

RESOLUTION No. 22-153

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR FOUNDRY – TRANSAL FOR THE PROPERTY LOCATED AT 8315 NW 27 STREET, PURSUANT TO SECTION 53-184(F) OF THE CITY’S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Foundry Commercial Acquisitions, LLC (the “Applicant”) has submitted an application for Mayor and Council site plan review and approval for the property located at 8315 NW 27 Street, Doral, Florida, further identified by folio numbers 35-3027-046-0030 and 35-3027-046-0040, as legally described in “Exhibit A”; and

WHEREAS, a zoning workshop was held on May 4, 2022, at which meeting the public was afforded an opportunity to examine the project and provide feedback; and

WHEREAS, the City of Doral staff finds that the proposed site plan complies with the requirements and standards of the City’s Land Development Code; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council of the City of Doral on August 24, 2022, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Mayor and City Council of the City of Doral find the adoption of this Resolution is in the best interest of the health, safety and welfare of the residents of the City of Doral.

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. Approval. The Mayor and City Council hereby approve the site plan for Foundry-Transal for the property located at 8315 NW 27 Street, Doral, Florida, further identified by folio numbers 35-3027-046-0030 and 35-3027-046-0040, as legally described in “Exhibit A.” The site plan consists of a 117,790 square-foot warehouse building, including 7,500 square feet of office space. A copy of the site plan is provided in “Exhibit B.” The approval of the site plan is subject to the following conditions. Violation of these conditions may result in a code compliance citation or the revocation of this Resolution.

1. The proposed project shall be built in substantial compliance with the plans entitled “Transal Site Foundry,” prepared by RLC Architects, P.A., dated stamped received May 24, 2022, and amended sheets C-300 & A1.00 dated stamped received August 11, 2022.
2. The project shall be landscaped in accordance with the landscape plan, prepared by Witkin Hults + Partners, dated stamped received May 24, 2022 as amended, and included with the site plan submittal.
3. That the Applicant comply with Ordinance No. 2015-09 “Public Arts Program,” as amended, at the time of building permit. No final approval, such as a final inspection or a certificate of occupancy, for the project shall be issued unless one or more of the following has been achieved:
 - I. The approved art has been installed in a manner that is [in] compliance with the requirements set forth in this ordinance and the public arts program guidelines; or
 - II. All in-lieu art fees have been paid; or
 - III. Financial security (including but not limited to a performance bond, letter of credit, or similar instrument) in an amount equal to the acquisition and installation costs of an approved art selection, has been provided to the City in a form approved by the City Attorney and the City Manager, or his/her designee and placed into escrow account; or
 - IV. Donation of art which have been approved by the board are delivered by the applicant to the City, and are accepted by the City in accordance with this ordinance.

For purposes of the art program, "artwork" does not include the following:

- a. Directional elements, such as signage or graphics.
- b. Objects that are mass produced in standard designs.

- c. Landscape gardening, unless substantially comprising durable elements defined as “Art Work” under Sec. 75-101.
4. That the Applicant comply with Chapter 63, “Green Building Incentives,” of the City’s Land Development Code at the time of building permit.
5. That the Applicant comply with the City’s Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the Land Development Code.
6. That the Applicant provide the City a certified drainage inspection report prior to the issuance of a certificate of occupancy.
7. That the property owner maintain the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and sidewalks within the rights-of-way.
8. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted by the Applicant 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.
9. 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.
10. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 “Noise Ordinance.”
11. That the Applicant comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources.

12. That the Applicant comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
13. All applicable local, state and federal permits must be obtained before commencement of the development.
14. 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 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Puig-Corve and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 24 day of August, 2022.




JUAN CARLOS BERMUDEZ, 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:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

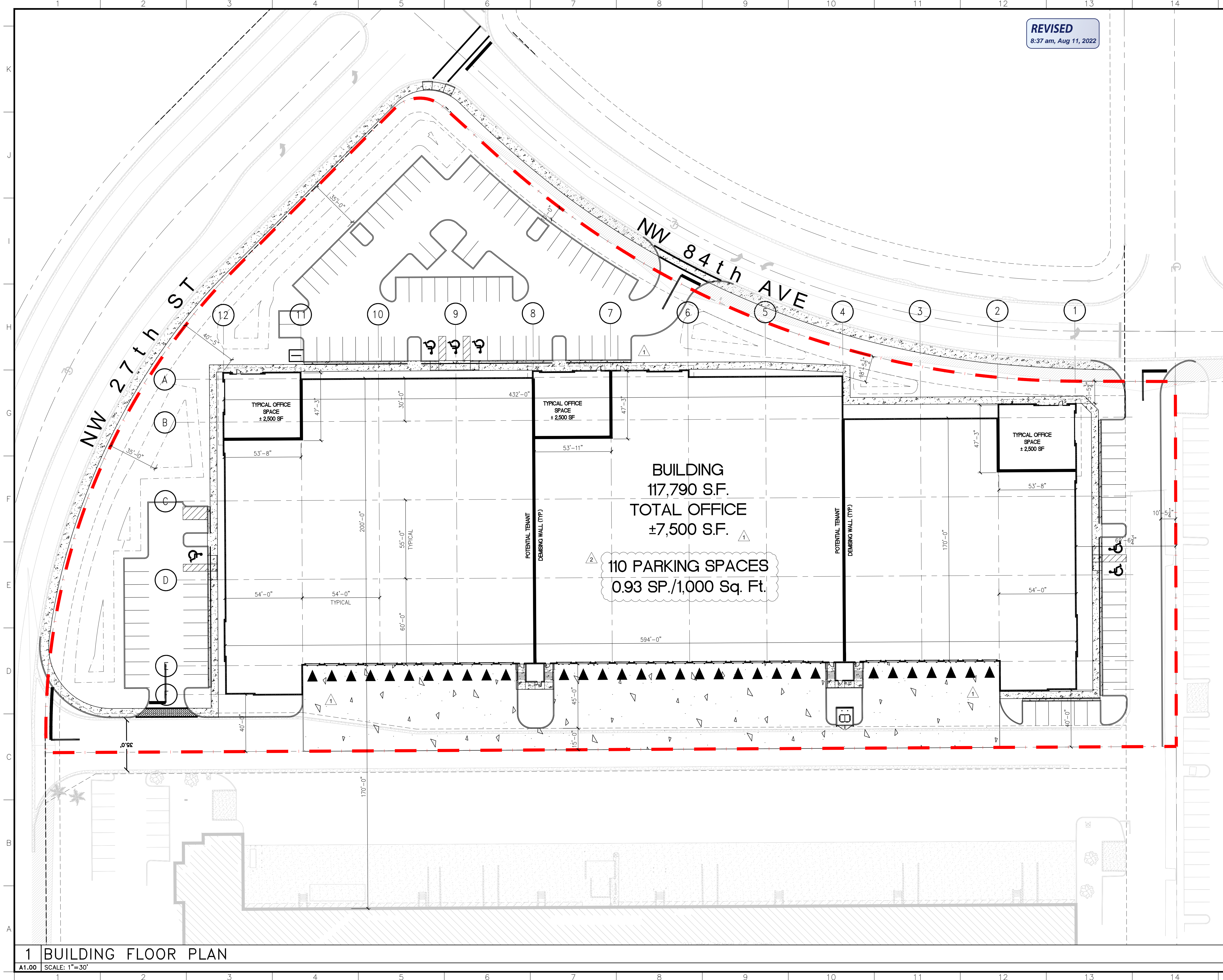
EXHIBIT “A”

EXHIBIT A

Legal Description:

Tract C and Tract D, "Transal Corporate Park", according to the map or plat thereof, as recorded in Plat Book 147, Page 68, of the Public Records of Miami-Dade County, Florida.

EXHIBIT “B”



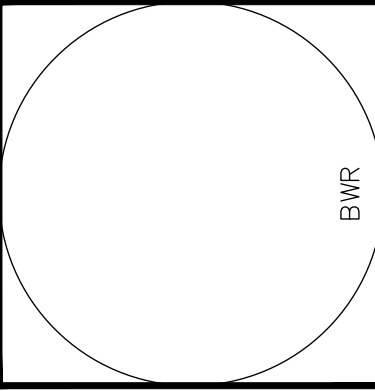
REVISED
8:37 am, Aug 11, 2022

GENERAL NOTES

1. ALL CONCRETE WALLS TO TREATED WITH TEXTCOTE MEDIUM TEXTURE.
2. ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.
3. ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY.
4. 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.

RLC Architects
14 SE 9th Street, Boca Raton, FL 33432
Tel: 561.993.6556 Fax: 561.995.0007
www.rlcarchitects.com

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**TRANSAL SITE
FOUNDRY**
PROPERTY AT CORNER OF
NW 84TH AVE AND NW 27TH STREET
DORAL, FLORIDA

REVISIONS	DATE	DESCRIPTION
1	04/04/2022	A.S.P.R. 1ST REVIEW
2	05/18/2022	A.S.P.R. 2ND REVIEW
3		
4		
5		
6		
7		
8		

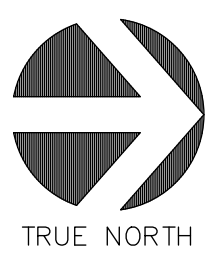
**BUILDING
FLOOR PLAN**

Scale: 1" = 30'-0"
Project No.: 21173.00
Date: 10.26.2021

Principal: BWR
Project Director: XXX
Project Manager: XXX
Drafted by: JIG
Checked by:

Sheet No.
A1.00

1 BUILDING FLOOR PLAN
A1.00 SCALE: 1"=30'



01.21.2022

City of Doral
Received 5-24-2022

GENERAL NOTES

- ALL CONCRETE WALLS TO TREATED WITH TEXTCOE MEDIUM TEXTURE.
- ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.
- ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY.
- 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.

KEYED NOTES

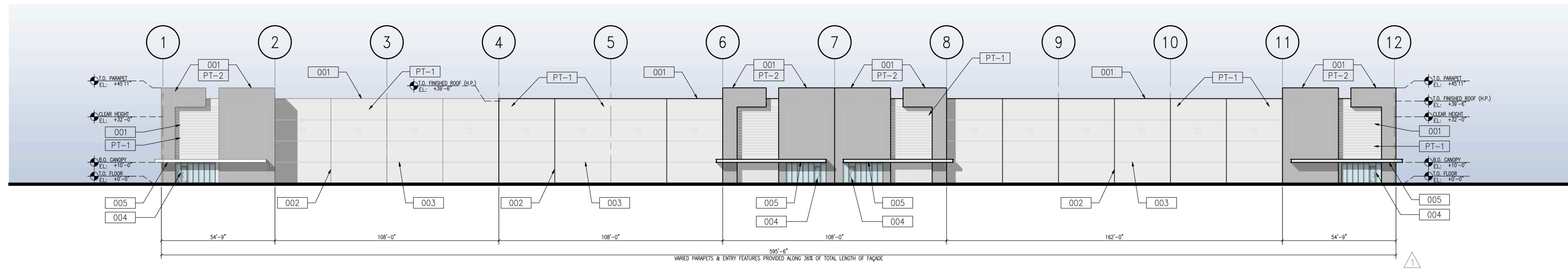
- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH (WHERE APPLICABLE - SEE GENERAL NOTES)
- 002 PANEL JOINT (TYP.)
- 003 3/4" PANEL REVEAL (TYP.)
- 004 TINTED GLASS IN IMPACT RESISTANT ALUM. STOREFRONT
- 005 CONCRETE CANOPY
- 006 GALVANIZED STEEL LADDER AND CAGE.
- 007 GALVANIZED METAL GUTTER AND DOWN SPOUT - PAINT TO MATCH ADJACENT WALL
- 008 PRE-ENGINEERED METAL CANOPY.
- 009 RUBBER DOCK BUMPER (TYP.)
- 010 GALVANIZED STEEL OVERHEAD DOOR
- 011 COMBINATION SCUPPER/DOWNSPOUT
- 012 EMERGENCY OVERFLOW SCUPPER
- 013 PROTECTIVE BOLLARD
- 014 METAL VENTILATION LOUVERS
- 015 POURED IN PLACE CONCRETE STAIR W/ LIGHT BROOM FINISH
- 016 SHOP-PRIMED HOLLOW METAL MAN DOOR

ELEVATION NOTES

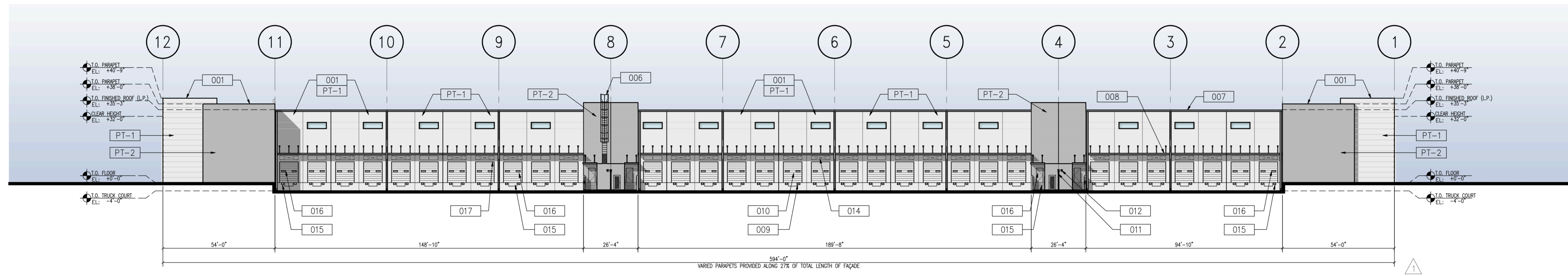
- ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
- PROVIDE MEDIUM TEXTURED ACRYLIC COATING WITH INTEGRAL BASE BUILDING COLOR.
- ACCENT COLORS AND DOCK AREA WALLS TO BE PRIMED AND HAVE TWO (2) COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT. WHERE DARK COLORS ARE USED, PROVIDE SATIN FINISH LATEX.
- MISCELLANEOUS METALS INCLUDING EXTERIOR EXPOSED METALS (i.e. HANDRAILS, LADDERS, BOLLARDS) TO HAVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF COMMERCIAL QUALITY GRADE ENAMEL PAINT.
- CONTRACTOR TO PROVIDE SAMPLES OF COLORS ON ACTUAL BUILDING FOR OWNER'S FINAL REVIEW.
- RETURN ALL REVEALS AT PANEL OVERLAPS (TYPICAL).
- PAINT ALL INTERIOR COLUMNS (SQUARE & "H") WITH TWO COATS DTM SAFETY YELLOW TO 10' A.F.F.
- ALL "LIFTING POINTS" COVERS AT INSIDE FACE OF TILT WALL TO BE THE SAME COLOR AS WALL

PAINT LEGEND

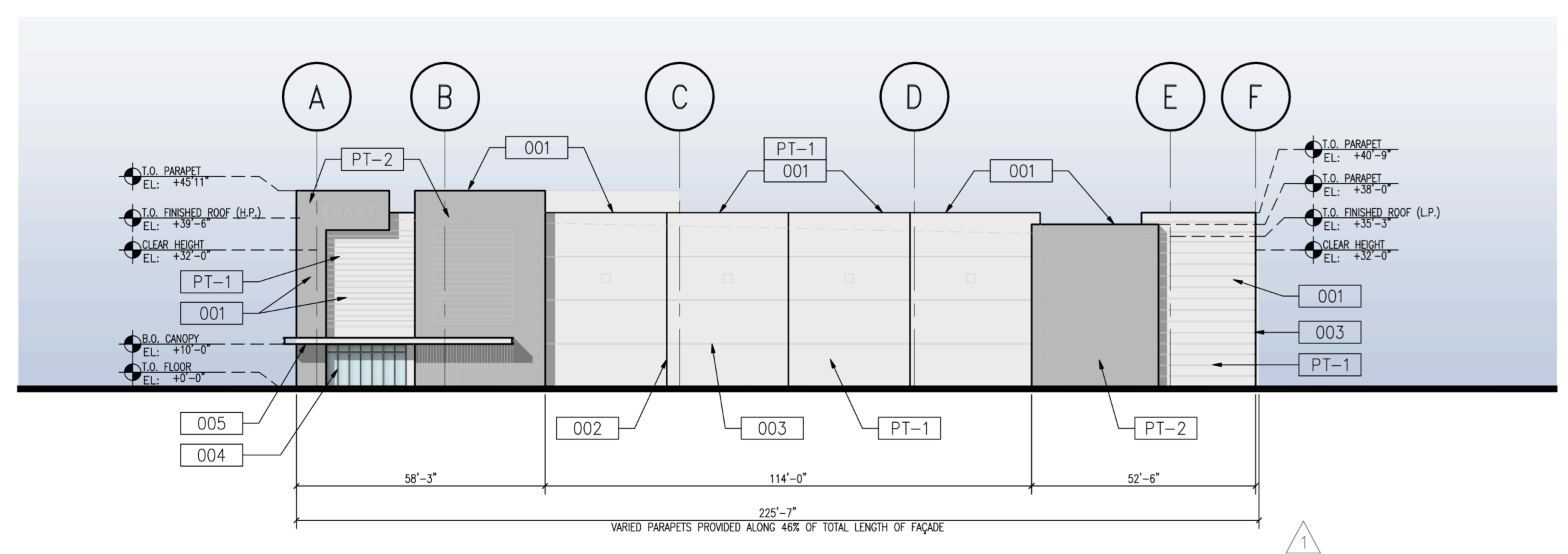
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- PT-2 SHERWIN WILLIAMS SENSUOUS GRAY SWATCH #SW 7081



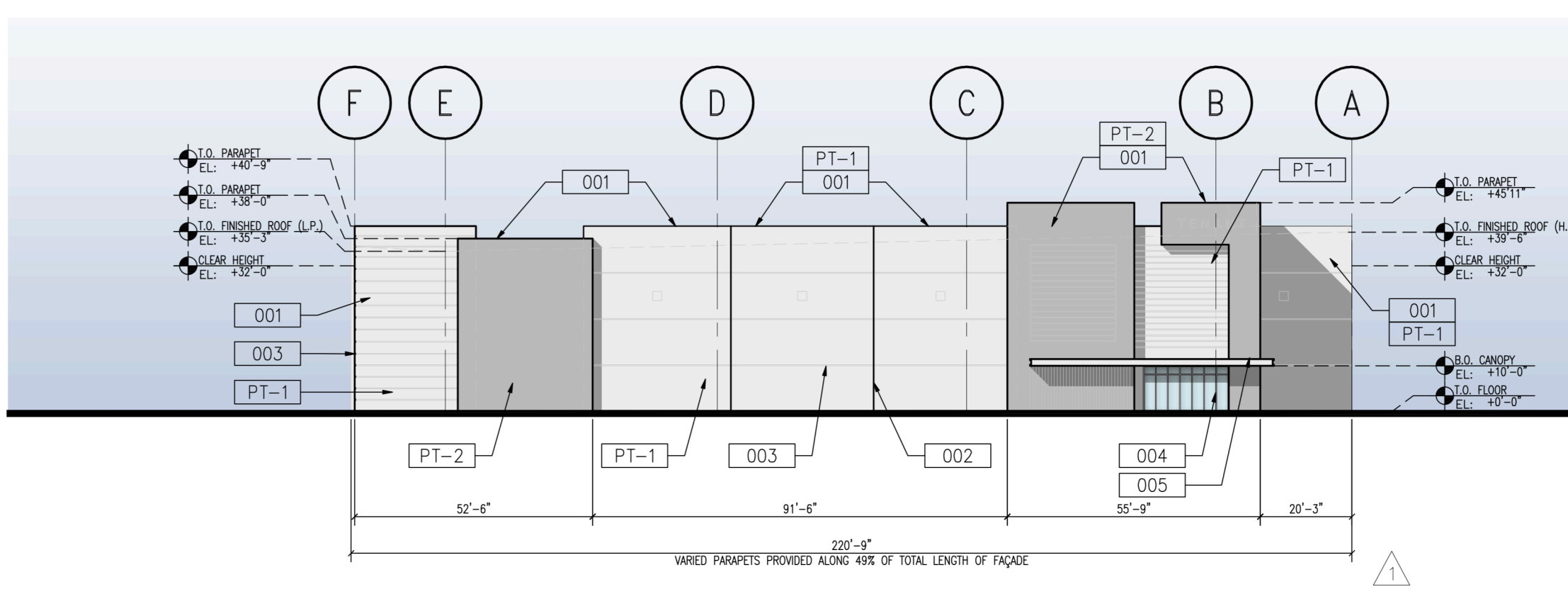
4 TYPICAL FRONT ELEVATION
A3.00 SCALE: 1"=30'-0"



