	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5
S-37	"P" - ALTERNATE "B"	42" INLET	6.00	3.00	15"	5'	50'	1.5	-0.5

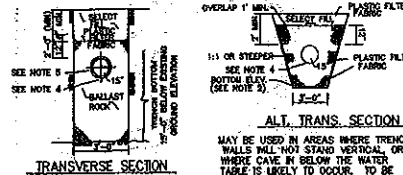
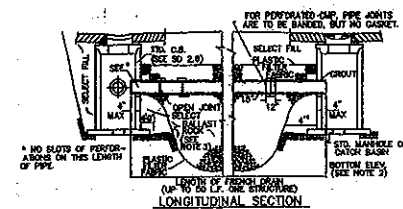
TOTAL L.F. OF TRENCH=1780

GENERAL NOTES

- INLET STRUCTURES (PER S.D.-2.6 TYPE "P") 42" WIDE RECTANGULAR STRUCTURES (ALTERNATES "B") SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
- WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM SPECIFICATION C-76, TABLE III, FOR 8 WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
- PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CIRCULAR UNITS.
- SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
- CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
- STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-NO. 4 BARS 12" LONG.
- MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
- CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)"

GENERAL NOTES FOR TYPE "P" INLETS

(SD 2.6 SHEET 4 OF 4) DADE COUNTY PUBLIC WORKS STANDARDS



- NOTES:
- PLASTIC FILTER FABRIC (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 - THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 - 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.
 - INVERT ELEVATION TO BE 3.00 HIGHER.
 - SEE SHEET 2 OF 3 OF SD-1.1 IN THE D.C.P.W. MANUAL.

EXFILTRATION TRENCH DETAIL

SD 1.1 SHEET 1 OF 1 N.T.S.

TRACT-A
FKA 'B'



OCT 27 2004
Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

Job No. 040618

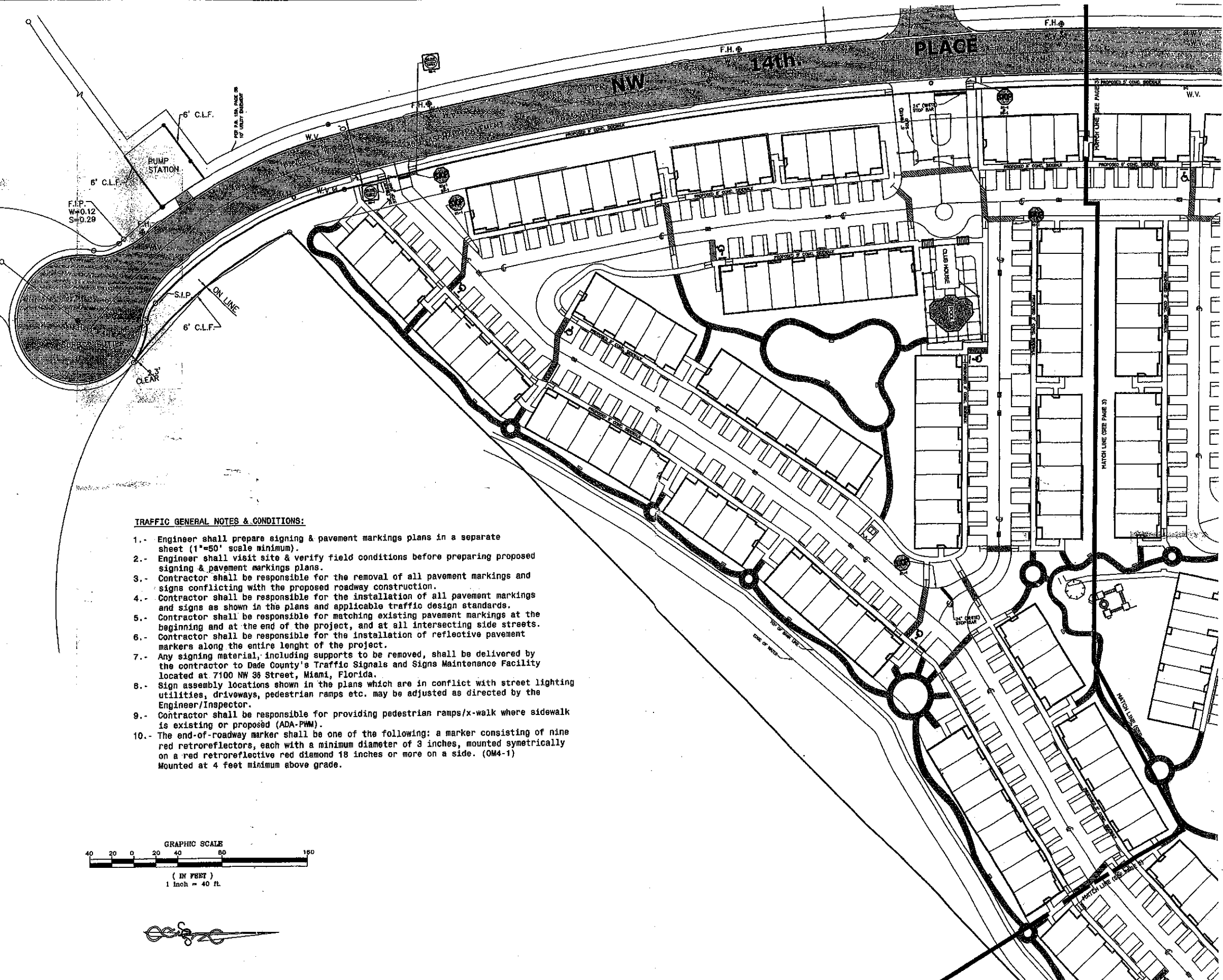
Sheet:

PD-4
4 of 6

PROJECT NAME: GROVE AT PORTFOLIO GARDENS TRACT 'A'
PROJECT LOC: VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT MAJOR GARDENS - FLORIDA
SHEET: PAVING, GRADING & DRAINAGE PLAN
DATE: Jan. 2004

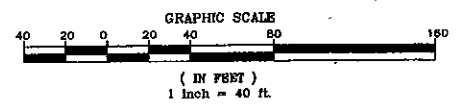
TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certification: EB-6706, AA-2777, LB-6507 State of Florida
7723 N.W. 146 TH ST.
Miami Lakes, Florida 33016
Ph: (305) 623-3737
Fax: (305) 623-3172

06-17-05
B-2

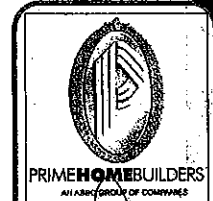


TRAFFIC GENERAL NOTES & CONDITIONS:

- 1.- Engineer shall prepare signing & pavement markings plans in a separate sheet (1"=50' scale minimum).
- 2.- Engineer shall visit site & verify field conditions before preparing proposed signing & pavement markings plans.
- 3.- Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
- 4.- Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
- 5.- Contractor shall be responsible for matching existing pavement markings at the beginning and at the end of the project, and at all intersecting side streets.
- 6.- Contractor shall be responsible for the installation of reflective pavement markers along the entire length of the project.
- 7.- Any signing material, including supports to be removed, shall be delivered by the contractor to Dade County's Traffic Signals and Signs Maintenance Facility located at 7100 NW 38 Street, Miami, Florida.
- 8.- Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps etc. may be adjusted as directed by the Engineer/Inspector.
- 9.- Contractor shall be responsible for providing pedestrian ramps/x-walk where sidewalk is existing or proposed (ADA-PWM).
- 10.- The end-of-roadway marker shall be one of the following: a marker consisting of nine red retroreflectors, each with a minimum diameter of 3 inches, mounted symmetrically on a red retroreflective red diamond 18 inches or more on a side. (OM4-1) Mounted at 4 feet minimum above grade.



TRACT-A
FKA 'B'



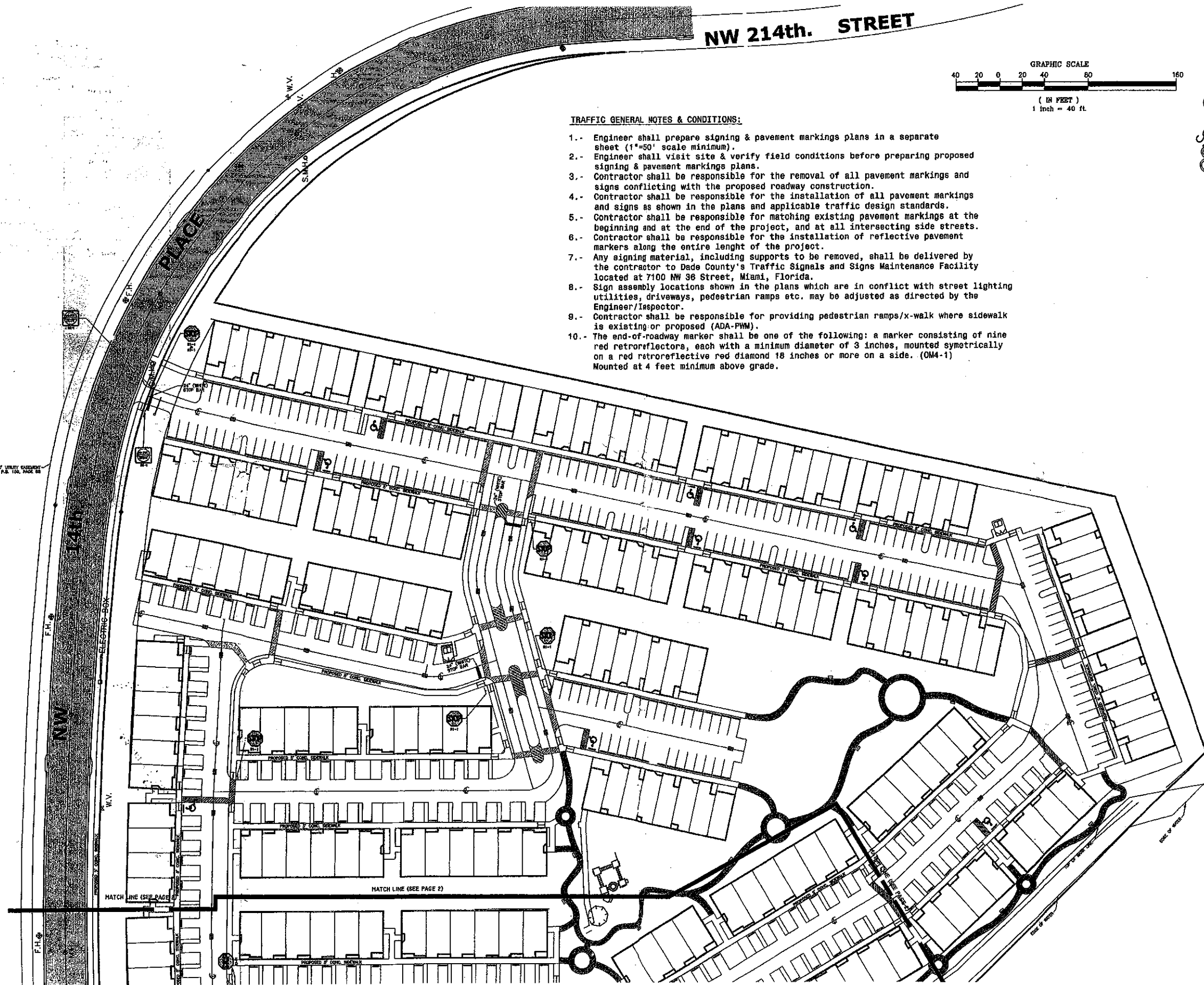
PRIMEHOMEBUILDERS
AN ASSOCIATION OF CONTRACTORS

6/27/2004
Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

PROJECT NAME		PROJECT LOC.		REVISION DESCRIPTION	
GROVE AT PORTOFINO GARDENS TRACT 'A'		VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT MIAMI GARDENS - FLORIDA			
PROJECT NAME		PROJECT LOC.		REVISION DESCRIPTION	
TRACT 'A'		VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT MIAMI GARDENS - FLORIDA			
SHEET:		PROJECT LOC:			
TRI-COUNTY ENGINEERING, INC.		ENGINEERS ARCHITECTS SURVEYORS & MAPPERS			
7729 NW 146 TH ST.		Miami Lakes, Florida 33016			
Ph: (305) 823-3737		Fax: (305) 823-3172			
JobNo. 040618		Sheet:			
		PD-5			
		5 of 6			

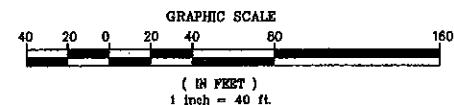
P:\Land Projects\2004\Portofino Gardens\W&S\TRACT A (LAST)\Map\PD TRACT A base DWG, 10/27/2004 04:36:29 PM, Des: TOS400, 3, 0, 0, 0

10' UTILITY EASEMENT
PER P.B. 100, PAGE 85



TRAFFIC GENERAL NOTES & CONDITIONS:

- 1.- Engineer shall prepare signing & pavement markings plans in a separate sheet (1"=50' scale minimum).
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- 6.- Contractor shall be responsible for the installation of reflective pavement markers along the entire length of the project.
- 7.- Any signing material, including supports to be removed, shall be delivered by the contractor to Bada County's Traffic Signals and Signs Maintenance Facility located at 7100 NW 36 Street, Miami, Florida.
- 8.- Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps etc. may be adjusted as directed by the Engineer/Inspector.
- 9.- Contractor shall be responsible for providing pedestrian ramps/x-walk where sidewalk is existing or proposed (ADA-PWM).
- 10.- The end-of-roadway marker shall be one of the following: a marker consisting of nine red retroreflectors, each with a minimum diameter of 3 inches, mounted symmetrically on a red retroreflective red diamond 18 inches or more on a side. (OM4-1) Mounted at 4 feet minimum above grade.



