SITE PLAN
SCALE: 1" = 40'-0"
SITE LOCATION MAP
SCALE: NTS
OUTDOOR PLAZA - FLOOR PLAN
SCALE: 1/4" = 1'-0"
OUTDOOR PLAZA - ELEVATIONS
SCALE: 1/4" = 1'-0"
SOIL TERMITE PROTECTION STATEMENT
SITE ACCESSIBILITY NOTES
APPLICABLE CODES
ZONING INFORMATION
LEGAL DESCRIPTION
PARKING CALCULATION
FLIGHTWAY 18 & 20
PROJECT LOCATION: 3200 SE 8 ST, HOMESTEAD, FLORIDA
CABRERA RAMOS Architects, Inc
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Digitally signed by Rosa Ramos-Botta
Date: 2026.05.20 09:20:47 -04'00'
DATE: 07/21/2025
DRAWN: LSQ
CHECKED BY: MAC JR.
JOB NO.: 2022.24
SHEET NO.: A100
SITE PLAN
REVISIONS:
01/14/2026 SITE PLAN COMMENTS
12/18/2025 SITE PLAN COMMENTS
12/1/2025 SITE PLAN COMMENTS

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	6	ALPHALITE ILL 4VH 46S 740 SURFACE MOUNTED INSIDE B-O-H ROOMS	4' LED STRIP WITH LENS	WHT LED, 40K, 70 CRI	Absolute	0.88	44.5
	B	93	ALPHALITE LVT-2VL 15S 740 SURFACE MOUNTED UNDER SMALL CANOPY	2' LED ENCLOSED & GASKETED LUMINAIRE	WHT LED, 40K, 70 CRI	1950	0.88	15
	CE	14	LITHONIA DSXB LED 16C 700 40K SYM 120 E4WH DNAXD GROUND MOUNTED AS INDICATED IN DWGS	LED BOLLARD WITH INTERNAL EMERGENCY BATTERY PACK	WHT LED, 40K, 70 CRI	Absolute	0.88	39
	S	2	LITHONIA DSX2 LED P6 40K 70CRI T4M MVOLT DNAXD POLE MOUNTED 31' AFG	SINGLE LED LUMINAIRE TYPE IV ON 30' AFG CONCRETE POLE	WHT LED, 40K, 70 CRI	Absolute	0.88	341.66
	SF	18	LITHONIA RSXF2 LED P5 40K AWFD MVOLT AAWB DNAXD WALL MOUNTED 38' AFG	LED FLOODLIGHT MOUNTED 38' AFG ON SIDE OF BLDG	WHT LED, 40K, 70 CRI	Absolute	0.88	213.48
	SW	20	LITHONIA DSX2 LED P6 40K 80CRI BLC4 MVOLT DNAXD WALL MOUNTED 38' AFG ON SIDE OF BLDG	LED LUMINAIRE SIMILAR TO TYPE S WALL MOUNTED 38' AFG ON SIDE OF BLDG	WHT LED, 40K, 70 CRI	Absolute	0.88	341.66
	SW1E	36	LITHONIA WDGE1 LED P2 40K 70CRI VW 120 E4WH DNAXD WALL MOUNTED 7.6' AFF	SMALL CUT-OFF LED WALL PACK WITH INTERNAL EMERGENCY BATTERY PACK	WHT LED, 40K, 70 CRI	Absolute	0.88	15.0178
	SW2E	16	LITHONIA WDGE3 LED P4 70CRI R4 40K 120 E15WH DNAXD WALL MOUNTED 7.6' AFF	CUT-OFF LED WALL PACK WITH INTERNAL EMERGENCY BATTERY PACK	WHT LED, 40K, 70 CRI	Absolute	0.88	87.89\14

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
FREIGHT DEPOT AND PARKING (Z=0')	+	3.7 fc	16.5 fc	1.7 fc	9.7:1
TYP LANDING/STAIRS/PATHWAY	+	24.3 fc	38.6 fc	13.2 fc	2.9:1
PARKING AREA (Z=0')	+	2.1 fc	4.7 fc	1.0 fc	4.7:1

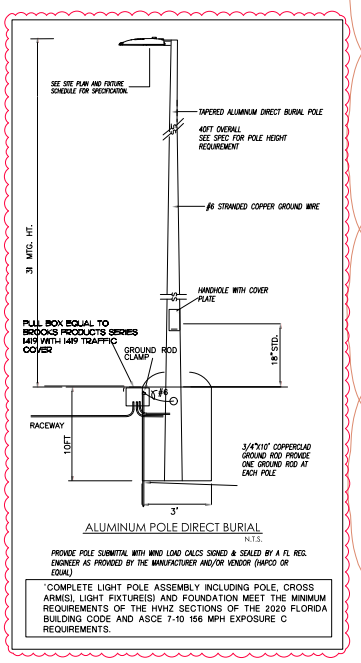
NOTES

1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.

2. TYPE S POLE TO BE 30' AFG AND 34' OL DIRECT BURIAL CONCRETE POLE WITH 2'3/8" TENON. ULTIMATE POLE LENGTH TO BE DETYERMINED BY BORING TEST RESULTS - SUPPLIED BY OTHERS.

3. WIND LOAD CALCULATIONS, TO MEET FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.

4. ALL TYPE SF ARE TO BE AIMED AT NIGHT WITH A RECENTLY CALIBRATED LIGHT METER IN ORDER TO OBTAIN PROJECTED RESULTS.

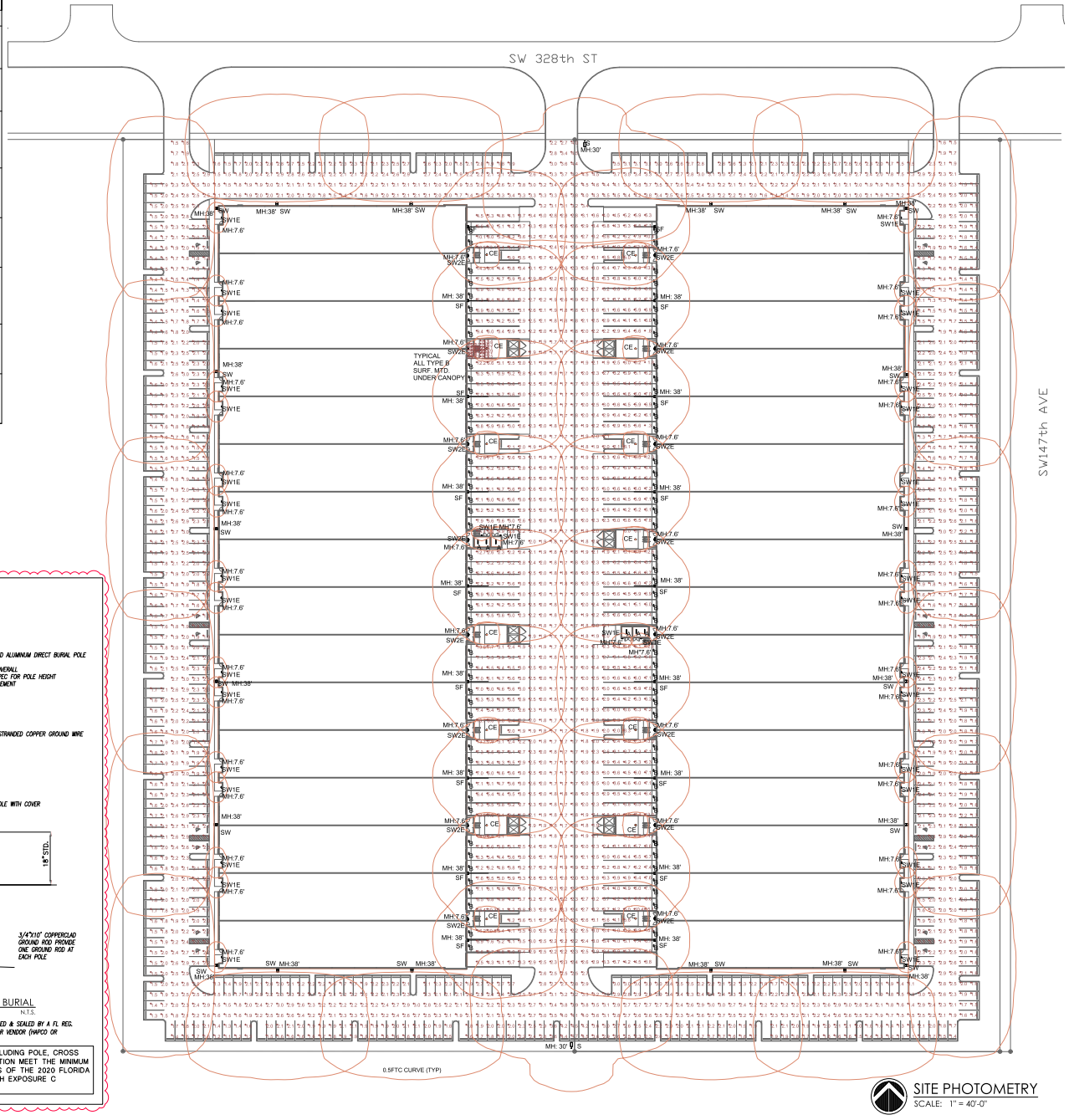


ALUMINUM POLE DIRECT BURIAL

N.T.S.

PROVIDE POLE SUBMITTAL WITH WIND LOAD CALCS SIGNED & SEALED BY A FL REG. ENGINEER AS PROVIDED BY THE MANUFACTURER AND/OR VENDOR (HAPCO OR EQUAL)

'COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURE(S) AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF THE HVHZ SECTIONS OF THE 2020 FLORIDA BUILDING CODE AND ASCE 7-10 156 MPH EXPOSURE C REQUIREMENTS.



SITE PHOTOMETRY
SCALE: 1" = 40'-0"

CAR 5177 - Exhibit 6

REVISIONS:

1 09/25/2025 SITE PLAN COMMENTS

FLIGHTWAY 18 & 20

PROJECT LOCATION: 3200 SE 8 ST, HOMESTEAD, FLORIDA

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DATE: 07/21/2025
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CHECKED BY: MAC JR
JOB NO.: 2922-24

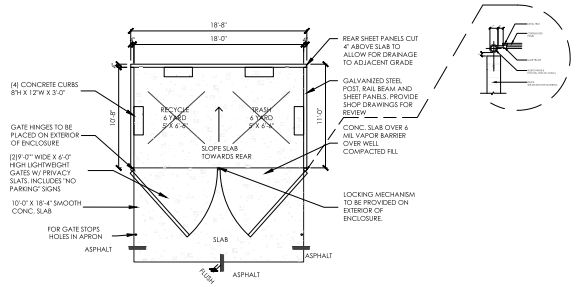
Rosa Ramos-Botta

Digitally signed by Rosa Ramos-Botta
Date: 2025.10.03 15:18:26 -04'00'

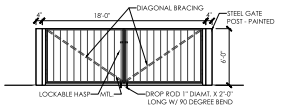
SHEET NO.

SP-1

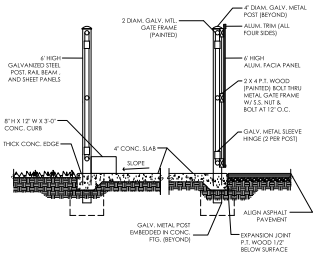
SITE PHOTOMETRY



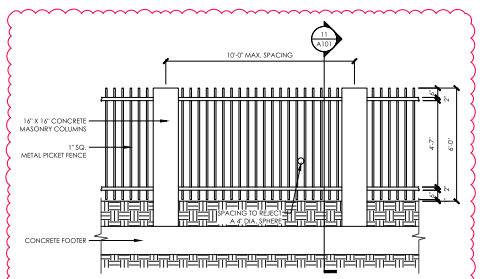
1 A101 DUMPSTER DETAIL
SCALE: 3/16" =1'-0"



2 A101 DUMPSTER ELEVATION
SCALE: 3/16" =1'-0"

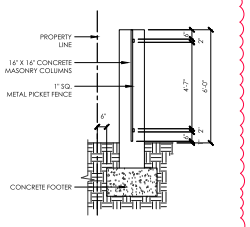


3 A101 DUMPSTER SECTION
SCALE: 1/2" =1'-0"



7 A101 TYP. PICKET FENCE DTL.
SCALE: 3/8" =1'-0"

PLEASE REFER TO CIVILS DRAWINGS FOR PARKING DETAILS



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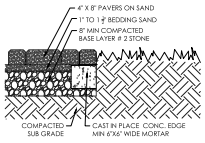

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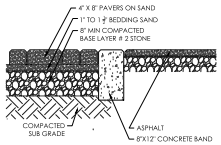
SCALE: 1" =1'-0"



9 A101 TYP. PAVER DTL. 2
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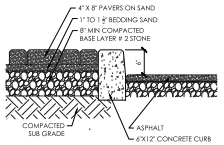

10 A101 TYP. PAVER DTL. 3
SCALE: 1" =1'-0"

CAR 5177 - Exhibit 6

REVISIONS:
1 07/14/2025 SITE PLAN COMMENTS
2 09/25/2025 SITE PLAN COMMENTS

FLIGHTWAY 18 & 20
PROJECT LOCATION: 3200 SE 8 ST, HOMESTEAD, FLORIDA

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JOB NO.: 2922-24

Rosa Ramos-Botta
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Date: 2025.10.03 15:20:32 -04'00'

SHEET NO.
A101

GENERAL NOTES

REVISIONS:
1 07/14/2025 SITE PLAN COMMENTS
2 09/05/2025 SITE PLAN COMMENTS

FLIGHTWAY 18 & 20

PROJECT LOCATION: 3200 SE 8 ST, HOMESTEAD, FLORIDA

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Rosa Ramos Botta
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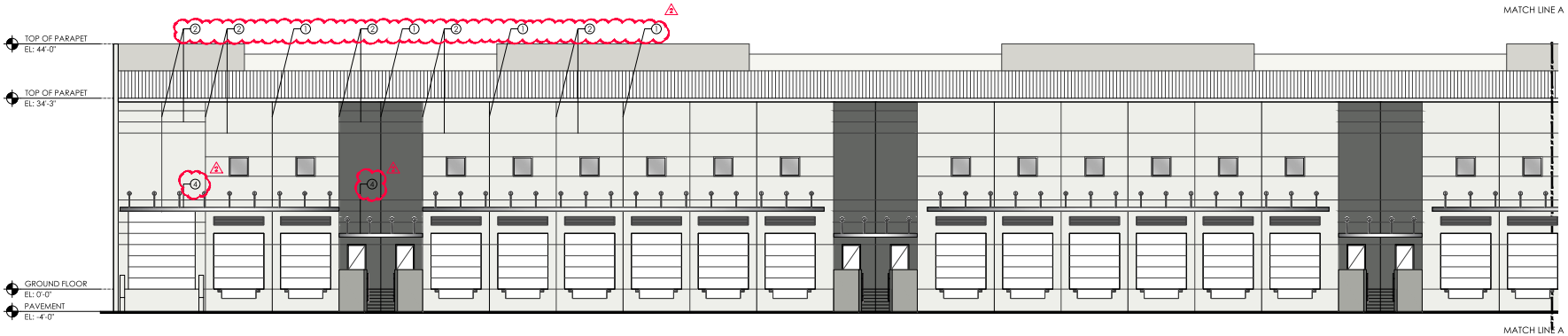
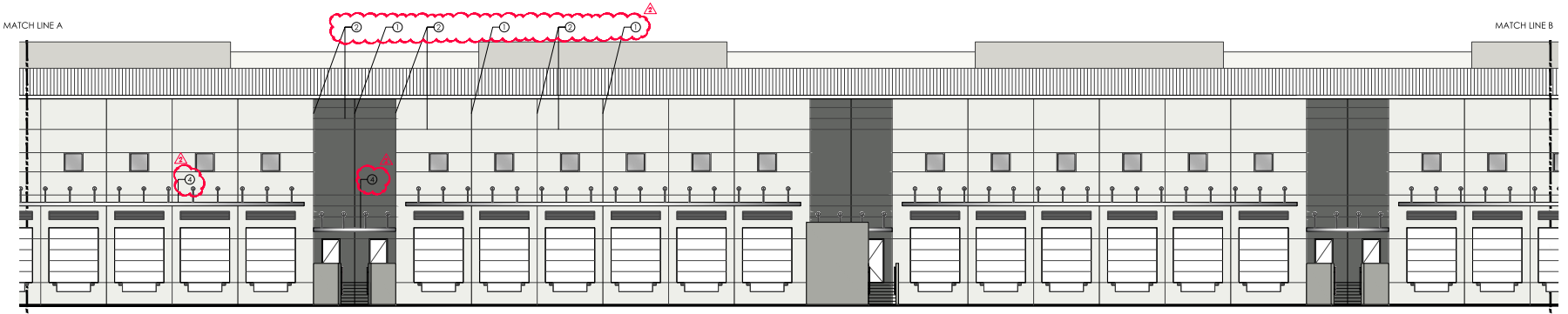
Date: 2025.10.03 15:19:55 -04'00'

SHEET NO.: A300

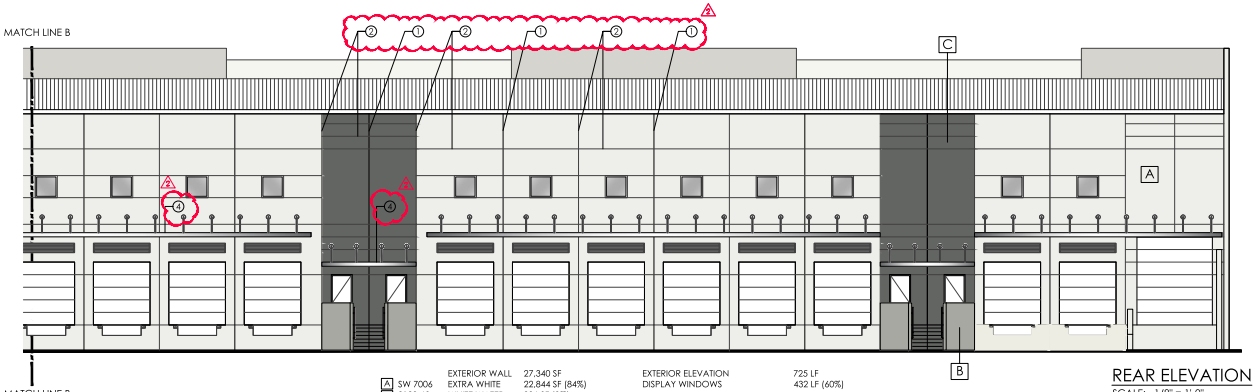
EXTERIOR ELEVATIONS



REAR ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

A	SW 7006	EXTRA WHITE	22,844 SF (84%)	EXTERIOR ELEVATION	725 LF
B	2120-60	WHITE WATER	896 SF (3%)	DISPLAY WINDOWS	432 LF (60%)
C	HC-164	PURITAN GRAY	3,600 SF (13%)		
		EXTERIOR WALL	27,340 SF		

ELEVATIONS KEY NOTES

1. TYP. JOINT BETWEEN PANELS
2. ORNAMENTAL SCORING REVEALS
3. CANTILEVER CANOPY 3'-0" OVERHANG
4. ALUMINUM CANOPY 4'-0" OVERHANG
5. UNIT ENTRY TILT WALL BUMP OUT - VERTICAL FEATURE
6. DISPLAY WINDOW ALCOVES

BUILDING FINISHES & PAINT COLORS

PAINT - BENJAMIN MOORE

COLOR SCHEME 33 & WHITE COLOR SCHEME
(CITY OF HOMESTEAD - COLOR PALETTE)

A	SW 7006	EXTRA WHITE
B	2120-60	WHITE WATER
C	HC-164	PURITAN GRAY

FACADE VENEERS

D CLEAR ANODIZED ALUMINUM

REVISIONS:

1 07/14/2025 SITE PLAN COMMENTS

2 09/25/2025 SITE PLAN COMMENTS

FLIGHTWAY 18 & 20

PROJECT LOCATION: 3200 SE 8 ST, HOMESTEAD, FLORIDA

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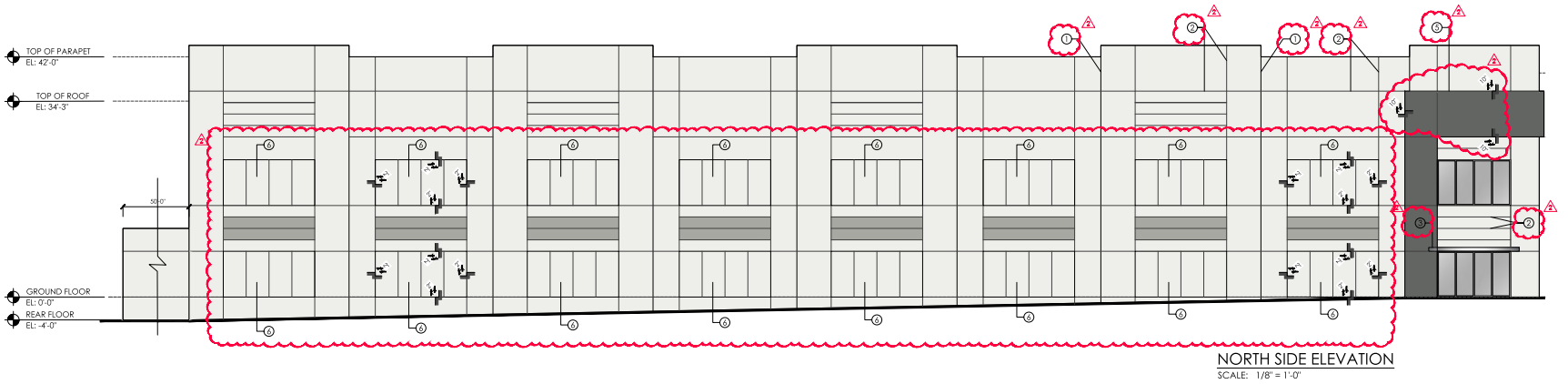
SHEET NO.