3 TYPICAL REAR ELEVATION
A3.00 SCALE: 1"=30'-0"



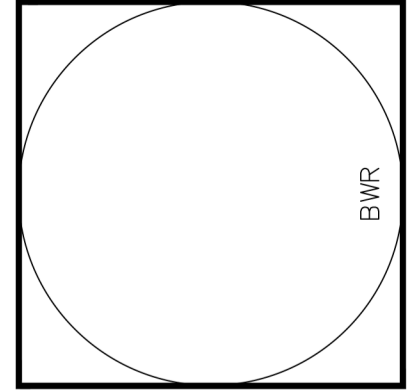
1 TYPICAL SIDE ELEVATION
A3.00 SCALE: 1"=30'-0"



2 TYPICAL SIDE ELEVATION
A3.00 SCALE: 1"=30'-0"

RLC Architects
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www.rlcarchitects.com

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**TRANSAL SITE
FOUNDRY**
PROPERTY AT CORNER OF
NW 84TH AVE AND NW 27TH STREET
DORAL, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
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2	05/18/2022	A.S.P.R. - 2ND REVIEW
3		
4		
5		

BUILDING ELEVATIONS

Scale 1" = 30'-0"
Project No. 21173.00
Date 10.26.2021

Principal: BWR
Project Director: XXX
Project Manager: XXX
Drafted by: JIG
Checked by:

Sheet No.
A3.00

01.21.2022



2 RENDERING CENTER ENTRANCE

A3.20 SCALE: N.T.S



1 RENDERING CORNER ENTRANCE

A3.20 SCALE: N.T.S

NOTE: LANDSCAPING SHOWN IN RENDERING IS FOR PRESENTATION PURPOSES ONLY, AND MAY NOT REFLECT ACTUAL LANDSCAPE PLAN

NOTE: PLEASE SEE SHEET A3.00, FOR ACCURATE ELEVATION INFORMATION AND DESIGN

KEYED NOTES

- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH (WHERE APPLICABLE - SEE GENERAL NOTES)
- 002 PANEL JOINT (TYP.)
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ELEVATION NOTES

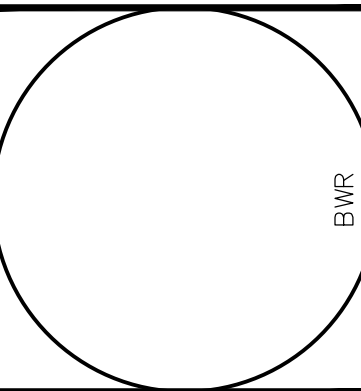
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PAINT LEGEND

- PT-1 SHERWIN WILLIAMS ARGOS SWATCH #SW 7065
- PT-2 SHERWIN WILLIAMS SENSUOUS GRAY SWATCH #SW 7081

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CONSULTANT INFO/LOGO

TRANSAL SITE FOUNDRY
 PROPERTY AT CORNER OF NW 84TH AVE AND NW 27TH STREET DORAL, FLORIDA

REVISIONS

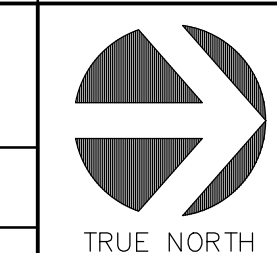
1	04/04/2022	A.S.P.R. 1ST REVIEW

BUILDING RENDERINGS

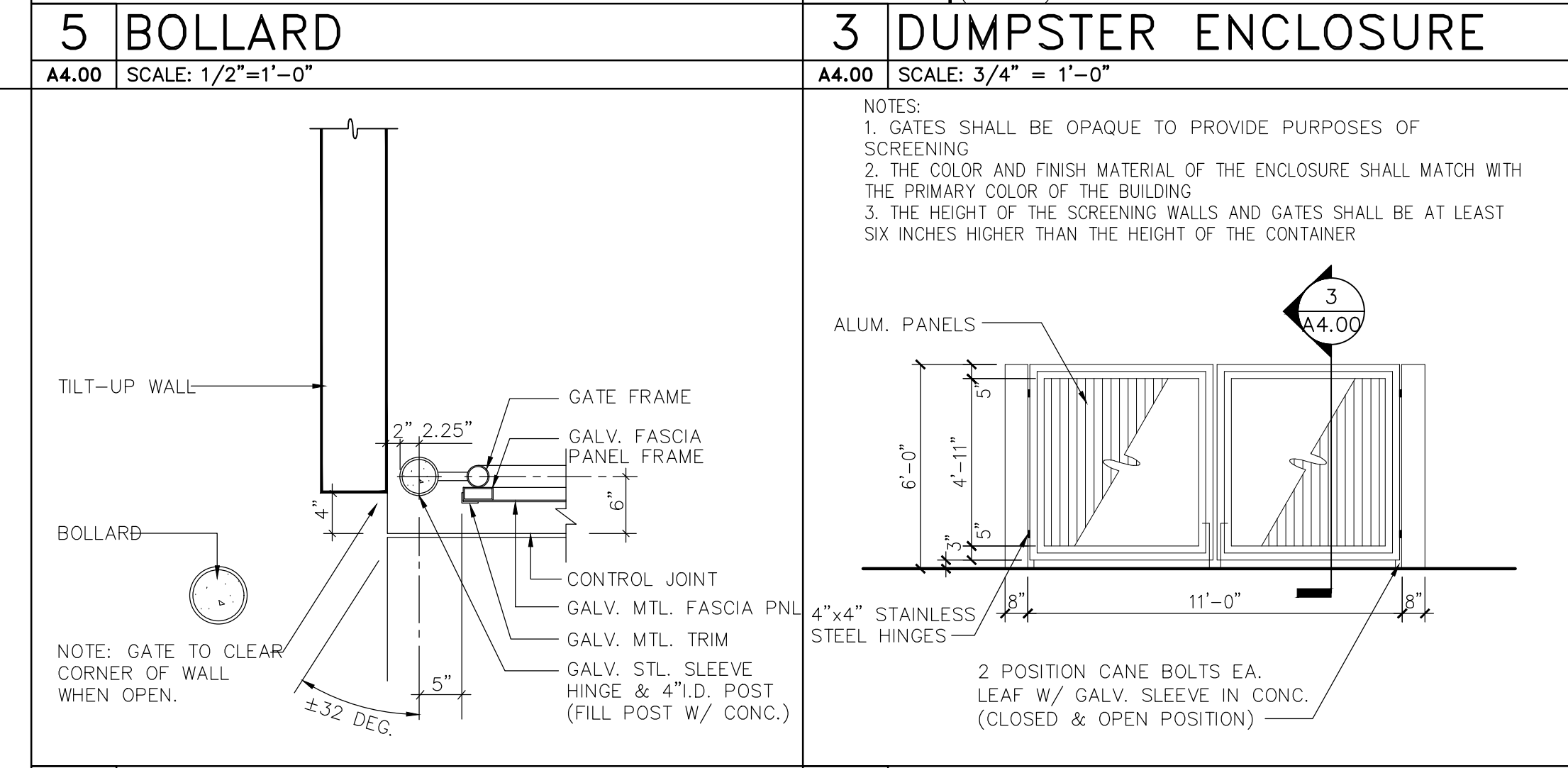
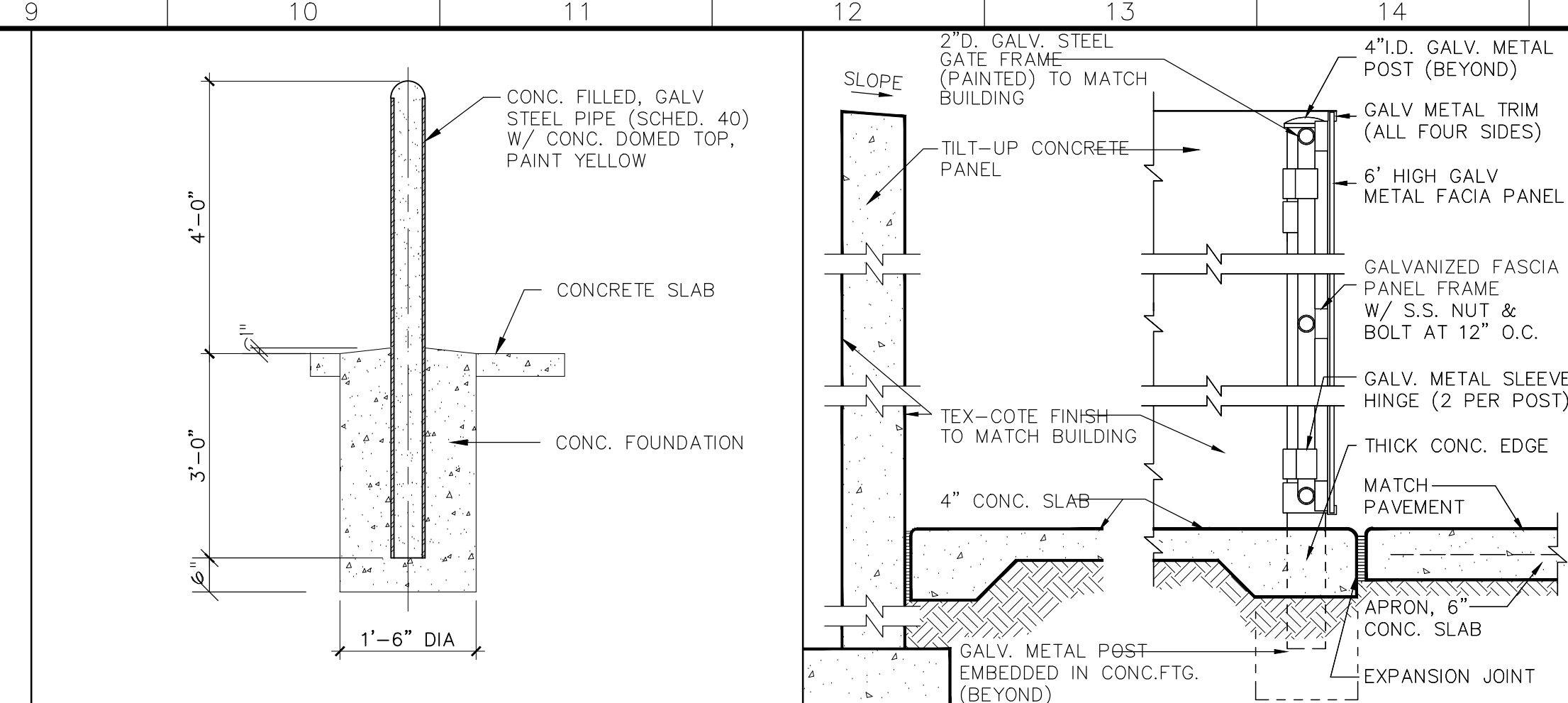
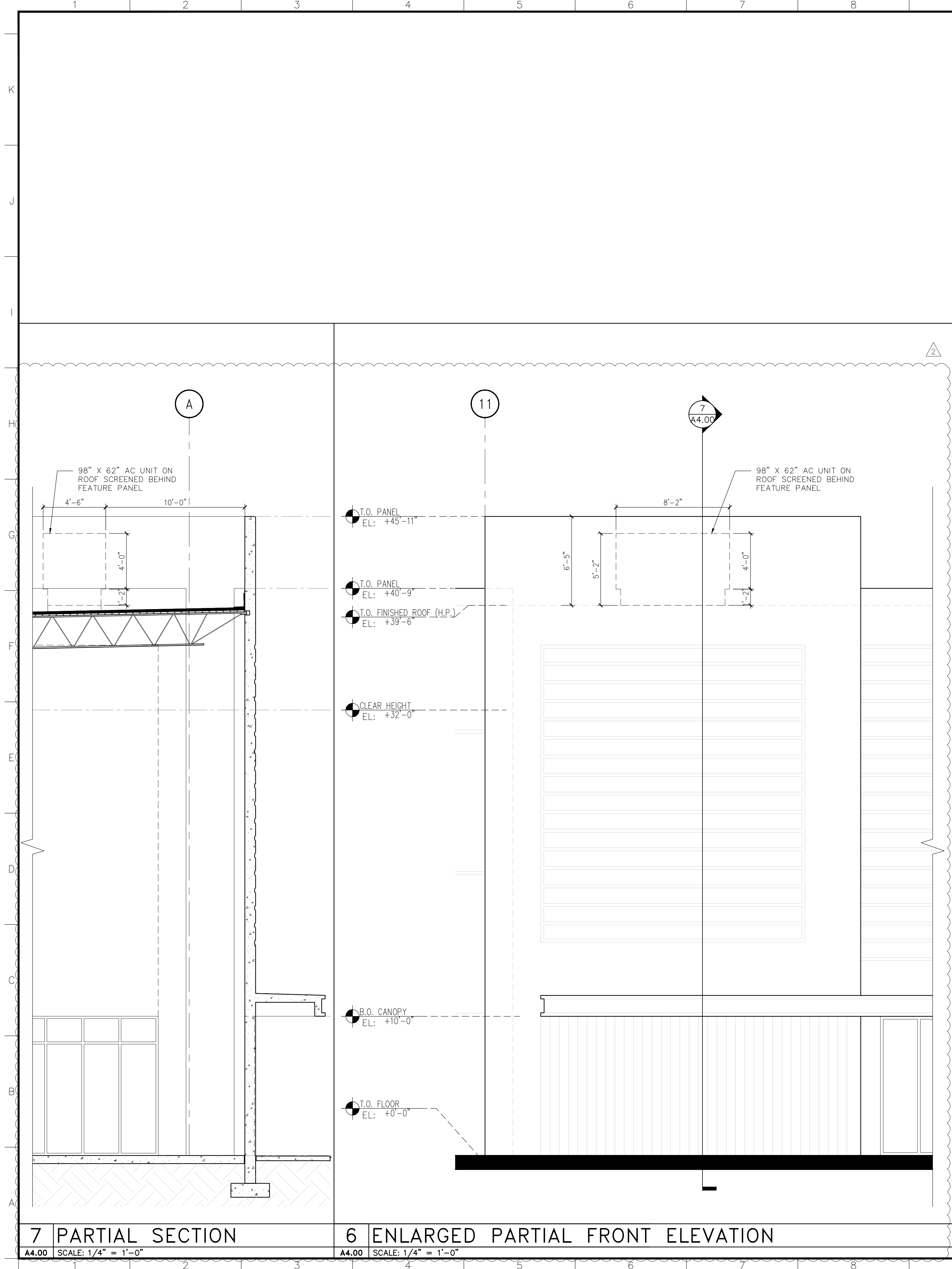
Scale: N.T.S.
 Project No. 21173.00
 Date 10.26.2021

Principal: BWR
 Project Director: XXX
 Project Manager: XXX
 Drafted by: JIG
 Checked by:

Sheet No. **A3.20**



01.21.2022



City of Doral
Received 5-24-2022

TRUE NORTH

01.21.2022

RLC Architects
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TRANSAL SITE FOUNDRY
PROPERTY AT CORNER OF
NW 84TH AVE AND NW 27TH STREET
DORAL, FLORIDA

REVISIONS
1. 04/04/2022 A.S.P.R. 1ST REVIEW
2. 05/18/2022 A.S.P.R. 2ND REVIEW
3. 06/01/2022 A.S.P.R. 3RD REVIEW

ENLARGED PLANS AND DETAILS

Scale AS NOTED
Project No. 21173.00
Date 10.26.2021

Principal: BWR
Project Director: XXX
Project Manager: XXX
Drafted by: JIG
Checked by:

Sheet No. A4.00

FOUNDRY TRANSAL

DRC SET

8315 NW 27th STREET

DORAL FL, 33122

FOLIO No: 35-3027-046-0030, 35-3027-046-0040

SECTION 27, TOWNSHIP 53S, RANGE 40E

INDEX OF SHEETS CIVIL SHEETS BY LANGAN

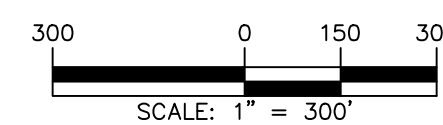
SHEET NO.	DESCRIPTION
C-100	COVER SHEET
C-200	GENERAL NOTES
C-300	SITE PLAN
C-700	PAVEMENT PLAN
C-900	GARBAGE TRUCK MOVEMENTS
C-901	WB-62 FL MOVEMENT PLAN
C-902	FIRE TRUCK PLAN
C-1001	SITE DETAILS

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A3.00	BUILDING ELEVATIONS
A3.20	BUILDING RENDERINGS
ESP1	PHOTOMETRIC SITE PLAN

INDEX OF SHEETS LANDSCAPE SHEETS BY WITKIN HULTS + PARTNERS

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L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE DETAILS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION PLAN



PROJECT DESCRIPTION:

PROPOSED DEVELOPMENT OF A WAREHOUSE BUILDING (TOTAL BUILDING AREA: 116,100 SF.) WITH ASSOCIATED VEHICULAR PARKING AND LOADING DOCKS.

NOTE:

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

LEGAL DESCRIPTION:

TRACT C AND TRACT D, "TRANSAL CORPORATE PARK", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

Date	Description	No.
Revision		
SIGNATURE		DATE SIGNED
MICHAEL CARR		
PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE REGISTRY NO. 00006601/LB8172/LB8198		
Project		
FOUNDRY - TRANSAL		
DORAL		
MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
COVER SHEET		
Project No.	Drawing No.	
330100401	C-100	
Date		
01/21/2022		
Drawn By		
SWS		
Checked By		
MPC		

M-DWASD WATER & SEWER NOTES

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

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS AND ACCESSORIES AND ALL ABOVE GROUND FEATURES INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS, WATER VALVES, DRAINAGE AND SEWER CLEANOUTS, LIGHT POLES AND SIGNS SHALL BE RECORDED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE THAT THE WORK IS PERFORMED. ELEVATIONS OF TOP OF WATER PIPING SHALL BE RECORDED AT ALL BENDS, TEES, AND AT ALL STORM DRAINAGE AND SANITARY CROSSINGS. SANITARY SEWER TOP OR BOTTOM OF PIPE ELEVATIONS SHALL BE RECORDED AT ALL CROSSINGS WITH WATER AND STORM DRAINAGE PIPING. FINISHED GRADE ELEVATIONS AT ALL WATER VALVES, FIRE HYDRANTS, SANITARY MANHOLES, DRAINAGE STRUCTURES AND CLEANOUT LOCATIONS WILL BE RECORDED. CURB AND PAVEMENT FINISHED GRADE ELEVATIONS AT ALL HIGH AND LOW POINTS (LONG SWALES, CENTERLINES OF ROADS OR DRIVE AISLES AND IN PARKING AREAS, SHALL BE RECORDED. AS-BUILT SURVEYS OF THESE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION AND PRIOR TO FINAL PAYMENT BY THE OWNER. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW THE AS-BUILT SURVEYS AND CORRECT THE COMPLETED SURVEYS. THE ENGINEER OF RECORD DEFICIENCIES WITH RESPECT TO THE CONSTRUCTION DRAWINGS AND THE LOCAL, COUNTY AND STATE STANDARDS ARE NOT ADHERED TO BY THE CONTRACTORS WORK.