TRACT-A
FKA 'B'



OCT 27 2004
Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certification: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146th St.
Miami Lakes, Florida 33016
P: (305) 823-3737
F: (305) 823-3172

JobNo. 040618

Sheet:
PD-6
6 of 6

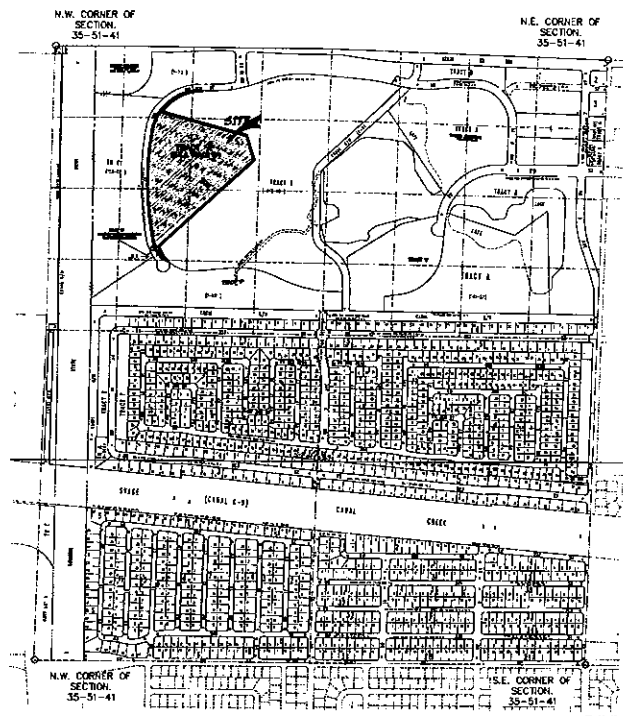
PROJECT NAME
SHEET:
PROJECT LOC:

GROVE AT PORTOFINO GARDENS
TRACT 'A'
TRAFFIC PLAN
VICINITY OF N.W. 215th ST. AND N.W. 13th COURT
MIAMI GARDENS, FLORIDA

DESIGN	DRAWN	CHECKED	APPROVED	DATE	BY	REVISION DESCRIPTION
P. Garcia	Jose B	P. Garcia	P. Garcia	Jan. 2004		

DRAINAGE IMPROVEMENTS

PORTOFINO GARDENS, TRACT "A"



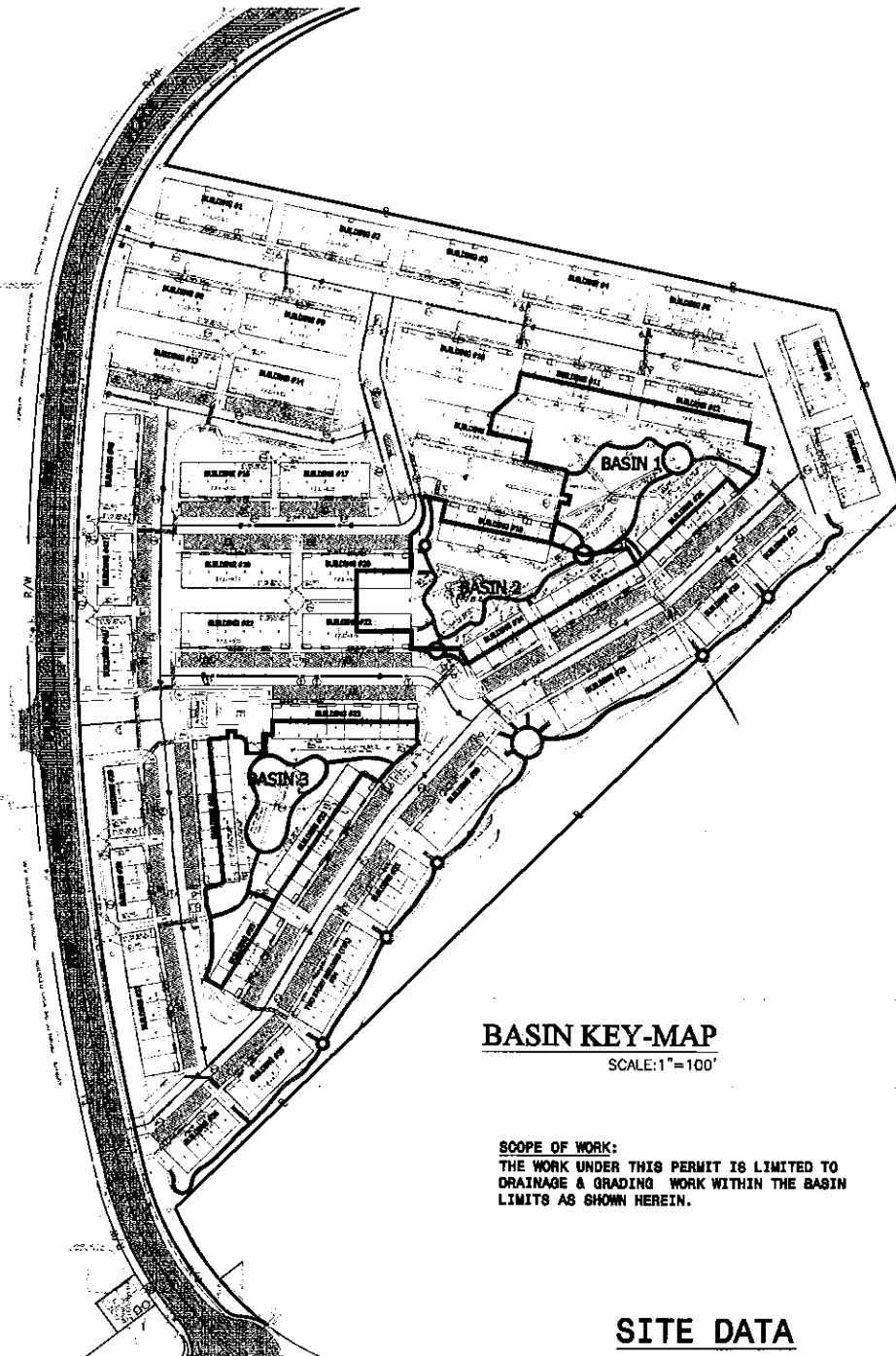
LOCATION MAP

SCALE: 1"=800'

SECTION 35, TOWNSHIP 51 S., RANGE 41 E.

GENERAL NOTES

1. All work to be in compliance with the requirements of and acceptable to Dade County Public Works Department, D.E.R.M. and S.F.W.M.D.
2. Existing utilities as shown are plotted from the best available sources, however neither the Engineer nor the Owner guarantees their accuracy. Any additional cost due to conflict between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
3. Contractor to clear and grub right of way and cut roadway to subgrade; Utility contractor to be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All surplus material to be spread and leveled on abutting lots as directed by the Engineer.
4. It is the obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting his bid. Failure to do so will not relieve him of his obligation to complete the work fully and acceptable to the engineer and the owner for the consideration set forth in his bid.
5. Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer in writing.
6. Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co. Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
7. Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Dade County.
8. Contractor to provide proctor and field density tests on lime-rock Base as required by the Engineer. In the event of field density test failures, the contractor shall rework the base and/or subgrade as required and provide additional test(s) as required and at his own expense.
9. All swale sections in rock or marl areas will be constructed at the same straight grade.
10. Catch basins and pavement around catch basins all to be constructed in accordance with D.O.P.W.D. Standard Details NO. SD 2.6.
11. Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Detail No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
12. All elevations refer to N.G.V.D., 1929 DATUM.
13. The perimeter of the property must be set at the elevations shown in the plans (no lower than 7.50 NGVD, see cross sections details). Minimum finished floor elev. = 8.00 NGVD.
14. Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Dade County.
15. Street signs to be installed in accordance with Dade County Public Works Department Standard Details R-18.1 and R-18.2.



BASIN KEY-MAP

SCALE: 1"=100'

SCOPE OF WORK:
THE WORK UNDER THIS PERMIT IS LIMITED TO
DRAINAGE & GRADING WORK WITHIN THE BASIN
LIMITS AS SHOWN HEREIN.

SITE DATA

COUNTY FLOOD CRITERIA ELEVATION = 6.0'
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "AE", ELE=6.00
FLOOD ZONE FIRM MAP PANEL No. = 12025C0356 J
WATER TABLE ELEVATION OCT. H.W. = 3.5

INDEX OF SHEETS

SHEET PD-1: LOCATION MAP AND KEY-MAP
SHEET PD-2: PLAN SHEET
SHEET PD-3: DETAILS



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

TRACT-A
FKA 'B'

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

DESIGN	DATE	BY	APPROVED	REVISION DESCRIPTION
Desig	03-03-08	JOSEB	PG	CHANGE IN PIPE DIAMETERS AND LAYOUT
Drawn		JOSEB		
Chkd		P. Garcia		
Appr		P. Garcia		
Date	02-19-08			

PROJECT NAME	PROJECT LOCATION
GROVE AT PORTOFINO GARDENS TRACT "A"	VICINITY OF N.W. 215 TH ST AND N.W. 13 TH COURT MIAMI GARDENS - FLORIDA