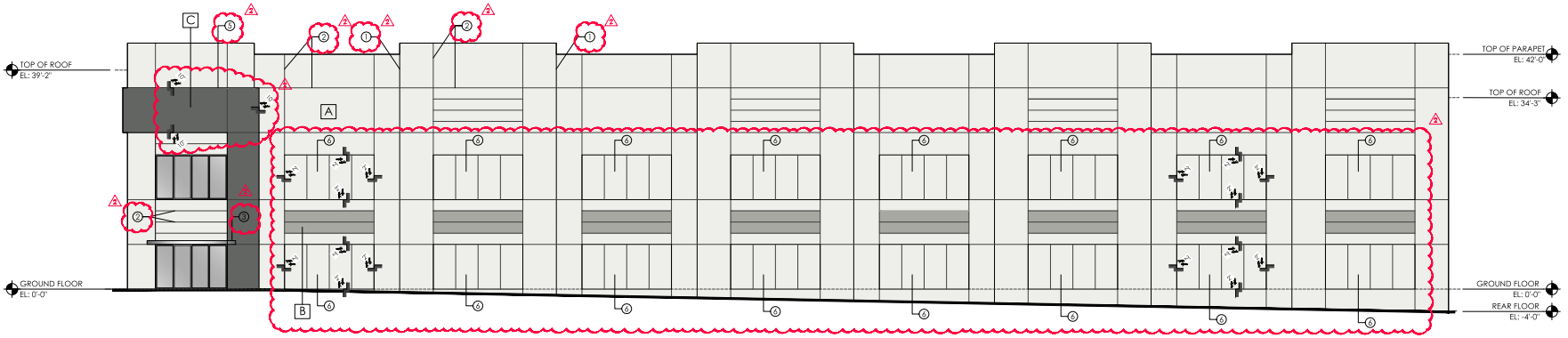
A301

EXTERIOR ELEVATIONS

CAR 5177 - Exhibit 6



NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A	SW 7006	EXTERIOR WALL	10,667 SF	EXTERIOR ELEVATION	236 LF
B	2120-60	EXTRA WHITE	9,867 SF (93%)	DISPLAY WINDOWS	126 LF (53%)
C	HC-164	WHITE WATER	352 SF (3%)		
		PURITAN GRAY	448 SF (4%)		

ELEVATIONS KEY NOTES

1. TYP. JOINT BETWEEN PANELS
2. ORNAMENTAL SCORING REVEALS
3. CANTILEVER CANOPY 3'-0" OVERHANG
4. ALUMINUM CANOPY 4'-0" OVERHANG
5. UNIT ENTRY TILT WALL BUMP OUT - VERTICAL FEATURE
6. DISPLAY WINDOW ALCOVES

BUILDING FINISHES & PAINT COLORS

PAINT - BENJAMIN MOORE

COLOR SCHEME 33 & WHITE COLOR SCHEME (CITY OF HOMESTEAD - COLOR PALETTE)

A	SW 7006	EXTRA WHITE
B	2120-60	WHITE WATER
C	HC-164	PURITAN GRAY

FACADE VENEERS

D	CLEAR ANODIZED ALUMINUM

REVISIONS:

1 07/14/2025 SITE PLAN COMMENTS

2 09/25/2025 SITE PLAN COMMENTS

FLIGHTWAY 18 & 20

PROJECT LOCATION: 3200 SE 8 ST, HOMESTEAD, FLORIDA

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JOB NO.: 2922-24

Rosa Ramos-Botta

Digitally signed by Rosa Ramos-Botta
Date: 2025.10.03 15:19:13 -04'00'

SHEET NO.

A302

EXTERIOR ELEVATIONS

CAR 5177 - Exhibit 6

Residential

MAIN LOCATION NOTE

THE DEPICTION OF THE MAIN IS SCHEMATIC AND SUPPLIED FOR THE CONVENIENCEOF THE CONTRACTOR IN CONNECTION OF THE ZONES.

THE ZONES AND ROUTING SHOWN ARE SUGGESTED. THE CONTRACTOR SHALL PREPARE A FINAL LAYOUT OF THE LATERALS AND MAIN.

SEE SHEET L-2 FOR TYPICAL PLANTER DETAILS

2 1/2" METER and POINT OF CONNECTION TO CITY WATER

10' X 10' SITE SAFETY TRIANGLE TYP. OF 6

SW 328 (S.E. 8th Street)

6' HIGH PICKET FENCE W/ CONC. COLUMNS @ 10' OC

SOUTH R/W LINE OF CANAL

101'-0" FROM EDGE OF TRAVEL LANE TO FIRST PARKING SPACE

CANAL

OHW

FM

WM

N 89°31'46" E 444.42'

N 89°31'46" E 414.42'

ZONED RIGHT OF WAY LINE

PROP. PRIVATE PUMP STATION

10' CONCWALK WAY

Sidewalk

3" Main Line 6" sleeve

4" Main Line

6" Sleeve 4" Irrigation Main

4" Irrigation Main

PROP. 6" DDCV

PROP. 4" FDC

IR Detail F

Detail F

15' HIGH X 50' LONG SCREEN WALL

PROP. 1" METER WATER SERVICE

PROP. 1" RPZ BACKFLOW PREVENTER

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

IR Detail 'A'

IR Detail 'B'

IR Detail 'C'

FORK-LIFT RAMP

DUMPSTER

ELECT. & FIRE PUMP ROOM

F.H.

SLEEVE

OUTDOOR PLAZA AREA

FLIGHTWAY 20

FLIGHTWAY 18

S 00°29'00" E 867.11'

S 00°29'00" E 867.15'

S 00°29'41" E 867.13'

(S.E. 33rd Ave)

C SW147th AVE

MATCH LINE SHEET IR-1

MATCH LINE SHEET IR-2

NORTH

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PGA-PRS-D- Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe. With Pressure Regulator Module.
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
C	Hunter IC-600-pl Dual 48M, DUAL-1 decoders and DUAL-S 2-wire decoder controller with 48 station capacity, plastic pedestal, ACC-PED. **Weatherproof enclosure, with lock. 120VAC input 60Hz, 26.5V 1.2.5A output. Include RSD-BEX Rain sensor w/ latching bracket, extension wire mount to highest point closest to controller in conduit.**
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 315 for 1/2" pipe, PVC Class 200 for 3/4" pipe, PVC Class 160 SDR 26 for 1" and above.
	Irrigation Mainline: 4" PVC Class 200 SDR 2 PVC Class 200 irrigation pipe.
	Pipe Sleeve: HDPE PE4710 DR 11 (202psi)
	Typical pipe sleeve for irrigation pipe. See chart.
# / #	**Valve Callout** Valve Number / Valve Flow
	RAINBIRD 1800 SERIES STREAM BUBBLER **PCS-040** **PCS-060** **PCS-090** **HEADS TO BE PRESSURE COMPENSATING HEADS ARE TO BE ON FIXED RISERS 6" ABOVE GRADE PLUS MULCH.**
	RAINBIRD 1806 or 1812-PRS Turf or Shrub Spray with 6" or 12" popup with pressure regulator. Radius as required to span areas shown on the plan
	15 STRIP SERIES 15RCS OR 15LCS 15SST
Head / 2.0	**Hunter I-20-ADV, 36V** **Turf Rotor, 6"" popup, adjustable and full circle, with check valve**
	HUNTER I-20-06-SS 35' and 45' Radius 5 PIECE PVC SWING JOINTS TO LINE SIZE
M	**The Meter shall be located by the contractor to supply the valves shown. The location is to be adjusted according to existing conditions.** **2 1/2" METER and POINT OF CONNECTION TO CITY WATER** **2 1/2" BACK-FLOW PREVENTER**

NO.	DATE	REVISION	BY
05.	5-18-26	GAZEBO REVISION	JS
04.	12-10-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
03.	10-3-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
02.	8-8-25	SITE PLAN AND CITY COMMENTS	JS
01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT 213617 Drawn: 5-19-25

SCALE 1" = 30' Checked: JS

James Santiago
Landscape Architecture and Design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695 Email Jsantiagolainc@Gmail.com

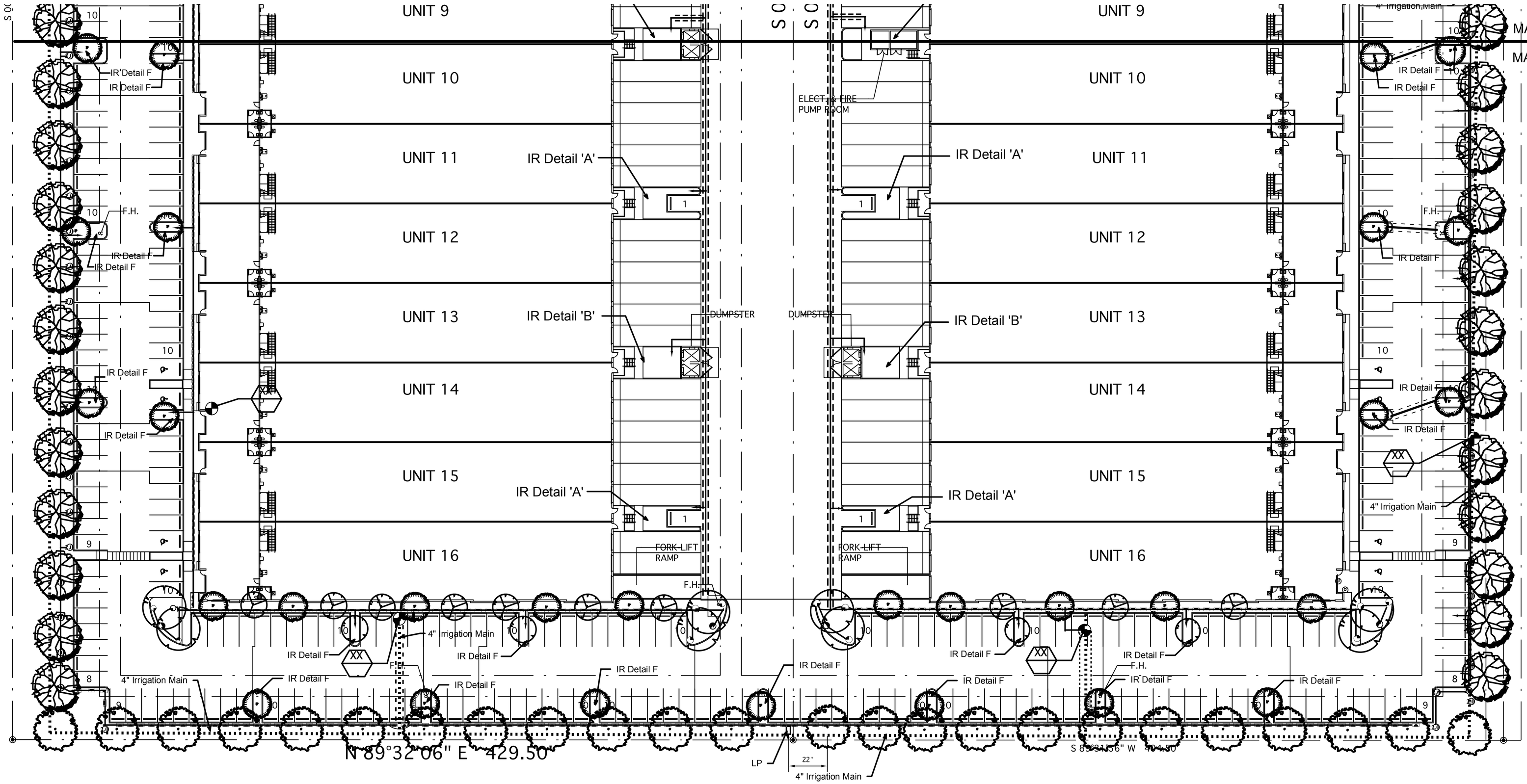
Irrigation Plan

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET **IR-1** OF 3

SEAL #795, PRINT DATE:

C:\RK 517 Building 6



SYSTEM DESIGN NOTE

IT IS THE RESPONSABILITY OF THE CONTRACTOR TO PROVIDE THE HEADS SHOWN AS A MINIMUM. HE SHALL PROVIDE ANY ADDITIONAL HEADS REQUIRED FOR THE SPECIFIED COVERAGE AND SIZE THE PIPE ACCORDING TO THE SPECIFICATIONS FOR PIPE SIZING AND SLEEVING PROVIDED ON THIS SHEET AND SHALL PROVIDE 100% COVERAGE WITH A 100% OVERLAP.

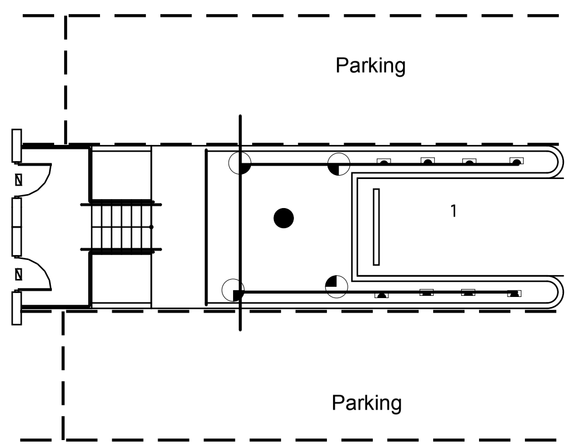
THE DESIGN SHALL PROVIDE SUFFICIENT PRESSURE AND FLOW TO SATIFY THE MANUFATURERS SPECIFICATIONS FOR THE EQUIPMENT SPECIFIED.

WHERE AN EXISTING SYSTEM IS DEMOLISHED THE CONTRACTOR SHALL SUPPLY TEMPORARY WATER TO ALL LANDSCAPE NOT EFFECTED BY DEMOLITION FOR THE PERIOD OF CONSTRUCTION AND UNTIL THE SYSTEM IS IN PLACE AND OPERATIONAL.

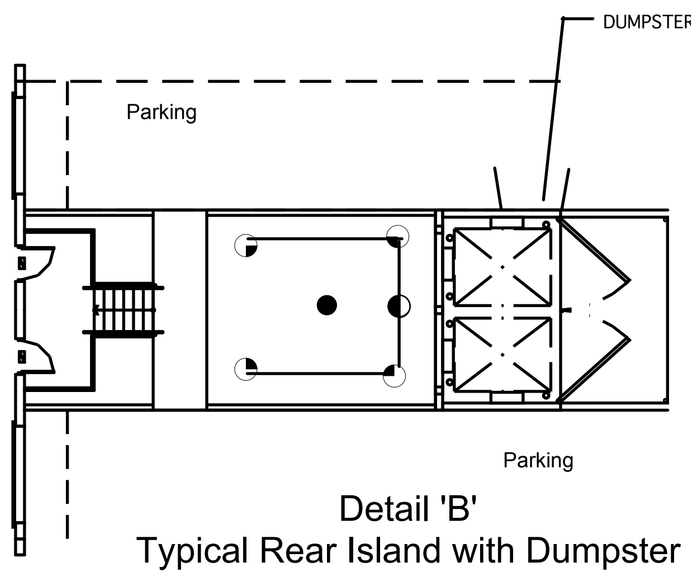
WHERE POSSIBLE THE ZONES SHOWN ARE TO BE RESPECTED IN THE DESIGN
SEE SHEET EP 1 FOR ELECTRICAL COORDINATION AND CONTINUATION
OF INSTALLATION SPECIFICATIONS.

THE ZONES ARE SUGGESTED AND SHOULD BE ALTERED TO BETTER BALANCE THE SYSTEM WHERE REQUIRED.

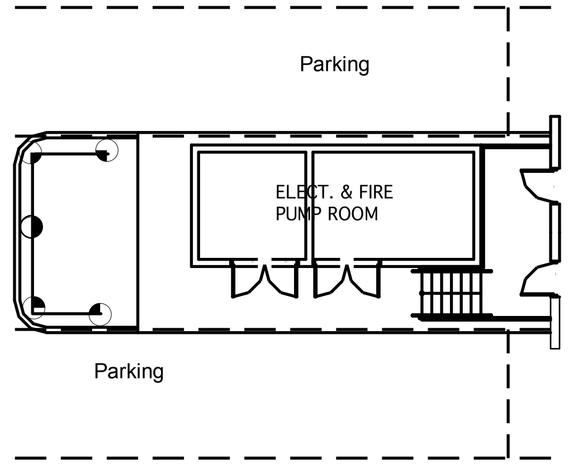
NORTH
1" = 30'



Detail 'A'
Typical Rear Island
1"= 10' **(16)**

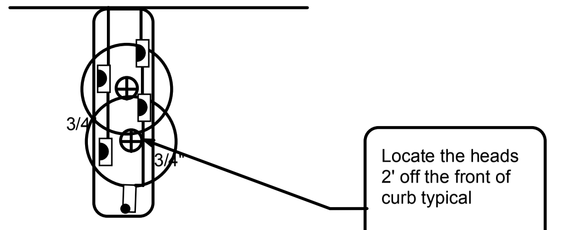


Detail 'B'
Typical Rear Island with Dumpster
1"= 10' **(10)**



Detail 'C'
Typical Rear Island
1"= 10'

DETAIL 'IR-F'
TYPICAL ISLAND
PIPING ROUTING



1"=10'

PIPE SIZING SCHEDULE 40	
0-7 GPM	= 3/4"
8-12	= 1"
13-22	= 1 1/4"
23-30	= 1 1/2"
31-50	= 2"
51-70	= 2 1/2"
71-110	= 3"

PIPE SLEEVING SCHEDULE	
PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

CAR5177 Exhibit 6

NO.	DATE	REVISION	BY
05.	5-18-26	GAZEBO REVISION	JS
04.	12-10-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
03.	10-3-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
02.	8-8-25	SITE PLAN AND CITY COMMENTS	JS
01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT NO 213617 Drawn: 5-19-25
SCALE 1' = 30' Checked: JS

j a m e s s a n t i a g o
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695
Email, Jsantiagolainc@Gmail.com

Irrigation Plan

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET **IR-2**
OF 3

CAR 5177 - Exhibit 6

Meter Location and Spec

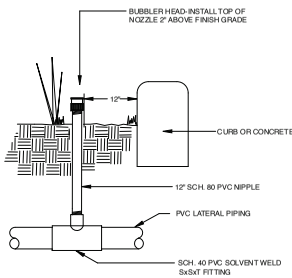
The FEBCO Series 765 Pressure Vacuum Breaker Size: 1" (15mm - 50mm)

12" (300mm) above the highest downstream outlet and the highest point in the downstream piping

Install as per manufacturers specifications and all local codes.

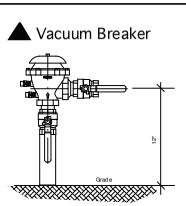
A new "irrigation only" meter is to be placed at the existing meter location by the contractor to supply the valves shown. The location is to be adjusted according to existing conditions.

2 1/2" METER and POINT OF CONNECTION TO CITY WATER, 2 1/2" BACK-FLOW PREVENTER



BUBBLER ON RISER DETAIL

SCALE: N.T.S.



The FEBCO Series 765 Pressure Vacuum Breaker
Size: 1/2" - 2" (15mm - 50mm)

12" (300mm) above the highest downstream outlet and the highest point in the downstream piping

Install as per manufacturers specifications and all local codes.

System Description

THE IRRIGATION IS TO BE OF A 2 WIRE COMPTUER CONTROLLED DESIGN.

THE WATER SOURCE SHALL BE a 2 1/2" city water source.

IT IS THE RESPONSABILITY OF THE CONTRACTOR TO PROVIDE THE HEADS SHOWN AS A MINIMUM. HE SHALL PROVIDE ANY ADDITIONAL HEADS REQUIRED FOR THE SPECIFIED COVERAGE AND SIZE THE PIPE ACCORDING TO THE SPECIFICATIONS FOR PIPE SIZING AND SLEEVING PROVIDED ON THIS SHEET AND SHALL PROVIDE 100% COVERAGE WITH A 100% OVERLAP.

THE ZONES SHOWN ARE TO BE RESPECTED AS MUCH AS POSSIBLE AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS NECESSARY TO PROVIDE 100% COVERAGE WITH A 50% OVERLAP.

THE LOCATION AND QUANTITY OF THE VALVES IS FOR THE CONVENIENCE OF THE CONTRACTOR AND CAN BE ALTERED TO SUIT THE MEANS AND METHODS OF THE ROADWAY CONSTRUCTION

THE PLANS ARE TO BE PRESENTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP.

THE DESIGN SHALL PROVIDE SUFFICIENT PRESSURE AND FLOW TO SATIFY THE MANUFATURERS SPECIFICATIONS FOR THE EQUIPMENT SPECIFIED.

WHERE AN EXISTING SYSTEM IS DEMOLISHED THE CONTRACTOR SHALL SUPPLY TEMPORARY WATER TO ALL LANDSCAPE NOT EFFECTED BY DEMOLITION FOR THE PERIOD OF CONSTRUCTION AND UNTIL THE SYSTEM IS IN PLACE AND OPERATIONAL.

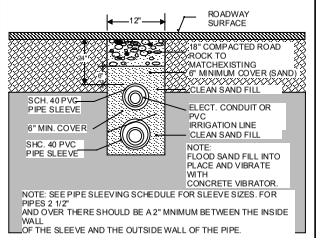
WHERE POSSIBLE THE ZONES SHOWN ARE TO BE RESPECTED IN THE DESIGN SEE CIVIL ELECTRICAL SHEETS FOR ELECTRICAL COORDINATION AND CONTINUATION OF INSTALLATION SPECIFICATIONS.