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.

WATER DISTRIBUTION SYSTEM:

- 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.
- ALL PROP WATER MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

SANITARY SEWER COLLECTION SYSTEM:

- ANY EXISTING PUBLIC SEWER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
- ALL PROP FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
- ALL SEWER LATERALS MUST COMPLY WITH SS1.0 AND GS 1.5
- ALL CONNECTIONS TO VCP, THE CONTRACTOR WILL HAVE TO TELEVISE THE VCP PIPE BEFORE AND AFTER INSTALLATION.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

- ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT AS APPLICABLE.
- 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 EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

HEALTH DEPARTMENT NOTES

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

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

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

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PIPING SHALL BE AT LEAST 6 INCHES ABOVE TO 3 FT WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

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

WATER MAIN VERTICAL SEPARATIONS

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

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.

*NOTE: CENTER FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS, AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

GENERAL SITE NOTES:

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

GENERAL NOTES AND SPECIFICATIONS

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

IV. SHOP DRAWINGS:

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

V. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
 - THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
- B. TRAFFIC REGULATION:
- THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE A.T.C.D. AND MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.
 - 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.
 - NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSURE-OUT:

A. CLEANING UP:

- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUIV TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- 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 DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

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

C. PROJECT RECORD DOCUMENTS:

- 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.
- UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIME/ROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT OR CONCRETE PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERMANENT REFERENCES FOR ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROAD GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 25 FEET INTERVALS.
- UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
- "AS-BUILT" INFORMATION ON WATER MAINS AND GRAVITY SEWERS MUST BE PROVIDED IN ACCORDANCE WITH THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARD AS-BUILT REQUIREMENTS.
- ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION:

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

VII. STORM DRAINAGE:

A. GENERAL:

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

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

B. INSPECTION AND TESTING:

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:
 - PRESSURE TESTING OF THE WATER DISTRIBUTION SYSTEM.
 - EXFILTRATION TESTS OF THE SANITARY SEWER SYSTEM.
 - FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING AND DRAINAGE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

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

- ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.
- THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE LIST OF MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH; THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

- PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
- PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND OVD UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

- THE CONTRACTOR SHALL PROTECT EXISTING AND COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SITE TO THE CENTER OF STRUCTURES. PLYWOOD OR FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED. (SEE STORMWATER POLLUTION PREVENTION PLAN)

- ALL EXFILTRATION TRENCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF 15' UNLESS APPROVED BY THE COUNTY AND EOR.
- PRECAST DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET OR EXCEED FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND ASTM C-478.

D. PAVING:

A. GENERAL:

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

B. MATERIALS AND INSTALLATION:

- ALL WORKS CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
24	CLEARING AND GRUBBING
30	EXCAVATION AND EMBANKMENT
33	STABILIZING
40	RESTORATION OF TRENCHES
100	LIME/ROCK BASE
51	PRIME AND TACK COATS
133	TYPE 5-1 ASPHALTIC CONCRETE SURFACE COURSE
- STREET NAME SIGNS SHALL BE ERRECTED PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS SECTION 16B.
- SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (ASHTO T-180-74), LBR 40.
- BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS.
- BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASHTO T-180-74, LBR 100.

X. TESTING:

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

XI. WATER DISTRIBUTION SYSTEM:

A. GENERAL:

- ALL MATERIALS, INSTALLATION AND TESTING UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
- 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.
- ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS INSTALLATION AND TESTING:

- FOLLOW MDWASD SPECIFICATIONS FOR WATER MAINS
- IN ADDITION SEE MDWASD NOTES ON THIS SHEET.

XII. SANITARY SEWER COLLECTION SYSTEM:

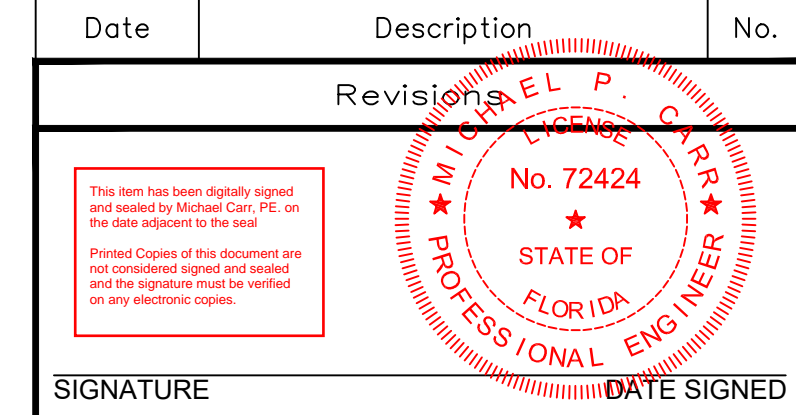
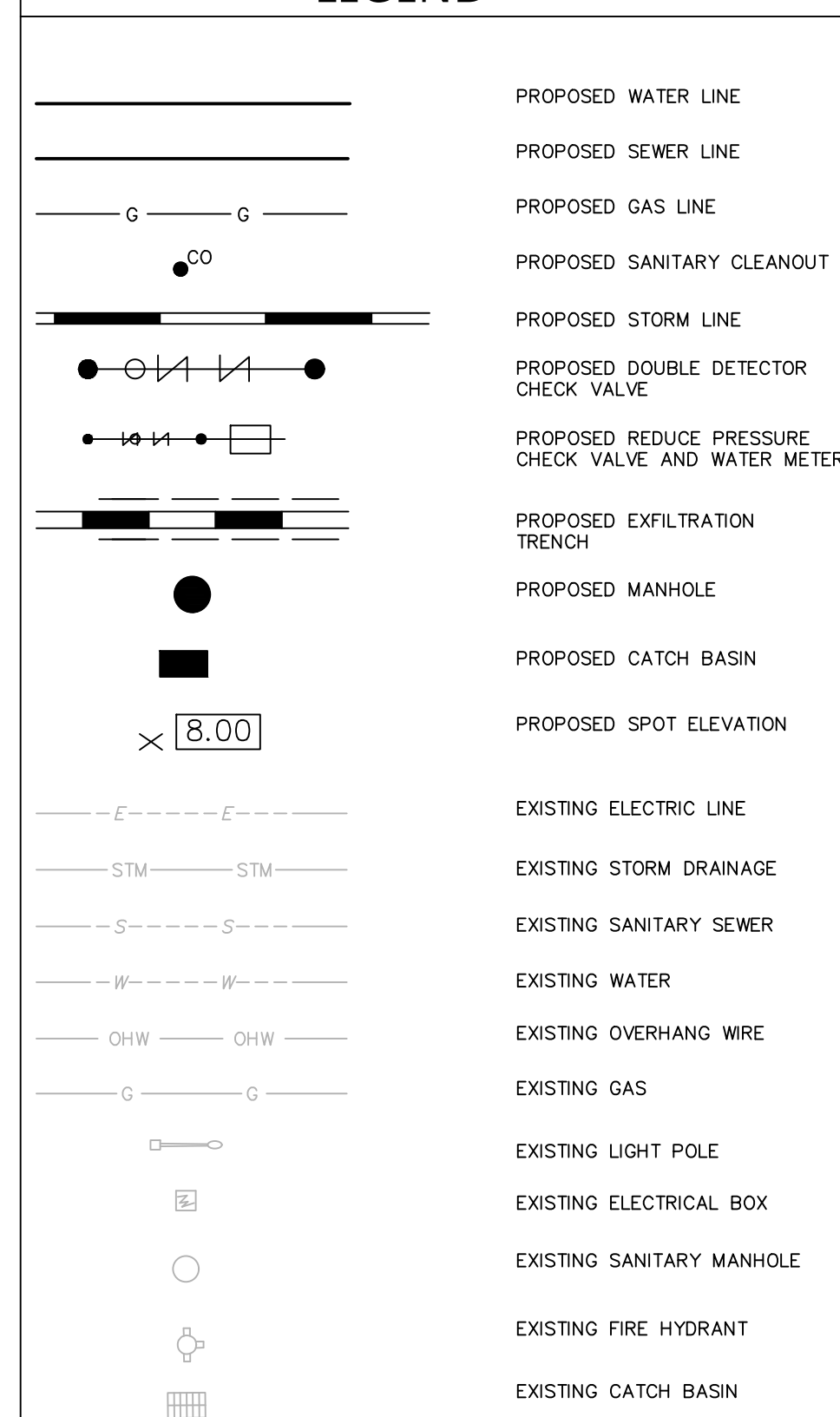
A. GENERAL:

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

B. MATERIALS, INSTALLATION AND TESTING:

- FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS.
- IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

LEGEND



SIGNATURE: MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY NO. 0006801/LB17L2L8198

XII. SANITARY SEWER COLLECTION SYSTEM:

- ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
- MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
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- ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS, INSTALLATION AND TESTING:

- FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS.
- IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

GENERAL NOTES

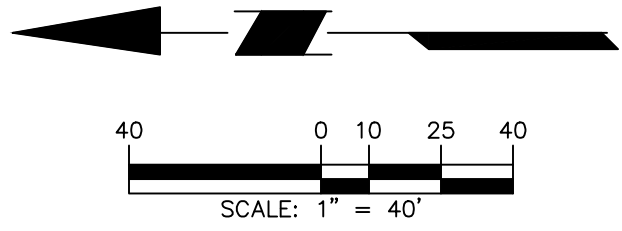
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Date	11/30/2021	Drawn By	SW
Checked By	MPC	Checked By	0

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!

REVISED
 12:01 pm, Aug 11, 2022

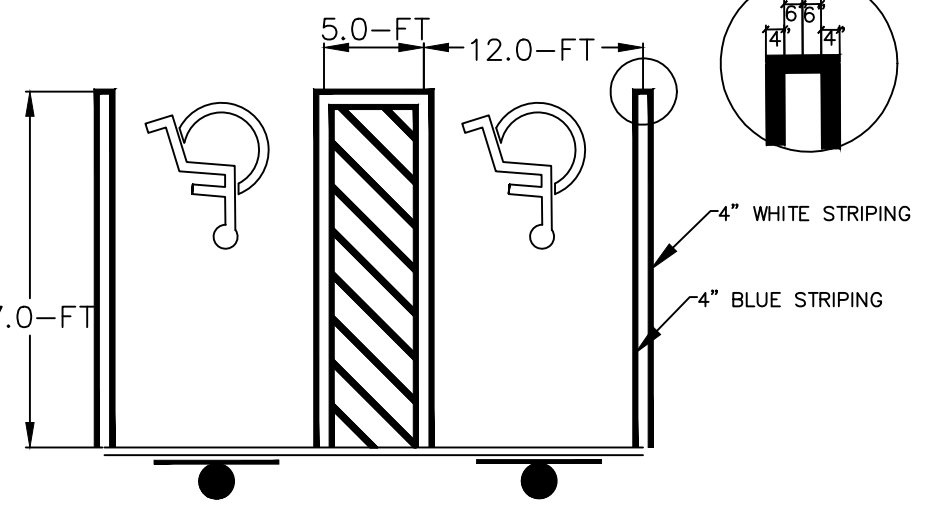
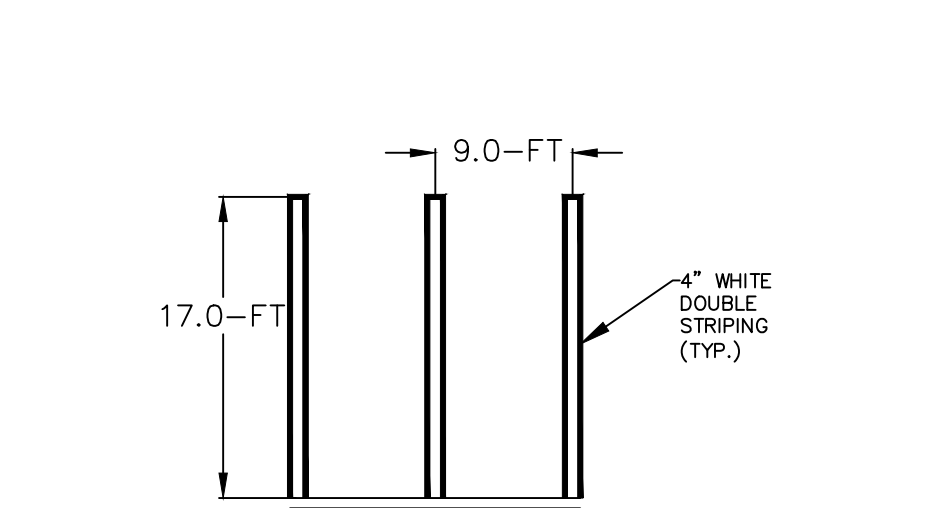
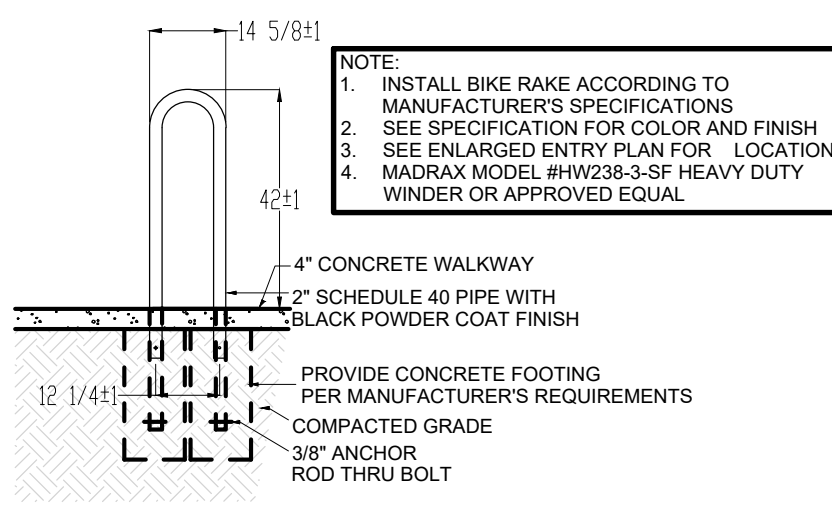
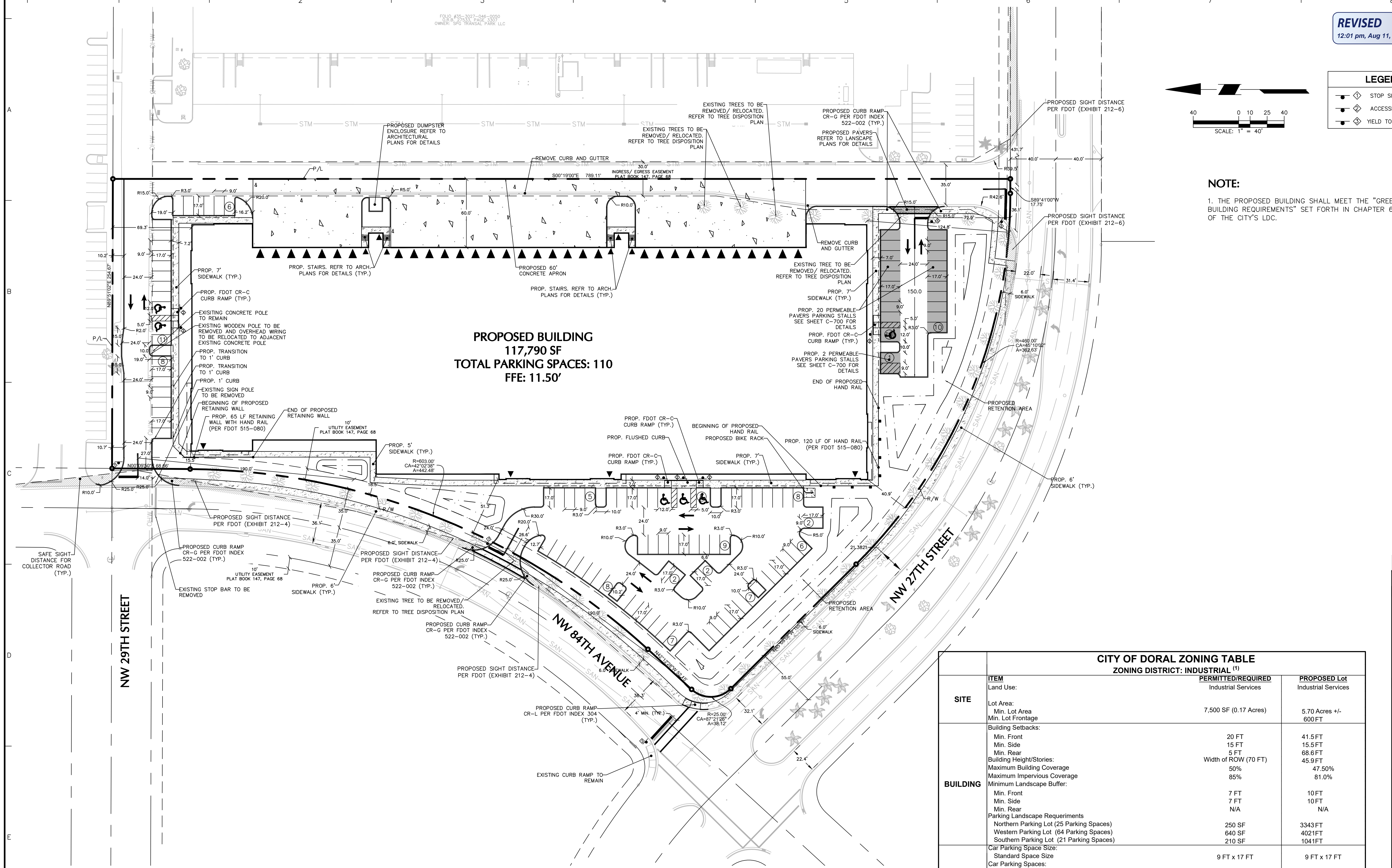
LEGEND

	STOP SIGN (R1-1)
	ACCESSIBLE PARKING SIGN
	YIELD TO PEDESTRIAN (R1-5B)



NOTE:
 1. THE PROPOSED BUILDING SHALL MEET THE "GREEN BUILDING REQUIREMENTS" SET FORTH IN CHAPTER 63 OF THE CITY'S LDC.