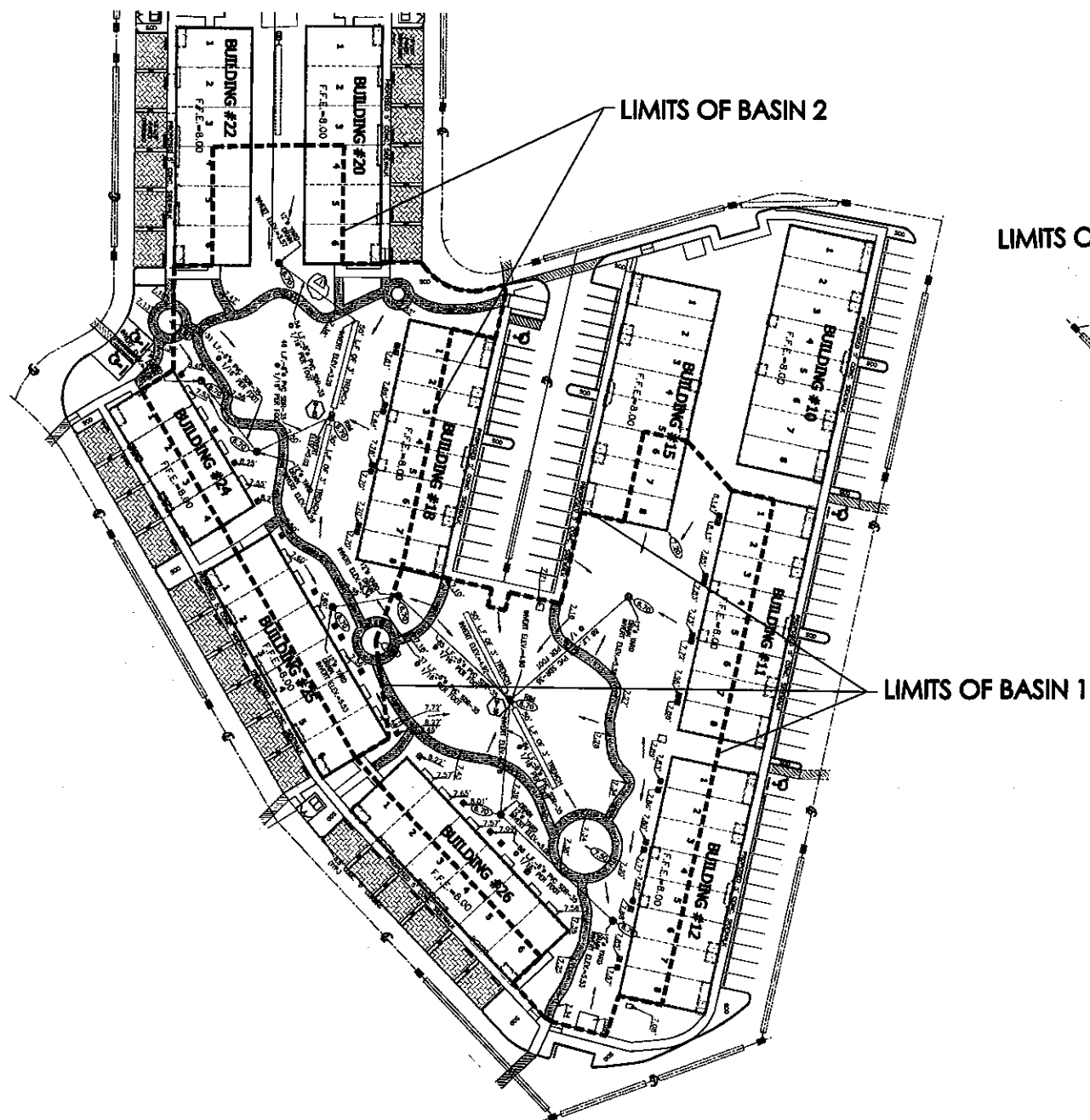
PROJECT NAME	SHEET	PROJECT LOCATION
TRI-COUNTY ENGINEERING, INC.	PD-1	

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certifications: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146 St. Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax: (305) 823-3172



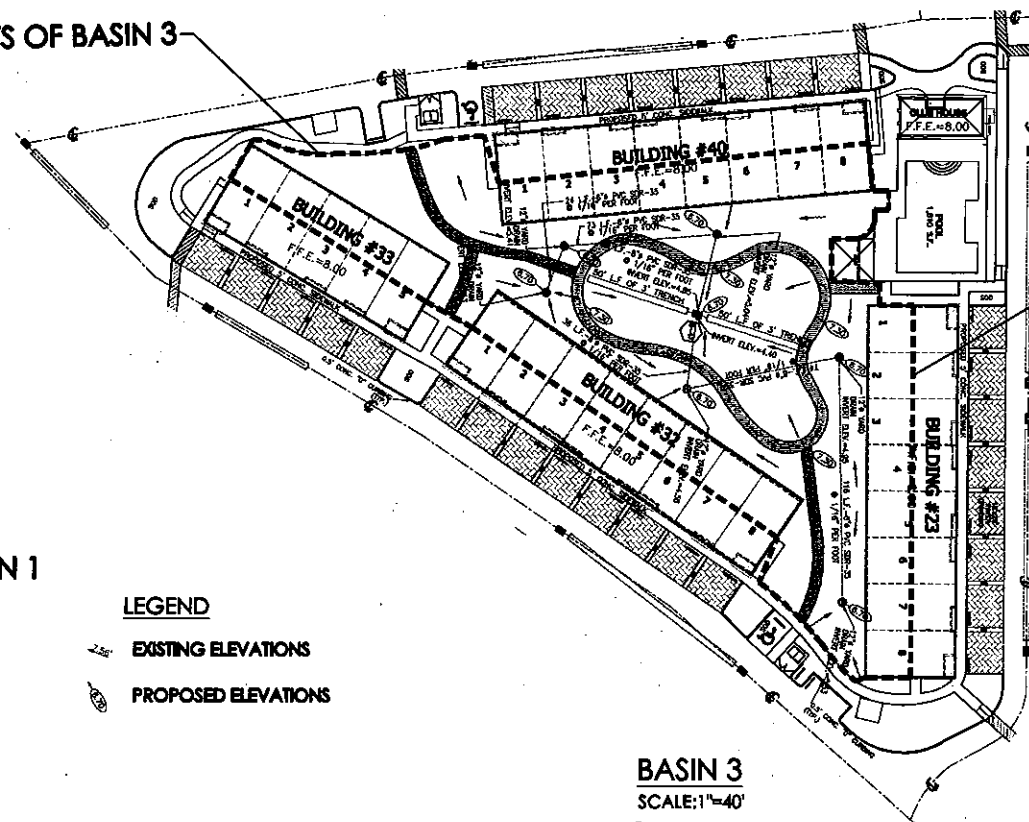
Job No. 080239

Sheet:
PD-1
1 of 3



LIMITS OF BASIN 3

LEGEND
 EXISTING ELEVATIONS
 PROPOSED ELEVATIONS

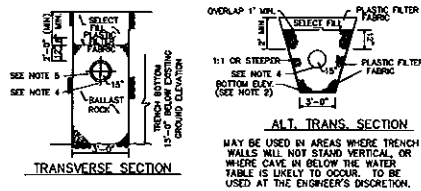
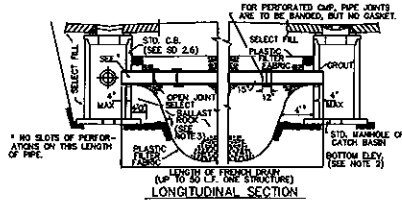


LIMITS OF BASIN 3

TRACT-A
FKA 'B'

Seal
 Pablo R. Garcia, P.E.
 Civil Engineer No. 34239
 State of Florida
 For The Firm

PROJECT NAME		PROJECT LOC.		DESIGN		DATE		BY		REVISION DESCRIPTION	
GROVE AT PORTFOLIO GARDENS		VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT		P. Garcia		03-03-08		JOSEB		CHANGE IN PIPE DIAMETERS AND LAYOUT	
TRACT 'A'		MIAMI GARDENS - FLORIDA		JoseB							
PAVING, GRADING & DRAINAGE PLAN				P. Garcia							
SHEET:		PROJECT LOC:		Date							
TRI-COUNTY ENGINEERING, INC.		ENGINEERS ARCHITECTS SURVEYORS & MAPPERS		JobNo. 080239							
Certificates: EB-6706, AA-2777, LB-6507 State of Florida		7729 N.W. 146 th St.		Sheet:							
Miami Lakes, Florida 33016		Ph: (305) 823-3737		PD-2							
		F: (305) 823-3172		2 of 3							



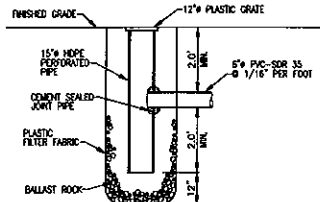
NOTES:

1. PLASTIC FILTER FABRIC (AT EA. 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 INFILTRATION 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 INFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE 3.00 MVD.
5. SEE SHEET 2 OF 3 OF SD 1.1 IN THE D.C.P.W. MANUAL.

INFILTRATION TRENCH DETAIL

(SD 1.1 SHEET 1 OF 1)

N.T.S.



YARD DRAIN DETAIL

N.T.S.

GENERAL NOTES

1. INLET STRUCTURES (PER S.D.-2.6 TYPE "P") 42" WIDE RECTANGULAR STRUCTURES (Alternates "B") SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM Specification C-76, Table III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM Specification C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM Specifications C-478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG.
7. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
8. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)".

GENERAL NOTES FOR TYPE "P" INLETS

(SD 2.6 SHEET 4 OF 4) DADE COUNTY PUBLIC WORKS STANDARDS

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	INLET TYPE	RIM, THROAT OR FLOW LINE ELEV.	INVERT ELEV.	PIPE SIZE	LENGTH OF SOLID HOP PIPE	LENGTH OF PERFORATED HOP PIPE	*G" BAFFLE (FIBER GLASS) & BOTTOM ELEV.	BOTTOM OF STRUCTURE ELEVATION
S-39	"P" - ALTERNATE "B"	42" INLET	6.70	3.00	15"	10'	100'	-	1.0
S-40	"P" - ALTERNATE "B"	42" INLET	6.70	3.00	15"	10'	100'	-	1.0
S-47	"P" - ALTERNATE "B"	42" INLET	6.70	3.00	15"	10'	100'	-	1.0

TRACT-A
FKA 'B'

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

PROJECT NAME		PROJECT LOC.	
TRACT 'A'		VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT MIAMI GARDENS - FLORIDA	
SHEET		PROJECT LOC.	
PAVING, GRADING & DRAINAGE PLAN		PROJECT LOC.	
DESIGN		REVISION DESCRIPTION	
P. Garcia		PG CHANGE IN PIPE DIAMETERS AND LAYOUT	
DATE		DATE	
03-03-08		03-03-08	
BY		BY	
JOSEPH		JOSEPH	
DATE		DATE	
02-19-08		02-19-08	
JOB No. 080239		SHEET	
PD-3		3 of 3	

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146th St.
Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax: (305) 823-3172

PAVEMENT & DRAINAGE IMPROVEMENTS AS-BUILT PLANS

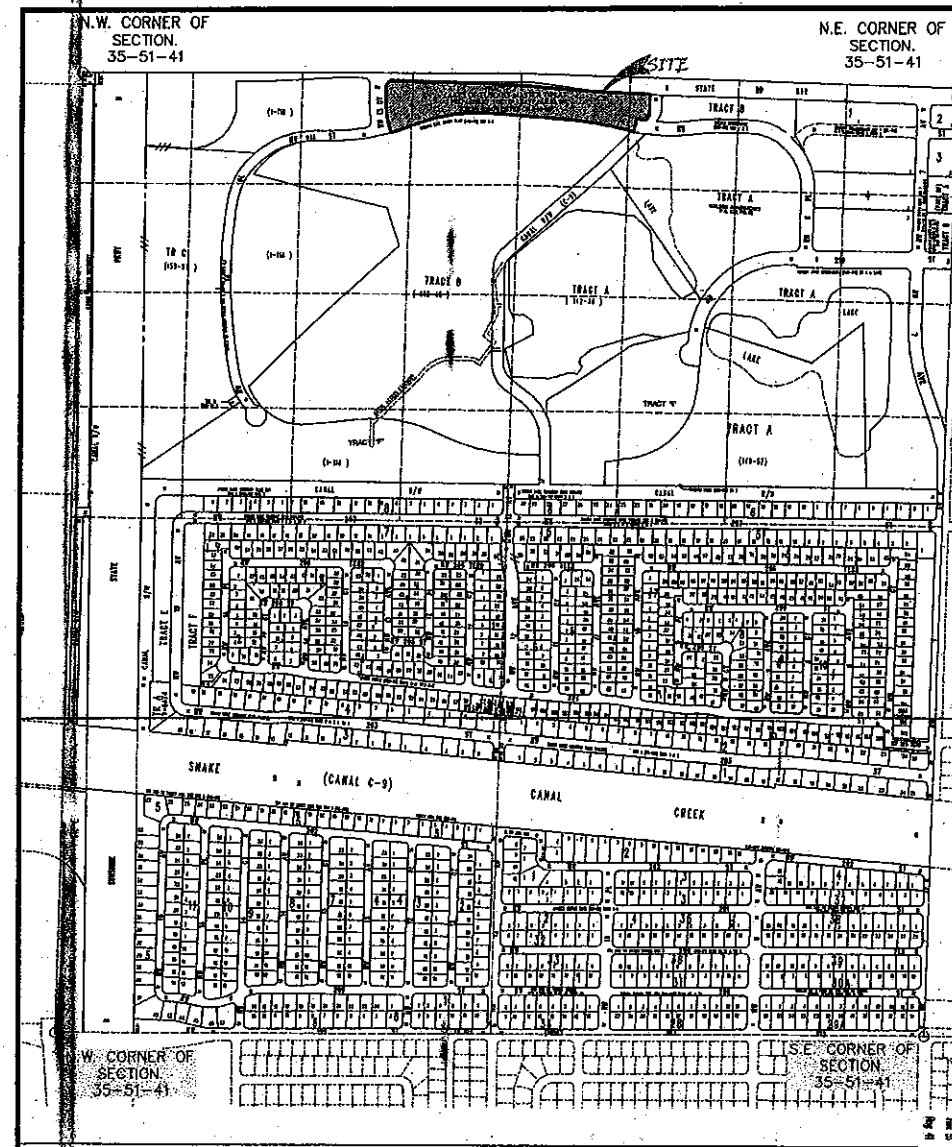
MIAMI-DADE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET 1: COVER SHEET
SHEET 2: AS-BUILT PLAN
SHEET 3 TO 3: AS-BUILT PLAN