IRRIGATION MASTER KEY

KEY	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
Pressure Test		Main line 3 hours @150 PSI-leakage as per formula. Failure of main will create a 6 hour test on three (3) randomly chosen zone lines. All extra costs will be the irrigation contractors responsibility. All electric control valves are to be in place prior to test and closed.	
	PIPE GEN NOTE	PIPES NEAR EXISTING TREES EXISTING TREES TAKE PRIORITY OVER PROPOSED IRRIGATION LINES. CONTRACTOR SHALL MAKE ADJUSTMENTS WHERE NECESSARY TO ACCOMODATE EXISTING TREES.	PARTICULAR CARE SHALL BE TAKEN WHILE INSTALLING PIPE IN THE VICINITY OF EXISTING OR NEWLY PLANTED TREES. LATERALS SHALL RUN CLEAR OF ROOTBALLS AND HEADS SET TO THROW BACK TOWARD TREES. UNLESS SPECIFICALLY DETAILED ALL PIPING LOCATIONS SHOWN ON PLANS ARE SCHEMATIC
		SLEEVES IN THIS CONTRACT Sch. 40 Install as per details and specifications.	
	00V1	WIRE LOW VOLT	Control wires for 24V Automatic Valves shall be direct burial beneath mainline from clock to valve locations. Installed by Irrigation Contractor. Where not beneath mainline, wire shall be sleeved in 2" GREYSCH 40 electrical conduit buried a minimum of 24" Contractor shall run two spare control wires and one spare common wire to the furthest ends of system in each direction. Common wire shall be WHITE, while the control wires shall each be a different color.	All irrigation control wires shall be U. L. approved 24V solid copper wire. Wires shall operate 24V automatic sprinkler valves and enter the box from below. Individual control wires to be AWG size 14 gauge and common wires to be AWG white size 12 gauge. NO SPLICES BETWEEN VALVES. ALL SPLICING SHALL BE DONE IN VALVE BOXES ONLY. All splices made with 3M /NORTHSTAR INDUSTRIES BDY TYPE wire connectors. ALL VALVE BOX LOCATIONS TO BE APPROVED BY THE LAND. ARCH. ALL VALVE BOXES SET LEVEL W/GRADE.
	00V11	VALVE BOX	VALVE COVER BOX - AMETEK Heavy Duty Box with Locking Covers, in 3 sizes. VBL-10 Box 10" down with 8" Cover VB-12 Box 10"d with 6.5"x16"Cover JVB-12 Box 12"d with 14"x20"Cover	All valve assemblies to be installed below grade shall include AMETEK valve boxes with a 2" layer of drainage gravel as clean drs ballast for a bottom. Install top of box flush with surrounding grade, grass or mulch depending on location. Group valve assemblies so they are assemble with the correct size box. Any substitutions must be approved by landscape architect by providing sample or product information for review and written approval.
	00V27	VALVE	RAINBIRD #PEB SERIES ELECTRIC VALVE 2" valves for zones to GPM volumes btwn 60-100 1.5" valves for zones to GPM volumes btwn 30-60 1" valves for zones to GPM volumes btwn 5-30	All Valves shall be installed in a seminate AMETEK valve box. All valve boxes to be placed upon a 2" layer of gravel . All valves assembled with IPS threaded nipples and then to PVC adapters. Top stem of valve assembly to be 6" below cap of valve cover box. This valve shall be used as the job standard Valve controlling each Zone as well as use as the Master Control Valve for applicable plans. All valve box locations to be approved by the Landscape Architect. All boxes to be set level with grade.
	01	CODE REQ.	The contractor shall comply w/ all local codes & include any and all code requirements in their base bid. No extras shall be awarded to the contractor for materials or work that are a basic requirement of codes whether notes or details are shown in schematic plans or not at all. Construction minimums shall be equal to or greater than the standards as set forth by the florida irrigation society inc. (fis) irrigation section, fl. bld. code to be followed.	Contractor to supply and install all check valves, back flow preventers, and supply in the bid the cost for all permits, etc., as required by these codes even if those items are not shown on drawings. Each municipality making inspections for a job C.O. shall have it's own list of requirements which shall be included in the base bid and provided as part of the installation." It is the sole responsibility of the General Contractor to assure compliance with all local codes.
	02	CONTR NOTE	IRRIGATION CONTRACTOR UTILITIES ABOVE AND BELOW GROUND.	Contractors shall be responsible for the location and verification of all overhead and underground utilities. Contractor shall coordinate with all of the appropriate agencies to verify utilities in the field. Contractor shall be responsible for the protection and maintenance and any damage to existing utilities and structures that may occur in the implementation of the scope of this project. CONTRACTORS MUST USE THE NEW STANDARD SCHEDULE OF COLORS DESIGNATED FOR MARKINGS ON THE GROUND, 1984 edition or better.
	10	MAIN 1 INF. NOTE	4" MAIN LINE NOTE ALL MAINLINE PIPE SHALL BE SCH 40 MAINLINE SHOWN ON PLANS AS SCHEMATIC ONLY. Contractor to note that main is to be installed along edge of walks where-ever possible and must avoid trenching through ny existing tree roots. install 2" pressure relief valves every 500' and at any dead end.	MAIN LINES LOCATION IS SHOWN SCHEMATICALLY. Where ever possible, lateral lines are to be buried in common trench with main line. All wires shall be run under mains for protection. All Mains shall be buried at minimum 24" depth. Mains should run deeper at road crossings. All pipe and fitting materials shall be new. All pipe to be cut squarely and burrs
	11	PIPE GEN NOTE	LATERAL PIPE All New Pipe and Fittings Size as noted in plans.	The contractor is to note that laterals are to be installed along edge of walks where-ever possible and must avoid trenching through ny existing tree roots. All laterals to be placed 18" minimum below grade. All lateral pipe under pavement to be sleeved.

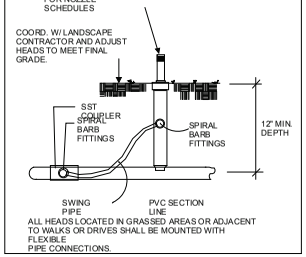
IRRIGATION DETAIL - PIPE ACROSS ASPHALT

NOT TO SCALE



NOTE: SEE PIPE SLEEVING SCHEDULE FOR SLEEVE SIZES. FOR PIPES 2 1/2" AND OVER THERE SHOULD BE A 2" MINIMUM BETWEEN THE INSIDE WALL OF THE SLEEVE AND THE OUTSIDE WALL OF THE PIPE.

IRRIGATION DETAIL - SPRAY HEAD DETAIL



ALL HEADS LOCATED IN GRASSED AREAS OR ADJACENT TO WALKS OR DRIVES SHALL BE MOUNTED WITH FLEXIBLE PIPE CONNECTIONS.

NOTES FOR THE MAIN

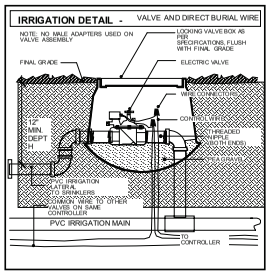
ALL WORK TO BE ACCOMPLISHED WITHIN PROPERTY LINES. ANY WORK SHOWN ON PLANS OUTSIDE OF PROPERTY LINES IS STRICTLY FOR GRAPHIC CLARITY. MAINLINE IS SOMETIMES SHOWN IN ASPHALT UNDER SIDEWALK. THIS IS ALSO FOR GRAPHIC CLARITY; THE LINE SHOULD BE RUN ADJACENT TO THE HARDSCAPE.

THE MAIN SHALL BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY LINES AND WILL NOT BE LESS THAN 12" FROM ANY PAVEMENT.

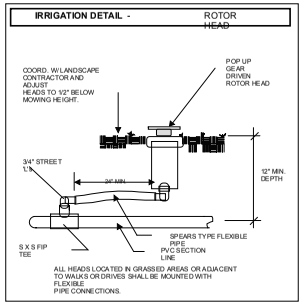
NOTE:

6" POPS SHALL BE USED IN SOD AREAS
12" POPS SHALL BE USED IN GROUND COVER BEDS. NO SMALLER SIZES SHALL BE USED.

IRRIGATION DETAIL - VALVE AND DIRECT BURIAL WIRE

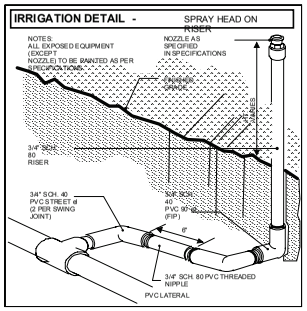


IRRIGATION DETAIL - ROTOR HEAD



ALL HEADS LOCATED IN GRASSED AREAS OR ADJACENT TO WALKS OR DRIVES SHALL BE MOUNTED WITH FLEXIBLE PIPE CONNECTIONS.

IRRIGATION DETAIL - SPRAY HEAD ON RISER



LANDSCAPE AND IRRIGATION BID CONDITIONS

1. The quantities on the plan are for the convenience of the contractor only and not to be considered as the final quantity for installation. The callouts and entities drawn on the plans take precedence over the Spec list.
2. The contractor shall be responsable for his own takeoffs of the materials drawn.
3. The contractor shall be expected to visit the site prior to bid. the contractor shall have an understanding of the on site conditions to prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
4. Any discrepensies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after submission.
5. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
6. These bid conditions are not to be considered all indusive. There may be additional conditions included in other documents of the construction agreement. It is the contractors responsibility to make himself and his subcontractors aware of any other such conditions.

NO.	DATE	REVISION	BY
04.	12-10-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
03.	10-3-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
02.	8-8-25	SITE PLAN AND CITY COMMENTS	JS
01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT 213617 Drawn: 5-19-25
SCALE 1" = 30' Checked: JS

James Santiago
Landscape Architecture and Design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695 Email Jsantiagolainc@Gmail.com

Irrigation Details

Flightway 18 & 20

3200 SW 8th St, Homestead, FL

SHEET IR-3 of 3

James Santiago

Digitally signed by James Santiago
Date: 2025.12.11 14:44:42 -05'00'

SEAL #798, PRINT DATE:

Residential

SEE SHEET L-2 FOR TYPICAL PLANTER DETAILS

SOUTH R/W LINE OF CANAL

SW 328 (S.E. 8th Street)

SODF TO HERE

10' X 10' SITE SAFETY TRIANGLE TYP. OF 6

6' HIGH PICKET FENCE W/ CONC. COLUMNS @ 10' OC

Tree Setback

101'-0" FROM EDGE OF TRAVEL LANE TO FIRST PARKING SPACE

ZONED RIGHT OF WAY LINE

N 89°31'46" E 444.42'

N 89°31'46" E 414.42'

10' CONCWALK WAY

PROP. PRIVATE PUMP STATION

Root Barrier

CANAL

NORTH
1" = 30'

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

Tree and Shrub Legend

"N" Denoted a Native plant
"DT" = WIND TOLERANT
"N" = Native

KEY	PLANT NAME	SPECIFICATION	QUANTITY	TYPE
AZV2	ALPINIA ZERUMBET VARIEGATED GINGER LILLY	16" X 24" FULL, 2 OC Shrub	198	Shrubs
BSI2 N DT	BURSERA SIMARUBA9 GUMBO LIMBO	12' X 6'-8' SPR. B&B 2 1/2" DBH, 4' CT	25	Trees
BSD3 N DT	BOUGAINVILLA SPECTABILIS BOUGAINVILA SPECIES DWARF	24" X 18", 2' O.C. FULL TO POT	1137	Shrubs
CD12 N DT	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE Native	12' X 5' SPR, 2 1/2" DBH. B&B 4' CT	14	Trees
CES12 N	CONOCARPUS ERECTA SERICEUS SILVER BUTTONSWOOD TREE	12' X 6' SPR, B&B 2 1/2" DBH, 4' CT	32	Trees
CG3 DT	CLUSEA GUTTHERA SMALL LEAF PITCH APPLE	24" SPR. 3 GAL. FULLPOT, 2' OC	415	Shrubs
CIR3 N DT	CHRYSOBALANUS ICACO RED TIP COCO PLUM	24" HI., 3 GAL., 18" SPR, FULLPOT, 2' OC	791	Shrubs
CS3 DT	CODIAEUM VARIEGATUM CROTON PETRA	24" HT, 12" WIDE, 24" OC/ 3 gal. 24" OC shrub	1568	Shrubs
CS12 N	CORDIA SEBESTENA ORANGE GEIGER TREE	MIN 12' X 6' SPR 2 1/2" DBH. B&B , SPECIMEN TREE , SINGLE TRUNK 3" 4' CT	16	Trees
DEAK3 N.DT	TRIPSACUM FLORIDANA DWARF FLORIDA GAMA GRASS	24" X 24" 2' O.C. 3 GALLON FULL TO POT , SHRUB	270	Shrubs
EM3 N	FICUS MICROCARPA GREEN ISLAND FICUS	18"X24" SPR. 3 GAL. 24" O.C.	1403	Shrubs
IA12 N DT	ILEX ATTENUATA EAST PALATKA' HYBRID HOLLY	12' x 6' SPR., Min. 2 1/2" DBH B&B	61	Trees
NE1 N	NEPHROLEPIS EXALTATA BOSTON FERN	12" OA FULL TO POT 12" O.C.	718	Groundcover
PM3	PODOCARPUS MACROPHYLA YEW PODOCARPUS	30" X 24" SPR. 24" OC 3 gal. min. FULL TO BASE	96	Shrubs
PS14 DT	PHOENIX SYLVESTRIS SILVER DATE PALM	16' HT. 15" CT MATCHED MATURE HDS.	6	Palm
QV12 N DT	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	12' MIN X 6' SPR. 3" DBH B&B 3" C.T.	49	Trees
SODB DT	ARGENTINE BAHIA SOLID SOD	solid sod, rolled, in sq. ft. w/ 2" base of topsoil, the price per sq.ft. to include soil, sod and installation		Groundcover
SP N DT	SABAL PALMETTO CABBAGE PALM	C.T. SIZE AS SHOWN ON PLANS 12' CT AND 16' CT	48	Palm
VO3 N	VIBURNUM ODORATSSIMUM SWEET VIBURNUM	24"HT X 24"SPR.MIN. 2' OC. 3 Gal.	22	Shrubs
ZAP3 N	ZAMIA PUMILA CONTETIFERN	24" X 24", FULL, 2' O.C. 3 GAL.	780	Shrubs
LL12 N DT	LIGUSTRUM LUCIDUM TREE LIGUSTRUM	12' X 6-8' SPR. B&B MULTI-STEM- MIN., MATCHED 5' C.T.	27	

RB PAVEMENT PROTECTION NOTE

ROOT BARRIER IS TO BE INSTALLED WHEREVER ANY TREE IS 5' OR LESS FROM ANY PAVEMENT, SIDEWALK OR STRUCTURE. SEE SHEET L-3 DETAIL "E" FOR INSTALLATION INSTRUCTIONS

Cityof Homestead Landscape Note

Must comply withthe Cityof Homestead Landscape Ordinance; Chapter 29 of the City of Homestead Code of Ordinances.

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
FLIGHTWAY 20
FLIGHTWAY 18

Detail 'A'
Detail 'B'
Detail 'C'

FORK LIFT RAMP
DUMPSTER
ELECT. & FIRE PUMP ROOM
OUTDOOR PLAZA AREA
UTILITY EASEMENT
PROP. 6" DDCV
PROP. 4" FDC
PROP. 1" METER WATER SERVICE
PROP. 1" RPZ BACKFLOW PREVENTER
F.H.
SODB
SodB

S 00°29'00" E 867.15'
S 00°29'00" E 867.11'
S 00°29'41" E 867.13'

EAST LINE OF N.E. 1/4 OF SECTION 21-57-39
C SW147th AVE
(S.E. 33rd Ave)

MATCH LINE SHEET L-1
MATCH LINE SHEET L-2

©JAMES SANTIAGO

NO.	DATE	REVISION	BY
05.	5-18-26	GAZEBO REVISION	JS
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01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT 213617
SCALE 1" = 30'
Drawn: 5-19-25
Checked: JS

James Santiago
Landscape Architecture and Design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695 Email Jsantiagolainc@Gmail.com

Landscape Plan

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET L-1 OF 3

SEAL #795, PRINT DATE:

MATCH LINE SHEET L-1

MATCH LINE SHEET L-2

UNIT 9

UNIT 10

UNIT 11

UNIT 12

UNIT 13

UNIT 14

UNIT 15

UNIT 16

Detail 'A'

Detail 'B'

DUMPSTER

ELECT. & FIRE PUMP ROOM

FORK-LIFT RAMP

F.H.

SODF

SODB

N 89°32'06" E 429.50

S 89°32'06" W 429.50

LP

22'

NORTH
1" = 30'

Detail 'A'
Typical Rear Island
1"= 10' **(16)**

Detail 'B'
Typical Rear Island with Dumpster
1"= 10' **(10)**

Detail 'C'
Typical Rear Island **(4)**
1"= 10'

RB PAVEMENT PROTECTION NOTE

ROOT BARRIER IS TO BE INSTALLED WHEREVER ANY TREE IS 5' OR LESS FROM ANY PAVEMENT, SIDEWALK OR STRUCTURE. SEE SHEET L-3 DETAIL "E" FOR INSTALLATION INSTRUCTIONS

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PROJECT NO 213617 Drawn: 5-19-25
SCALE 1' = 30' Checked: JS

j a m e s s a n t i a g o
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695
Email, Jsantiagolainc@Gmail.com

Landscape Plan

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET **L-2** OF 3

CAR2177 Exhibit 6

CAR 5177 - Exhibit 6

LANDSCAPE BID CONDITIONS

1. The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantity for installation. The callouts and entries drawn on thze plans take precedence over the plant list.
2. The contractor shall be responsable for his own takeoffs of the plantings drawn.
3. The contractor shall be expected to visit the site prior to bid. the contractor shall have an understanding of the on site conditions to prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
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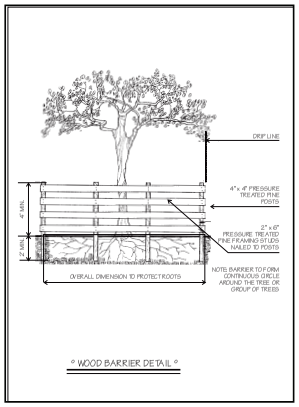
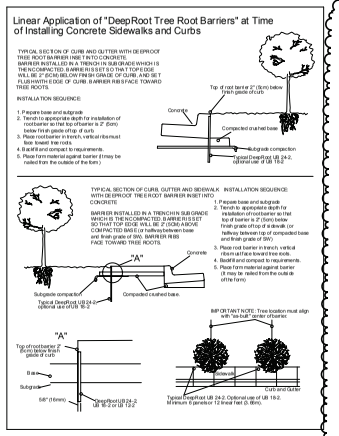
5. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
6. These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractors responsability to make himself and his subcontractors aware of any other such conditions.
7. The contractor is to provide a one year warranty for the replacement of the trees and palms. Shrubs shall have a 90 day warranty.



° WOOD BARRIER DETAIL °

71



Tree Root Barrier Detail

NOT TO SCALE

E

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: I_1 Lot Area 744,788 Acres (17.1 ACRES)

		REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE			
A.	Square feet of required Open Space, as indicated on site plan: Lot Area = 736,17 s.f. x 10 % = 73,612 s.f.	736,117	80,375
B.	Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces 515 x 10 s.f. per parking space=	5,110	74,770
C.	Total square feet of landscaped open space required: A+B=	78,722	80,375
LAWN AREA CALCULATION			
A.	Square feet of landscaped open space required by Miami21:	78,722	80,375
B.	Maximum lawn area (sod) permitted = 20 % x 78,722 s.f.	15,744	14,445
TREES			
A.	Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 15 trees x 17.1 net lot acres – number of existing trees =	254	259
B.	% Palms allowed: Number of trees provided x 30% =	76	54
C.	% Natives required: Number of trees provided x 30% =	76	182
D.	% Drought tolerant and low maintenance: Number of trees provided x 20% = 24	37	182
E.	Street Trees (maximum average spacing of 35' 844 linear feet along street / 35'	24	28
	% Palms permitted to count towards street trees on 1:1 basis x 30%:	NA	
F.	Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): NA linear feet along street / 35' =	NA	
	TOTAL NUMBER OF TREES REQUIRED		
SHRUBS			
A.	Number of shrubs required: Number of trees required x 10 =	2,540	6,680
B.	% Native shrubs required: Number of shrubs provided x 30% =	2,064	6,192
C.	% Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	1,336	4,983

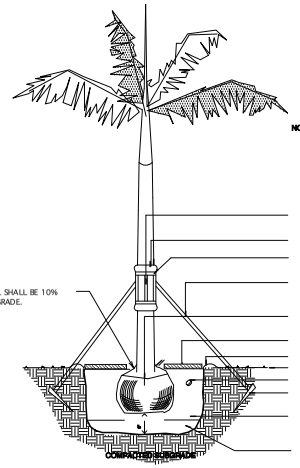
3

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA.

ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM, SEE SHEET TD-1 FOR SPECIFICATIONS.

Planting Details

1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 & II, STATE PLANT BOARD OF FLORIDA. LATEST EDITION
3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES AND GROUND COVER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 30" TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ROADROCK, ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL Ph, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
6. ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED. PLANTING MIX BACKFILL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 30" IN ALL SHRUB HOLES AND GROUNDCOVER PLANTING AREAS.
7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOT COVERED BY SOD SHALL BE COVERED WITH MALELUCA MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED. MULCH SHALL BE EUCALYPTUS OR STERILIZED MELALEUCA ONLY. MULCH IS TO BE HELD BACK 6 INCHES FROM THE TRUNK OF ANY TREE.
10. SOD SHALL BE (AS NOTED) SOLID SOD , AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING. SOD SHALL BE PLACED ON A BED OF TOP SOIL 2" IN DEPTH. SOD SHALL BE ST. AUGUSTINE FLORATAM UNLESS NOTED OTHERWISE IN PLANTING NOTES OR ON THE PLANTING PLAN. RETENTION AREAS MAY REQUIRE BAHIA SOD.
11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. IRRIGATION WATER SHALL COME FROM A RUST FREE SOURCE. AND PROVIDE AND AUTOMATIC SHUTOFF/RAIN SENSOR ATTACHED TO THE SYSTEM.
12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
14. ALL NEW LANDSCAPED ISLANDS ADJACENT TO EXISTING PAVEMENT SHALL BE EXCAVATED DOWN TO 24" DEPTH BELOW PAVEMENT. AND BACKFILLED WITH APPROVED SOIL.
15. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
16. MULCH SHALL BE STERILIZED SHREDDED MELALEUCA MULCH.
17. FOR LANDSCAPE WITHIN THE SIGHT TRIANGLES ,
    A. HEDGES AND ANY OTHER LOW GROWING VEGETATION SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES.
    B. TREES LIMBS SHALL BE PRUNED TO PROVIDE A MINIMUM OF EIGHT (8) FEET OF VERTICAL CLEARANCE.