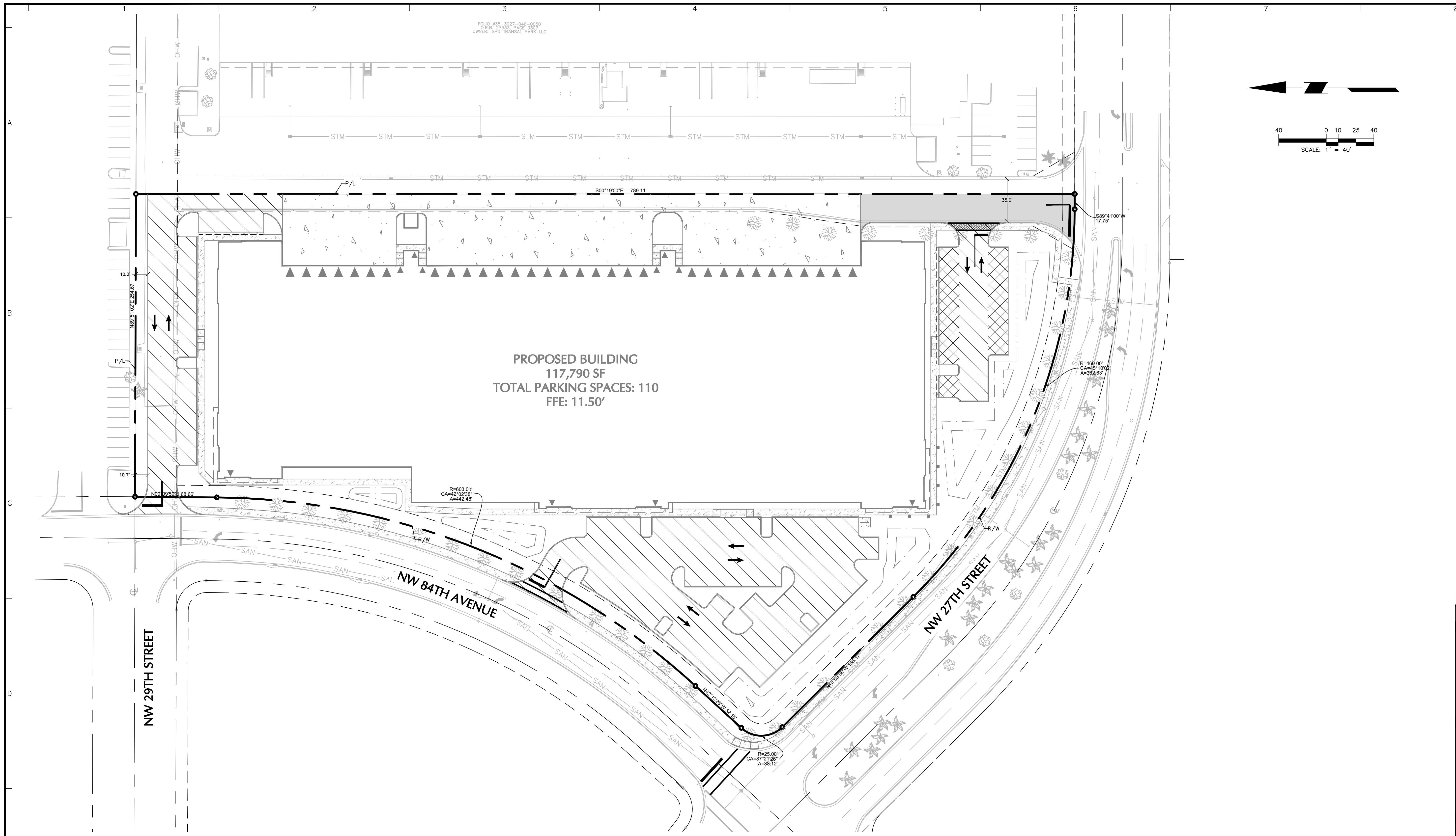
PROPOSED BUILDING
 117,790 SF
 TOTAL PARKING SPACES: 110
 FFE: 11.50'



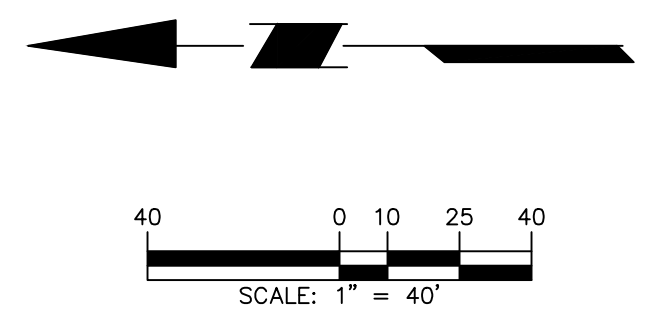
BIKE RACK DETAIL (NTS) **STANDARD PARKING STALL DETAIL (NTS)** **ACCESSIBLE PARKING STALL DETAIL (NTS)**

CITY OF DORAL ZONING TABLE			
ZONING DISTRICT: INDUSTRIAL (1)			
SITE	ITEM	PERMITTED/REQUIRED	PROPOSED
		Industrial Services	Industrial Services
SITE	Land Use:		
	Lot Area: Min. Lot Area Min. Lot Frontage	7,500 SF (0.17 Acres)	5.70 Acres +/- 600 FT
BUILDING	Building Setbacks:		
	Min. Front	20 FT	41.5 FT
	Min. Side	15 FT	15.5 FT
	Min. Rear	5 FT	68.6 FT
	Building Height/Stories:	Width of ROW (70 FT)	45.9 FT
	Maximum Building Coverage	50%	47.50%
	Maximum Impervious Coverage	85%	81.0%
BUILDING	Minimum Landscape Buffer:		
	Min. Front Min. Side Min. Rear	7 FT 7 FT N/A	10 FT 10 FT N/A
PARKING AND ACCESS	Parking Landscape Requirements		
	Northern Parking Lot (25 Parking Spaces)	250 SF	3343 FT
	Western Parking Lot (64 Parking Spaces)	640 SF	4021 FT
	Southern Parking Lot (21 Parking Spaces)	210 SF	1041 FT
PARKING AND ACCESS	Car Parking Space Size:	9 FT x 17 FT	9 FT x 17 FT
	Car Parking Spaces:		
PARKING AND ACCESS	Min. Number of Spaces per Office Area (1 SP / 300 SF*7,500 SF Office)	25	32
	Min. Number of Spaces Warehouse for first 10,000 SF (1 SP / 1000 SF)	10	10
	Min. Number of Spaces Warehouse for remaining SF (1 SP / 2000 SF*100,290 SF Warehouse)	56	68
	Min. Number of Spaces	91	110
	Min. Aisle Width	24 FT	24 FT
	Bicycle Parking Spaces	3	3
	Minimum Number of Loading Spaces:		
	Min. Loading Spaces	8	30
	Lot Accesses:		
	Min. Driveway Access Width Min. Lane width	24 FT 12 FT	24 FT 12 FT
NOTES	(1) All data referenced from Land Use Code of Ordinances City of Doral, Florida.		

Date	Description	No.
Revisions		
SIGNATURE	MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424	DATE SIGNED
Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE REGISTRY NO. 00006601/LB8172/LB8198		
Project		
FOUNDRY - TRANSAL		
DORAL FLORIDA MIAMI-DADE COUNTY		
Drawing Title		
SITE PLAN		
Project No.	330100401	Drawing No.
Date	01/21/2022	C-300
Drawn By	SWS	
Checked By	MPC	

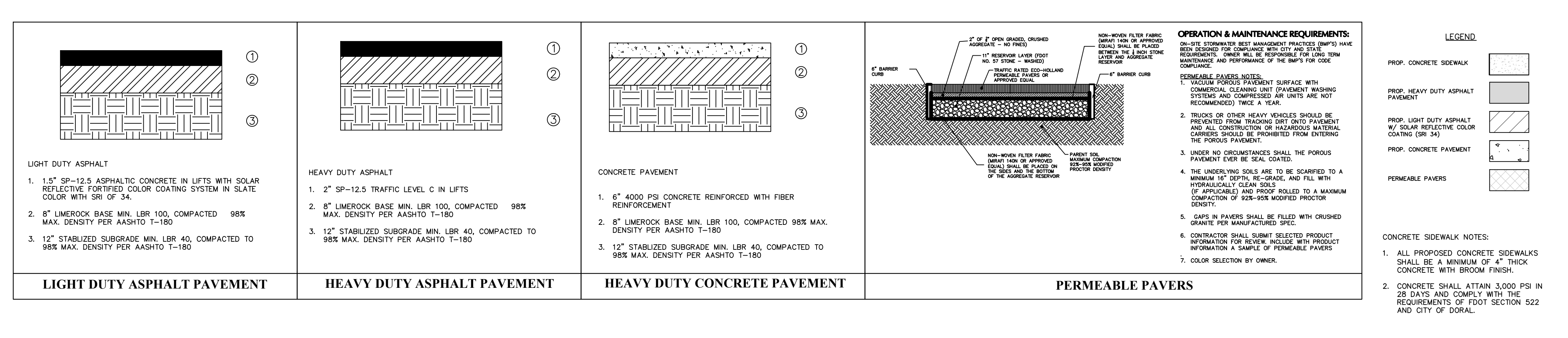


FOLIO #15-1027-048-0050
 DATE 07/27/2011 PAGE 33 OF 37
 OWNER: SFC TRANSAL PARK, LLC

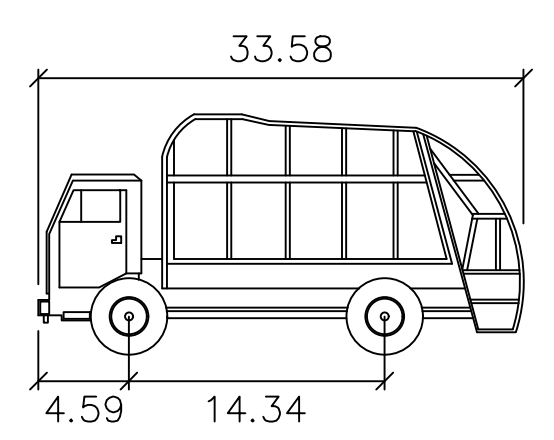
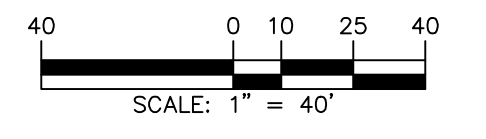


PROPOSED BUILDING
 117,790 SF
 TOTAL PARKING SPACES: 110
 FFE: 11.50'

- CONCRETE PAVEMENT NOTES:**
1. JOINT MATERIAL SHALL BE OF A SILICON MATERIAL.
 2. DESIGN MIX: THE CONCRETE MIX SHALL BE DESIGNED TO MEET ALL REQUIREMENTS OF CLASS I CONCRETE PER FDOT SPECIFICATIONS, SECTION 346. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS; THE SLUMP SHALL BE 2 TO 4 INCHES AND MIN. 650 PSI FLEXURAL STRENGTH.
 3. REINFORCING WITH 6X6 W6XW6 (W2.9) WIRE MESH.
 4. SUBGRADE PREPARATION: REMOVE LOOSE MATERIAL FROM THE BASE COURSE. BASE COURSE MUST BE COMPACTED TO A DENSITY OF AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM BEFORE PLACING CONCRETE. JUST PRIOR TO PLACING CONCRETE, MOISTEN SUBGRADE AS REQUIRED TO PROVIDE A UNIFORM DAMPENED SURFACE AT THE TIME THE CONCRETE IS PLACED.
 5. SAWEED JOINTS: FORM CONTRACTION JOINTS USING SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND TIPPED BLADES. CUT JOINTS INTO CONCRETE PAVING AS SOON AS THE SURFACE WILL NOT BE RAVELED OR OTHERWISE DAMAGED BY CUTTING ACTION. JOINTS MUST BE COMPLETED BETWEEN FOUR (4) AND EIGHTEEN (18) HOURS AFTER PAVING HAS BEEN PLACED.
 6. EXPANSION ISOLATION JOINTS: PROVIDE EXPANSION JOINTS TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. THEY MUST CONTAIN SILICON SEALANT MATERIAL FOR THE FULL DEPTH OF THE PAVING SLAB.
 7. CONTROL JOINTS: SHALL BE PLACED AT INTERVALS NOT TO EXCEED TWENTY (20) FEET.

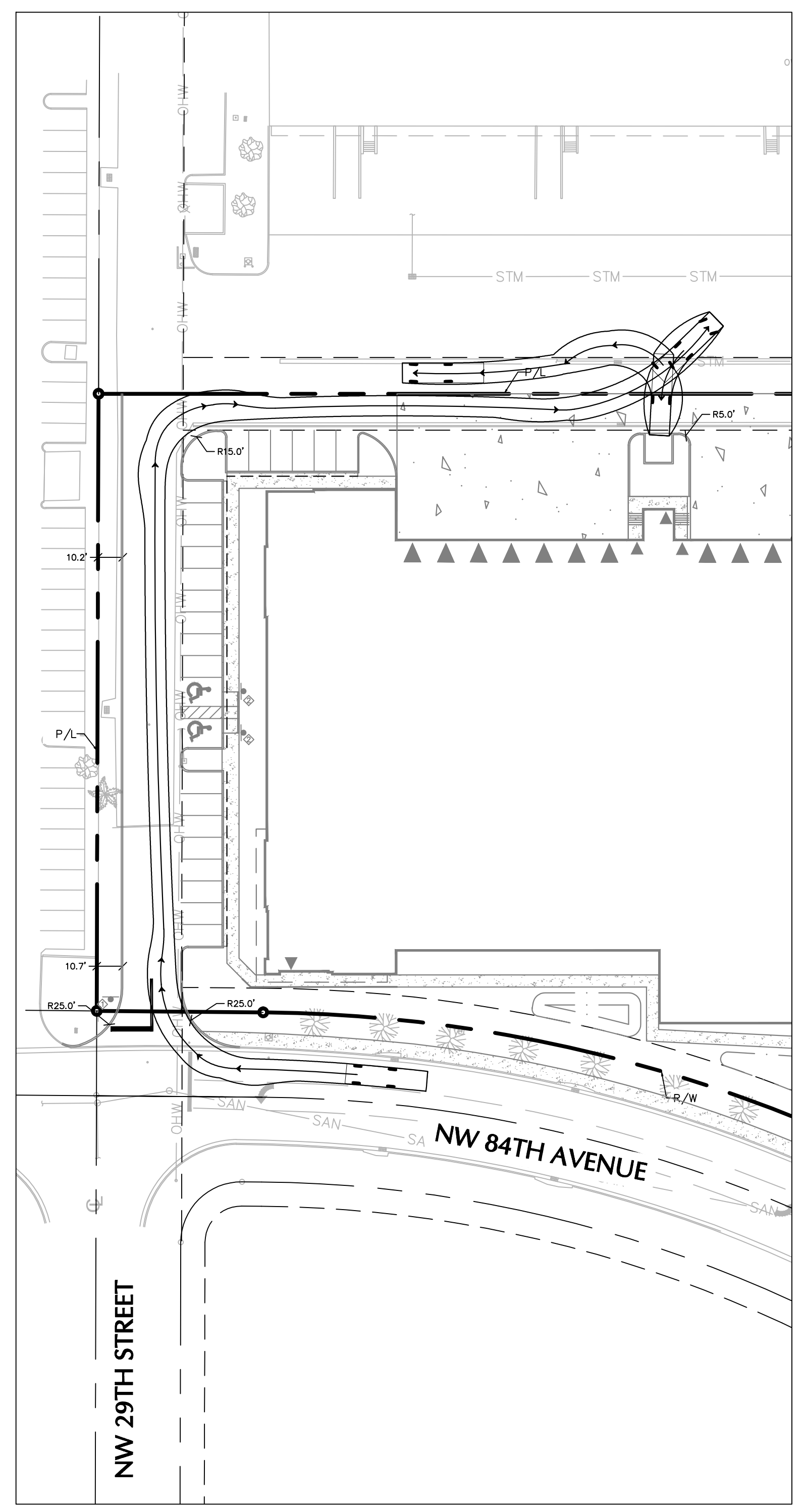


Date	Description	No.
	Revision ELP	
SIGNATURE: MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE REGISTRY NO. 00006601/LB8172/LB8198		
Project: FOUNDRY - TRANSAL		
DORAL MIAMI-DADE COUNTY FLORIDA		
PAVEMENT PLAN Drawing Title		
Project No.	330100401	Drawing No.
Date	11/30/2021	C-700
Drawn By	LMC	
Checked By	MPC	

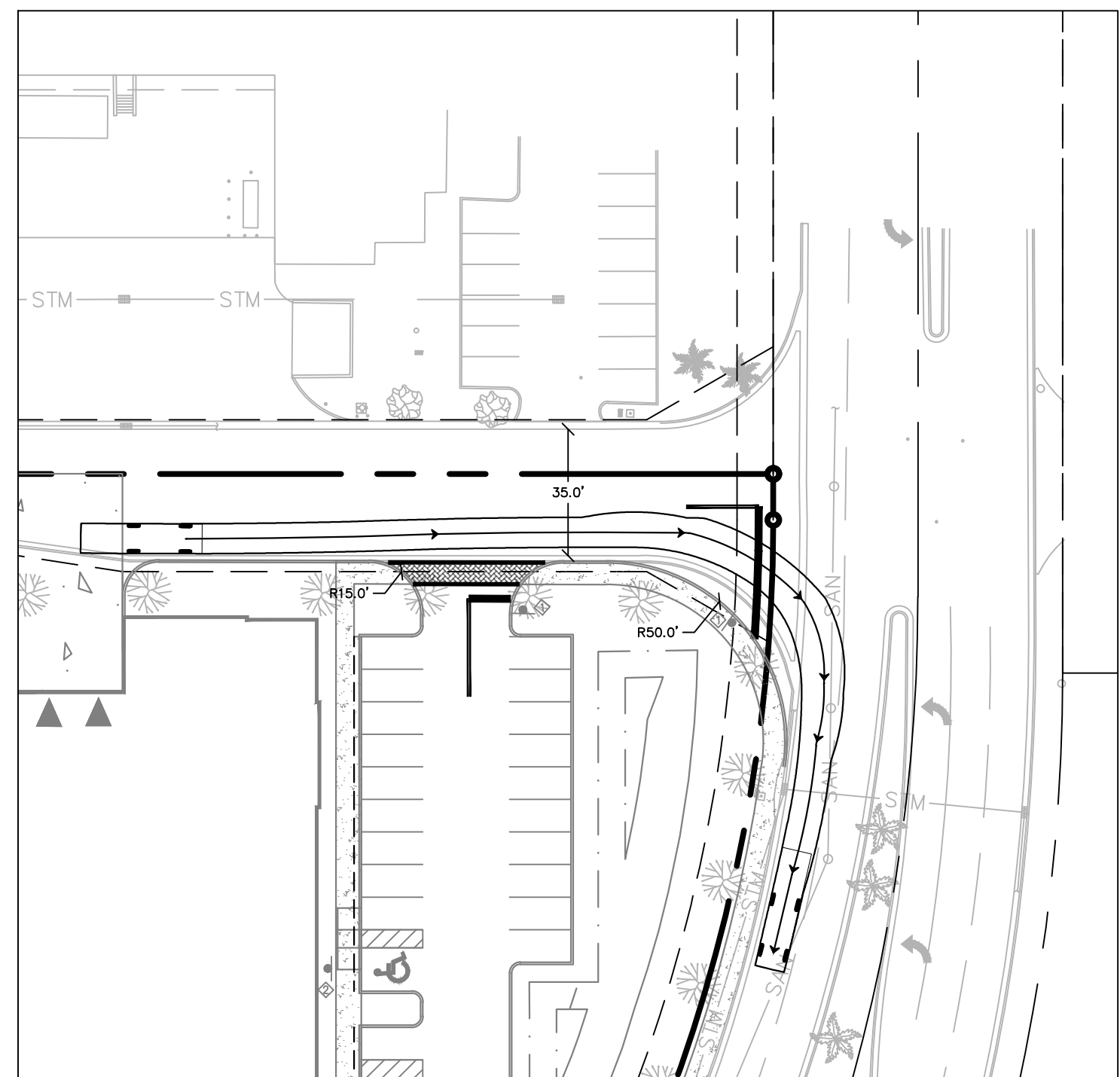


Garbage Truck

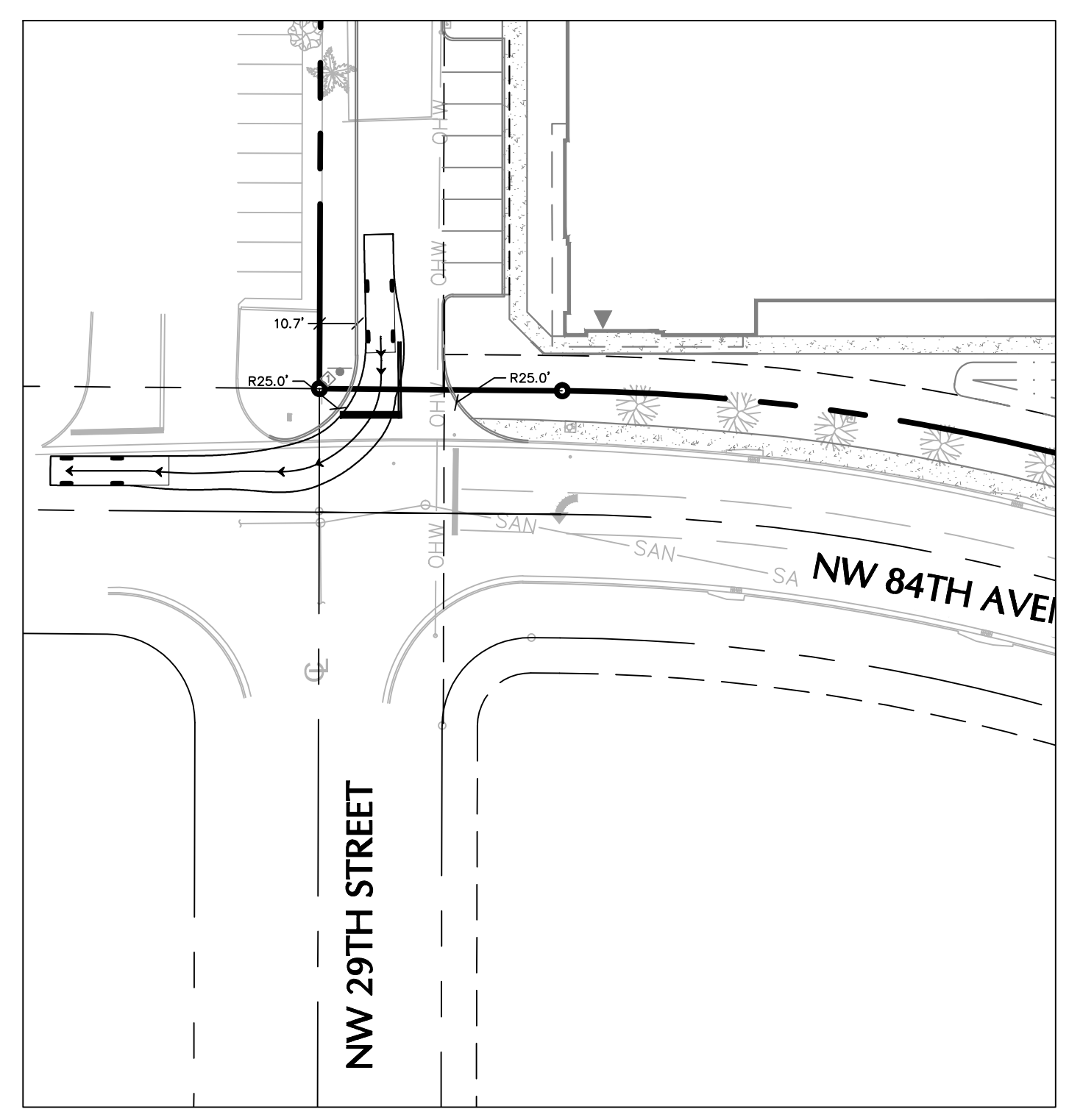
	feet
Width	: 8.20
Track	: 7.84
Lock to Lock Time	: 6.0
Steering Angle	: 41.8