DRAINAGE LEGEND

C DENOTES CENTER LINE
PL DENOTES PROPERTY LINE
RW DENOTES RIGHT OF WAY LINE
DENOTES DESIGN ELEVATION
0.00 DENOTES AS-BUILT ELEVATION
DENOTES CATCH BASIN



LOCATION MAP

SCALE 1"=500'

SECTION 35, TOWNSHIP 41 S., RANGE 41 E.

SURVEYOR'S NOTES:

- THIS IS AN AS-BUILT SURVEY
- THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY CHAPTER 81017-6 FLORIDA ADMINISTRATIVE CODE.
- ELEVATION HEREON WERE DERIVED FROM COUNTY BENCHMARK # H-429, ELEVATION 7.89' AS SHOWN ON METRO DADE COUNTY BENCHMARK BOOK LOCATOR 1116.
- ALL ELEVATION REFER TO NGVD OF 1929.

HEREBY CERTIFY: THAT THE ATTACHED SKETCH OF AS-BUILT SURVEY WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF FLORIDA STATUTES.

DATE OF FIELD WORK: 09-27-2007 THROUGH 09-28-2007
07-08 FB:

JOSE L. LOPEZ, P.E. 1574849
STATE OF FLORIDA
FOR THE FIRM

NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

Job No. 070963

Sheet:
OF 3



TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certifications: EB-6706, AA-2777, LB-6507 State of Florida
7729 NW 146th St. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fax: (305) 823-3172

Sheet:

Project Name:

Project Add:

COVER SHEET

PAVEMENT & DRAINAGE ASBUILT PLAN TRACT "J"

SECTION 35, TOWNSHIP 41 S., RANGE 41 E.
N.W. 215th STREET & N.W. 13th AVE.

Desg

Orwn

HC

Chkd

Aprv

Date

No.

DATE

BY

APRV

REVISION

DESCRIPTION

REVISION DESCRIPTION

REVISION DESCRIPTION

REVISION DESCRIPTION

REVISION DESCRIPTION

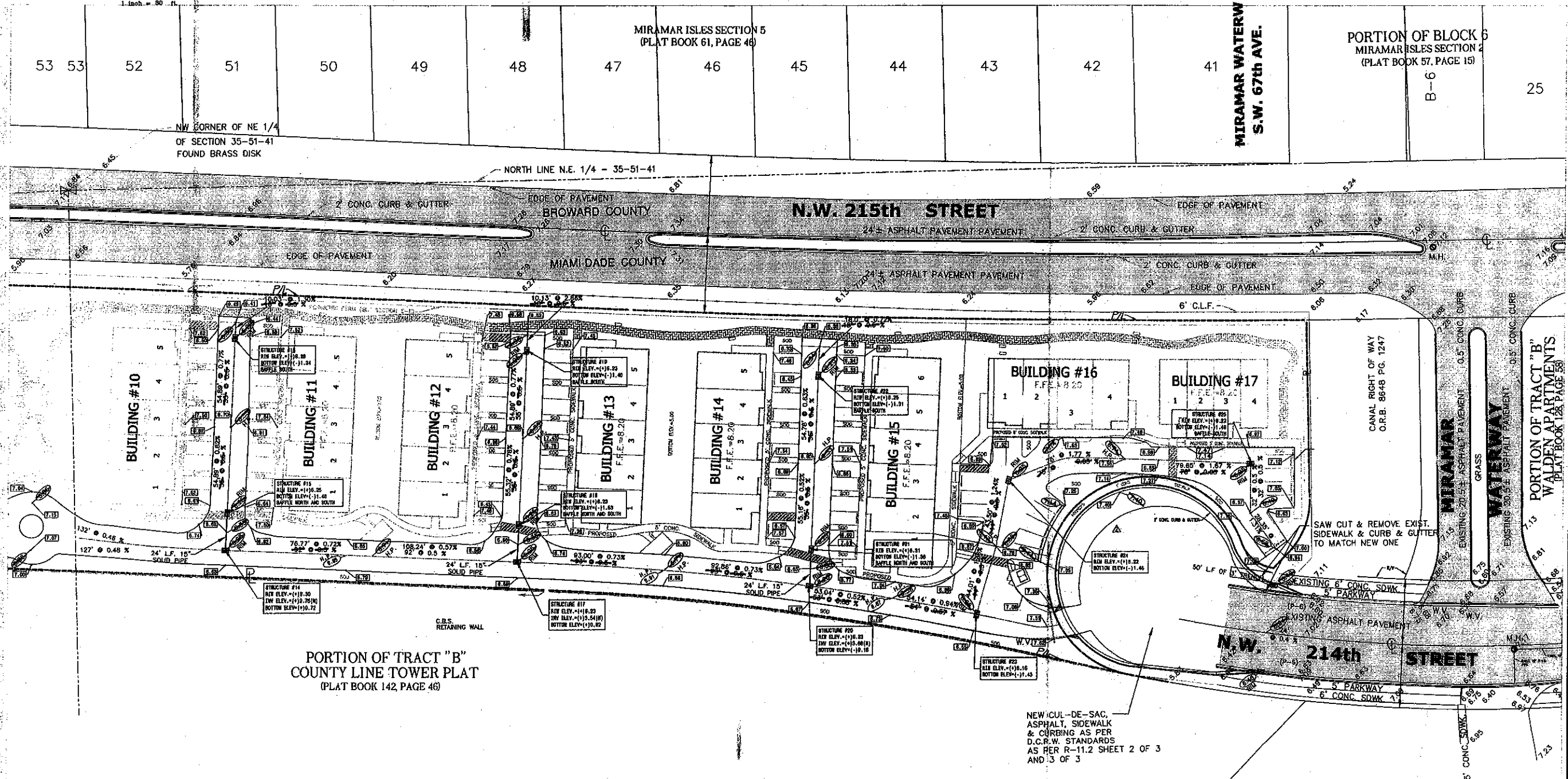
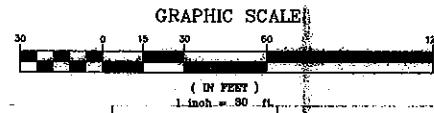
REVISION DESCRIPTION

REVISION DESCRIPTION

PAVEMENT & DRAINAGE IMPROVEMENTS

AS-BUILT PLANS

MIAMI-DADE COUNTY, FLORIDA



NOTE: NOT A VALID SURVEY WITHOUT THE
SIGNATURE AND ORIGINAL SEAL OF A
FLORIDA REGISTERED SURVEYOR AND
MAPPER

NOV 23 2010

JOSE M. LOPEZ, P.L.S. #4849

STATE OF FLORIDA

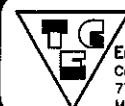
FOR THE FIRM

DATE OF FIELD WORK: 09-27-2007 THROUGH 09-28-2007

FB: 07-08

Job No. 070863

Sheet:
3 OF 3



TRI-COUNTY ENGINEERING, INC.

ENGINEERS ARCHITECTS SURVEYORS & MAPPERS

Certificates: EB-6708, AA-2777, LB-6507 State of Florida

7729 NW 146 th st. Ph: (305) 823-3737

Miami Lakes, Florida 33016 Fax: (305) 823-3172

Sheet: COVER SHEET

Project Name: ASBUILT PLAN TRACT "J"

CLIENT: SECTION 35, TOWNSHIP 41 S., RANGE 41 E.
N.W. 215th STREET & N.W. 13th AVE.

Desg	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	HC				
Chkd					
Aprv					
Date	09-01-07				

PAVING, GRADING & DRAINAGE

PORTOFINO GARDENS, TRACT "J"

INDEX OF SHEETS

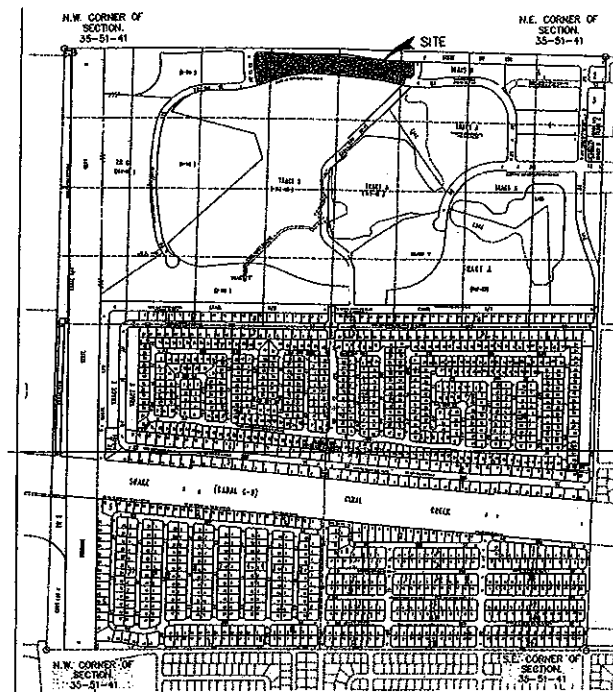
SHEET PD-1: COVER SHEET
SHEET PD-2: PLAN SHEET
SHEET PD-4: TABLE, DETAILS & SECTIONS
SHEET PD-5: TRAFFIC PLAN
SHEET PD-6: TRAFFIC PLAN

LEGEND :

	EXISTING	PROPOSED
Power Pole	○	●
Telephone Pole	○	●
Combination Pole	○	●
Guy Wire And Anchor Pin	—X—	—X—
Light Pole	⊗	⊗
Gas Main	---6" GM---	---6" GM---
Water Main	---8" WM---	---8" WM---
Sanitary Sewer	---8" SAN---	---8" SAN---
Storm Sewer (C.M.P.)	---15" SS---	---15" SS---
French Drain	⊞	⊞
Pavement	▨	▨
Curb Inlet (1)	⊞	⊞
Curb Inlet (2)	⊞	⊞
Catch Basin (3)	⊞	⊞
Drainage Flow	→	→
Grade	10.00	10.00
Curb	=====	=====
Curb And Gutter	=====	=====
Manhole	○	●
Structure Number	⊞	⊞
Sewer Lateral	⊞	⊞
Fire Hydrant	⊞	⊞
Tee	⊞	⊞
Gate Valve	⊞	⊞
Reducer	⊞	⊞
Bends, (90°, 45°, 22-1/2°, 11-1/4°)	⊞	⊞
Cross	⊞	⊞
Double Service	⊞	⊞
Single Service	⊞	⊞
Plug & Flush Valve Outlet	⊞	⊞
Fitting Number	⊞	⊞
Sewage Flow Direction	▽	▽

SITE DATA

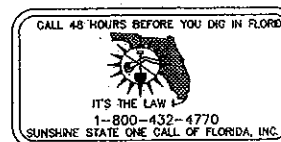
COUNTY FLOOD CRITERIA ELEVATION = 6.0
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "AE", ELE=6.00
FLOOD ZONE FIRM MAP PANEL No. = 12025C0080 J
WATER TABLE ELEVATION OCT. H.W. = 2.00



LOCATION MAP

SCALE: 1"=800'

SECTION 35, TOWNSHIP 51 S., RANGE 41 E.