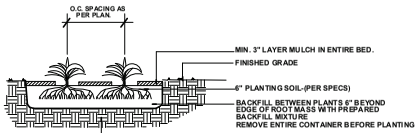
NOTE:
TIE FRONDS DURING TRANSPORTING TO PROTECT GROWING TIP. DO NOT TRIM ENDS, LEAVE FRONDS TIED ON BABALS & WASHINGTON PALMS. DO NOT TIE ROYAL PALMS. PLUMB & SET PALMS TRUE TO GRADE.

(3) 2"X4"X16' BATTENS
(3) LAYERS OF BURLAP
(3) WRAPPED STEEL GALV. BANDS AROUND BATTENS.
(4) 2"X4" PRESSURE TREATED WOOD BRACES TOENAIL 2X4 BRACES TO BATTENS. (DO NOT PUNCTURE TRUNK)
REMOVE BURLAP AT TOP 1/3 OF PLANT BALL. (IF CONTAINERIZED REMOVE ENTIRE CONTAINER)
MIN. 1" LAYER MULCH OVER ROOT BALL. MULCH SHALL BE KEPT 6" FROM TRUNK.
6" TEMPORARY WATERING BASIN
FINISHED GRADE
FERTILIZER TABLETS
2"X4"X24" PRESSURE TREATED STAKES, ANCHOR 6" MIN. BELOW GRADE.
BACKFILL MIXTURE
PLANTING HOLE SHALL BE DUG A MIN. OF 2X THE SIZE OF THE ROOTBALL AND 4" DEEPER
COMPACTED BACKFILL MIX

PALM PLANTING DETAIL

NOT TO SCALE

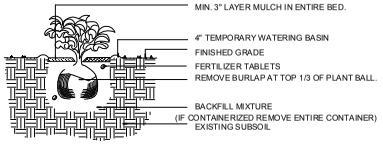
C



GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE

A



SHRUB PLANTING DETAIL

NOT TO SCALE

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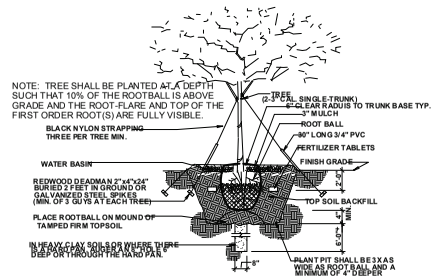


SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE

B

NO.	DATE	REVISION	BY
04.	12-10-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
03.	10-3-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
02.	8-8-25	SITE PLAN AND CITY COMMENTS	JS
01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT 213617 Drawn: 5-19-25
SCALE 1" = 30' Checked: JS

James Santiago
Landscape Architecture and Design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695 Email Jsantiagolainc@Gmail.com

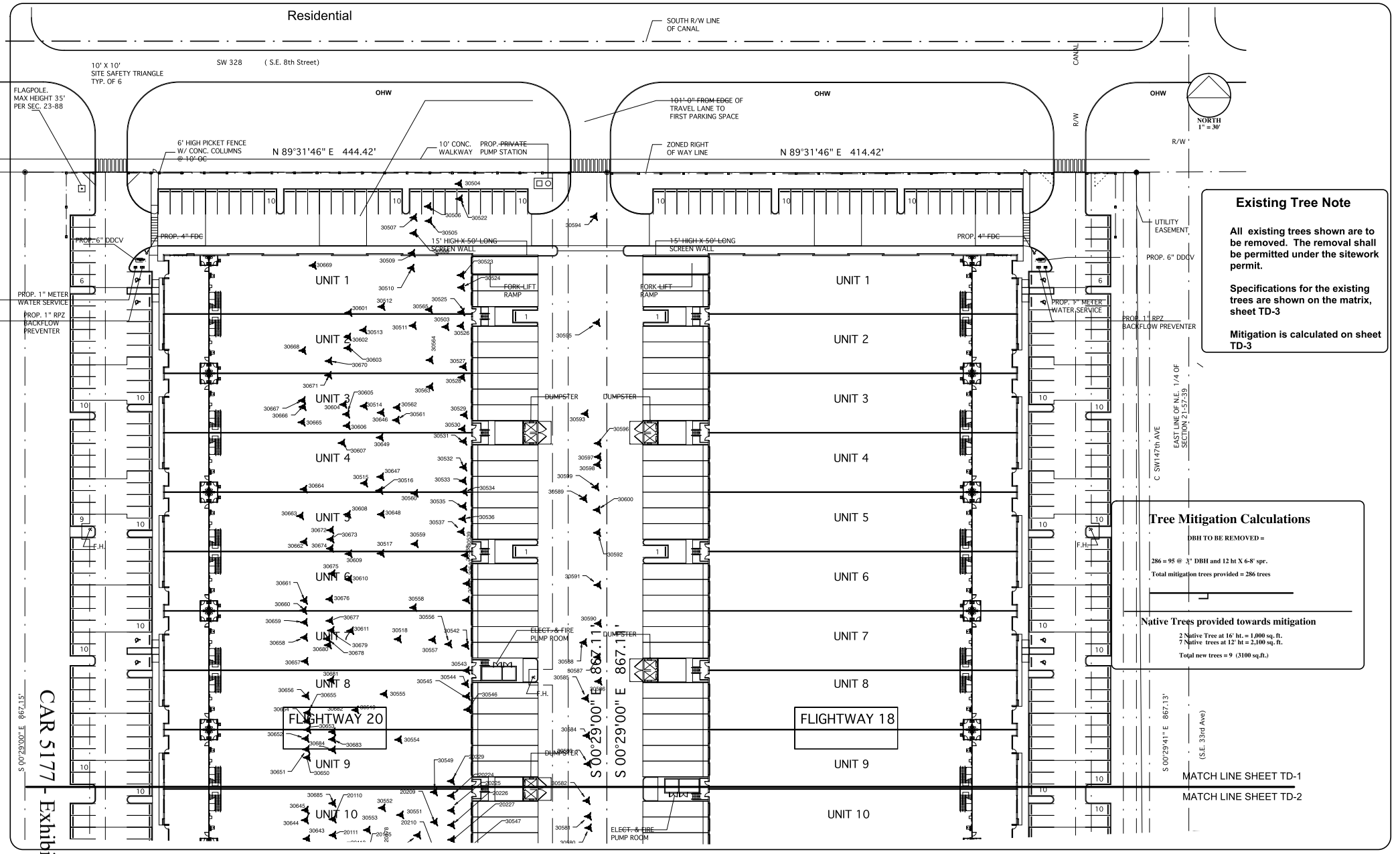
Landscape Details

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET L-3 OF 3

James Santiago
Digitally signed by James Santiago
Date: 2025.12.11 08:43:52 -05'00'

SEAL #758, PRINT DATE:



Existing Tree Note

All existing trees shown are to be removed. The removal shall be permitted under the sitework permit.

Specifications for the existing trees are shown on the matrix, sheet TD-3

Mitigation is calculated on sheet TD-3

Tree Mitigation Calculations

DBH TO BE REMOVED =

286 = 95 @ 3" DBH and 12 ht X 6-8' spr.

Total mitigation trees provided = 286 trees

Native Trees provided towards mitigation

2 Native Tree at 16' ht. = 1,000 sq. ft.
7 Native trees at 12' ht = 2,100 sq. ft.

Total new trees = 9 (3100 sq.ft.)

NO.	DATE	REVISION	BY
03.	10-3-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
02.	8-8-25	SITE PLAN AND CITY COMMENTS	JS
01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT 213617 Drawn: 5-19-25
SCALE 1" = 30' Checked: JS

James Santiago
Landscape Architecture and Design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695 Email ,Jsantiagolainc@Gmail.com

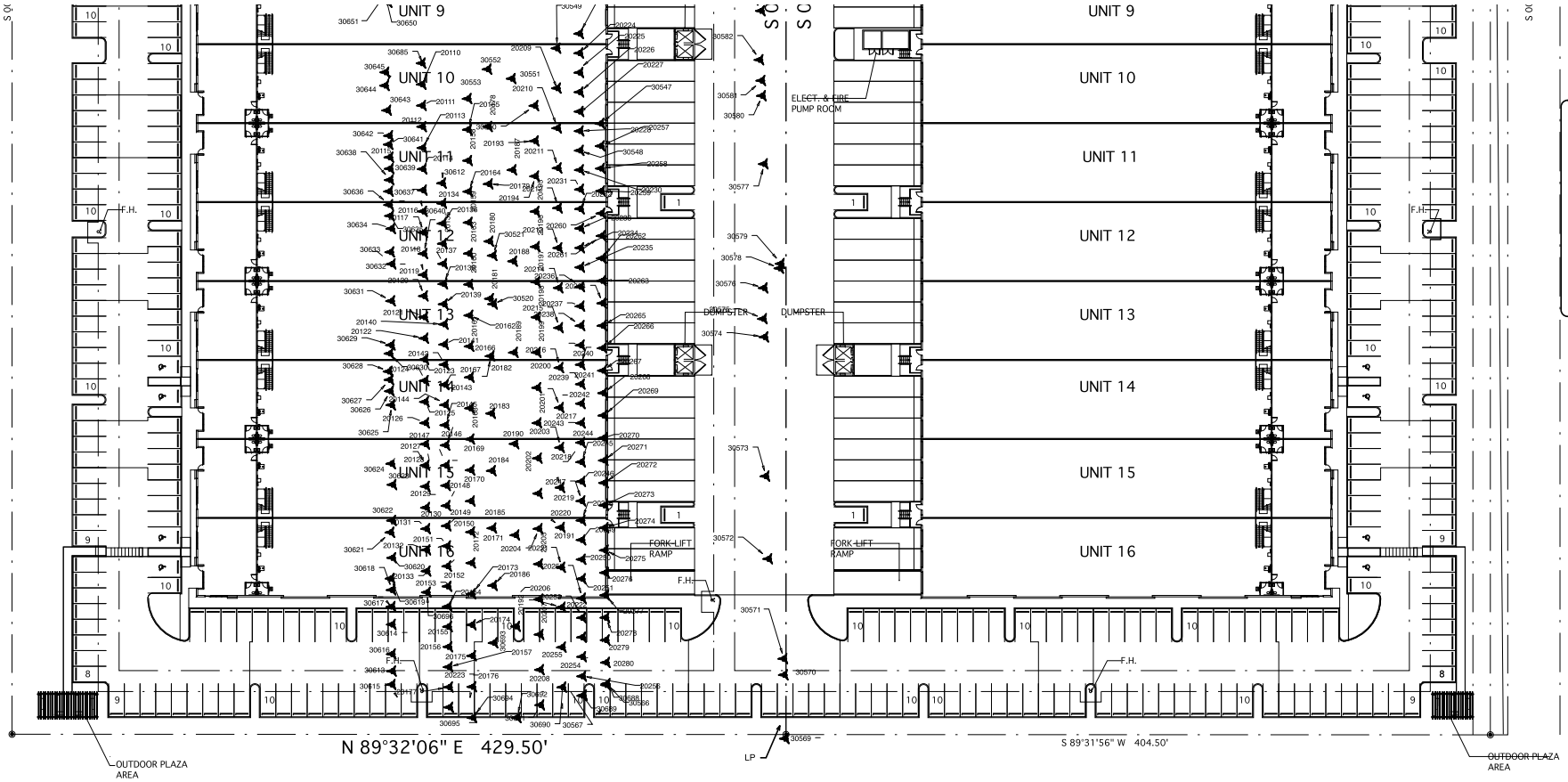
Tree Disposition Plan

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET **TD-1** of 3

Digitally signed by James Santiago Date: 2025.10.03 13:55:16 -04'00'

SEAL #795, PRINT DATE:



Existing Tree Note

All existing trees shown are to be removed. The removal shall be permitted under the sitework permit.

Specifications for the existing trees are shown on the matrix, sheet TD-3

Mitigation is calculated on sheet TD-3

NORTH
1" = 30'

NOTE:

ALL TREES NOT NOTED TO RELOCATE OR REMOVE SHALL BE PROTECTED AND REMAIN IN PLACE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING EXOTIC LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA AND PERIMETERS TO PROPRTY LINES AND WATERS EDGE.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

CAR 5177 - Exhibit 6

NO.	DATE	REVISION	BY
03.	10-3-25	SITE PLAN AND LANDSCAPE REVISIONS	JS
02.	8-8-25	SITE PLAN AND CITY COMMENTS	JS
01.	7-25-25	SITE PLAN AND COMMENTS	JS

NO.	DATE	REVISION	BY

PROJECT NO 213617
Drawn: 5-19-25
SCALE 1' = 30'
Checked: JS

j a m e s s a n t i a g o
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695
Email, Jsantiagolainc@Gmail.com

Tree Disposition Plan

Flightway 18 & 20
3200 SW 8th St, Homestead, FL

SHEET TD-2 of 3

James Santiago
Digitally signed by James Santiago
Date: 2025.10.03 13:53:17 -04'00'

EXISTING TREE TABLE						
TREE#	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CLUSTER
20110	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20111	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20112	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20113	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20114	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20115	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20116	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20117	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20118	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20119	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20120	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20121	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20122	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20123	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20124	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20125	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20126	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20127	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20128	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20129	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20130	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20131	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20132	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20133	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
20134	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20135	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20136	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20137	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20138	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20139	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20140	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20141	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20142	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20143	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20144	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20145	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20146	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20147	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20148	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20149	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20150	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20151	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20152	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20153	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20154	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20155	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20156	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20157	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20158	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20159	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20160	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20161	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20162	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20163	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20164	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20165	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20166	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20167	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20168	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20169	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20170	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20171	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20172	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20173	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20174	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20175	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20176	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20177	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20178	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20179	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20180	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20181	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20182	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20183	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20184	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20185	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20186	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20187	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20188	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20189	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20190	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20191	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20192	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20193	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20194	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20195	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20196	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20197	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20198	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
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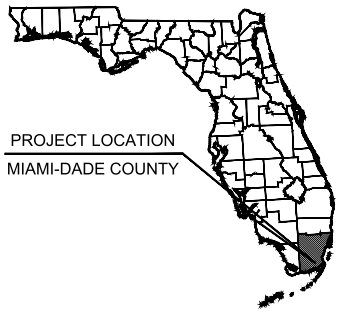
20200	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20201	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20202	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20203	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20204	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20205	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20206	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20207	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20208	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	

TREE#	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CLUSTER
20209	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20210	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20211	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20212	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20213	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20214	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20215	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20216	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20217	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20218	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20219	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20220	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20221	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20222	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20223	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20224	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20225	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20226	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20227	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20228	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20229	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20230	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20231	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20232	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20233	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20234	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20235	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20236	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20237	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20238	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20239	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20240	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20241	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20242	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20243	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20244	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20245	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20246	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20247	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20248	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20249	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20250	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20251	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20252	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20253	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20254	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20255	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20256	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20257	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20258	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20259	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20260	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20261	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20262	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20263	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20264	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20265	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20266	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20267	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20268	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20269	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20270	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20271	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20272	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20273	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20274	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20275	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20276	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20277	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20278	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20279	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20280	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20503	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20504	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20505	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20506	COCONUT PALM	COCUS NUCIFERA	7"	18'	18'	
20507	ROYAL PALM	ROYSTONEA REGIA	8"	27'	2'	
20508	ROYAL PALM	ROYSTONEA REGIA	6"	9'	5'	
20509	COCONUT PALM	COCUS NUCIFERA	12"	25'	18'	
20510	COCONUT PALM	COCUS NUCIFERA	12"	25'	18'	
20511	COCONUT PALM	COCUS NUCIFERA	12"	25'	18'	
20512	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20513	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20514	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20515	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20516	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20517	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20518	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20519	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
20520	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20521	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20522	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20523	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20524	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20525	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20526	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20527	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20528	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
20529	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	

TREE#	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CLUSTER
30530	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30531	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30532	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30533	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30534	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30535	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30536	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30537	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30538	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30539	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	7'	
30540	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	2"	16'	6'	
30541	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	2"	16'	6'	
30542	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30543	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30544	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30545	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	3'	
30546	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	3'	
30547	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30548	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30549	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30550	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30551	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30552	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30553	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30554	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30555	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30556	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30557	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30558	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30559	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30560	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30561	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30562	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30563	COCONUT PALM	COCUS NUCIFERA	7"	25'	18'	
30564	COCONUT PALM	COCUS NUCIFERA	7"	25'	18'	
30565	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30566	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30567	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30568	COCONUT PALM	COCUS NUCIFERA	12"	21'	9'	
30570	ROYAL PALM	ROYSTONEA REGIA	18"	27'	15'	
30571	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30572	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30573	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30574	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30575	COCONUT PALM	COCUS NUCIFERA	11"	25'	12'	
30576	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30577	COCONUT PALM	COCUS NUCIFERA	12"	20'	12'	
30578	ROYAL PALM	ROYSTONEA REGIA	18"	27'	15'	
30579	ROYAL PALM	ROYSTONEA REGIA	18"	27'	15'	
30580	ROYAL PALM	ROYSTONEA REGIA	13"	27'	15'	
30581	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30582	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30583	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30584	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30585	COCONUT PALM	COCUS NUCIFERA	12"	10'	12'	
30586	ROYAL PALM	ROYSTONEA REGIA	10"	10'	12'	
30587	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30588	COCONUT PALM	COCUS NUCIFERA	10"	12'	5'	
30589	COCONUT PALM	COCUS NUCIFERA	10"	12'	5'	
30590	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30591	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30592	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30593	COCONUT PALM	COCUS NUCIFERA	10"	12'	5'	
30594	COCONUT PALM	COCUS NUCIFERA	10"	12'	5'	
30595	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30596	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30597	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	3
30598	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	4
30599	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30600	COCONUT PALM	COCUS NUCIFERA	10"	12'	8'	
30601	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30602	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30603	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30604	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30605	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30606	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30607	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30608	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30609	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30610	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30611	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30612	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30613	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	20'	7'	
30614	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	20'	7'	
30615	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	
30616	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	3
30617	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	3
30618	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	3'	
30619	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	3
30620	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	3
30621	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	3
30622	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30623	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30624	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30625	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30626	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30627	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30628	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30629	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30630	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3

TREE#	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CLUSTER
30631	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30632	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30633	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30634	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30635	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30636	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30637	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30638	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30639	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	15'	8'	3
30640	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	22'	8'	3
30641	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	22'	8'	3
30642	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	22'	8'	3
30643	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	22'	8'	3
30644	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	22'	8'	3
30645	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	22'	8'	3
30646	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30647	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30648	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30649	COCONUT PALM	COCUS NUCIFERA	7"	26'	18'	
30650	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	21'	9'	2
30651	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	21'	9'	4
30652	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	21'	9'	4
30653	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	21'	9'	2
30654	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	21'	9'	2
30655	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	21'	9'	6
30656	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	14"	21'	6'	2
30657	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	14"	21'	6'	2
30658	COCONUT PALM	COCUS NUCIFERA	10"	15'	10'	
30659	COCONUT PALM	COCUS NUCIFERA	10"	15'	10'	
30660	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	18'	6'	
30661	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	18'	6'	2
30662	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	18'	6'	2
30663	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	18"	16'	3'	2
30664	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	18"	16'	3'	2
30665	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	12"	22'	10'	
30666	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	12"	22'	10'	
30667	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	12"	22'	10'	
30668	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	12"	22'	10'	3
30669	COCONUT PALM	COCUS NUCIFERA	12"	10'	2'	
30670	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	
30671	CHRISTMAS PALM	ADONIDIA MERRILLII	4"	8'	10'	
30672	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30673	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30674	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30675	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30676	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30677	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4"	10'	8'	5
30678	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30679	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	2
30680	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	2
30681	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30682	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	6"	22'	11'	
30683	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	4"	8'	9'	
30684	COCONUT PALM	COCUS NUCIFERA	12"	18'	18'	
30685	CANARY ISLAND D

FLIGHTWAY 18 & 20



PROJECT TEAM

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FLIGHTWAY TWENTY, LLC.
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LOCATION
SW CORNER OF SW 328 ST
AND SW 147 AVE



VICINITY MAP
1"=250'

PREPARED BY:
Kimley»Horn

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

Stefano Viola

STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/10/2025

PERMIT SET 12/10/2025

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No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

COVER SHEET

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
--

Plotted By: Laura Lopez
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Thursday, December 11, 2025 10:58:11am KVFL-CAD\149185022 Flightway 18 Homestead Portal\CAD\Flightway\-- COVER SHEET.dwg
Exhibit 6
CAR 3/7/26

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATION THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITION THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE BOTH THE SURFACE AND SUBSURFACE CONDITIONS AND BASE HIS PRICING ACCORDINGLY. GEOTECHNICAL AND ENVIRONMENTAL REPORTS ARE AVAILABLE FOR REVIEW.

4. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION PHASES AS REQUIRED BY ALL JURISDICTIONAL AGENCIES FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AND DISTRICT'S MAGE.

14. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE MAINTENANCE OF TRAFFIC FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

17. PRIOR TO GRAND OPENING THE CONTRACTOR SHALL:
    - SWEEP THE ENTIRE SITE
    - ELIMINATE ALL DEBRIS IN THE LANDSCAPING AREAS
    - PRESSURE CLEAN THE ASPHALT
    - PRESSURE CLEAN THE CURBS AND SIDEWALKS.

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 3 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2020 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

6. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE EQUIPMENTS OF CHAPTER 62-555.320, FAC.

11. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-VELL PLASTIC PIPE ASSOCIATIONS 'GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM'

12. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.

13. ALL WATER MAIN PIPES SHALL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR IN ACCORDANCE WITH RULE 62-555.320(21)(B)(3), FAC.

14. ALL WATER MAINS SHALL BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" FOR DIP.

15. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOMESTEAD.

16. LOCATOR TAPE AND WIRE SHALL BE INSTALLED ON ALL NEW WATER MAINS. TAPE WILL BE 3" WIDE AND COLOR CODED AND INSTALLED 12" ABOVE WATER MAIN. WIRE WILL BE 14 STRAND AND COLOR CODED.

17. R.P.M.'S TO BE INSTALLED PRIOR TO C/O AT CENTER OF NEAREST DRIVE AISLE ADJACENT TO ALL HYDRANTS (BLUE). FOR HYDRANTS AT CORNERS, TWO (2) R.P.M.'S SHALL BE INSTALLED, ONE AT EACH ROADWAY.

18. WATER DISTRIBUTION SYSTEM MATERIAL;

    18.1. POLYVINYL CHLORIDE (PVC) WATER MAIN SHALL HAVE PUSH-ON RUBBER GASKET JOINTS.

    18.2. PVC PIPE SHALL BE 1120 PRESSURE PIPE WITH IRON O.D., CLASS 150 (SDR 18), CONFORMING TO ANSI/AWWA C900-LATEST REVISION.

    18.3. WHERE DUCTILE IRON PIPE (DIP) IS REQUIRED IT SHALL BE 60-42-10, CLASS 50 WALL THICKNESS WITH INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-LATEST REVISION.

    18.4. PIPE JOINTS SHALL BE MECHANICAL. CONFORMING TO AWWA C-111-00.

    18.5. ALL GASKETS SHALL BE NEOPRENE. WHERE REQUIRED POLYETHYLENE WRAP SHALL BE INSTALLED.

19. GRAVITY SEWAGE COLLECTION SYSTEM MATERIAL;

    19.1. ALL SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SRD 35, WITH PUSH-ON RUBBER GASKET JOINTS.

    19.2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR EQUAL.

    19.3. WHERE DIP IS REQUIRED, IT SHALL BE 60-42-10 CLASS 50 WALL THICKNESS WITH INTERIOR POLY LINING AND EXTERIOR COAT FOR COATING CONFORMING TO ANSI/AWWA C151/A21.51-91.

MANHOLES

    19.4. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4000 PSI CONCRETE AND GRADE 40 STEEL
    19.4.1. ALL SANITARY SEWER MANHOLES SHALL HAVE RAIN INSERT COVERS.

20. MANHOLES:

    20.1. PRIOR TO ANY PHYSICAL CONNECTIONS TO EXISTING WATER MAIN SYSTEM, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150PSI FOR, TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST, OTHERWISE TEST SHALL BE CONSIDERED UNSATISFACTORY.

    20.2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF HOMESTEAD UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.

    20.3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05 OR LATEST REVISION.

    20.4. ALL WATER MAINS SHALL BE PIGGED PRIOR TO DISINFECTION.

    20.5. METER CONNECTIONS SHALL BE MADE TO NEW LINES ONLY AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN PROVIDED TO THE ENGINEER OF RECORD, CITY REPRESENTATIVE AND MIAMI-DADE COUNTY HEALTH DEPARTMENT.

    20.6. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF A MAXIMUM OF 1200' UNLESS OTHERWISE SPECIFIED ON THE PLANS.

    20.7. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{S \cdot D \cdot \sqrt{P}}{148,000}$$

IN WHICH L EQUALS THE MAXIMUM ALLOWABLE LEAKAGE IN GALLONS PER HOUR. S EQUALS LENGTH OF PIPE (FT), D EQUALS NOMINAL DIAMETER OF PIPE (IN.) AND P EQUALS THE MINIMUM TEST PRESSURE (LBS/SQUARE IN.).

PAVEMENT MARKINGS NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARD INDEX # 711-001, WHERE SHOWN ON THE PLANS.

2. WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FOLLOWING CONTRACTOR TO APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE WITHOUT THE ADDITION OF A THINNER. WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7.5 MILS DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF A LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.

3. ALL PAVEMENT SYMBOLS AND MARKINGS ARE TO BE THERMOPLASTIC WITH THE EXCEPTION OF PAINTING STRIPING. THERMOPLASTIC INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

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

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

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

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

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

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

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

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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

12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

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

15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

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

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

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

MAINTENANCE

ALL MEAS

Plotted By:Luis Luis - Plot Date/Time:FLIGHTWAY 18 & 20 Layout:KEY MAP - December 10, 2025 10:58:27am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C100.0 GENERAL NOTES.dwg
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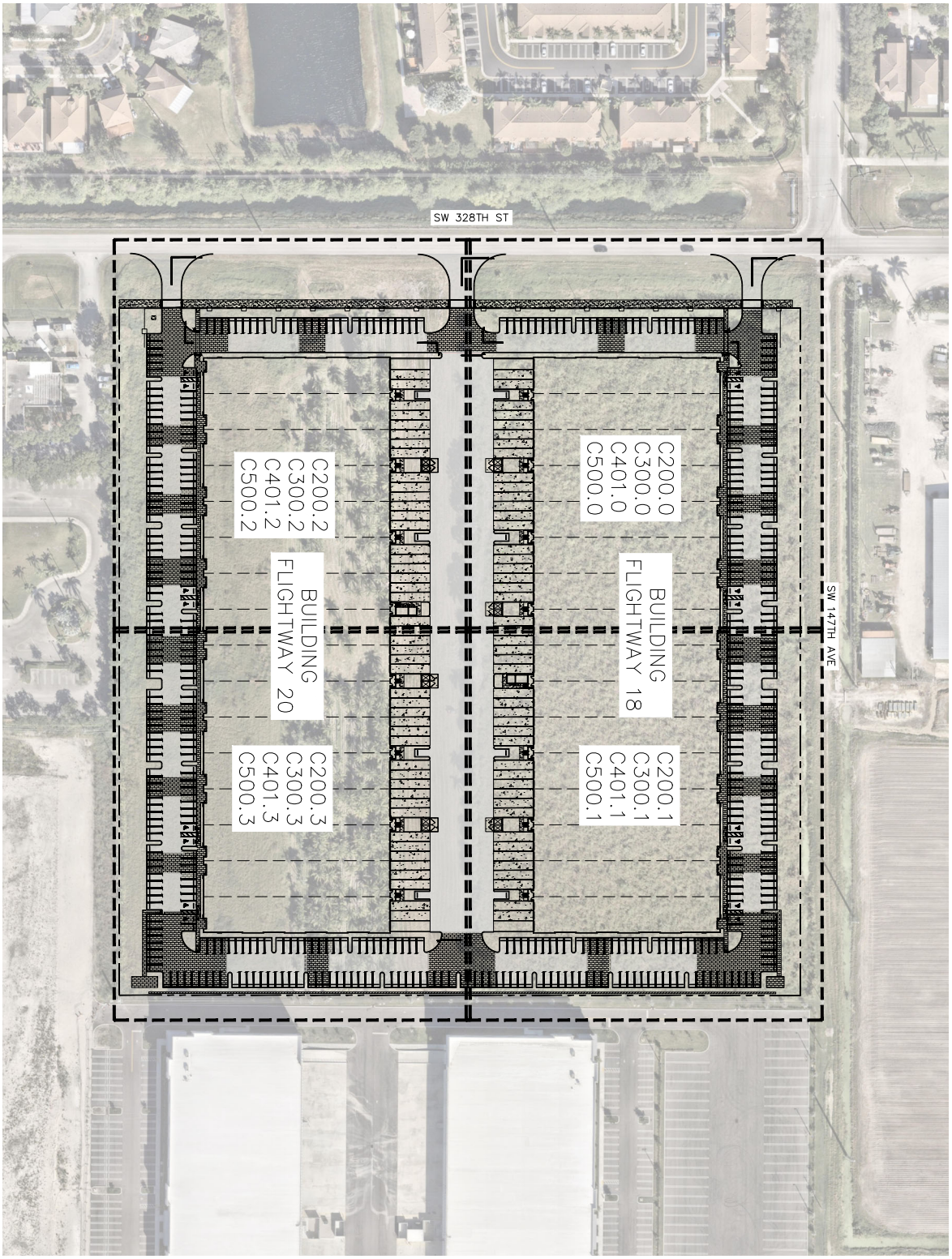

GRAPHIC SCALE IN FEET
0 30 60 120

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ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

STEFANO F. VIOLA
LICENSED PROFESSIONAL ENGINEER
No. 74655
STATE OF FLORIDA
12/10/2025

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT SET 12/10/2025

SHEET NUMBER C101.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	KEY MAP	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM	LICENSED PROFESSIONAL STEFANO F. VIOLA FLORIDA LICENSE NUMBER 74655 DATE: 12/10/2025	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

Plotted By:Lee Lutz - Date:Thursday, 18 & 20 Lotus\C200.0 PAVEMENT MARKING & SIGNING PLAN December 10, 2025 10:58:35am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C200.0 PAVEMENT MARKING & SIGNING PLAN.dwg
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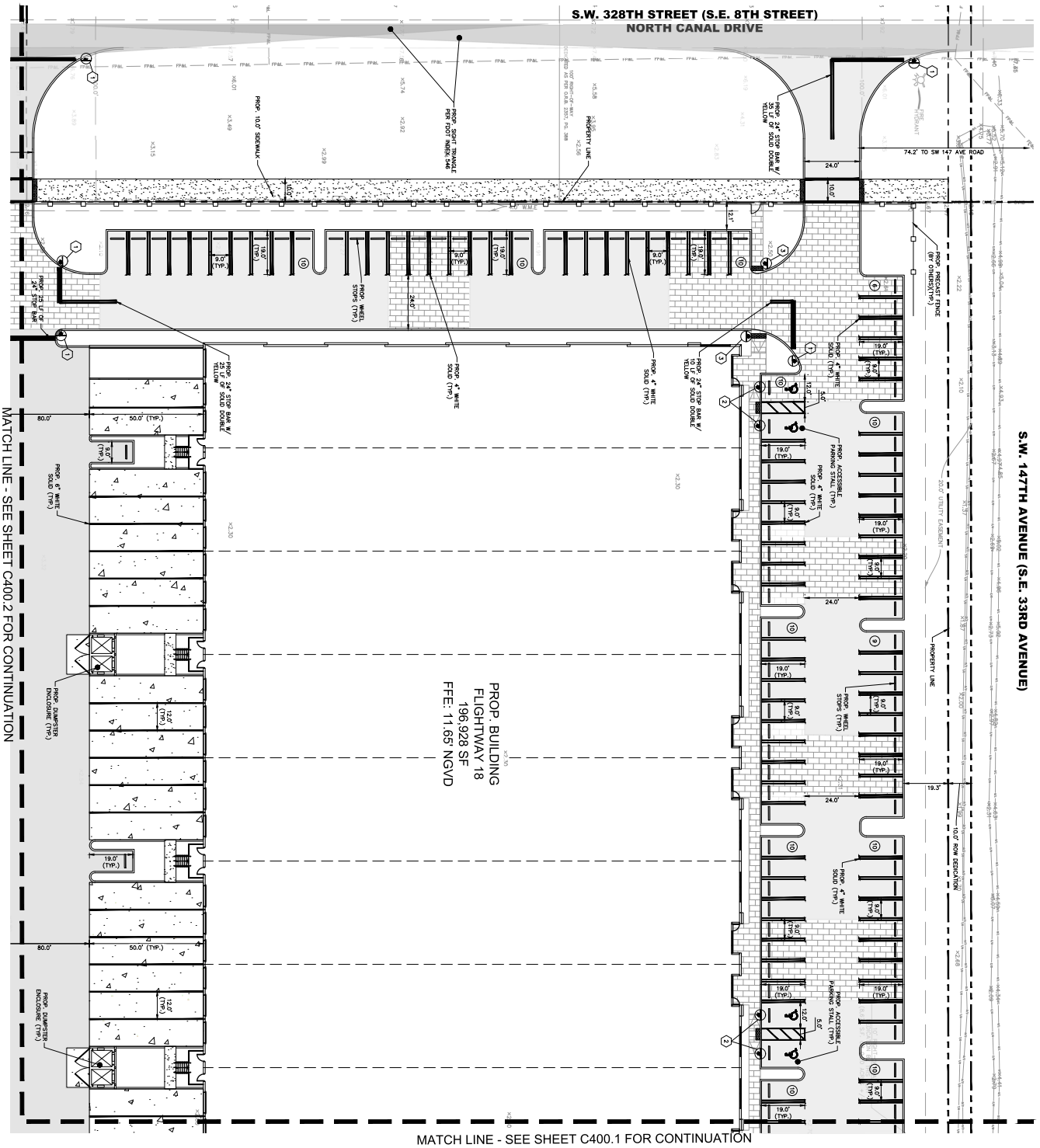

NOTES:
1. ALL PROPOSED SIGNAGE AND STRIPING SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FDOT STANDARD PLANS, AND MIAMI-DADE PAVEMENT MARKING STANDARDS.

LEGEND	SIGN SYMBOL	SIGN QUANTITY	SIGN NUMBER & DIMENSIONS	QUANTITY
①	STOP	R1-1 30" X 30"		9
②		FDOT W11-2/W16-7P(R) 30" X 15"	FDOT FTP-2018 FDOT W11-2/W16-7P(R) 12" X 6"	16
③		W11-1/D 30" X 30"		4

LEGEND	
	PROPERTY LINE
	PROPOSED SIGN
	PROPOSED WHEEL STOP
	PARKING COUNT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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SHEET NUMBER C200.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	PAVEMENT MARKING AND SIGNING PLAN	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

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No.	REVISIONS	DATE	BY

Plotted By:Lopez Luis - Wed,Dec10,2025 - 10:58:38am Layout:C200.1 PAVEMENT MARKING & SIGNING PLAN December 10, 2025 10:58:38am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C200.0 PAVEMENT MARKING & SIGNING PLAN.dwg
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LEGEND	SIGN SYMBOL	SIGN QUANTITY	SIGN NUMBER & DIMENSIONS	QUANTITY
1	STOP	9	R1-1 30" X 30"	9
2		16	FDOT W11-2/30-36 FDOT W16-7P/18-24 12" X 18"	16
3		4	W11-1/2 30" X 30" W16-7P/6 24" X 12"	4

LEGEND
PROPERTY LINE
PROPOSED SIGN
PROPOSED WHEEL STOP
PARKING COUNT

GRAPHIC SCALE IN FEET
0 10 20 40

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PERMIT SET 12/10/2025

SHEET NUMBER C200.1

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

PAVEMENT MARKING AND SIGNING PLAN

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

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Plotted By:Lopez, Luis Last Saved By:LLOPEZ Date:12/10/2025 10:58:40am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C200.0 PAVEMENT MARKING & SIGNING PLAN.dwg
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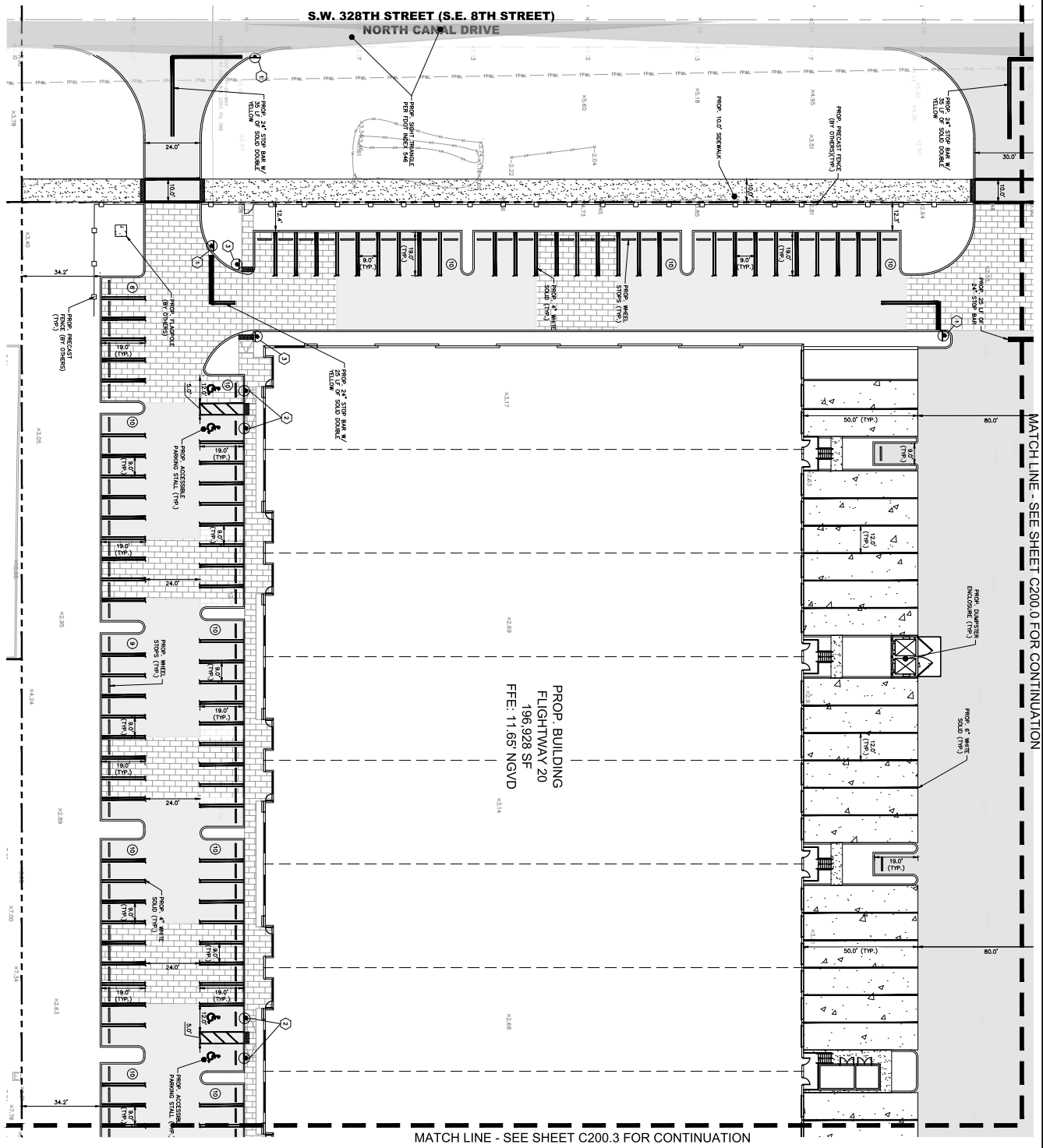

NOTES:
1. ALL PROPOSED SIGNAGE AND STRIPING SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS AND MIAMI-DADE COUNTY PAVEMENT MARKING STANDARDS.

LEGEND	SIGN SYMBOL	SIGN QUANTITY	SIGN NUMBER & DIMENSIONS	QUANTITY
①	STOP	9	R1-1 30" X 30"	9
②		16	FDOT W11-2/W16-7P(R) 30" X 12"	16
③		4	FDOT W11-1/W16-7P(R) 30" X 12"	4

LEGEND	
	PROPERTY LINE
	PROPOSED SIGN
	PROPOSED WHEEL STOP
19	PARKING COUNT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PERMIT SET 12/10/2025

SHEET NUMBER C200.2	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	PAVEMENT MARKING AND SIGNING PLAN	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM	LICENSED PROFESSIONAL STEFANO F. VIOLA FLORIDA LICENSE NUMBER 74655 DATE: 12/10/2025	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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MATCH LINE - SEE SHEET C200.2 FOR CONTINUATION

MATCH LINE - SEE SHEET C200.1 FOR CONTINUATION

PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD

PROP. 4" WHITE SOLID (TYP.)
PROP. WHEEL STOPS (TYP.)
PROP. ACCESSIBLE PARKING STALL (TYP.)
PROP. DUMPSTER ENCLOSURE (TYP.)
PROP. 6" WHITE SOLID (TYP.)
PROP. 24" STOP BAR
PROPERTY LINE

NOTES:
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LEGEND	SIGN SYMBOL	SIGN QUANTITY AND SIGN NUMBER/EA DIMENSIONS	QUANTITY
①	STOP	R1-1 (30" X 30")	9
②		FDOT #17-2036 (12" X 18")	16
③		M1-1-52 W16-7(RT) (36" X 12")	4

LEGEND
PROPERTY LINE
PROPOSED RSPN
PROPOSED WHEEL STOP
PARKING COUNT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PERMIT SET 12/10/2025

SHEET NUMBER C200.3	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	PAVEMENT MARKING AND SIGNING PLAN	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM	LICENSED PROFESSIONAL STEFANO F. VIOLA FLORIDA LICENSE NUMBER 74655 DATE: 12/10/2025	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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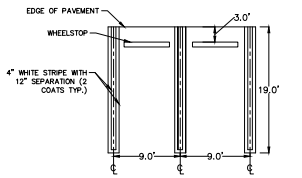
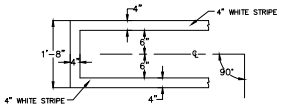


STANDARD PARKING DETAIL
N.T.S.



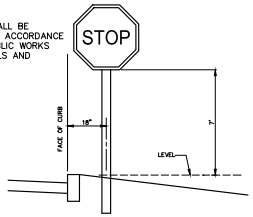
NOTE: STROLLER PARKING SHALL BE GREEN STRIPE IN LIEU OF WHITE STRIPE.