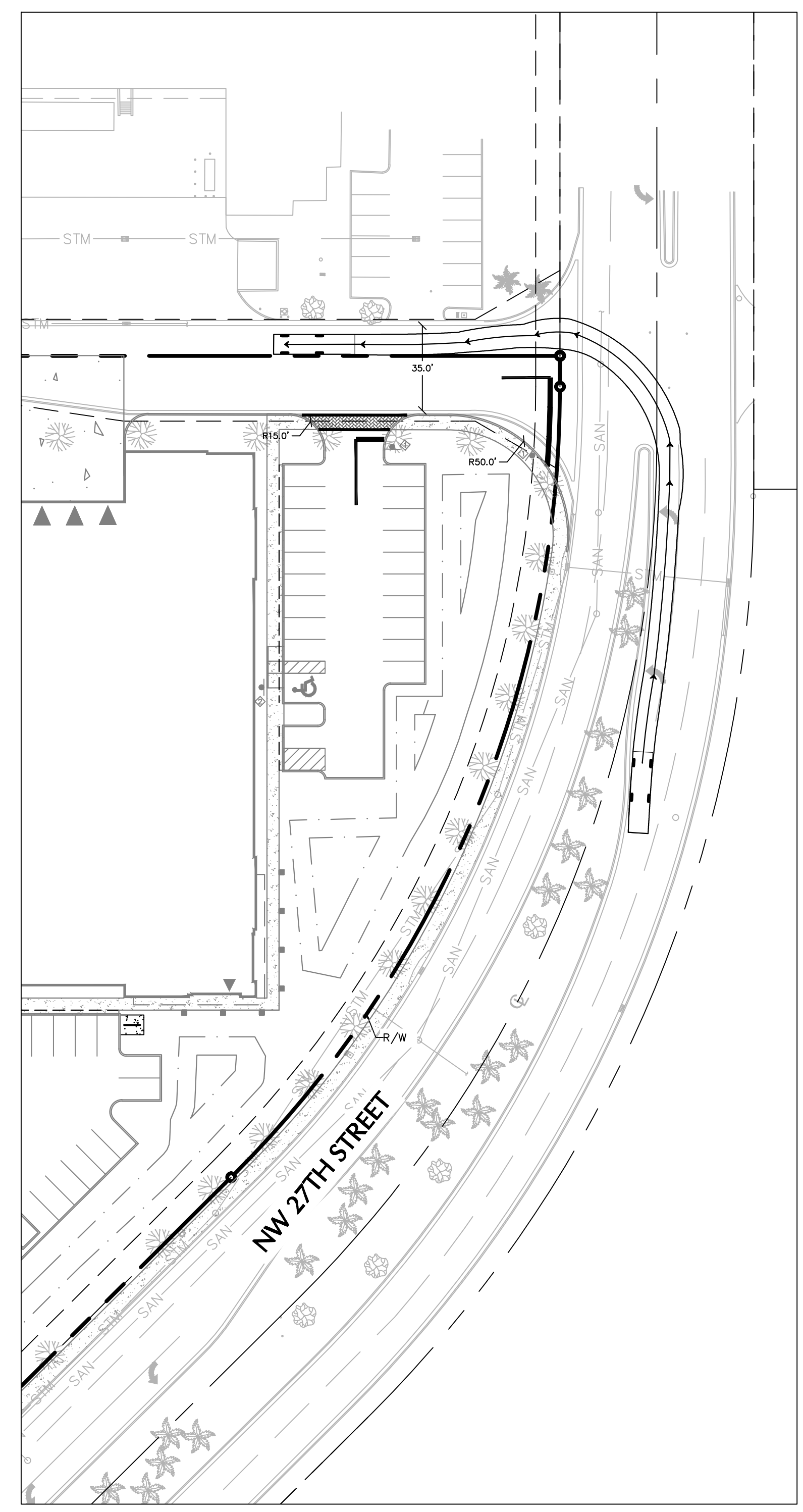
GARBAGE TRUCK
NORTHWEST INGRESS



GARBAGE TRUCK
SOUTHEAST EGRESS



GARBAGE TRUCK
NORTH WEST EGRESS



GARBAGE TRUCK
SOUTHEAST INGRESS

Date	Description	No.
Revision		

SIGNATURE: MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

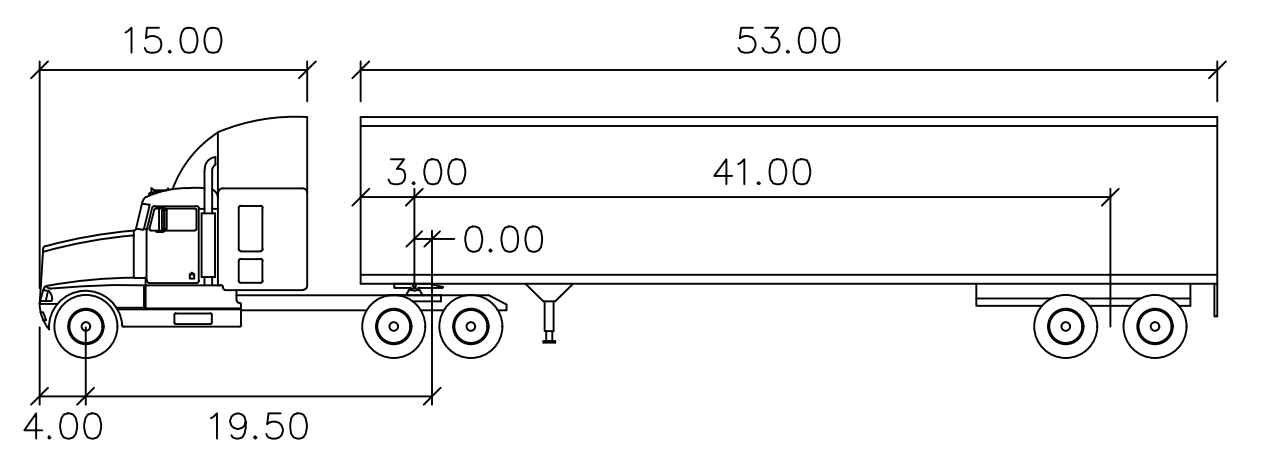
LANGAN
Langan Engineering and
Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY NO. 00006601/LB8172/LB8198

Project
FOUNDRY - TRANSAL

DORAL
MIAMI-DADE COUNTY FLORIDA

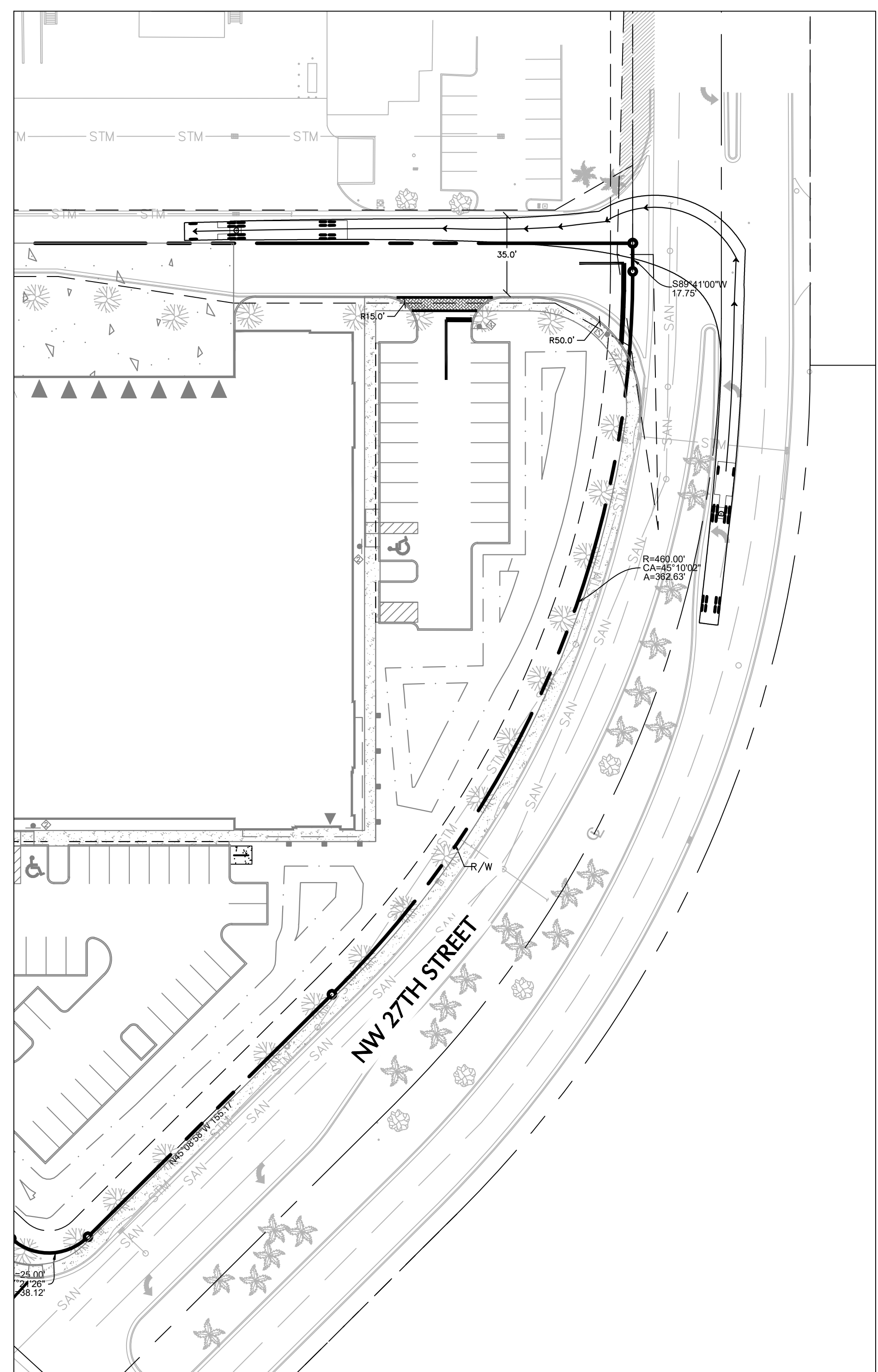
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**GARBAGE TRUCK
MOVEMENTS**

Project No. 330100401	Drawing No. C-900
Date 01/21/2022	
Drawn By SWS	
Checked By MPC	