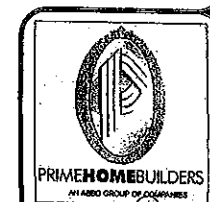


GENERAL NOTES

- All work to be in compliance with the requirements of and acceptable to Dade County Public Works Department, D.E.R.M. and S.F.W.N.D.
- Existing utilities as shown are plotted from the best available sources, however neither the Engineer nor the Owner guarantee their accuracy. Any additional cost due to conflict between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
- Contractor to clear and grub right of way and cut roadway to subgrade; Utility contractor to be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All surplus material to be spread and leveled on abutting lots as directed by the Engineer.
- It is the obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting his bid. Failure to do so will not relieve him of his obligation to complete the work fully and acceptable to the engineer and the owner for the consideration set forth in his bid.
- Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer in writing.
- Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co. Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
- Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Dade County.
- Contractor to provide pre-test and field density tests on limepock base as required by the Engineer. In the event of field density test failures, the contractor shall rework the base and/or subgrade as required and provide additional test(s) as required and at his own expense.
- All swale sections in rock or marl areas will be constructed at the same straight grade.
- Catch basins and pavement around catch basins all to be constructed in accordance with D.E.R.M. Standard Details NO. SD 2.6.
- Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Detail No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
- All elevations refer to N.G.V.D., 1929 DATUM.
- The perimeter of the property must be set at the elevations shown in the plans (no lower than 7.60 NGVD, see cross sections details). Minimum finished floor ele.=8.15 NGVD.
- Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Dade County.
- Street signs to be installed in accordance with Dade County Public Works Department Standard Details R-18.1 and R-18.2.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



Paul R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

DESIGN	DATE	BY	APPROVED	REVISION	DESCRIPTION
Down					
Jose B					
Child					
P. Garcia					
P. Garcia					
Apr					
P. Garcia					
Jan					
2004					

THE VINEYARDS AT PORTOFINO GARDENS TRACT "J"

PROJECT NAME: PAVING, GRADING & DRAINAGE PLAN

SHEET: 1 OF 6

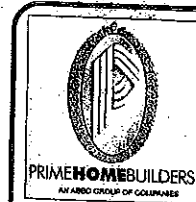
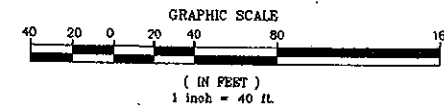
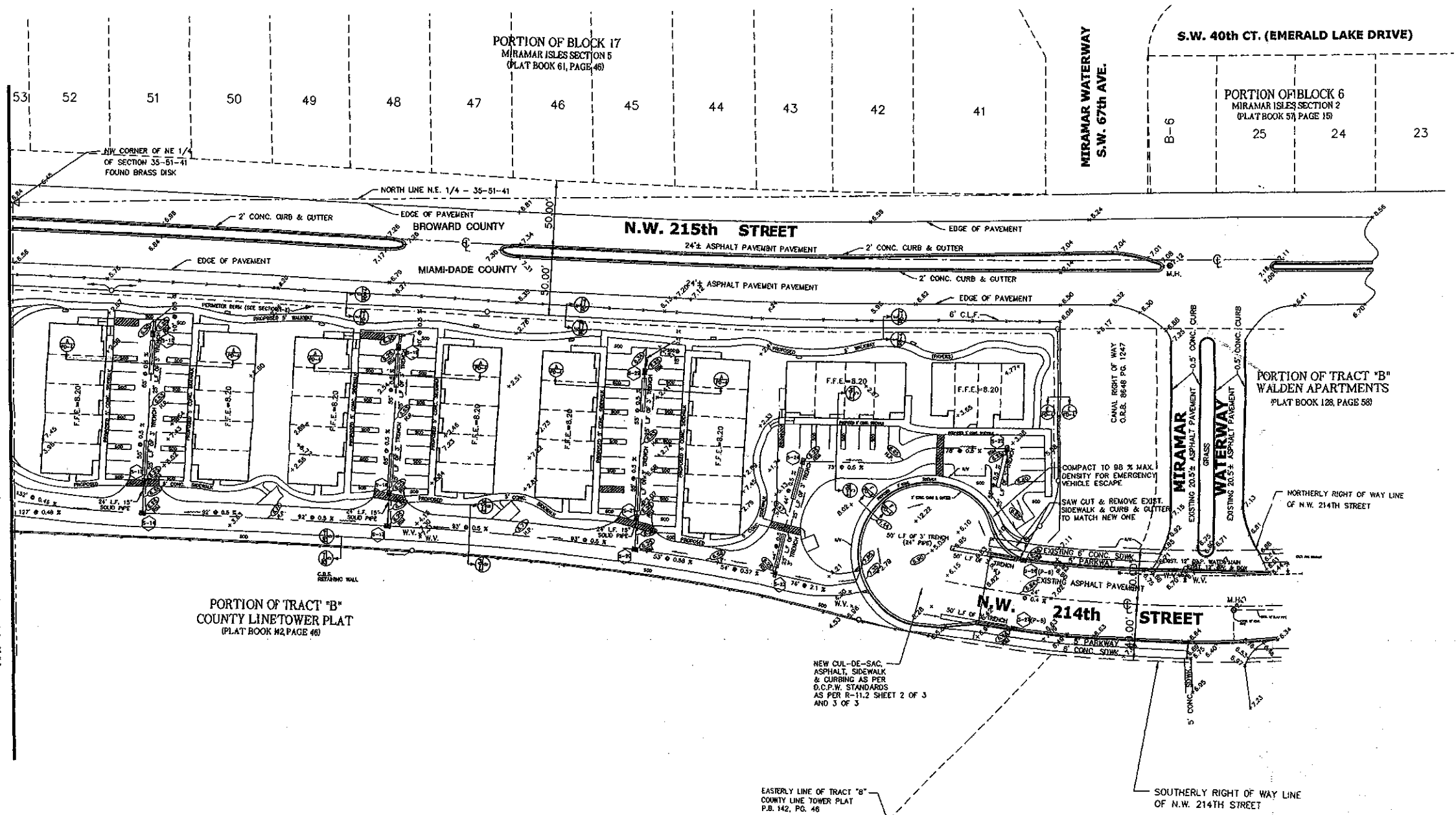
PROJECT LOC: VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT MIAMI GARDENS - FLORIDA

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507, State of Florida
7729 N.W. 145th St. 33016
Miami Lakes, Florida
Ph: (305) 823-3137
Fax: (305) 823-3172

Job No. 040101-J

Sheet: PD-1

1 of 6

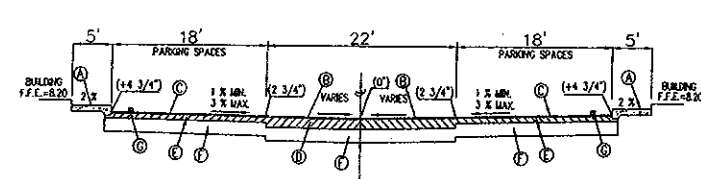



SEP 17 2004
Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

7 TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146 th St. Ft. Lauderdale, Florida 33316
Miami Lakes, Florida
Ph: (305) 823-3737
F: (305) 823-3737

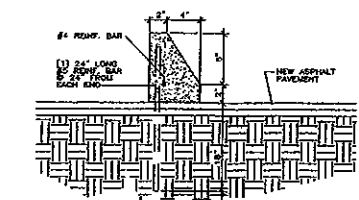
JobNo. 040101-
Sheet:
PD-3
3 of 6

Quesq	P. Garcia	No.	DATE	BY	APRV	REVISION DESCRIPTION
Orn'n	JoseB	Δ				
Chld	P. Garcia	Δ				
Aprv	P. Garcia	Δ				
Drne	Jun. 2004	X				



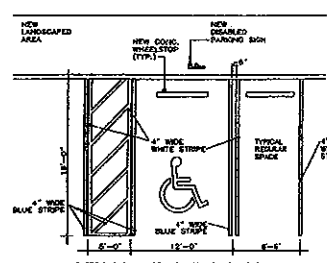
- ① 5' CONC. SIDEWALK
- ② ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
- ③ ASPHALTIC CONCRETE SURFACE COURSE 1 1/4" THICK (PARKING SPACES)
- ④ BASE COURSE PRIMED (8")
- ⑤ BASE COURSE PRIMED (6")
- ⑥ STABILIZED SUBGRADE (12")
- ⑦ WHEEL STOP

SECTION A-A
SCALE: N.T.S.

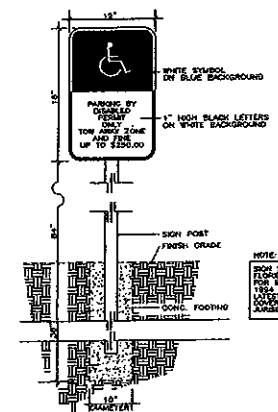


WHEEL STOP SHALL BE APPROXIMATELY 18" x 12" x 8" LONG. REINFORCEMENT SHALL BE 4# BARS @ 12" O.C. WITH 2# BARS @ 12" O.C. PERPENDICULAR TO THE STOP. FINISH TOP OF STOP SHALL BE WITH THE FINISH OF ADJACENT DRIVE PAVEMENT.

TYPICAL CONC. WHEEL STOP
SCALE: 1/2"=1'-0"

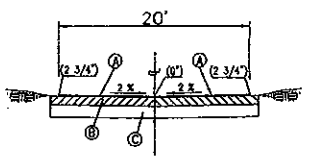


STANDARD AND DISABLED PARKING SPACE DETAIL
SCALE: 1/2"=1'-0"



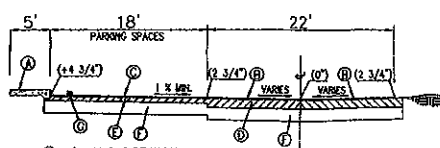
TYPICAL DISABLED PARKING SIGN
SCALE: 3/4"=1'-0"

- ### GENERAL NOTES
- INLET STRUCTURES (PER S.D.-2.6 TYPE "P") 42" WIDE RECTANGULAR STRUCTURES (Alternates "B") SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
 - WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM Specification C-76, Table II, FOR 8 WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM Specification C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
 - PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM Specifications C-478 FOR PRECAST CIRCULAR UNITS.
 - SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
 - CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
 - STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG.
 - MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
 - CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)"



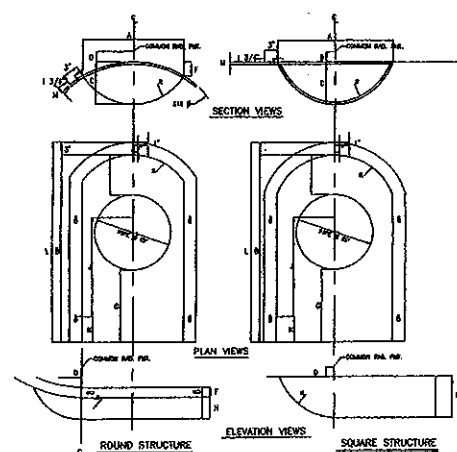
- ① ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
- ② BASE COURSE PRIMED (8")
- ③ STABILIZED SUBGRADE (12")

SECTION B-B
SCALE: N.T.S.