STRIPING DETAIL
SCALE: N.T.S.

NOTE:
STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

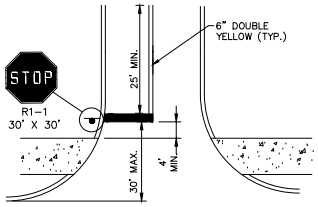


STOP SIGN DETAIL
N.T.S.

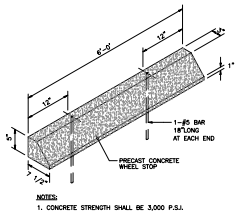


SIGN ADJACENT TO PAVEMENT WITH CURB

R-1 STOP SIGN LOCATION DETAIL
N.T.S.

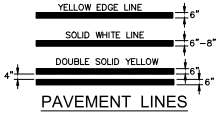


STOP BAR MARKING DETAIL
SCALE: N.T.S.

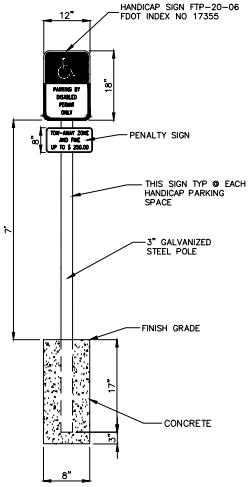


NOTES:
1. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.

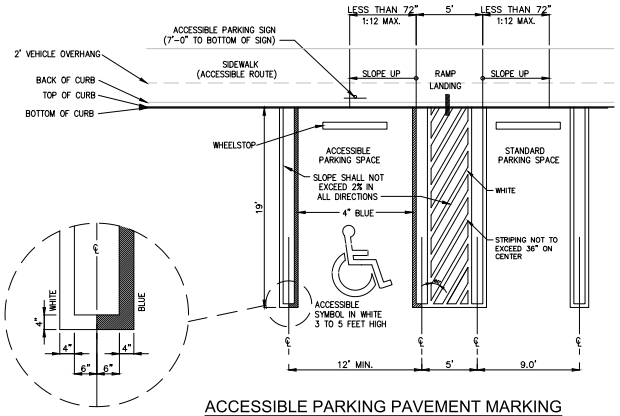
WHEELSTOP DETAIL
SCALE: N.T.S.



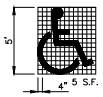
PAVEMENT LINES



FTP-20-06 HANDICAP SIGN
N.T.S.



ACCESSIBLE PARKING PAVEMENT MARKING
N.T.S.

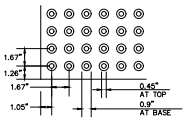


USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR.

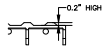
HANDICAPPED PAVEMENT SYMBOL
N.T.S.

GENERAL NOTES FOR CURB RAMP DETECTABLE WARNINGS

1. DETECTABLE WARNING PER FDOT STANDARD INDEX 522-002.
2. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES.
3. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
4. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED OF ARMOR-TILE TACTILE SYSTEMS CAST IN PLACE TILES, YELLOW OR APPROVED EQUAL.



DETECTABLE WARNING RAMP PLAN VIEW



TRUNCATED DOME SECTION VIEW

CURB RAMP DETECTABLE WARNING
N.T.S.

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STEFANO F. VOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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LICENSED PROFESSIONAL
STEFANO F. VOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022	
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

PAVEMENT MARKING AND SIGNING PLAN DETAILS

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C201.0

Plotted By: Luis Valladares-Lopez 12/10/2025 10:58:50am
C:\Users\luis.valladares-lopez\Kimley-Horn and Associates, Inc\Documents - FLIGHTWAY 18 & 20 - HOMESTEAD\Drawings\C201.0 PAVEMENT MARKING & SIGNING DETAILS.dwg
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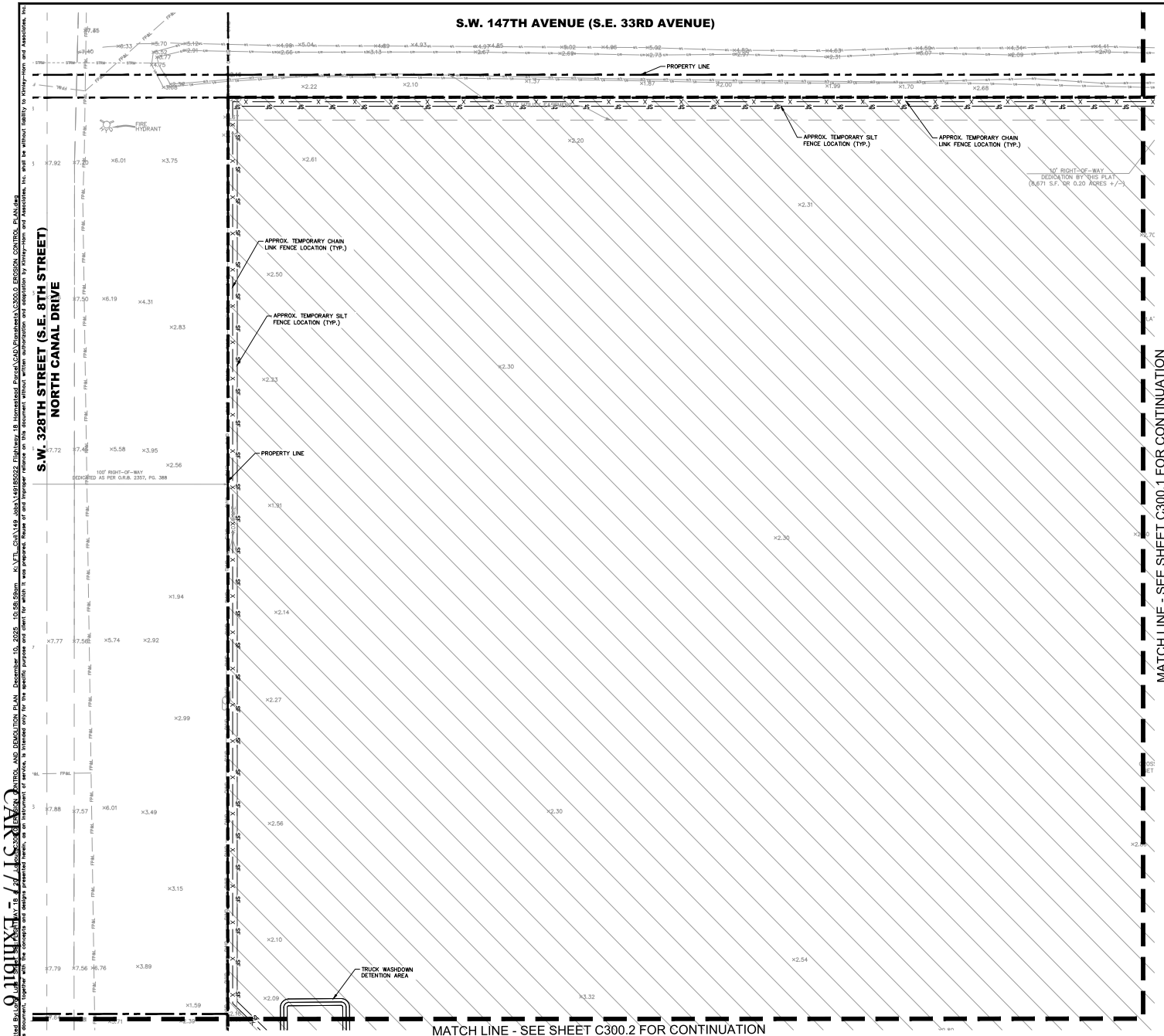
Exhibit C



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND	
	PROPERTY LINE
	EXISTING FIRE HYDRANT
X X	PROPOSED CHAIN LINK CONSTRUCTION FENCE
SF SF	PROPOSED SILT FENCE
	PROPOSED TEMPORARY STABILIZED CONSTRUCTION FENCE
	PROPOSED DROP INLET SEDIMENT BARRIER
	LIMITS OF DEMOLITION-REMOVE ALL ABOVE GROUND FEATURES, AND ALL UNDERGROUND FEATURES INCLUDING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED

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STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT	149185022
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

EROSION CONTROL AND DEMOLITION PLAN

SHEET NUMBER
C300.0

Plotted By: Leslie Lloyd on 12/10/2025 - 7:43:16 AM
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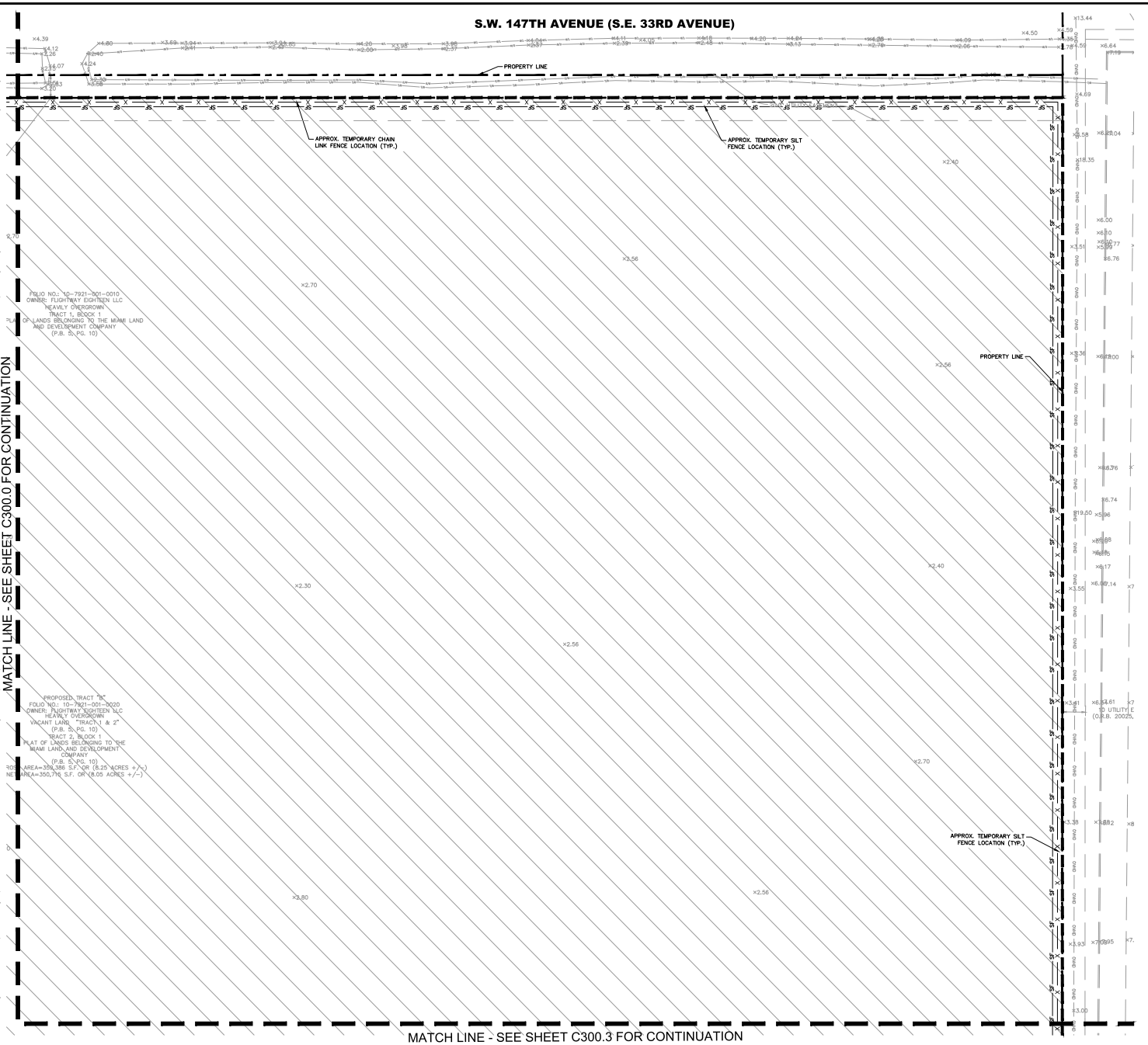
K:\FTL_Civil\149_John\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C300.0 EROSION CONTROL AND DEMOLITION PLAN.dwg December 10, 2025, 10:58:59am



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND	
	PROPERTY LINE
	EXISTING FIRE HYDRANT
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STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT	149185022
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

EROSION CONTROL AND DEMOLITION PLAN

SHEET NUMBER
C300.1

Plotted By: Leonardo Lopez 12/10/2025 10:58:00am K:\FTL_Civil\149185022 Flightway 18 Homestead Project\CAD\Engineering\C300.0 EROSION CONTROL PLAN.dwg
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SHEET NUMBER	C300.2
	FLIGHTWAY 18 & 20
PREPARED FOR	FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC
	HOMESTEAD FLORIDA
	EROSION CONTROL AND DEMOLITION PLAN
KHA PROJECT	149185022
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM
LICENSED PROFESSIONAL	STEFANO F. VIOLA
FLORIDA LICENSE NUMBER	74655
DATE:	12/10/2025

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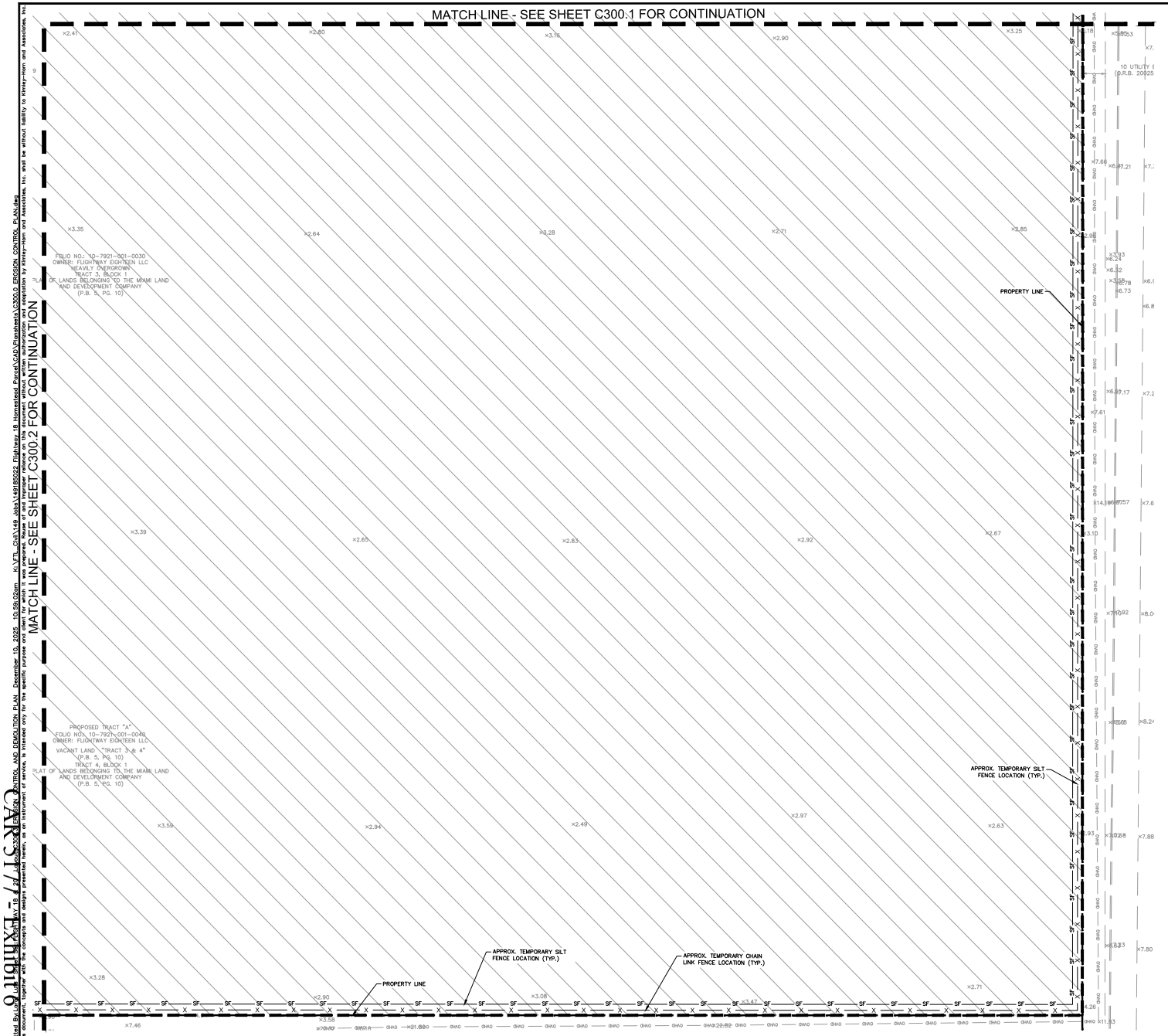
No.	REVISIONS	DATE	BY



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND	
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	EXISTING FIRE HYDRANT
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13. CONTRACTOR TO REROUTE EXISTING IRRIGATION SYSTEM AS NECESSARY TO MAINTAIN IRRIGATION FLOW TO AREAS OUTSIDE THE DEMOLITION ZONE.
14. CONTRACTOR TO REWIRE AS NECESSARY TO MAINTAIN PARKING AREA LIGHTING OUTSIDE THE DEMOLITION ZONE.
15. PROTECT ALL WATER MAINS. CONTRACTOR TO REPAIR IMMEDIATELY IF DAMAGED.
16. CONTRACTOR TO MAINTAIN PEDESTRIAN TRAFFIC FLOW DURING REMOVAL/REINSTALLATION OF SIDEWALKS.
17. EXIST. PAVEMENT AREAS TO BE REMOVED FOR GRASS/LANDSCAPE ISLANDS, PAVEMENT AND LIMEROCK TO BE REMOVED TO A DEPTH SUITABLE FOR PLANTING. FILL TO BE REPLACED WITH SUITABLE SOIL.

UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
3. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
4. CONTRACTOR SHALL FOLLOW ALL STATE AND LOCAL HEALTH CODES WHEN REMOVING SANITARY SEWER LINES.
5. CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITIES WITH THE UTILITY COMPANIES.
6. ALL EXISTING FIRE AND DOMESTIC SERVICES WITHIN LIMITS OF DEMOLITION TO REMAIN AND BE MODIFIED PER WATER AND SEWER PLAN.

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/10/2025

PERMIT SET 12/10/2025

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

EROSION CONTROL AND DEMOLITION PLAN

SHEET NUMBER
C300.3

Plotted By: Liliana Lopez-Rodriguez 12/10/2025 - 10:59:02am K:\FTL_Civil\149_John\149185022_Flightway_18_Homestead_Parcel\CAD\Plansheets\C300.0_EROSION_CONTROL_PLAN.dwg
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BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI-DADE COUNTY LAND DEVELOPMENT REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 40D-4, F.A.C. AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

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

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

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

GENERAL EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

J. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORM WATER EROSION CONTROL PRACTICES:

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

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

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

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

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

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOLD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

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

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. IT SHOULD BE NOTED THAT THE MEASURE IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP AND SFWMD CODES AND SPECIFICATIONS.

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

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

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

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

WIND EROSION CONTROL PRACTICES:

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

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 64FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

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

STABILIZATION PRACTICES:

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

STRUCTURAL PRACTICES:

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

WASTE DISPOSAL:

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

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

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

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

OFFSITE TRACKING:

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

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL NOT BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA. EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

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

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

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

MAINTENANCE:

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

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

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

C. THE COMPOST ROCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

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

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

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

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

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

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

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

K. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

SPILL PREVENTION AND CONTROL:

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS

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

C. PRODUCT SPECIFIC PRACTICES

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

SPILL CLEAN UP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

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

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

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

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

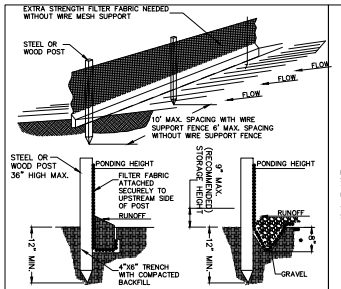
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
2. DEMOLISH EXISTING STRUCTURES. (IF APPLICABLE)
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, (IF APPLICABLE)
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES
7. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY GENERIC PERMIT.

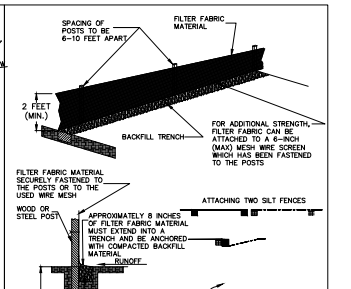
HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION.