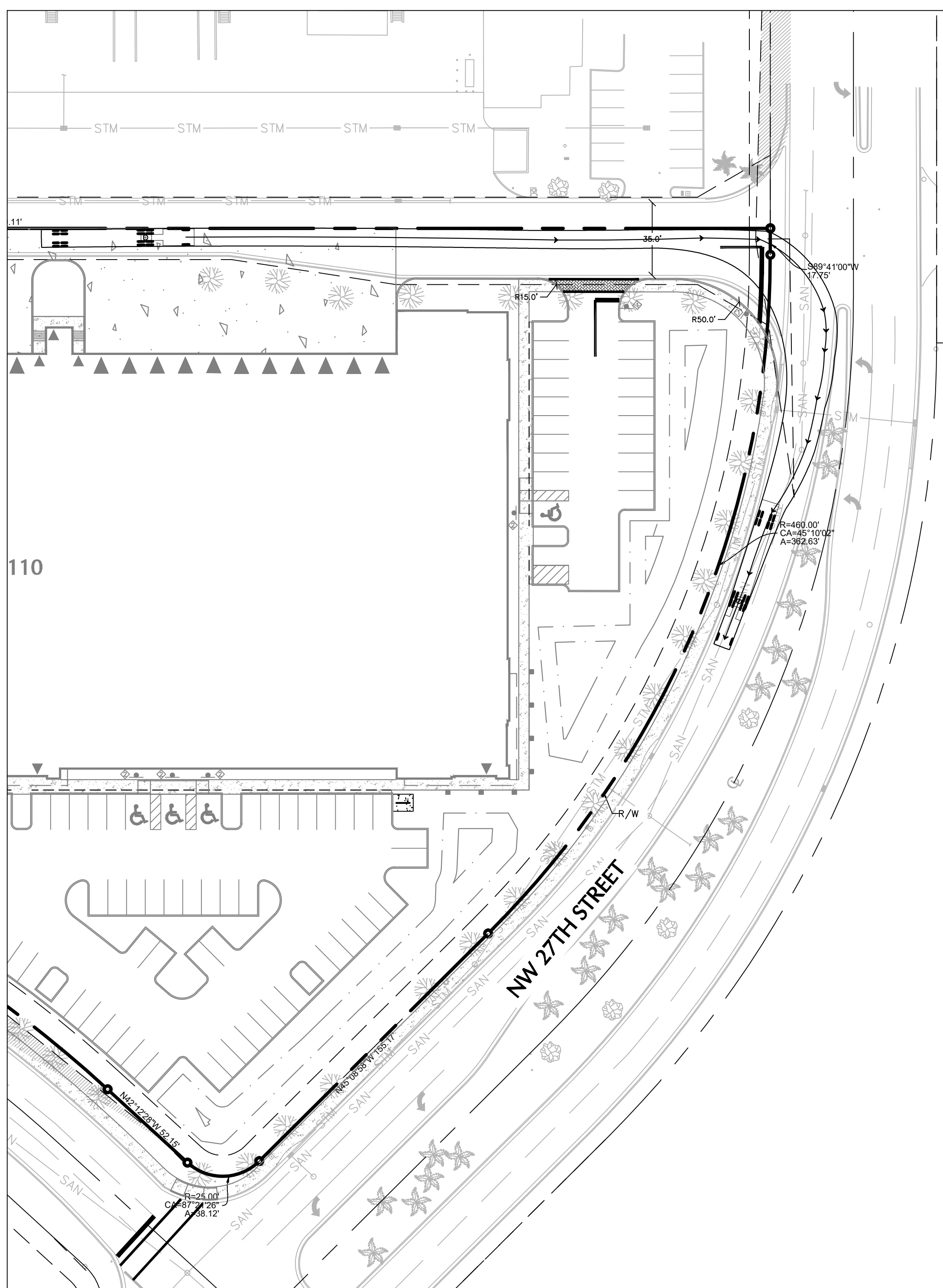


WB-62FL

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

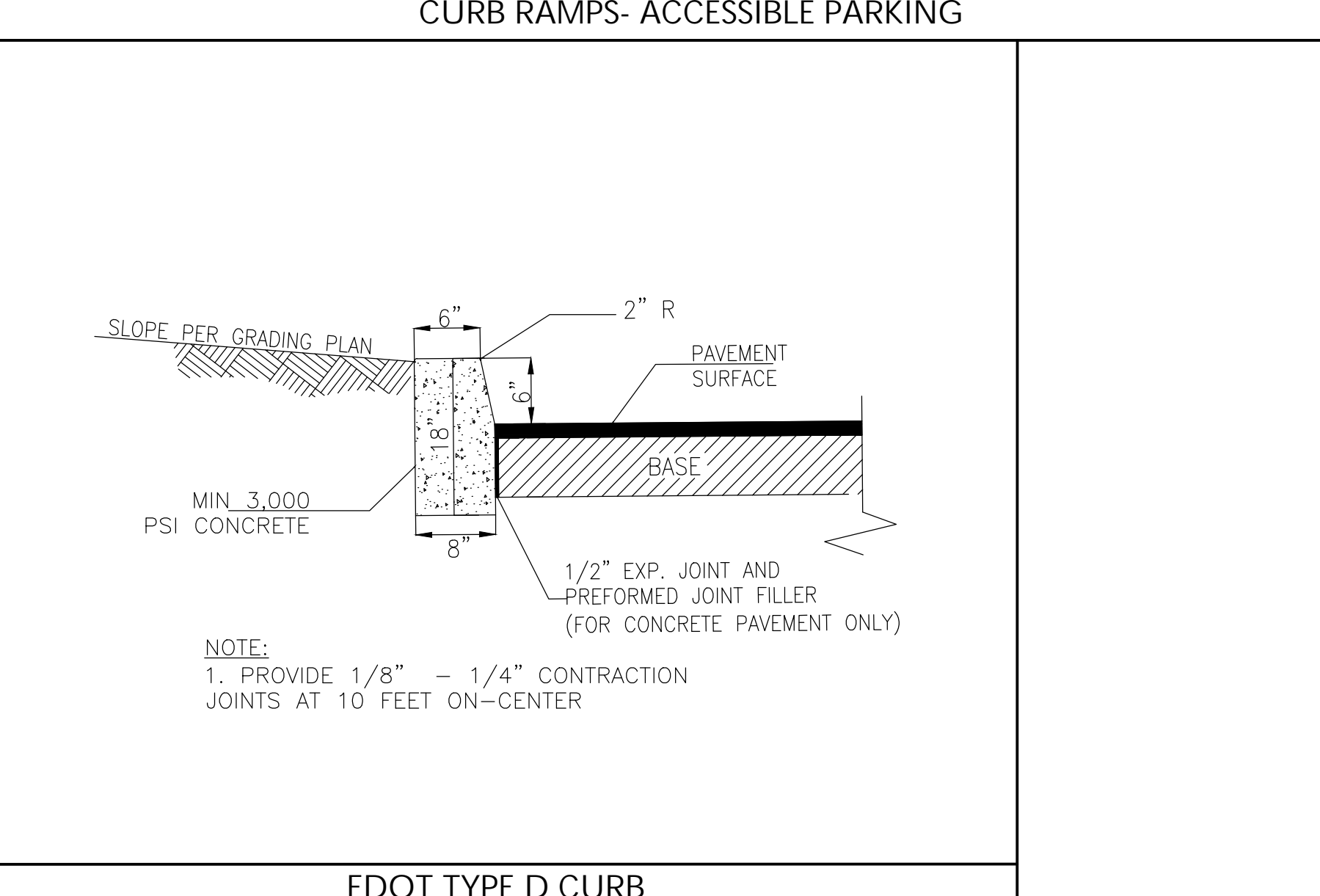
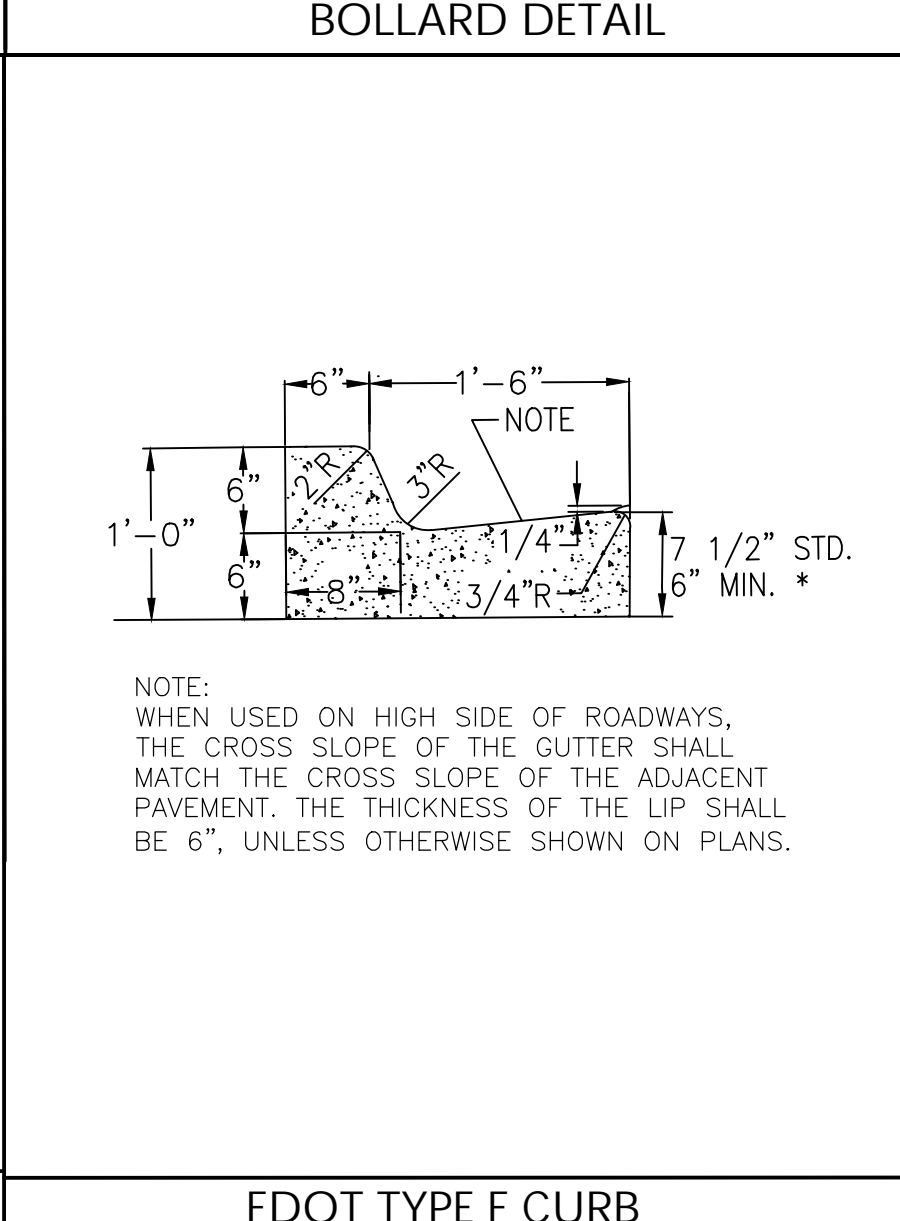
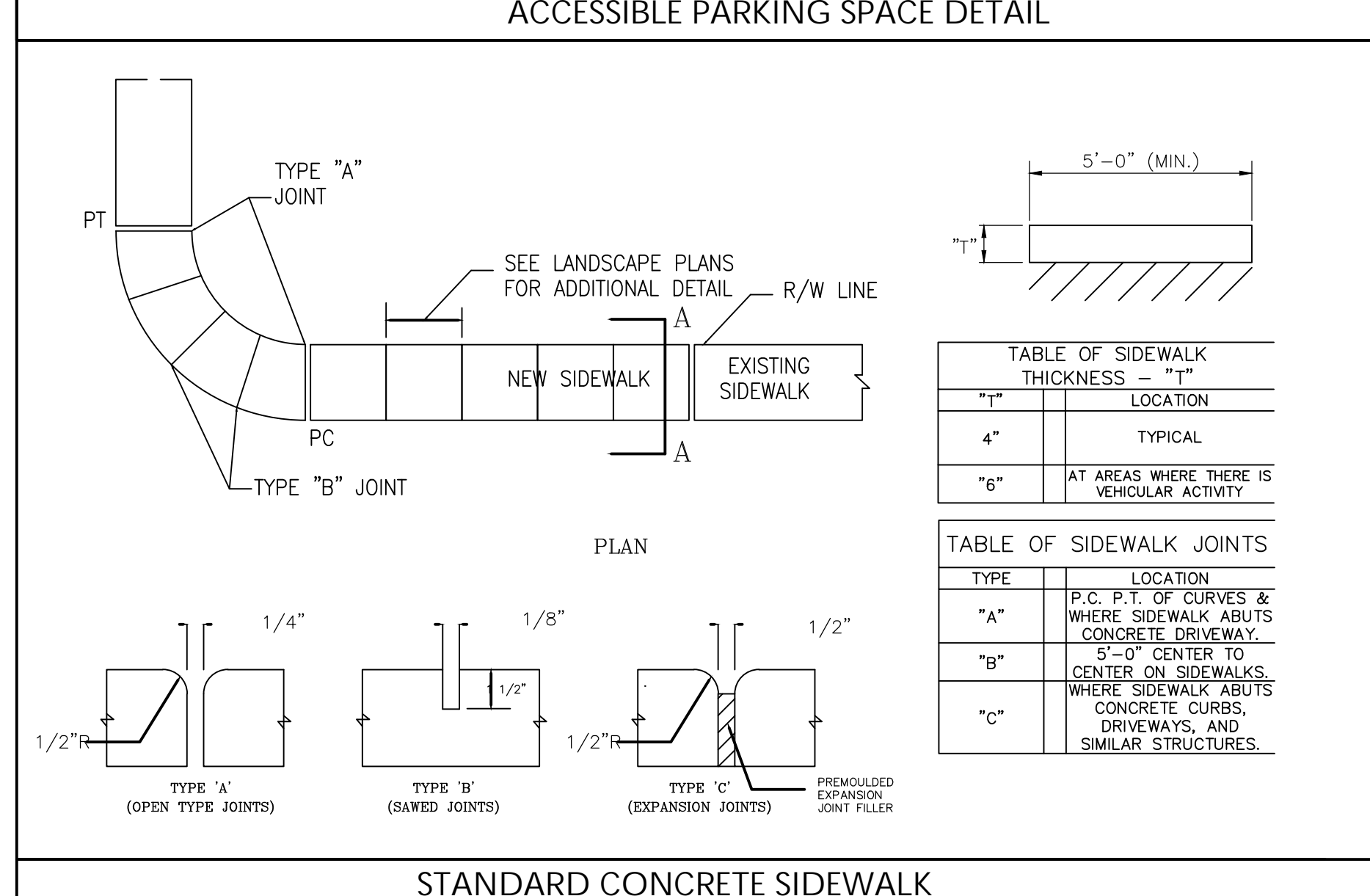
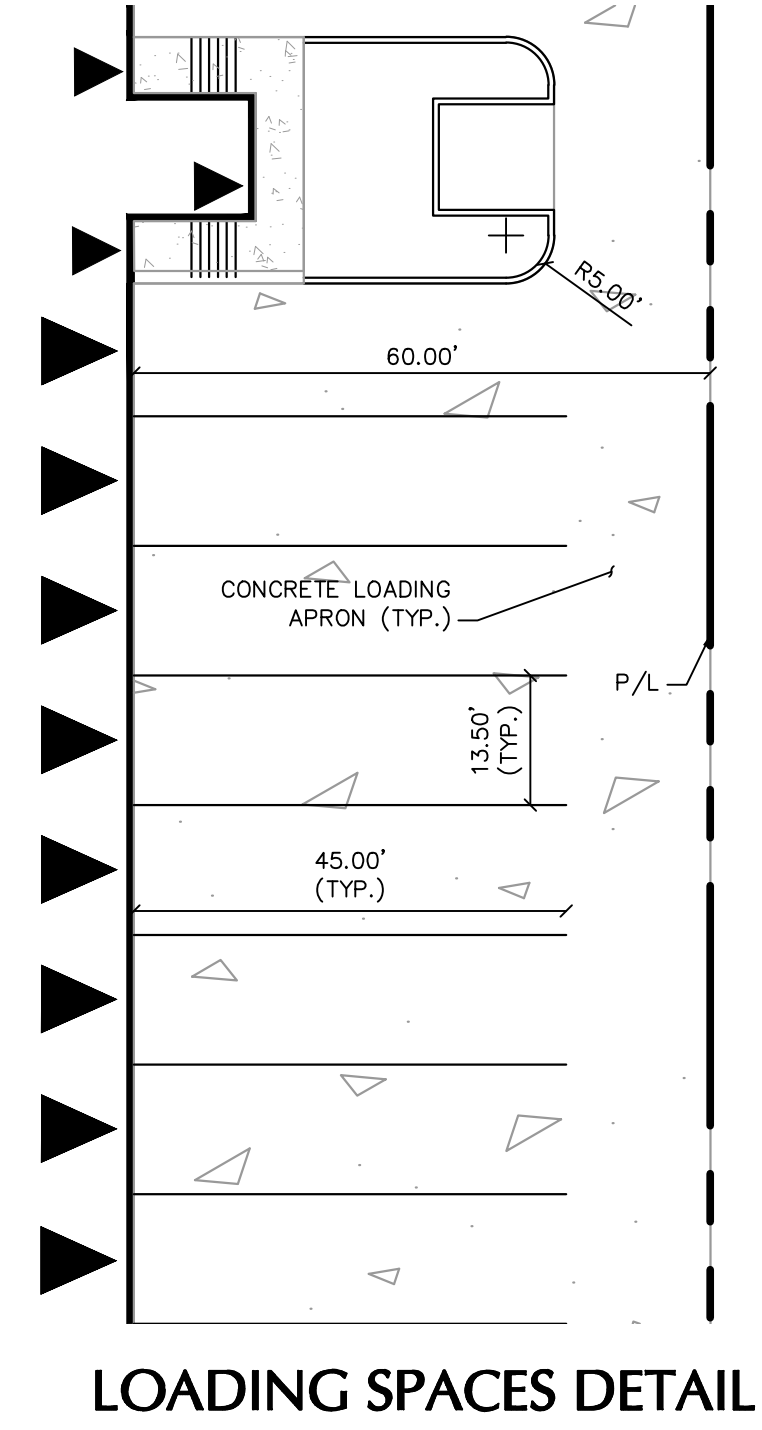
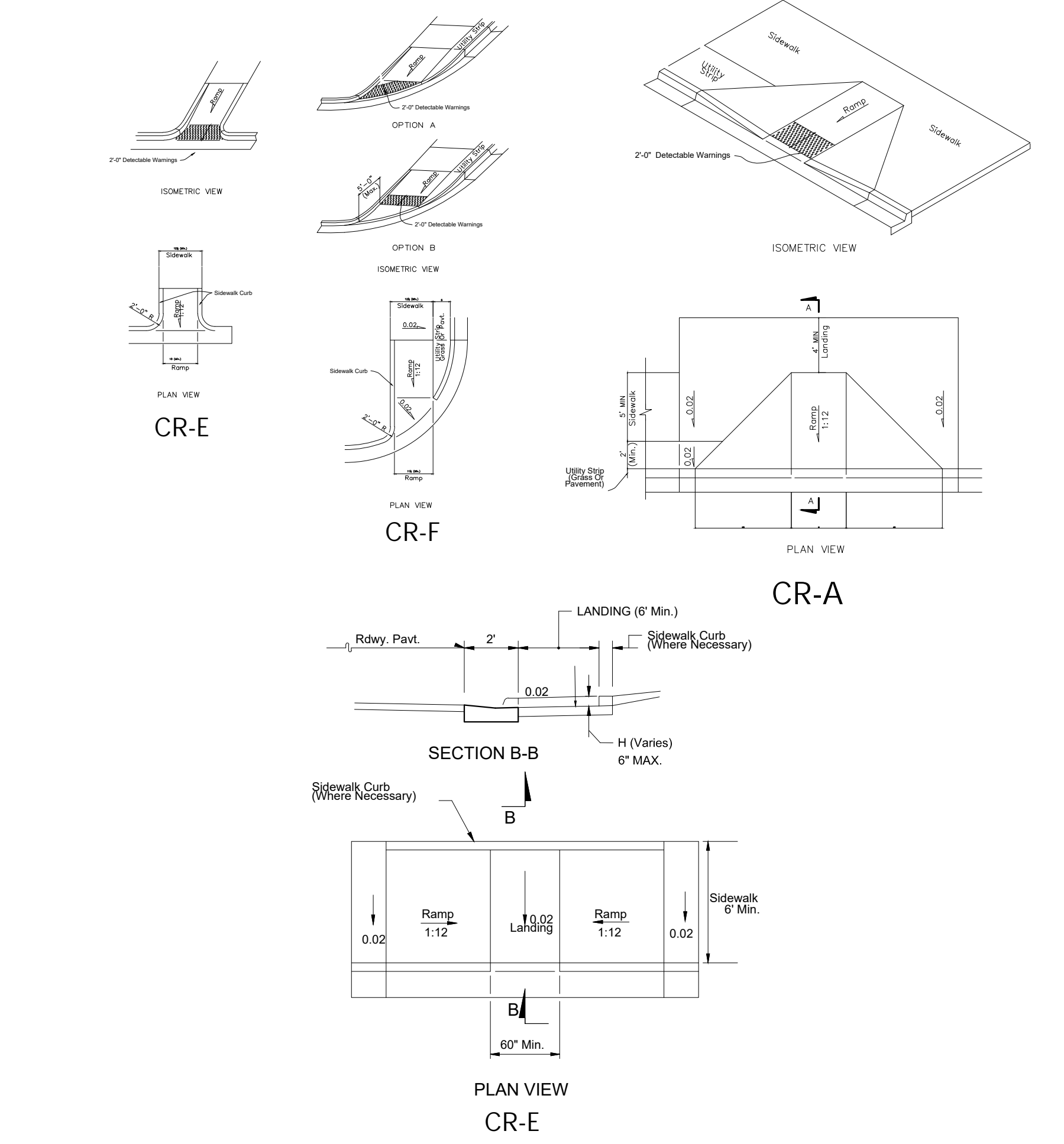
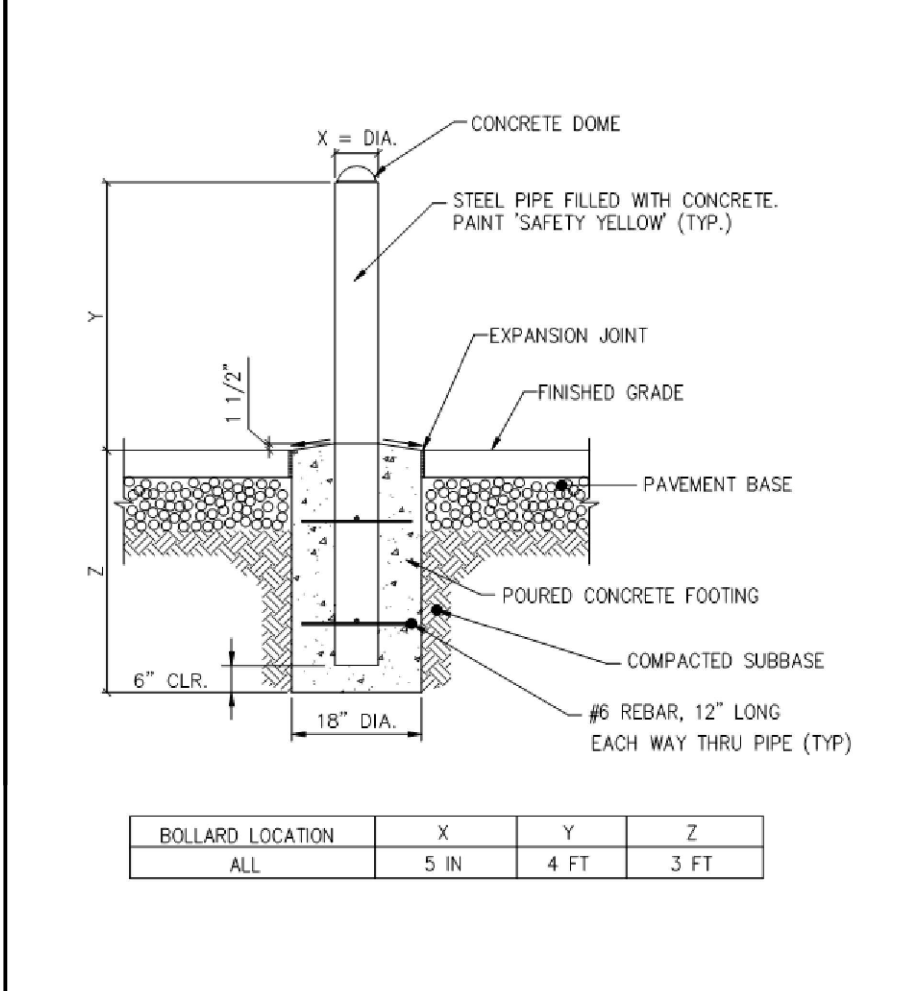
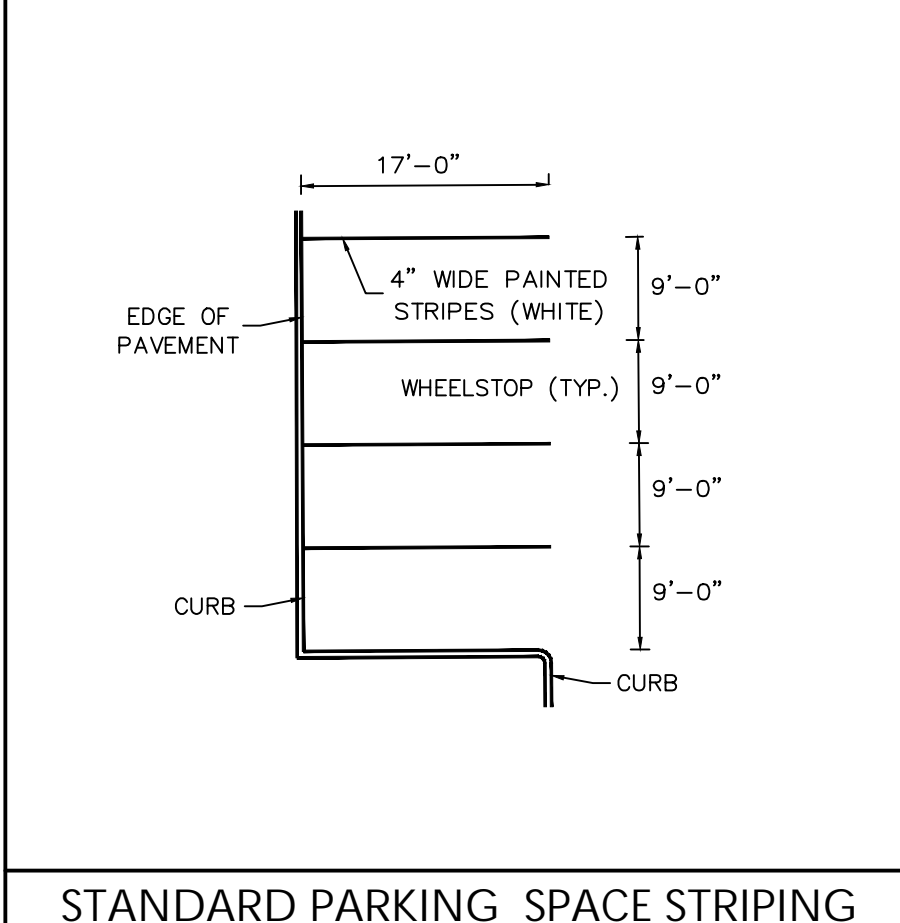
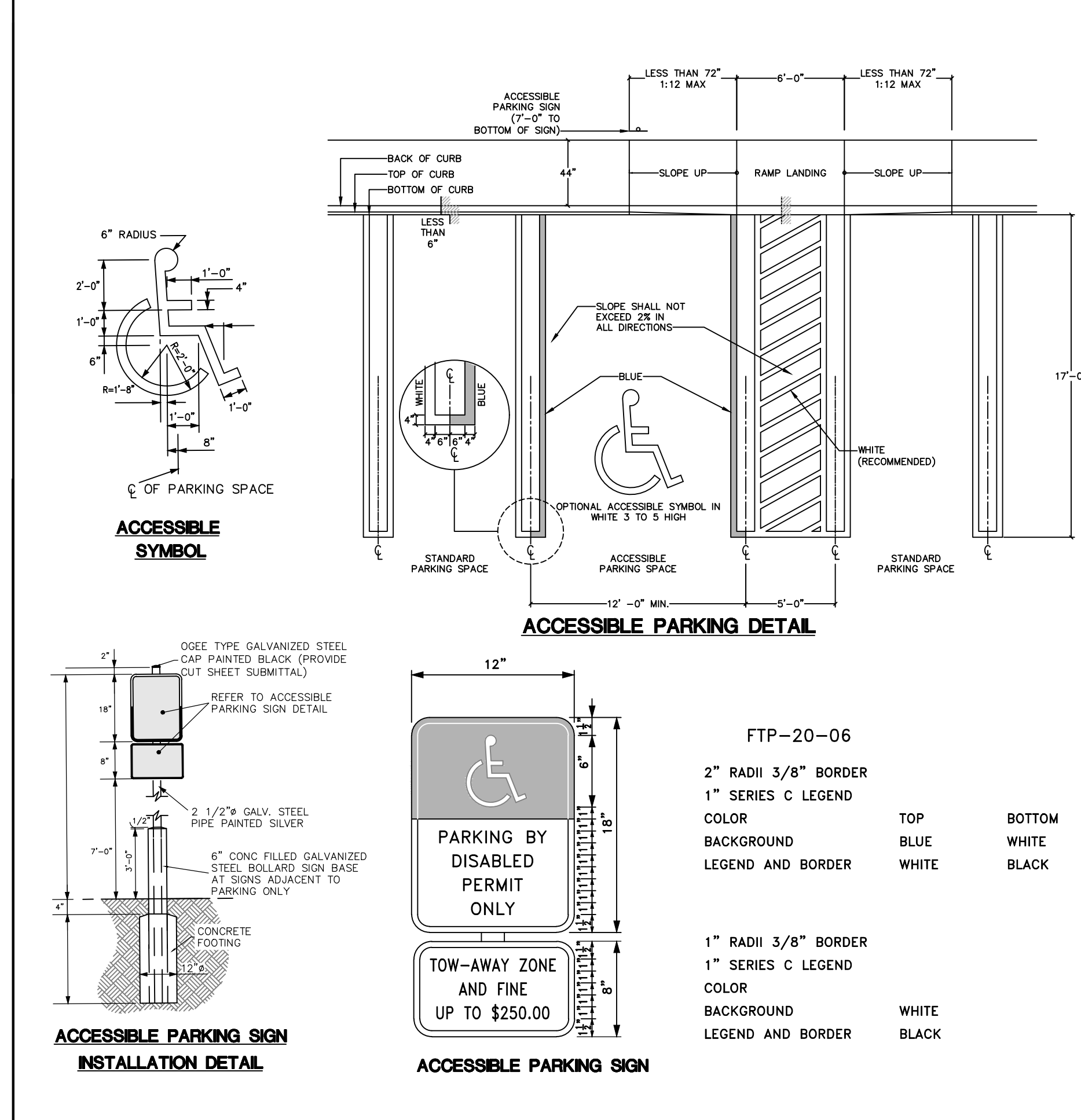