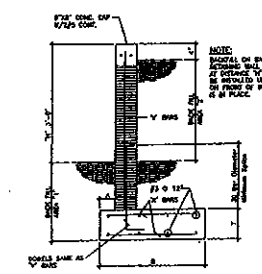


- ① 5' CONC. SIDEWALK
- ② ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
- ③ ASPHALTIC CONCRETE SURFACE COURSE 1 1/4" THICK (PARKING SPACES)
- ④ BASE COURSE PRIMED (8")
- ⑤ BASE COURSE PRIMED (6")
- ⑥ STABILIZED SUBGRADE (12")
- ⑦ WHEEL STOP

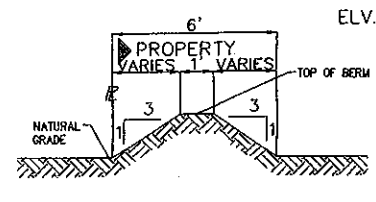
SECTION C-C
SCALE: N.T.S.



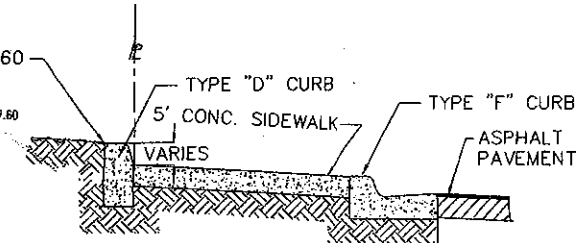
BAFFLE DETAIL
SCALE: 1/2"=1'-0"



TYPICAL CONCRETE RETAINING WALL
SCALE: 1/2"=1'-0"



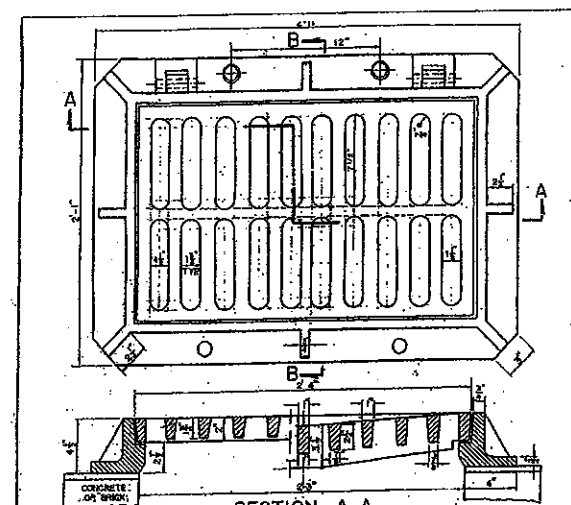
PERIMETER BERM
SECTION E-E
N.T.S.



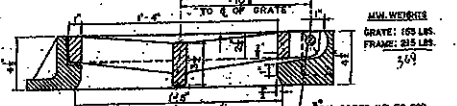
SECTION F-F
N.T.S.

GENERAL NOTES FOR TYPE "P" INLETS

(SD 2.6 SHEET 4 OF 4) DADE COUNTY PUBLIC WORKS STANDARDS



SECTION A-A



SECTION B-B

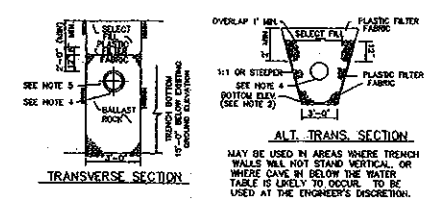
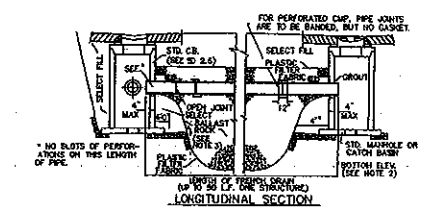
STANDARD STORM DRAINAGE DETAIL		SD 2.3 SHEET 1 OF 2
INLET CONVEYANCE	INLET	
1.0	1.0	
2.0	2.0	
3.0	3.0	
4.0	4.0	
5.0	5.0	
6.0	6.0	
7.0	7.0	
8.0	8.0	
9.0	9.0	
10.0	10.0	
11.0	11.0	
12.0	12.0	
13.0	13.0	
14.0	14.0	
15.0	15.0	
16.0	16.0	
17.0	17.0	
18.0	18.0	
19.0	19.0	
20.0	20.0	
21.0	21.0	
22.0	22.0	
23.0	23.0	
24.0	24.0	
25.0	25.0	
26.0	26.0	
27.0	27.0	
28.0	28.0	
29.0	29.0	
30.0	30.0	
31.0	31.0	
32.0	32.0	
33.0	33.0	
34.0	34.0	
35.0	35.0	
36.0	36.0	
37.0	37.0	
38.0	38.0	
39.0	39.0	
40.0	40.0	
41.0	41.0	
42.0	42.0	
43.0	43.0	
44.0	44.0	
45.0	45.0	
46.0	46.0	
47.0	47.0	
48.0	48.0	
49.0	49.0	
50.0	50.0	

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	INLET TYPE	RIM THROAT OR FLOW LINE ELEV.	INVERT ELEV.	PIPE SIZE	LENGTH OF SOLID HDP PIPE	LENGTH OF PERFORATED HDP PIPE	"G" BAFFLE (FIBER GLASS) & BOTTOM ELEV.	BOTTOM OF STRUCTURE ELEVATION
S-1	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-2	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	44'	0'	NONE	0.5
S-3	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-4	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-5	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	30'	0'	NONE	0.5
S-6	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-7	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-8	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	24'	0'	NONE	0.5
S-9	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-10	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	-1.5
S-11	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	24'	0'	NONE	0.5
S-12	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-13	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-14	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	24'	0'	NONE	0.5
S-15	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-16	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-17	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	24'	0'	NONE	0.5
S-18	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-19	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-20	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	24'	0'	NONE	0.5
S-21	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-22	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-23	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-24	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-25	"P" - ALTERNATE "B"	42" INLET	6.25	2.00	15"	5'	25'	0.5	0.5
S-26	"P" - ALTERNATE "B"	42" INLET	6.46	2.00	15"	5'	50'	NONE	0.5
S-27	"P" - ALTERNATE "B"	42" INLET	6.46	2.00	15"	5'	50'	NONE	0.5

* STRUCTURE 14 INVERT ELEVATION IS 3.00 (H) (SOLID PIPE)
STRUCTURE 15 INVERT ELEVATION IS 3.00 (S) (SOLID PIPE)
STRUCTURE 17 INVERT ELEVATION IS 3.00 (H) (SOLID PIPE)
STRUCTURE 18 INVERT ELEVATION IS 3.00 (S) (SOLID PIPE)

TOTAL L.F. OF TRENCH=550

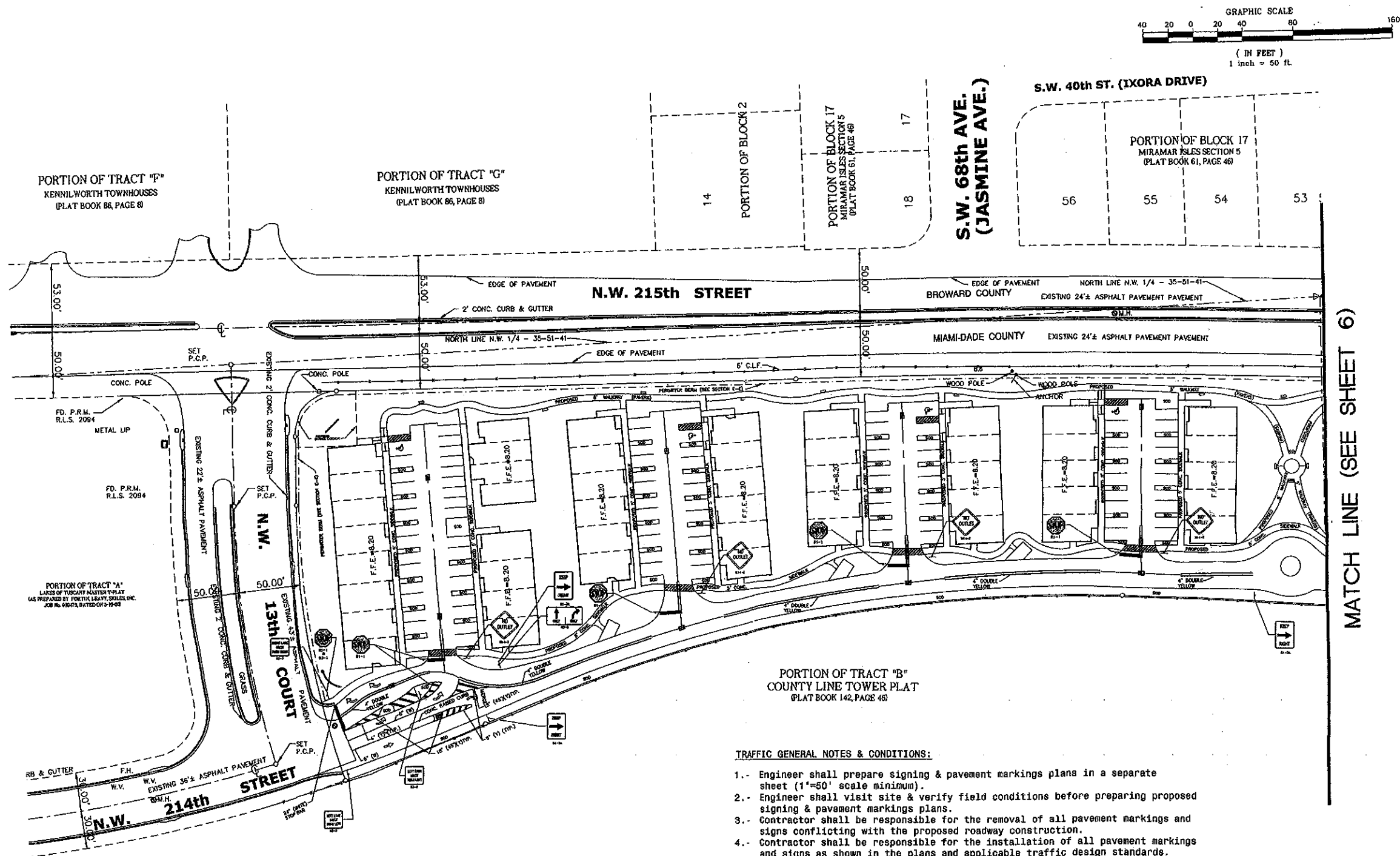


- ### EXFILTRATION TRENCH DETAIL
- SD 1.3 SHEET 1 OF 2
- PLASTIC FILTER FABRIC (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 - THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 18"-0" BELOW EXISTING GROUND ELEVATION UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 - 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 PROPER 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.
 - INVERT ELEVATION TO BE 2.00 HIGHER.
 - SEE SHEET 2 OF 3 OF SD 1.1 IN THE D.C.P.W. MANUAL.



Rubio R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

PROJECT NAME	THE VINEYARDS AT PORTOFINO GARDENS TRACT "J"
PROJECT LOCATION	VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT MIAMI GARDENS - FLORIDA
DESIGNER	TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS	
CERTIFICATE NO.	EB-6706, AA-2777, LB-8507 State of Florida
PH	(305) 823-3737
7729 N.W. 146 TH ST.	
Miami Lakes, Florida	
33016	
FX	(305) 823-3172
JOB NO.	040101-J
SHEET	PD-4
DATE	06/02/2004



MATCH LINE (SEE SHEET 6)

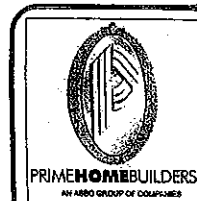
LEGEND:

- 25 LF 2'-4" DOUBLE (Y)(P)(RPM)(TYP.) W/ 24" (W)(P)
- NEW ASPHALT BY THIS PROJECT
- DENOTES EXISTING PAVEMENT & ROADWAYS

NOTE: SEE SHEET PD-4 FOR TYPICAL PARKING STALL & H.C. STALL STRIPING DETAILS.