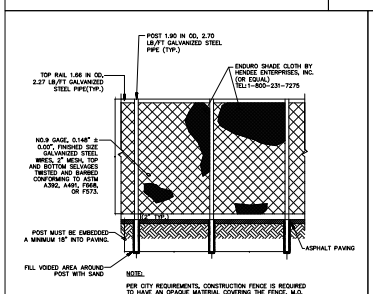
NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



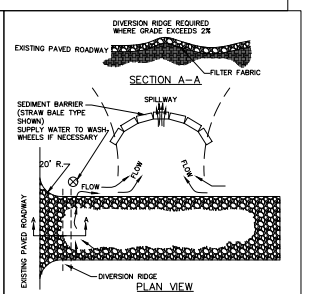
SILT FENCE DETAIL



SILT FENCE INSTALLATION DETAIL



6' CHAIN LINK CONSTRUCTION FENCE WITH VISUAL DUST SCREEN



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT B

CIVIL RELATED DEMOLITION NOTES AND SPECIFICATIONS

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

GENERAL

FOR THIS PROJECT, "OWNER" SHALL MEAN FLIGHTWAY EIGHTEEN LLC AND FLIGHTWAY 20 LLC AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

1. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
2. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN, INCLUDING TREES.
4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
5. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
7. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
8. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, STOP WORK IMMEDIATELY AND NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. DO NOT CONTINUE WORK UNTIL THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE.
9. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY THE CONTRACTORS ACTIVITIES SHALL BE REPAIRED, PATCHED OR REPLACED, SOLELY AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S AND OWNER'S SATISFACTION.
10. TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER THE ISSUANCE OF THE NOTICE TO PROCEED.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
    - A. PROTECT ALL EXISTING STRUCTURAL AND VEGETATIVE ELEMENTS TO REMAIN DURING DEMOLITION UNLESS OTHERWISE SPECIFIED.
    - B. IF APPLICABLE, PATCH AND REPAIR ALL SURFACES WITHIN THE PUBLIC R/W AFFECTED BY DEMOLITION.
    - C. SAW-CUT IN NEAT, STRAIGHT LINES, EXISTING CONC. OR ASPHALT PAVEMENT.
    - D. REMOVE ALL EXISTING IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
    - E. ALL EXISTING CHAIN LINK FENCES AND CBS WALLS ALONG THE PERIMETER OF THE PROPERTY SHALL REMAIN, UNLESS OTHERWISE SPECIFIED.
    - F. NO ELECTRIC POLES, STREET LIGHTS, WATER METERS/VALVES, FIRE HYDRANTS ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON THE DEMOLITION PLANS.
    - G. MAINTAIN ALL EXISTING SURVEY REFERENCES AND MARKERS IN PLACE, OTHERWISE THEY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
2. ALL SITE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
    - A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, AND PAVEMENT.
    - B. FULL DEPTH REMOVAL OF EXISTING BUILDING FOUNDATIONS, UNDERGROUND UTILITIES AND RELATED STRUCTURES.
    - C. CLEARING SITE OF VEGETATION AND TREES AS NOTED ON THE LANDSCAPE PLANS.
    - D. CLEARING SITE OF DEMOLITION DEBRIS.
    - E. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
    - F. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION OF EXISTING UTILITIES.

APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOMESTEAD PUBLIC WORKS DEPARTMENT, AND OTHER GOVERNMENTAL AGENCIES WHO MAY HAVE JURISDICTION OF THE PUBLIC RIGHT-OF-WAY. SAID WORK SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS OBTAINED ALL PERMITS AND NOTIFIED ALL THE GOVERNING AUTHORITIES.

SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. CONTRACTOR SHALL COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY WATER BODIES, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO ENSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
6. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE TO ORDER TEMPORARY SUSPENSION OF THE WORK.
7. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.
9. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH FENCING OR OTHER MEANS AS APPROVED BY THE OWNER.

TRAFFIC MAINTENANCE

1. THE CONTRACTOR SHALL FOLLOW FDOT MAINTENANCE OF TRAFFIC PROCEDURES DURING CONSTRUCTION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (INDEX 600 SERIES), AND PREPARE AND OBTAIN APPROVAL OF SUCH MAINTENANCE OF TRAFFIC PLAN FROM THE APPROPRIATE REGULATORY AGENCY.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING GUARDRAILS, LAMPS, WARNING SIGNS AND FLAGS AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660 AND OBTAINING APPROVAL AND PERMIT FROM THE GOVERNING JURISDICTIONAL AGENCY.
4. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. ALL PUBLIC PAVED STREETS AND WALKWAYS MUST BE KEPT FREE OF DEBRIS. THE CONTRACTOR MUST REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND ANY SALVAGE VALUE THERE FROM WILL ACCRUE TO THE CONTRACTOR.

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

STEFANO F. VIOLA — LICENSE No 74655 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/10/2025

PERMIT SET 12/10/2025

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

DEMOLITION NOTES

SHEET NUMBER C302.0

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

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CAR 51// - Exhibit 6

Plotted By:Lang Lutz - Last Saved By:LLUTZ on Flightway 18 & 20 - Layout:C400.0 PAVING & GRADING PLAN December 10, 2025 10:59:14am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C400.0 PAVING & GRADING PLAN.dwg
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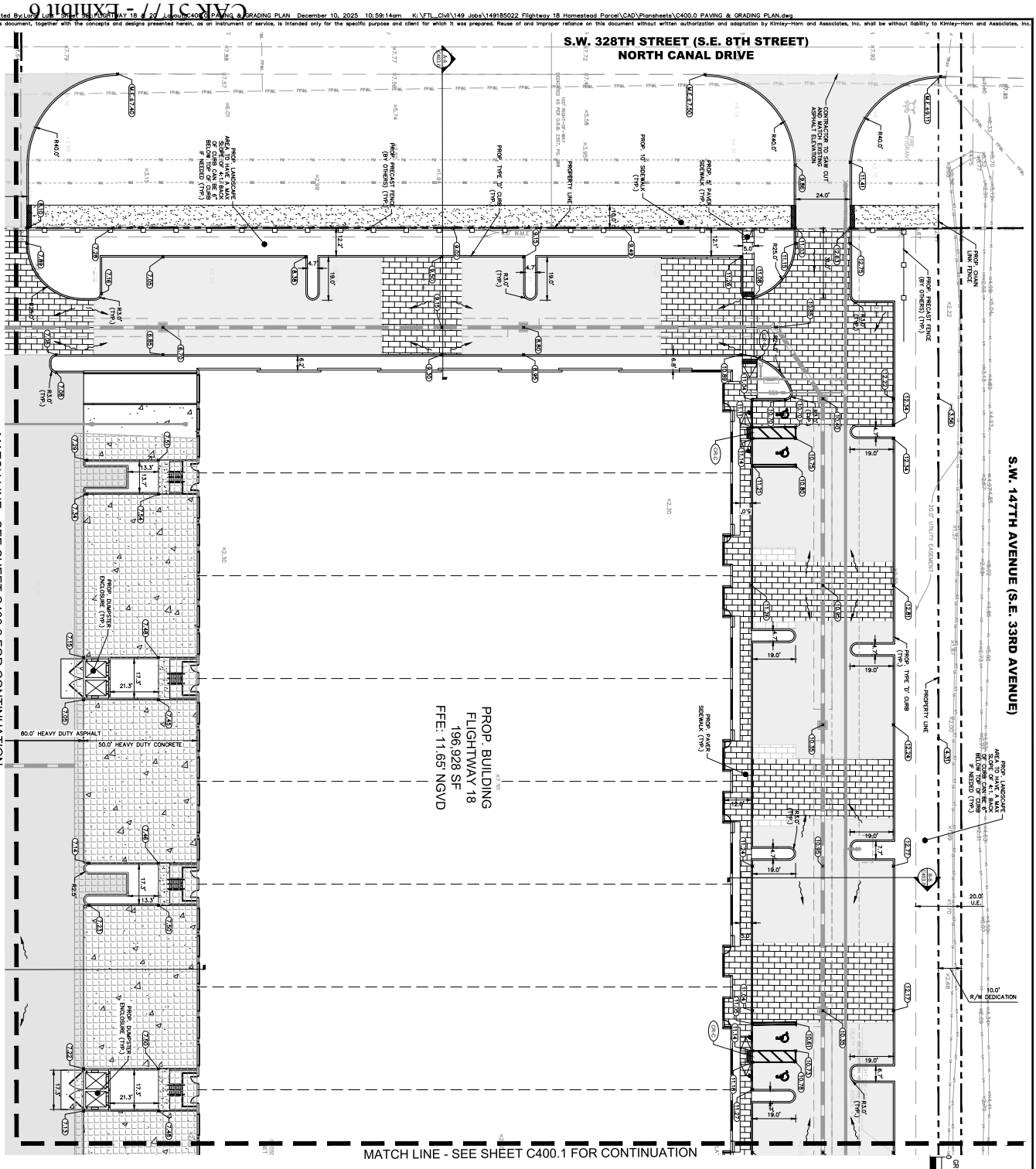

GENERAL NOTES:

1. ALL AREAS REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR GRADING WITHIN THE HARDSCAPE AREAS.
2. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
5. CONTRACTOR SHALL MAINTAIN ALL CLEARANCE REQUIREMENTS FOR EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES. FOR CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO COMMENCING WORK, CONTACT FPL AT 1-800-226-3545.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
8. THE CONTRACTOR SHALL ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES.
9. CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL DAMAGED STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM AS NECESSARY.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING FRAME AND COVER.
12. PROJECT SPECIFICATIONS THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR NON-STANDARD SLOPES BUT SHALL NOT EXCEED MAXIMUMS SPECIFIED ABOVE AND TO NOT EXCEED THE MAXIMUM SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTORS EXPENSE
13. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS MUST NOT EXCEED 1 INCH HIGH. IF A LEVEL CHANGE DOES EXCEED 1 INCH HIGH IT MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 50%. ANY LEVEL CHANGE THAT IS MORE THAN 1 INCH HIGH IS CONSIDERED A RAMP AND THE CHANGE MUST BE RAMPED AND NOT TO EXCEED A SLOPE OF 8.3% (1:12).
14. ALL PROPOSED AND EXISTING DRAINAGE INFRASTRUCTURE SHALL BE CLEANED/INSPECTED FROM WORK AREA TO OUTFALL AS PART OF THIS PROJECT.

ADA NOTES:

1. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
2. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
3. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
4. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33% IF VERTICAL RISE IS LESS THAN 6 INCHES. HANDRAILS ARE NOT REQUIRED.
5. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION.
6. SLOPE OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
7. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED ½ INCH WIDTH. SURFACE MUST BE FLUSH OR BEVELED PERPENDICULAR TO THE PASSAGEWAY FLOW OF PEDESTRIAN TRAFFIC.

LEGEND	
PROPERTY LINE	
EXISTING WATER	W
EXISTING SANITARY SEWER	
EXISTING OVERHEAD WIRE	
PROPOSED SIDEWALK PAVERS	
PROPOSED CATCH BASIN	
EXISTING WATER VALVE	
PROPOSED ASPHALT PAVEMENT	
PROPOSED HEAVY DUTY ASPHALT PAVEMENT	
PROPOSED SIDEWALK CONCRETE PAVEMENT	
PROPOSED HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED GRADE	11.00
MATCH EXISTING GRADE	44.31
EXISTING GRADE	11.00
FLOW ARROW	
PROPOSED UNDERGROUND STORAGE	
PROPOSED FENCE	

PERMIT SET 12/10/2025

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12/10/2025

SHEET NUMBER	C400.0
PROJECT	FLIGHTWAY 18 & 20
PREPARED FOR	FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC
	HOMESTEAD FLORIDA
TITLE	PAVING & GRADING PLAN
KHA PROJECT	149185022
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM
LICENSED PROFESSIONAL	STEFANO F. VIOLA
FLORIDA LICENSE NUMBER	74655
DATE	12/10/2025

Kimley»Horn
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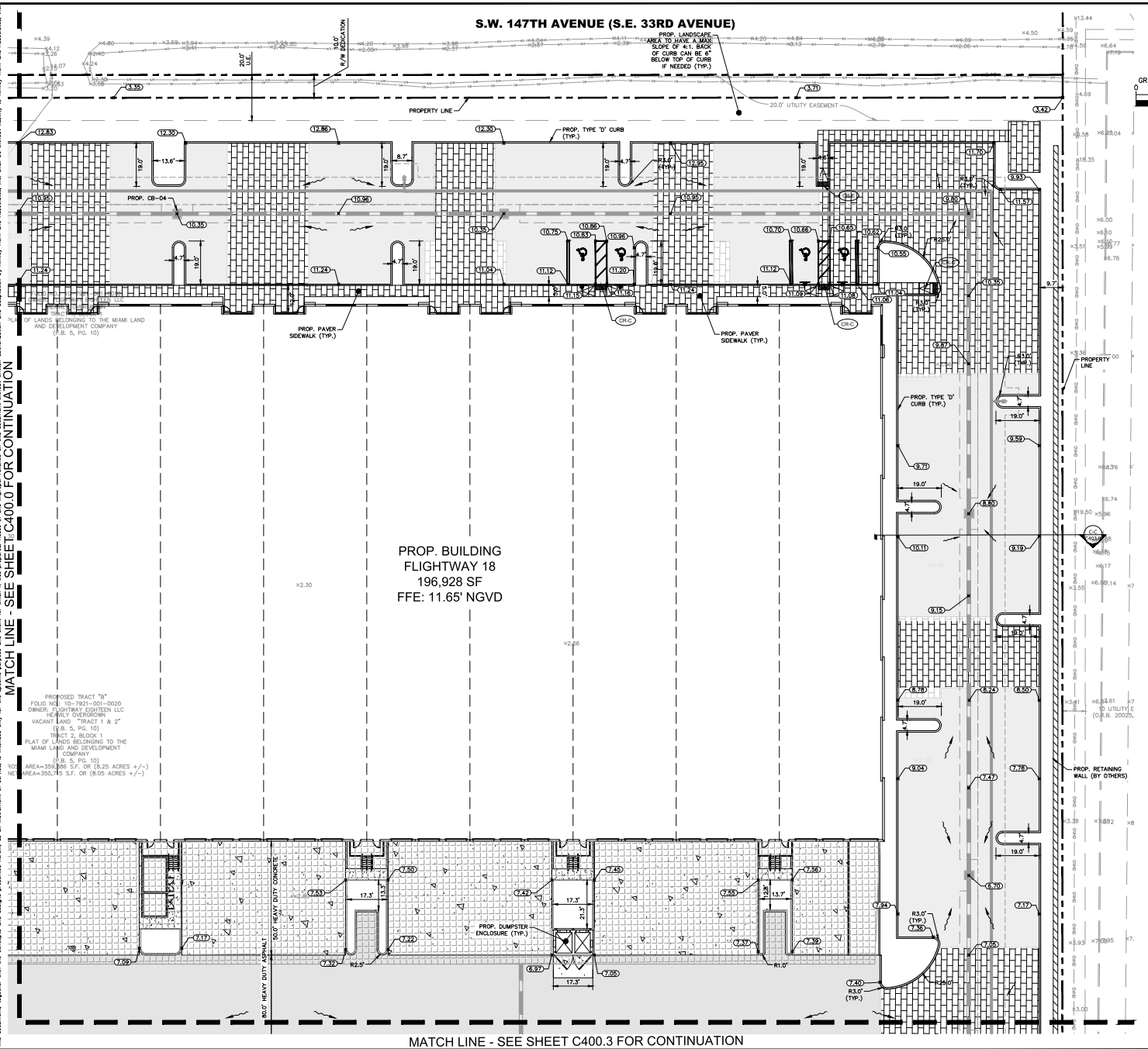
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

CAC-ST // - EXHIBIT 6



LEGEND	
	PROPERTY LINE
WM	EXISTING WATER
SSWR	EXISTING SANITARY SEWER
O/H	EXISTING OVERHEAD WIRE
	PROPOSED CATCH BASIN
	EXISTING WATER VALVE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPOSED SIDEWALK PAVERS
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
11.00	PROPOSED GRADE
M.E.=11.00	MATCH EXISTING GRADE
x.xx	EXISTING GRADE
	FLOW ARROW
	PROPOSED UNDERGROUND STORAGE
	PROPOSED FENCE

GENERAL NOTES:

1. PLEASE REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR GRADING WITHIN THE HARDSCAPE AREAS.
2. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
6. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
9. CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES.
10. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING FRAME AND COVER.
12. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATIONS. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCES BUT SHALL NOT EXCEED MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY SLOPES FOUND TO EXCEED THE MAXIMUM SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
13. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS MUST NOT EXCEED ½ INCH HIGH. IF A LEVEL CHANGE DOES EXCEED ½ INCH HIGH IT MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED ½ (V:H) FOR A LEVEL CHANGE UP TO ½ INCH HIGH. IF THE CHANGE IS MORE THAN ½ INCH THE CHANGE MUST BE RAMPED AND NOT TO EXCEED A SLOPE OF ½ (V:H).
14. ALL PROPOSED AND EXISTING DRAINAGE INFRASTRUCTURE SHALL BE CLEANED/INSPECTED FROM WORK AREA TO OUTFALL AS PART OF THIS PROJECT.

ADA NOTES:

1. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
2. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
3. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
4. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33% IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
5. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION.
6. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
7. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED ½ INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.

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STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Kimley»Horn
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

PAVING & GRADING PLAN

FLIGHTWAY 18 & 20

PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C400.1

Plotted By: Lopez, Luis 10:58:17am December 10, 2025 K:\FTL_Civil\149185022 Flightway 18 Homestead Parcel\CAD\Engineering\C400.0 PAVING & GRADING PLAN.dwg
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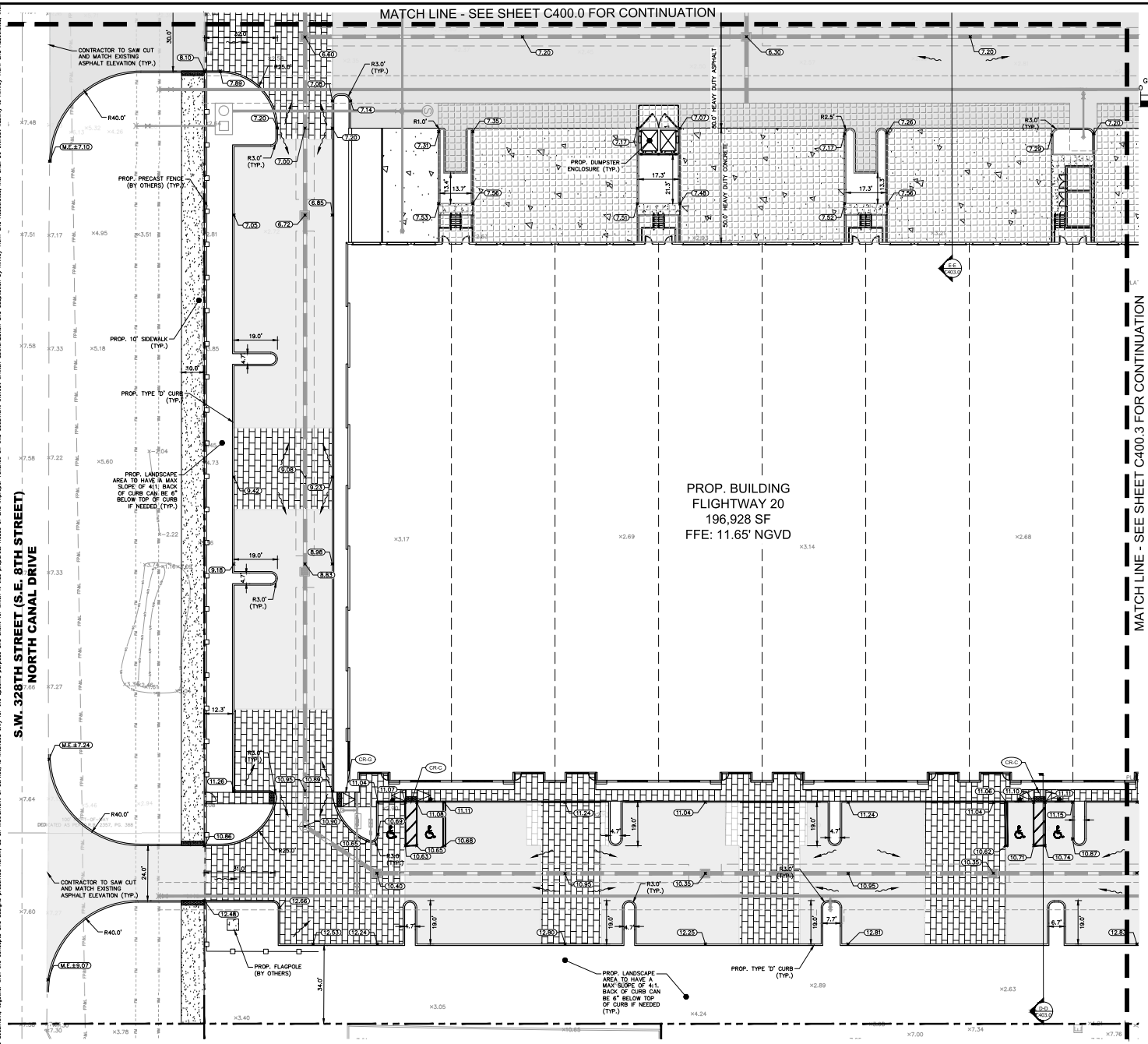

LEGEND	
	PROPERTY LINE
WM	EXISTING WATER
SSWR	EXISTING SANITARY SEWER
O/H	EXISTING OVERHEAD WIRE
	PROPOSED CATCH BASIN
	EXISTING WATER VALVE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPOSED SIDEWALK PAVERS
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
(11.00)	PROPOSED GRADE
M.E.±11.00	MATCH EXISTING GRADE
x 11.0'	EXISTING GRADE
	FLOW ARROW
	PROPOSED UNDERGROUND STORAGE
	PROPOSED FENCE

GENERAL NOTES:

1. PLEASE REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR GRADING WITHIN THE HARDSCAPE AREAS.
2. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
6. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
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STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