WB-62 FL TRUCK
INGRESS



WB-62 FL TRUCK
EGRESS

Date	Description	No.
Revision		
SIGNATURE		DATE SIGNED
MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301		
T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE REGISTRY NO. 00006601/LB8172/LB8198		
Project		
FOUNDRY - TRANSAL		
DORAL		
MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
WB-67 MOVEMENT PLAN		
Project No.	Drawing No.	
330100401	C-901	
Date		
11/30/2021		
Drawn By		
SWS		
Checked By		
MPC		



Date	Description	No.
	Revisions	

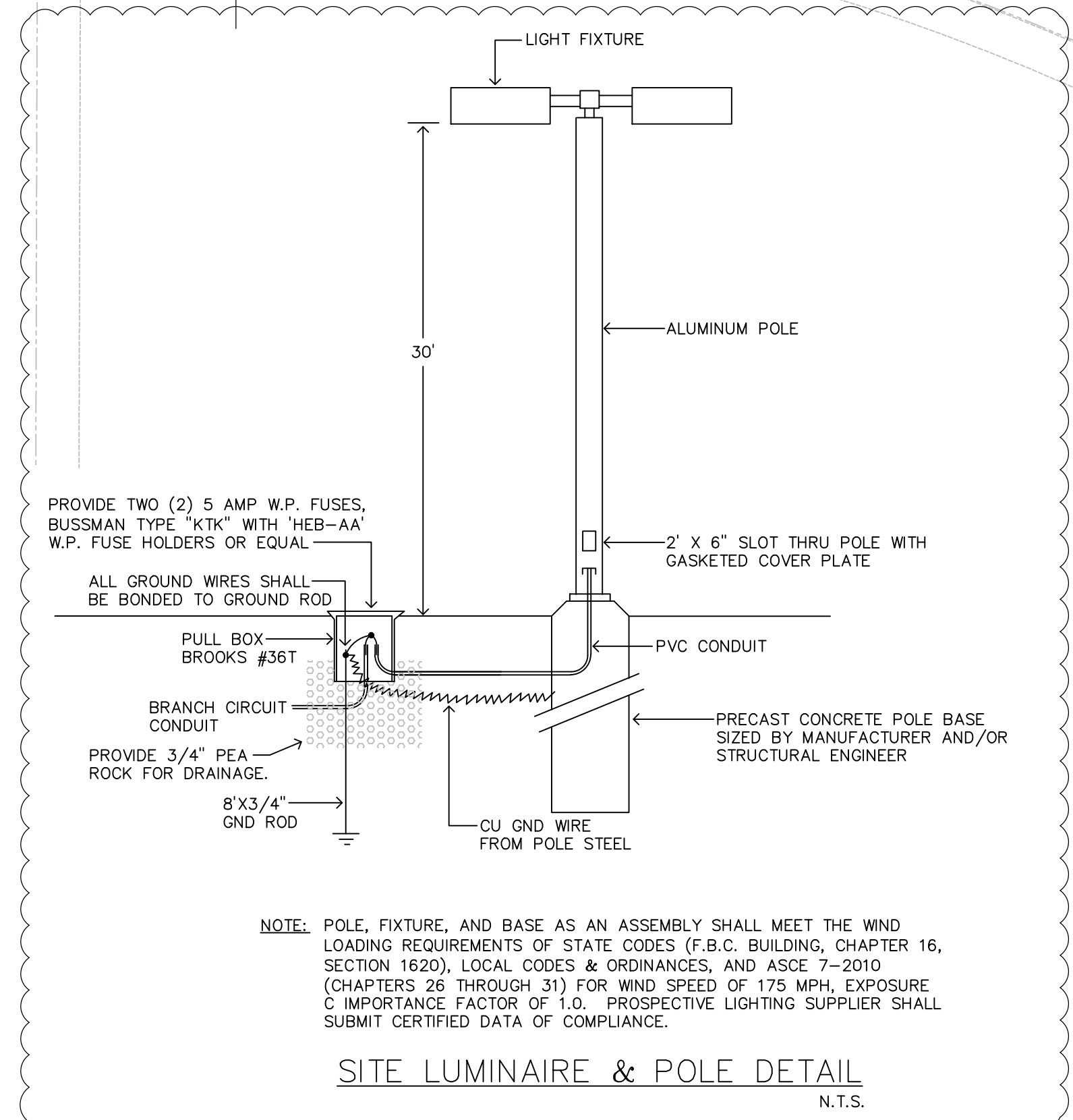
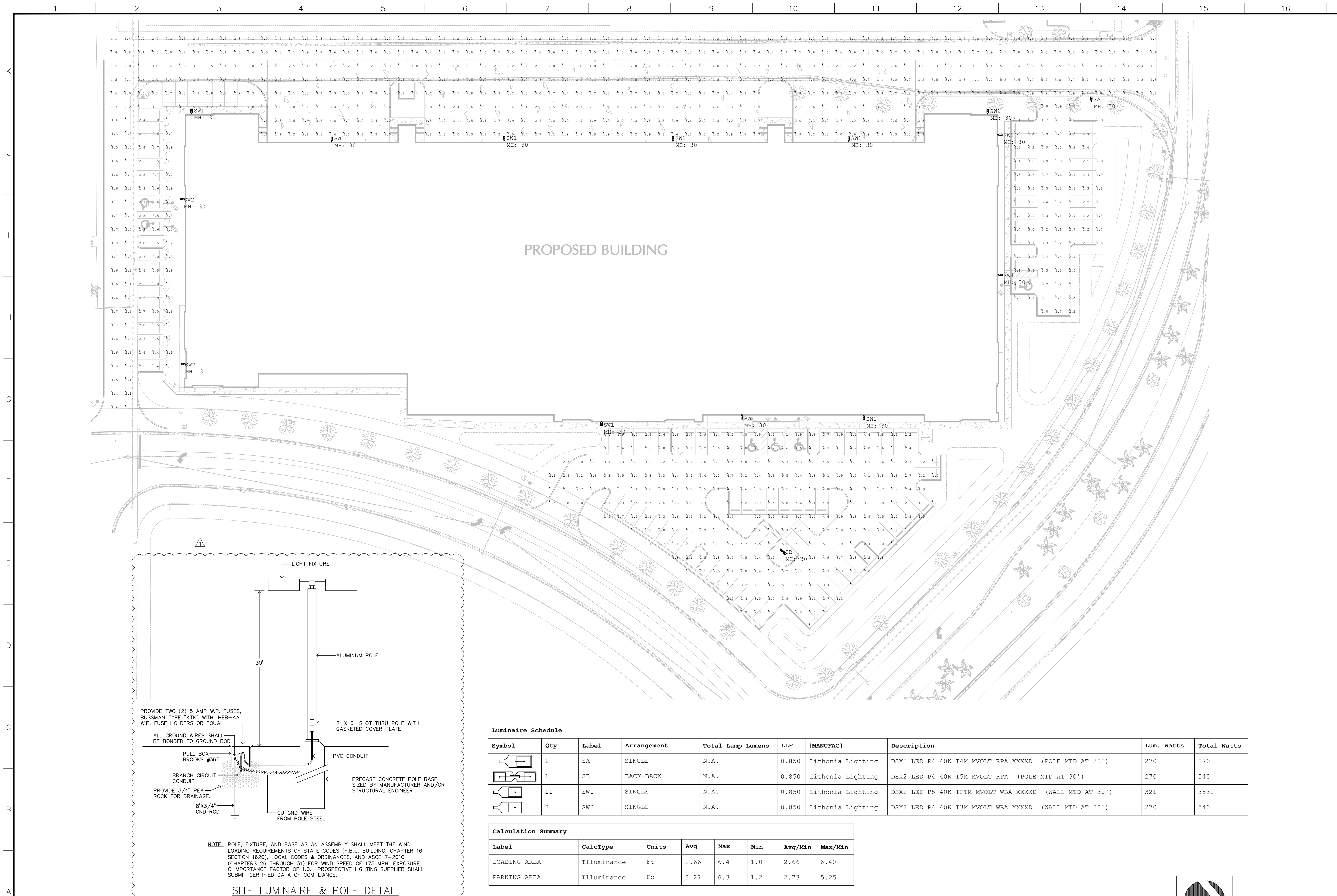
SIGNATURE: MICHAEL CARR
 PROFESSIONAL ENGINEER FL Lic. No. 72424

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Project: **FOUNDRY - TRANSAL**
 DORAL, FLORIDA

Drawing Title: **SITE DETAILS**

Project No. 330100401	Drawing No. C-1001
Date 11/30/2021	
Drawn By SWS	
Checked By MPC	



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	[MANUFAC]	Description	Lum. Watts	Total Watts
	1	SA	SINGLE	N.A.	0.850	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT RPA XXXXD (POLE MTD AT 30')	270	270
	1	SB	BACK-BACK	N.A.	0.850	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT RPA (POLE MTD AT 30')	270	540
	11	SW1	SINGLE	N.A.	0.850	Lithonia Lighting	DSX2 LED P5 40K TFTM MVOLT WBA XXXXD (WALL MTD AT 30')	321	3531
	2	SW2	SINGLE	N.A.	0.850	Lithonia Lighting	DSX2 LED P4 40K T3M MVOLT WBA XXXXD (WALL MTD AT 30')	270	540

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING AREA	Illuminance	Fc	2.66	6.4	1.0	2.66	6.40
PARKING AREA	Illuminance	Fc	3.27	6.3	1.2	2.73	5.25

1 ELECTRICAL SITE PLAN
 ESP1 SCALE: 1"=30'-0"

01.14.2022
 TRUE NORTH

RLC Architects
 1401 NE 13th Street, Suite 200, Fort Lauderdale, FL 33304
 Tel: 954.333.8888 Fax: 954.333.0007
 www.rlcarchitects.com
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J. DAVID PUGA
 LICENSE NO. 41163
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Puga and Associates, Inc.
 Engineers/Consultants
 # EB 0005613
 7700 N Kendall Drive, Suite 806
 Miami, Florida 33156
 (305) 681-7700

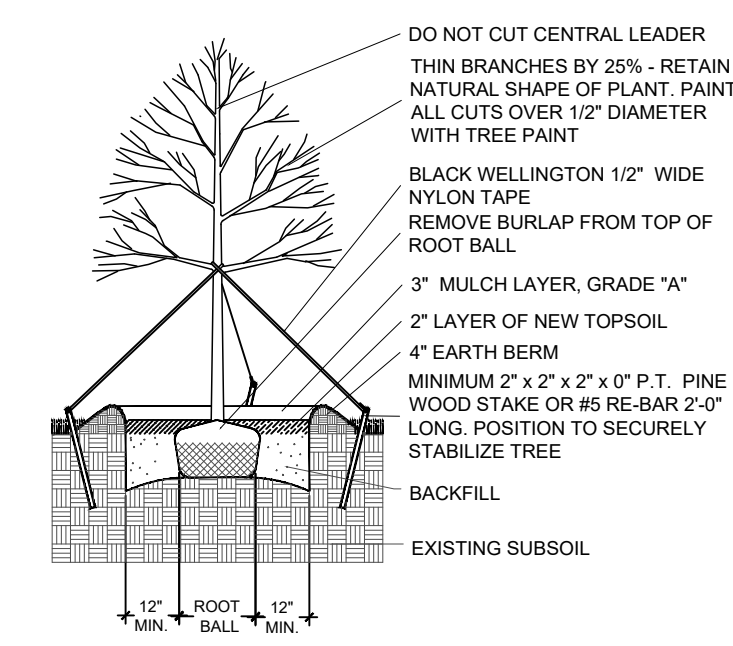
TRANSASL SITE FOUNDRY
 PROPERTY AT CORNER OF NW 84TH AVE AND NW 27TH STREET DORAL, FLORIDA

REVISIONS	DATE	DESCRIPTION
1	04/04/2022	A.S.P.R. - 1ST REVIEW

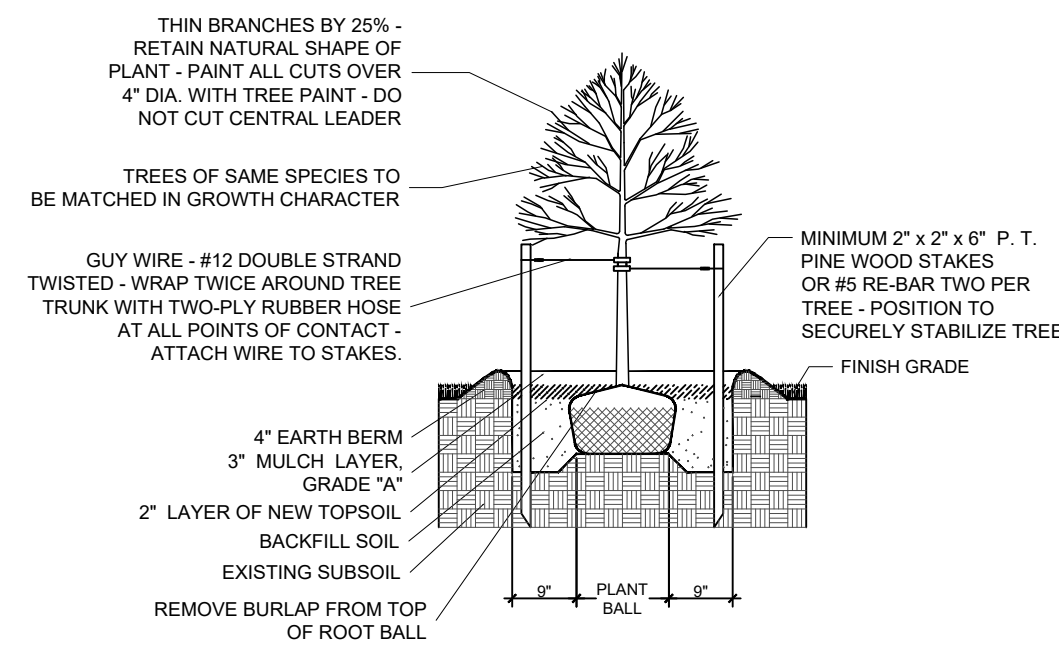
Drawing Title
PHOTOMETRIC SITE PLAN
 Scale AS NOTED
 Project No. 21173.00
 Date 10.26.2021

Principal: BWR
 Project Director:
 Project Manager: CSM
 Drafted by: PUGA
 Checked by: PUGA