TRAFFIC GENERAL NOTES & CONDITIONS:

- 1.- Engineer shall prepare signing & pavement markings plans in a separate sheet (1"=50' scale minimum).
- 2.- Engineer shall visit site & verify field conditions before preparing proposed signing & pavement markings plans.
- 3.- Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
- 4.- Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
- 5.- Contractor shall be responsible for matching existing pavement markings at the beginning and at the end of the project, and at all intersecting side streets.
- 6.- Contractor shall be responsible for the installation of reflective pavement markers along the entire length of the project.
- 7.- Any signing material, including supports to be removed, shall be delivered by the contractor to Dade County's Traffic Signals and Signs Maintenance Facility located at 7100 NW 36 Street, Miami, Florida.
- 8.- Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps etc. may be adjusted as directed by the Engineer/Inspector.
- 9.- Contractor shall be responsible for providing pedestrian ramps/x-walk where sidewalk is existing or proposed (ADA-PWM).
- 10.- The end-of-roadway marker shall be one of the following: a marker consisting of nine red retroreflectors, each with a minimum diameter of 3 inches, mounted symmetrically on a red retroreflective red diamond 18 inches or more on a side. (OM4-1) Mounted at 4 feet minimum above grade.



PRIME HOME BUILDERS
AN ARBO GROUP OF COMPANIES

TRI-COUNTY ENGINEERING, INC.

ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146th St.
Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax: (305) 823-3172

Job No. 040101-J

Sheet: **PD-5**
5 of 5

PROJECT NAME: THE VINEYARDS AT PORTOFINO GARDENS TRACT 'J'

PROJECT LOC: VICINITY OF N.W. 215th St. AND N.W. 13th COURT MIAMI GARDENS - FLORIDA

DESIGN: P. Garcia

DRWN: P. Garcia

CHKD: P. Garcia

APPR: P. Garcia

DATE: Jan. 2004

REVISION

DESCRIPTION

BY

DATE

No.

APPR

DESIGN

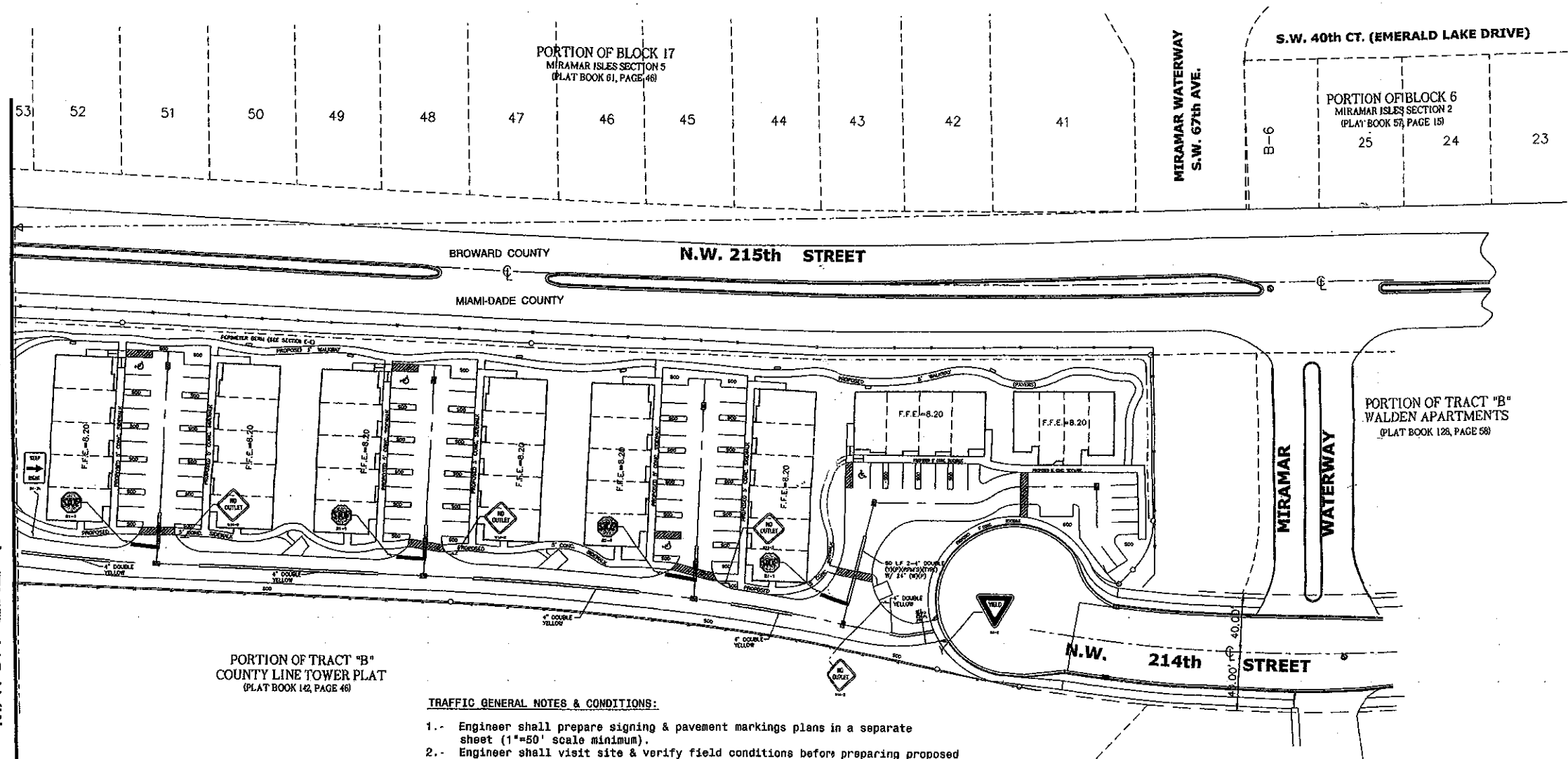
DRWN

CHKD

APPR

DATE

MATCH LINE (SEE SHEET 5)



LEGEND:

25 LF 2'-4" DOUBLE (Y)(P)(RPM)(TYP.)
W/ 24" (W)(P)

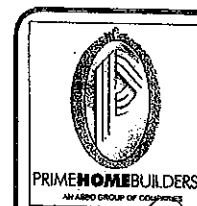
NEW ASPHALT BY THIS PROJECT

DENOTES EXISTING PAVEMENT & ROADWAYS

NOTE: SEE SHEET PD-4 FOR TYPICAL PARKING STALL & H.C. STALL STRIPING DETAILS.

TRAFFIC GENERAL NOTES & CONDITIONS:

- 1.- Engineer shall prepare signing & pavement markings plans in a separate sheet (1"=50' scale minimum).
- 2.- Engineer shall visit site & verify field conditions before preparing proposed signing & pavement markings plans.
- 3.- Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
- 4.- Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
- 5.- Contractor shall be responsible for matching existing pavement markings at the beginning and at the end of the project, and at all intersecting side streets.
- 6.- Contractor shall be responsible for the installation of reflective pavement markers along the entire length of the project.
- 7.- Any signing material, including supports to be removed, shall be delivered by the contractor to Dade County's Traffic Signals and Signs Maintenance Facility located at 7100 NW 36 Street, Miami, Florida.
- 8.- Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps etc. may be adjusted as directed by the Engineer/Inspector.
- 9.- Contractor shall be responsible for providing pedestrian ramps/x-walk where sidewalk is existing or proposed (ADA-PWM).
- 10.- The end-of-roadway marker shall be one of the following: a marker consisting of nine red retroreflectors, each with a minimum diameter of 3 inches, mounted symmetrically on a red retroreflective red diamond 18 inches or more on a side. (OM4-1) Mounted at 4 feet minimum above grade.



PRIMEHOMEBUILDERS
AN ARBO GROUP OF COMPANIES
Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

TRI-COUNTY ENGINEERING, INC.
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Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax: (305) 823-3172

Job No. 040101-J

Sheet:
PD-6
6 of 6

PROJECT NAME:
THE VINEYARDS AT PORTOFINO GARDENS
TRACT 'J'
TRAFFIC PLAN
PROJECT LOC:
VICINITY OF N.W. 215th ST. AND N.W. 13th COURT
MIAMI GARDENS - FLORIDA

DESIGN	DRAWN	CHECKED	APPROVED	DATE	BY	APPROVED	REVISION DESCRIPTION
Desg. P. Garcia	Drawn: Jose B	Chkd: P. Garcia	Appr: P. Garcia	Jan. 2004			

DRAINAGE IMPROVEMENTS

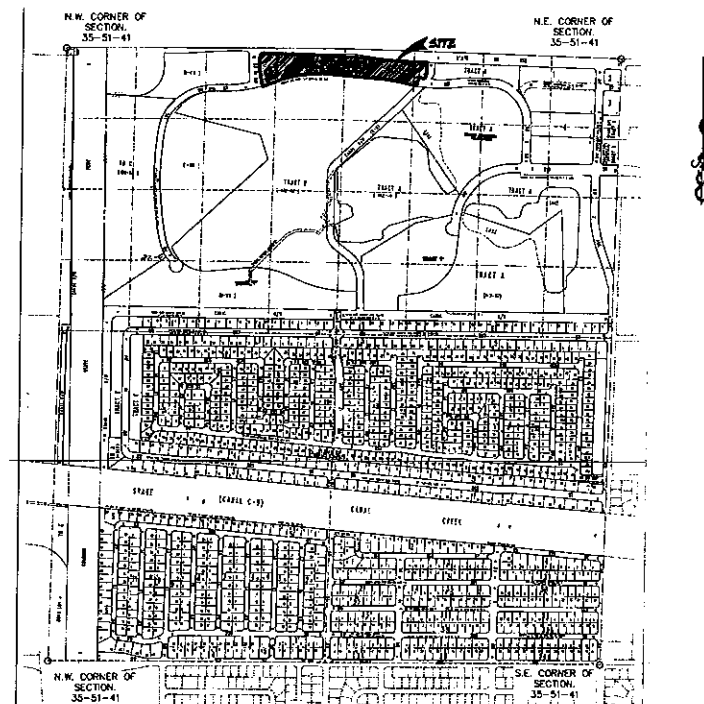
MAJORCA ISLES I, A CONDOMINIUM

INDEX OF SHEETS

SHEET PD-1: COVER SHEET
SHEET PD-2: PLAN SHEET
SHEET PD-3: PLAN SHEET
SHEET PD-4: TABLE & DETAILS

LEGEND :

	EXISTING	PROPOSED
French Drain		
Manhole		
Sewer Lateral		
Fire Hydrant		
Tee		
Gate Valve		
Reducer		
Bends, (90°, 45°, 22-1/2°, 11-1/4°)		
Cross		
Double Service		
Single Service		
Plug & Flush Valve Outlet		
Sewage Flow Direction		



LOCATION MAP

SCALE: 1"=800'

SECTION 35, TOWNSHIP 51 S., RANGE 41 E.



GENERAL NOTES

1. All work to be in compliance with the requirements of and acceptable to Dade County Public Works Department, D.E.R.M. and S.F.W.M.D.
2. Existing utilities as shown are plotted from the best available sources, however neither the Engineer nor the Owner guarantees their accuracy. Any additional cost due to conflict between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
3. Contractor to clear and grub right of way and cut roadway to subgrade; Utility contractor to be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All surplus material to be spread and leveled on abutting lots as directed by the Engineer.
4. It is the obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting his bid. Failure to do so will not relieve him of his obligation to complete the work fully and acceptable to the engineer and the owner for the consideration set forth in his bid.
5. Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer in writing.
6. Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co..Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
7. Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Dade County.
8. Contractor to provide proctor and field density tests on limerock Base as required by the Engineer. In the event of field density test failures, the contractor shall rework the base and/or subgrade as required and provide additional test(s) as required and at his own expense.
9. Catch basins and pavement around catch basins all to be constructed in accordance with D.C.F.W.D. Standard Details NO. SD 2.8.
10. Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Detail No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
11. All elevations refer to N.G.V.D., 1929 DATUM.
12. Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Dade County.

