



LEGEND

—O—	EXIST. OVERHEAD ELECTRICAL LINE	○	PROP. CURB INLET
- - -	EXIST. STORM LINE	⊙	PROP. CATCH BASIN
- · - · -	EXIST. TELEPHONE LINE	○	PROP. STORM MANHOLE
- · - · -	EXIST. SANITARY LINE	- · - · -	PROP. TELEPHONE LINE
- · - · -	EXIST. GAS LINE	- · - · -	PROP. SANITARY LINE
- · - · -	EXIST. WATER LINE	- · - · -	PROP. WATER LINE
□	EXIST. STORM CATCH BASIN	- · - · -	PROP. SEWER LATERAL LINE
○	EXIST. STORM MANHOLE	- · - · -	PROP. ELECTRICAL LINE
⊙	EXIST. SANITARY MANHOLE	○	PROP. CLEAN OUT
⊙	EXIST. WATER VALVE	⊙	PROP. WATER METER
⊙	EXIST. CONC. POLE	⊙	PROP. BACK FLOW PREVENTOR
○	EXIST. HANDHOLE	⊙	PROP. REDUCER
○	EXIST. CURB INLET	⊙	PROP. TAPPING SLEEVE W/ VALVE
○	EXIST. SIGN POST	⊙	PROP. TEE
○	EXIST. GRADE	⊙	PROP. 90° ELBOW
○		⊙	PROP. VALVE
		⊙	PROP. FIRE HYDRANT
		⊙	PROP. DRAINAGE LATERAL LINE
		⊙	PROP. DRAINAGE LINE
		⊙	PROP. EXFILTRATION TRENCH
		⊙	PROP. UTILITY CROSSING
		⊙	PROP. GRADE

CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MIAMI BEACH STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SOODING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCRoACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
- 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 1.5%.
- EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
- EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
- NO STRUCTURES SHALL BE ALLOWED IN UTILITY EASEMENT.
- ALL UNSTABLE MATERIALS SUCH AS MUCK, PEAT, PLASTIC CLAYS, AND/OR MARLS SHALL BE REMOVED FROM ROADBED AREAS. THE AREA SHALL THEN BE BACKFILLED ACCORDING TO THE GEOTECH REPORT.

HATCH LEGEND

	PROPOSED CONCRETE		PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE		PROPOSED MILL & OVERLAY PAVEMENT

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 1996 W. KENNEDY BLVD.
 SUITE 208
 FORT LAUDERDALE, FL 33309
 P: 954-202-7000
 F: 954-202-7070
 WWW.THOMASENGINEERINGGROUP.COM

REVISIONS:			
REV.	DATE	COMMENT	BY

KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 www.callsunshine.com

KRISTIN N. DIPERRO, STATE OF FLORIDA
 PROFESSIONAL ENGINEER, LICENSE NO. 84380. THIS
 ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 KRISTIN N. DIPERRO, PE ON 12/19/2022. PRINTED
 COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED AND THE DIGITAL SIGNATURE
 MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No.:	F220114
DRAWN BY:	KND
CHECKED BY:	KND
DATE:	12/19/2022
CAD I.D.:	F220114 PGD

BISCAYNE POINT
 FOR
BISCAYNE POINT DEVELOPMENTS, LLC
 700-710 82ND STREET
 MIAMI BEACH, FL

6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PH: (954) 202-7000
 FX: (954) 202-7070
 www.ThomasEngineeringGroup.com

December 19, 2022
 FLORIDA BUSINESS DEPT. OF AUTH. No. 27528

SHEET TITLE:
PRELIMINARY ENGINEERING PLAN
 SHEET NUMBER:
C-01