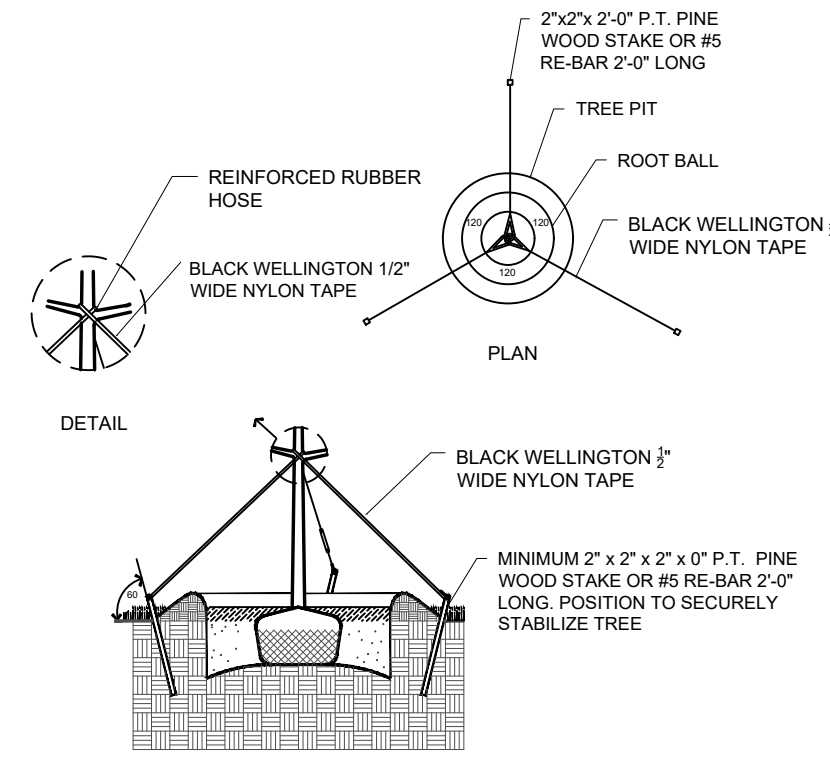
Sheet No.
ESP1



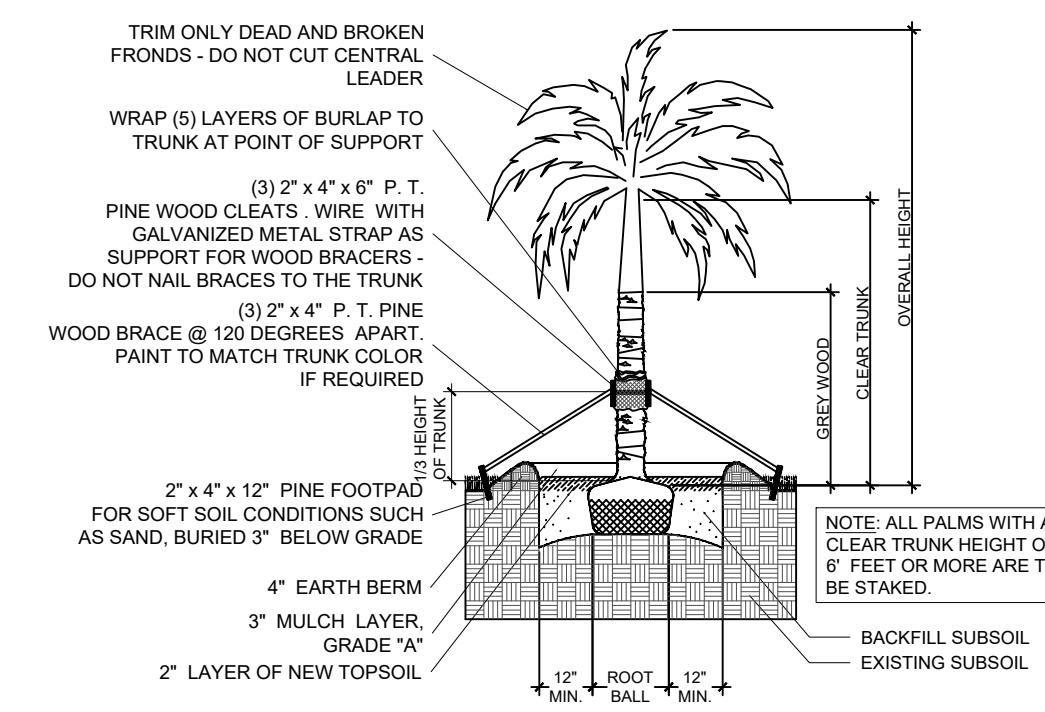
LARGE TREE PLANTING DETAIL



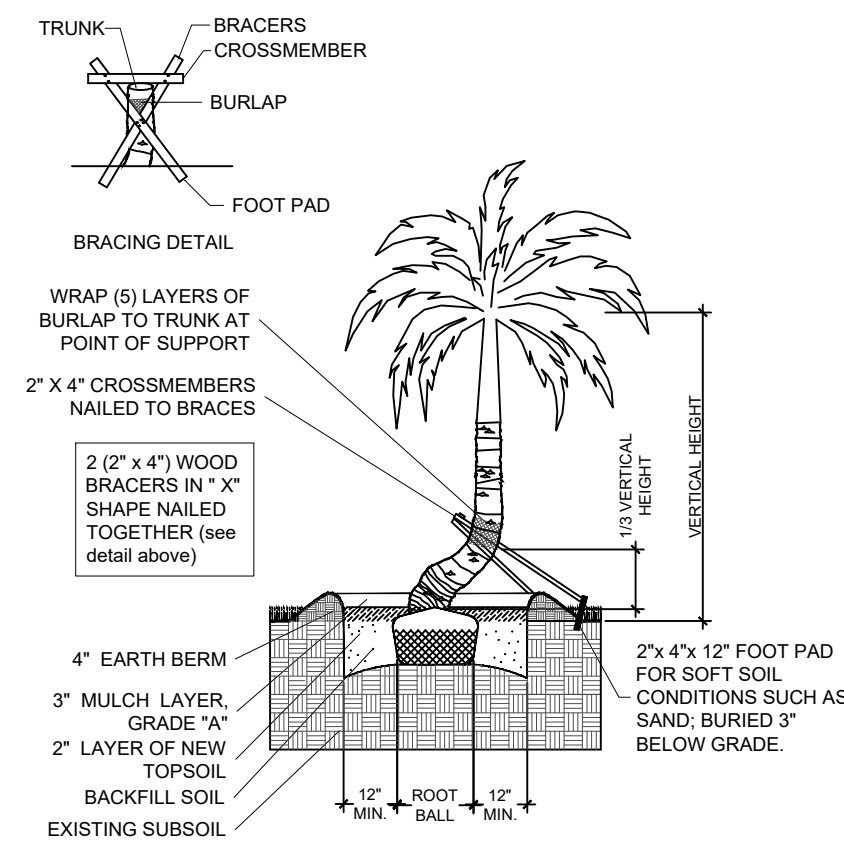
SMALL TREE PLANTING DETAIL



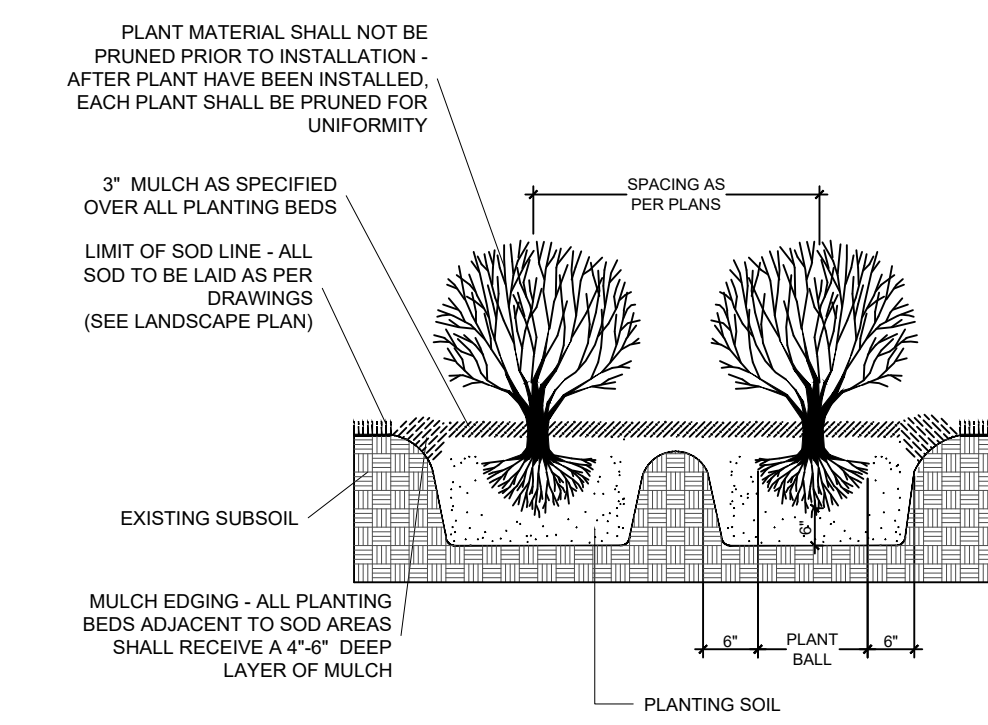
TYPICAL TREE GUYING DETAIL



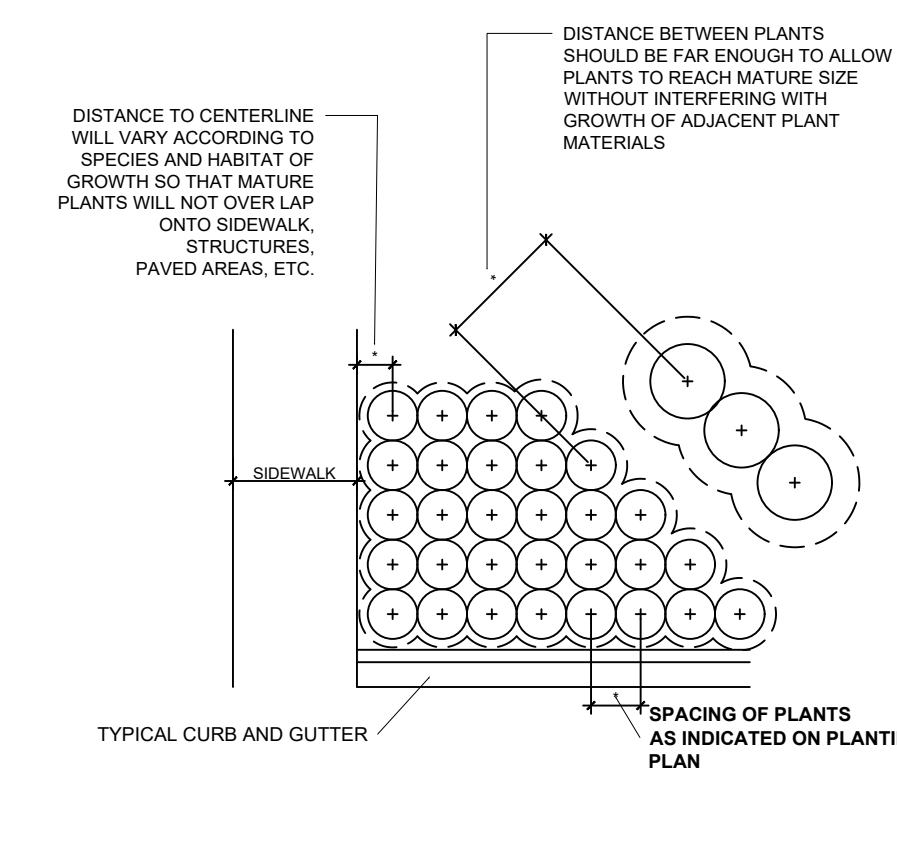
STRAIGHT TRUNK PALM PLANTING DETAIL



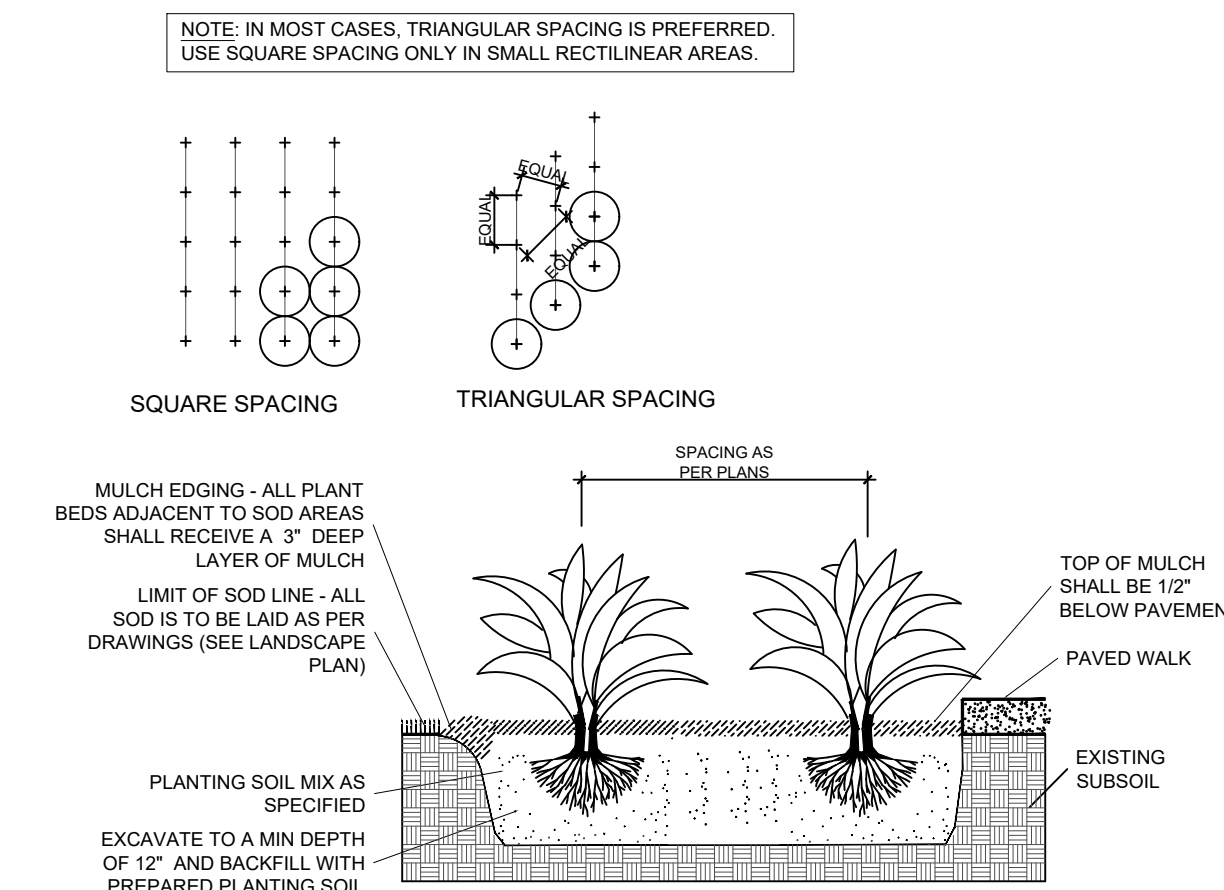
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
 Landscape Architecture
 5140 South Pine Island Road, Suite 100
 Doral, Florida 33183
 Phone: 954.923.9889 | Fax: 954.923.9890
 www.witkindesign.com

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FOUNDRY - TRANSAL
 DORAL, FLORIDA
 LANDSCAPE DETAILS

Project:

Revisions:	Date:	By:

Seal:

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

Drawing: Landscape Details
 Date: 01/11/2022
 Scale: NTS
 Drawn by: AM
 Sheet No.:

L-4

Cad Id.: 2022-007

TREE DISPOSITION PLAN

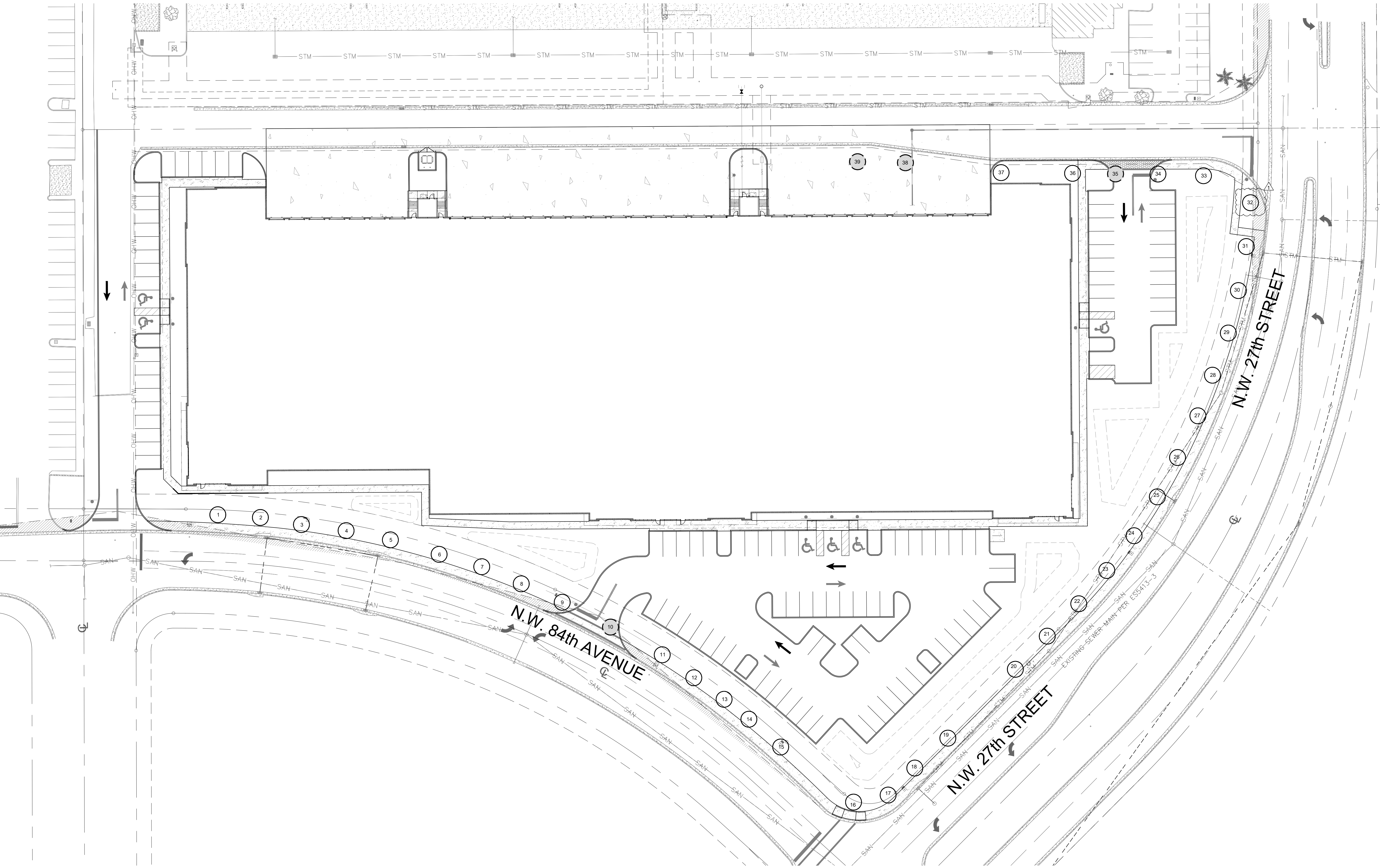
Scale: 1" = 30'-0"



Note: Trees to remain shall be root pruned under supervision by certified arborist and staked until arborist's recommendations.

SYMBOL LEGEND

- ⊗ Tree to Remove
- ⊙ Tree to Remain



Revisions:

Revisions:	Date:	By:
11 City Comments	04.04.2022	AM
21 Airport Coord	05.05.2022	AM

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 Landscape Architects
 Phone: 954.923.9889 | Fax: 954.923.9899
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FOUNDRY - TRANSAL
 DORAL, FLORIDA
 TREE DISPOSITION PLAN

Seal:

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

Drawing: Tree Disposition Plan
 Date: 01/11/2022
 Scale: See Left
 Drawn by: AM
 Sheet No.:
TD-1
 Cad Id.: 2022-007