SITE DATA

COUNTY FLOOD CRITERIA ELEVATION = 6.0
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "AE", ELE=6.00
FLOOD ZONE FIRM MAP PANEL No. = 12025C0080 J
WATER TABLE ELEVATION OCT. H.W. = 3.50

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

JobNo. 080602

Sheet:

PD-1

1 of 4

Design	P. Garcia	No.	DATE	BY	APPRV	REVISION
Drawn	Joseb	Δ	07/15/08	JOSEB	P.G.	LIMIT TRENCH ADDITION TO TWO (2) STRUCTURES
Checked	P. Garcia	Δ				
Approved	P. Garcia	Δ				
Date	06/05/08	Δ				

MAJORCA ISLES I, A CONDOMINIUM

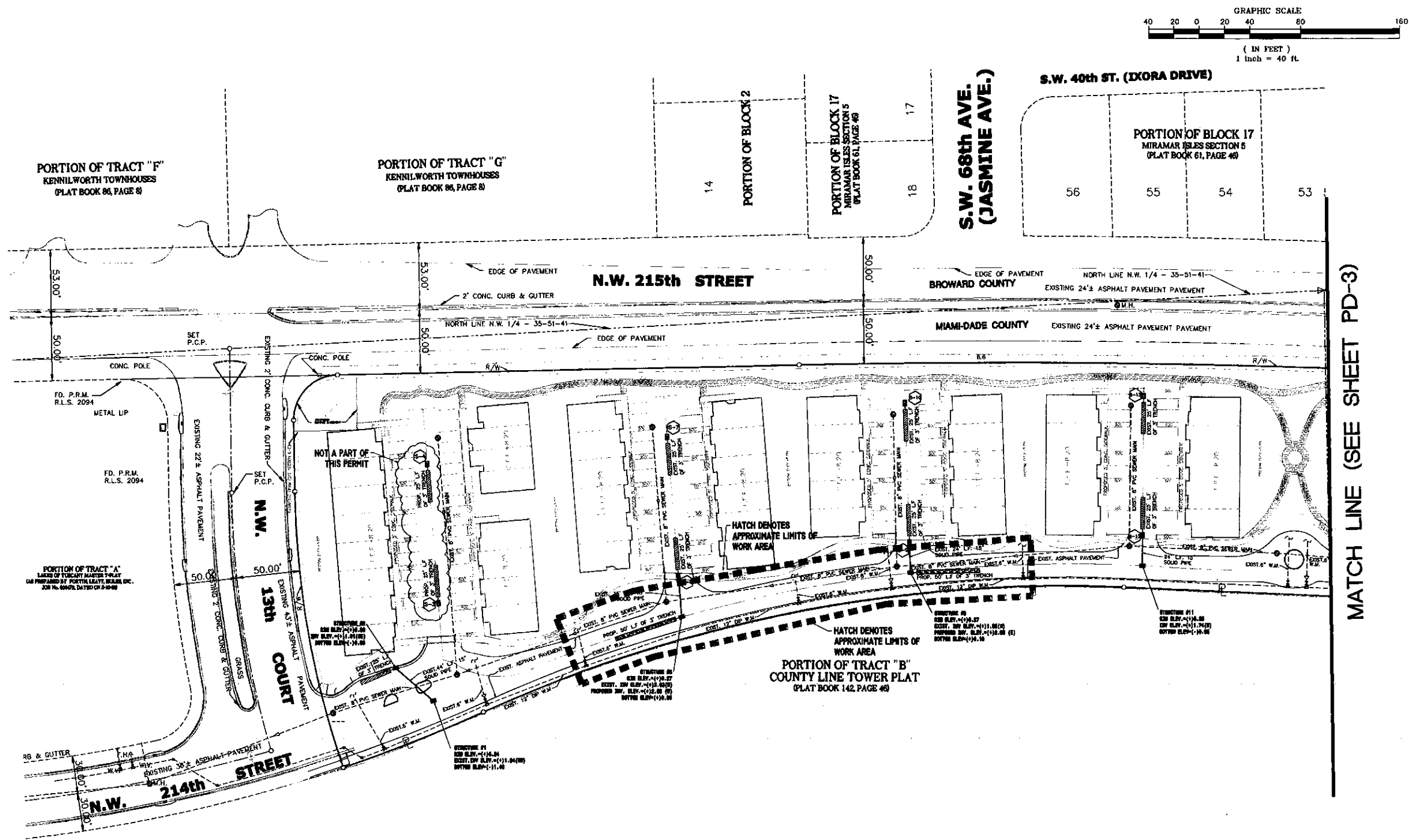
DRAINAGE IMPROVEMENTS COVER

VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT
MIAMI GARDENS - FLORIDA

PROJECT NAME:	
SHEET:	
PROJECT LOC:	

7 TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Licentiate: EB-8706, AA-2777, LB-6507 State of Florida
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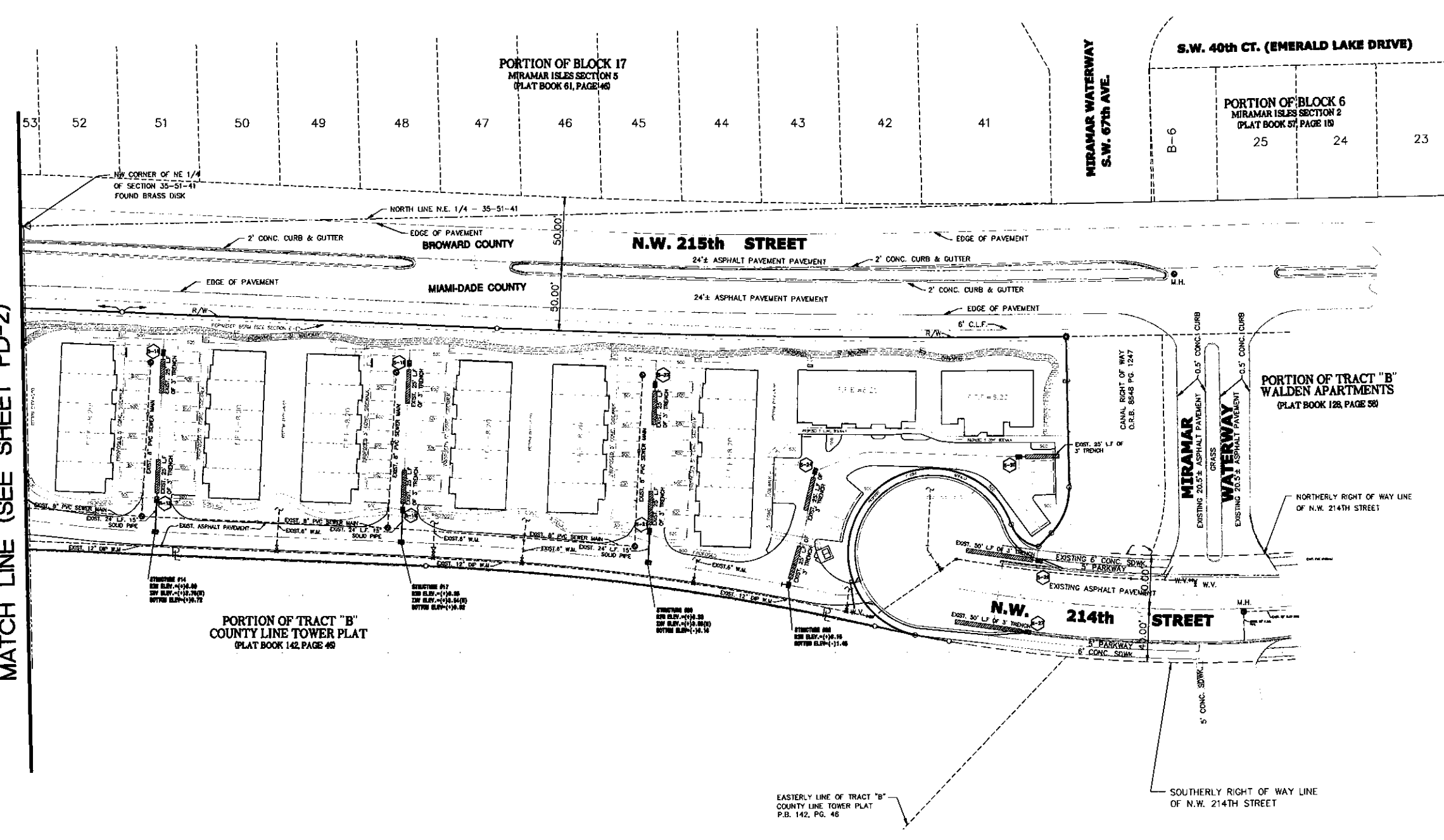
- NOTES:**
- CORE-DRILL EXISTING STRUCTURES No.5 (W) AND No.8 (E) AT INVERT 2.63 AS SHOWN ON PLANS.
 - PAVEMENT RESTORATION AS PER R 21.1 (MDPWM-PUBLIC WORKS DEPARTMENT).

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

PROJECT NAME: MAJORA ISLES I, A CONDOMINIUM DRAINAGE IMPROVEMENTS PLAN		REVISION DESCRIPTION NO. DATE BY APPR. P.G. LIMIT TRENCH ADDITION TO TWO (2) STRUCTURES	
SHEET: PD-2		1 07/15/08 JOSEB P.G.	
PROJECT LOC: VICINITY OF N.W. 215th ST. AND N.W. 13th COURT MIAMI GARDENS - FLORIDA		2 06/05/08	
TRI-COUNTY ENGINEERING, INC. ENGINEERS ARCHITECTS SURVEYORS & MAPPERS Certificates: EB-6706, AA-2777, LB-6607 State of Florida 7729 N.W. 146th St. Miami Lakes, Florida 33016 Ph: (305) 823-3137 Fx: (305) 823-3172		3 06/05/08	

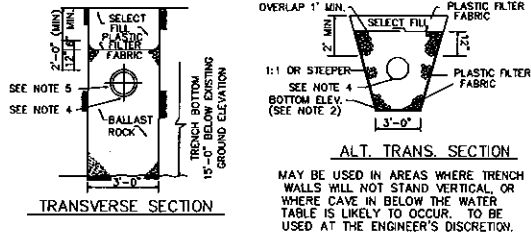
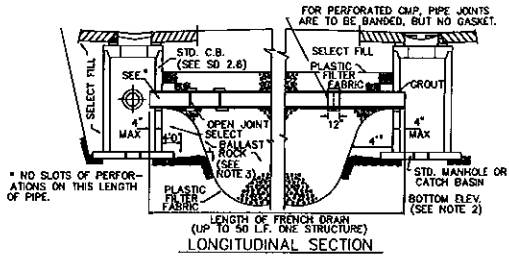
MATCH LINE (SEE SHEET PD-2)



STRUCTURE TABLE

EXISTING STRUCTURE NUMBER	EXISTING STRUCTURE TYPE	EXISTING INLET TYPE	EXISTING RIM ELEVATION	PROP. INVERT ELEV.	PIPE SIZE	LENGTH OF PROP. SOLID HDP PIPE	LENGTH OF PROP. PERFORATED HDP PIPE
S-5	"P" - ALTERNATE "B"	42" INLET	6.27	2.63	15"	5'	50'
S-8	"P" - ALTERNATE "B"	42" INLET	6.27	2.63	15"	5'	50'

TOTAL OF ADDITIONAL L.F. OF TRENCH=100



- NOTES:
1. PLASTIC FILTER FABRIC (AT EA. 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 2.63 NGVD.
 5. SEE SHEET 2 OF 3 OF SD 1.1 IN THE D.C.P.W. MANUAL.

EXFILTRATION TRENCH DETAIL

(SD 1.1 SHEET 1 OF 1)

N.T.S.

DESIGN	DATE	BY	APPROVED	REVISION DESCRIPTION
Jose B	07/15/08	JOSE B	P.G.	LIMIT TRENCH ADDITION TO TWO (2) STRUCTURES
Child		P. Garcia		
Appr		P. Garcia		
Date	06/05/08			
MAJORCA ISLES I, A CONDOMINIUM				
DRAINAGE IMPROVEMENTS TABLES AND DETAILS				
VICINITY OF N.W. 215 TH ST. AND N.W. 13 TH COURT				
MIAMI GARDENS - FLORIDA				
PROJECT NAME				
SHEET				
PROJECT LOC.				
TRI-COUNTY ENGINEERING, INC.				
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS				
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Fax: (305) 823-3172				
Seal				
Pablo R. Garcia, P.E.				
Civil Engineer No. 34239				
State of Florida				
For The Firm				
Job No. 080602				
Sheet:				
PD-4				
4 of 4				