PAVING & GRADING PLAN

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER C400.2

Plotted By: Lucas Lopez
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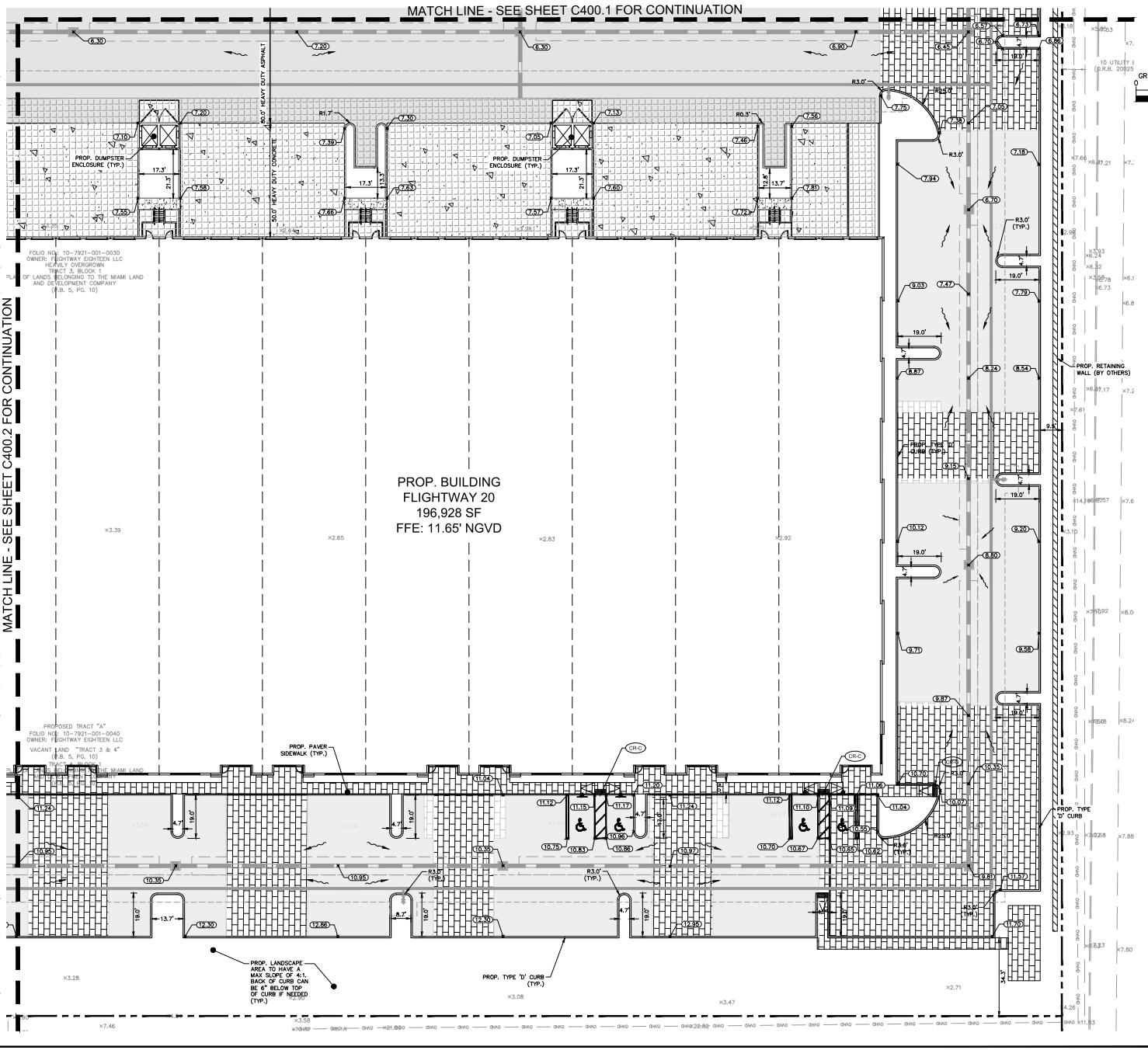

LEGEND	
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WM	EXISTING WATER
SSWR	EXISTING SANITARY SEWER
O/W	EXISTING OVERHEAD WIRE
	PROPOSED CATCH BASIN
W	EXISTING WATER VALVE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPOSED SIDEWALK PAVERS
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(11.00)	PROPOSED GRADE
M.E.=11.00	MATCH EXISTING GRADE
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LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

PAVING & GRADING PLAN

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C400.3

Plotted By: Leslie Lopez
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K:\FTL_Civil\149185022 Flightway 18 Homestead Proje\CAD\Engineers\C400.0 PAVING & GRADING PLAN.dwg December 10, 2025 10:56:22pm

Plotted By:Lora Lutz Date:Thursday, 18 & 20 Location:C:\CAD\DRAINAGE PLAN December 10, 2025 10:59:34am K:\FTL Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C401.0 DRAINAGE PLAN.dwg
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EXHIBIT 6 - CASE 1

S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE

S.W. 147TH AVENUE (S.E. 33RD AVENUE)

PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD

PROP. CB-21
RIM: 6.70
INV: 2.50 (N) W/ BAFFLE
INV: 2.50 (S)

PROP. CB-22
RIM: 6.70
INV: 2.50 (E)
INV: 2.50 (W) W/ BAFFLE

PROP. CB-23
RIM: 6.70
INV: 2.50 (N) W/ BAFFLE
INV: 2.50 (S)

PROP. CB-24
RIM: 6.70
INV: 2.50 (N) W/ BAFFLE
INV: 2.50 (S)

PROP. 75 LF OF 18" HDPE W/ 61 LF OF EXFIL TRENCH

PROP. 159 LF OF 18" HDPE W/ 8 LF OF EXFIL TRENCH

PROP. 111 LF OF 18" HDPE W/ 8 LF OF EXFIL TRENCH

PROP. 144 LF OF 18" HDPE W/ 130 LF OF EXFIL TRENCH

PROP. 36 LF OF 18" HDPE

PROP. 133 LF OF 18" HDPE W/ 119 LF OF EXFIL TRENCH

PROPERTY LINE

20' UTILITY EASEMENT

19.3'

MATCH LINE - SEE SHEET C401.2 FOR CONTINUATION

MATCH LINE - SEE SHEET C401.1 FOR CONTINUATION

LEGEND
- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED SIDEWALK CONCRETE
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED UNDERGROUND STORAGE

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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PERMIT SET 12/10/2025

SHEET NUMBER C401.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	DRAINAGE PLAN	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

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No.	REVISIONS	DATE	BY

Plotted By:Lang Lutz | Date:Wednesday, 18 & 20 | Layout:C401.0 DRAINAGE PLAN December 10, 2025 10:59:36am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C401.0 DRAINAGE PLAN.dwg
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MATCH LINE - SEE SHEET C401.0 FOR CONTINUATION
MATCH LINE - SEE SHEET C401.3 FOR CONTINUATION
PROP. BUILDING
FLIGHTWAY 18
196,928 SF
FFE: 11.65' NGVD
S.W. 147TH AVENUE (S.E. 33RD AVENUE)
PROPERTY LINE
20.0' UTILITY EASEMENT
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PROP. 153 LF OF 18" HDPE W/ 119 LF OF 8" WIDE EXFIL TRENCH
PROP. 144 LF OF 18" HDPE W/ 130 LF OF 8" WIDE EXFIL TRENCH
PROP. 139 LF OF 18" HDPE W/ 145 LF OF 8" WIDE EXFIL TRENCH
PROP. 151 LF OF 18" HDPE W/ 119 LF OF 8" WIDE EXFIL TRENCH
PROP. CB-05 RIM: 10.35 INV: 2.50 (S) W/ BAFFLE
PROP. CB-06 RIM: 10.35 INV: 2.50 (N) W/ BAFFLE
PROP. CB-07 RIM: 8.80 INV: 2.50 (E) W/ BAFFLE
PROP. CB-08 RIM: 8.80 INV: 2.50 (W) W/ BAFFLE
PROP. CB-09 RIM: 8.80 INV: 2.50 (E) W/ BAFFLE
PROP. CB-10 RIM: 8.80 INV: 2.50 (W) W/ BAFFLE
PROPOSED TRACT "B" FOLIO: 30-7833-000-0020 OWNER: FLIGHTWAY EIGHTEEN LLC VACANT LAND TRACT 1 & 2" (A.B. 5, PG. 10) LESS PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY (A.B. 5, PG. 10)
AREA=350,788 S.F. OR (8.25 ACRES +/-)
NET AREA=350,715 S.F. OR (8.05 ACRES +/-)
PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY (A.B. 5, PG. 10)
LOT 1, BLOCK 1
LOT 2, BLOCK 1
EXISTING 1 STORY RESIDENCE
EXISTING 1 STORY RESIDENCE
EXISTING 1 STORY RESIDENCE

Plotted By:Lara Lutz Last Saved By:Stefano Viola FLIGHTWAY 18 & 20 J:\Jobs\CAD\DRAINAGE PLAN December 10, 2025 10:59:38am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C401.0 DRAINAGE PLAN.dwg
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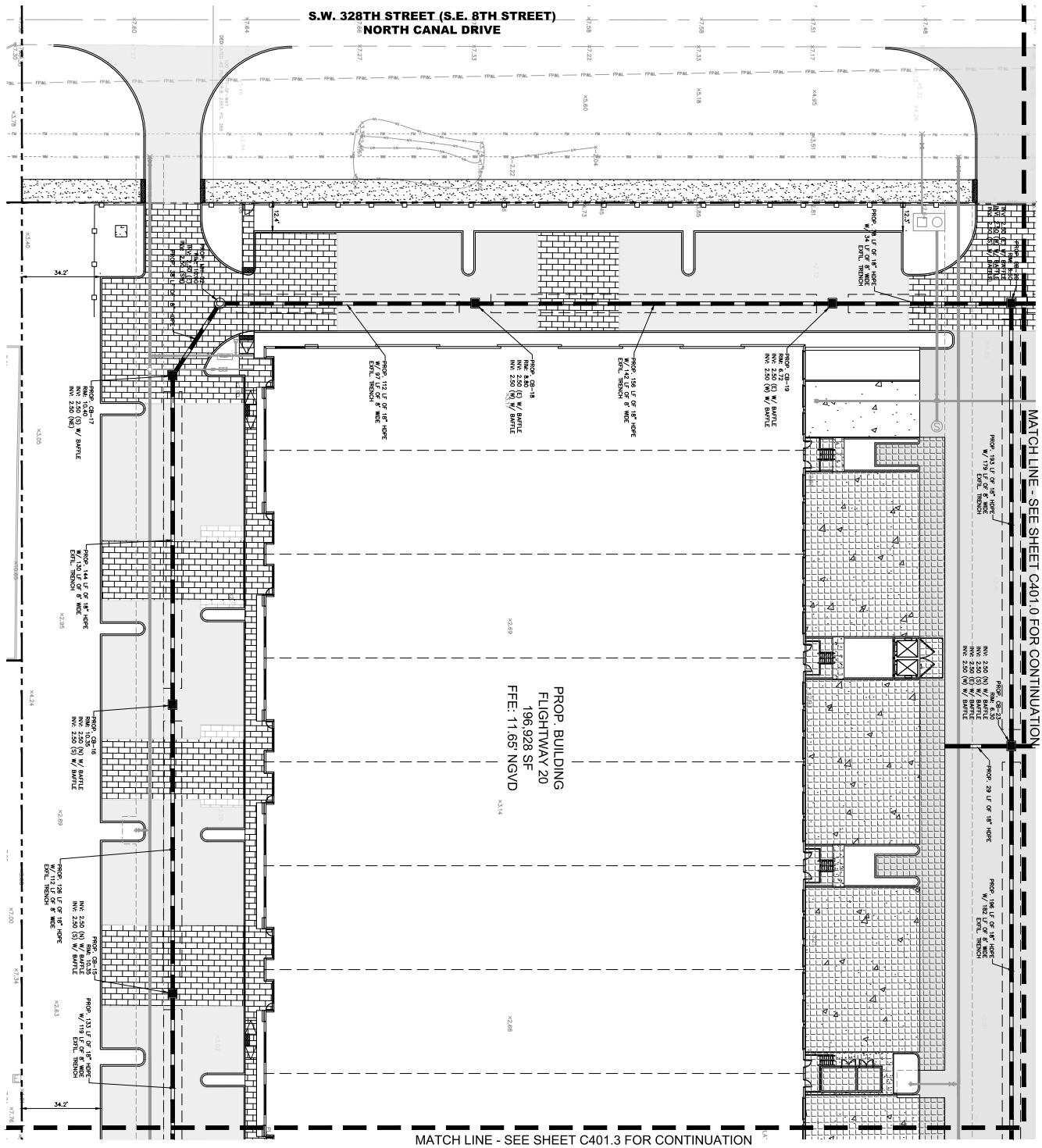

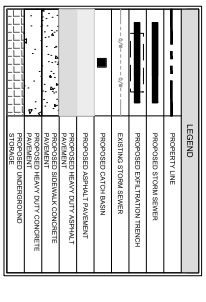

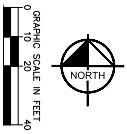

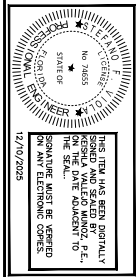

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PERMIT SET 12/10/2025

SHEET NUMBER C401.2	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	DRAINAGE PLAN	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM	LICENSED PROFESSIONAL STEFANO F. VIOLA FLORIDA LICENSE NUMBER 74655 DATE: 12/10/2025	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

Plotted By:Lara Lutz - Mon, Dec 15, 2025 - 10:59:39am K:\FTL_Civil\149_Jobs\149185022_Flightway 18 & 20_Homestead Parcel\CAD\Plansheets\C401.0 DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCH LINE - SEE SHEET C401.2 FOR CONTINUATION

MATCH LINE - SEE SHEET C401.1 FOR CONTINUATION

PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD

PROP. 153 LF OF 18" HDPE W/ 119 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-14 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. 144 LF OF 18" HDPE W/ 129 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-13 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. 204 LF OF 18" HDPE W/ 191 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-12 RIM: 9.61 INV: 2.50 (N) W/ BAFFLE

PROP. 132 LF OF 18" HDPE W/ 119 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-11 RIM: 6.60 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. 156 LF OF 18" HDPE W/ 142 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-10 RIM: 6.70 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. 78 LF OF 18" HDPE W/ 64 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-9 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-8 RIM: 6.30 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. 197 LF OF 18" HDPE W/ 164 LF OF 8' WIDE EXFIL. TRENCH

PROP. 29 LF OF 18" HDPE

PROP. 196 LF OF 18" HDPE W/ 166 LF OF 8' WIDE EXFIL. TRENCH

PROP. CB-7 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-6 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-5 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-4 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-3 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-2 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-1 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

PROP. CB-74 RIM: 6.50 INV: 2.50 (N) W/ BAFFLE INV: 2.50 (S) W/ BAFFLE

34.5'

34.5'

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED SIDEWALK CONCRETE
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED UNDERGROUND STORAGE

GRAPHIC SCALE IN FEET
0 ## ## ##

NORTH

PERMIT SET 12/10/2025

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER C401.3

DRAWING TITLE: DRAINAGE PLAN

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

Kimley»Horn
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEFANO F. VIOLA, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
12/10/2025

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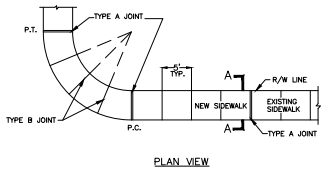
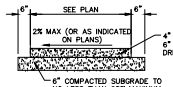


PLAN VIEW



SECTION A–A

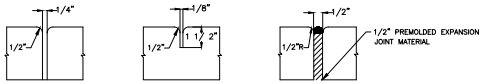


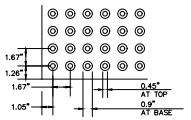
TABLE OF SIDEWALK THICKNESS – T	
LOCATION	
STANDARD SIDEWALK	4"
AT DRIVEWAYS AND OTHER AREAS	6"

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

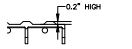
NOTES:
1. PLACE #10/10 6x6 WIRE MESH IN THE PORTION OF THE SIDEWALK THAT CROSSES THE DRIVEWAY ONLY.
2. STANDARD SIDEWALK TO BE 3000 PSI @ 28 DAYS
3. CONCRETE FOR SIDEWALK AT DRIVEWAYS AND LOADING ZONES SHALL BE 4000 PSI @ 28 DAYS (HEAVY DUTY).
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
5. TOOLED JOINTS TO OCCUR AT INTERVALS EQUAL TO WIDTH OF SIDEWALK
6. SIDEWALK TO HAVE BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.
7. CONTRACTOR SHALL REPAIR AND RESTORE ALL AREAS WITHIN THE ABUTTING R/W DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN EXISTING AT NO ADDITIONAL COST TO THE OWNER.
8. ALL DEMOLISHED SIDEWALKS AND ADDITIONS ARE TO BE REPLACED WITH CONCRETE SIDEWALK TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
9. ALL DEMOLISHED SIDEWALK RAMPS ARE TO BE REPLACED AS PER ADA STANDARDS AND INCLUDE ADA COMPLIANT DETECTABLE WARNINGS AT NO ADDITIONAL COST TO THE OWNER.

SIDEWALK DESIGN STANDARDS
N.T.S.

GENERAL NOTES FOR CURB RAMP DETECTABLE WARNINGS
1. DETECTABLE WARNING PER FDOT STANDARD INDEX 522-002.
2. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES.
3. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
4. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED OF ARMOR-TILE TACTILE SYSTEMS CAST IN PLACE TILES, YELLOW OR APPROVED EQUAL.

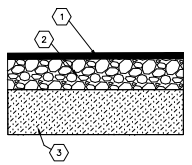


DETECTABLE WARNING RAMP PLAN VIEW



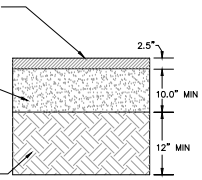
TRUNCATED DOME SECTION VIEW

CURB RAMP DETECTABLE WARNING
N.T.S.



PAVING LEGEND
1. 2" ASPHALT SURFACE TYPE SP-9.5 OR APPROVED EQUAL
2. 8" LIMEROCK BASE COMPACTED IN 1 LIFT WITH MINIMUM LBR OF 100
3. 12" THICK SUBGRADE COMPACTED AND STABILIZED WITH MINIMUM DESIGN LBR OF 40 COMPACTED TO AT LEAST 98% OF MAXIMUM DRY DENSITY (AASHTO T-100)

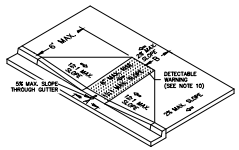
STANDARD PAVEMENT CROSS-SECTION
N.T.S.



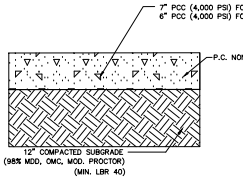
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

NOTES:
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. CHANGE IN ELEVATION WITHIN THE ACCESSIBLE ROUTE IS NOT TO EXCEED ½" WITHOUT A CURB RAMP.
4. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60"x60" PASSING SPACE EVERY 200 FEET.
5. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
6. THE ACCESSIBLE ROUTE IN FRONT OF PULL-IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
7. ANY WALK THAT CROSSES OR ADJOINS A VEHICULAR WAY NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS SHALL BE DEFINED BY A CONTINUOUS 36" WIDE DETECTABLE WARNING.
8. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
9. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 522-002.
10. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP
11. DETECTABLE WARNINGS MUST BE VISUALLY CONTRASTING AND INCLUDE TRUNCATED DOMES (REFER TO CURB RAMP DETECTABLE WARNING DETAIL).

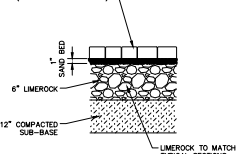
	MINIMUM DIMENSION	
RAMP LOCATION	A	B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"



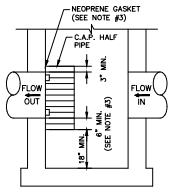
ACCESSIBLE RAMP
N.T.S.



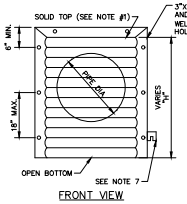
GENERAL NOTES :
1. LIMEROCK SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO A MINIMUM OF 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D 1557) MAXIMUM DRY DENSITY.
2. COMPLIANCE TESTING FOR BASE MATERIALS SHALL BE PERFORMED AT A FREQUENCY OF ONE TEST PER 10,000 SQUARE FEET PER LIFT, OR AT A MINIMUM OF TWO TEST LOCATIONS PER LIFT, WHICHEVER IS GREATER.
3. ALL SUBGRADE MATERIALS SHALL BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D 1557) MAXIMUM DRY DENSITY.
4. FREE DRAINING SOILS MUST HAVE k > 1 x 10-3 cm/sec.
5. SUBGRADE SOIL, STABILIZED SUBGRADE, AND BASE COURSE SHALL BE COMPACTED AT MAXIMUM DRY DENSITY (MDD) AT OPTIMUM MOISTURE CONTENT (OMC) OF MODIFIED PROCTOR VALUES TO PERCENTAGES INDICATED ABOVE.
6. BOTTOM OF PAVEMENT TO BE SEPARATED FROM THE ESTIMATED TYPICAL WET SEASON GROUNDWATER LEVEL BY AT LEAST 18"



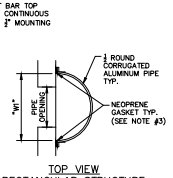
TYPICAL BRICK PAVER DETAIL
N.T.S.



SIDE VIEW



FRONT VIEW

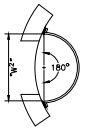


TOP VIEW
RECTANGULAR STRUCTURE

PIPE DIA.	W [1] (IN)	W [2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

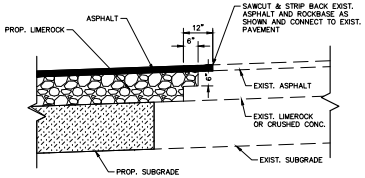
[1] RECTANGULAR STRUCTURE
[2] ROUND STRUCTURE

NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1"X2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
3. POLLUTION RETARDANT BAFFLES TO BE FASTENED IN PLACE WITH ⅜"x4" STEEL "RED HEADS", OR APPROVED EQUAL.
4. ALL EXFILRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
5. FIBERGLASS BAFFLES ARE NOT PERMITTED.
6. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES, SPACING TO MATCH HOLES IN FLAT BARS.
7. ALL STRUCTURES DISCHARGING INTO ANY RETENTION OR DETENTION AREAS SHALL HAVE BAFFLE MECHANISMS INSTALLED



TOP VIEW
ROUND STRUCTURE

POLLUTION RETARDANT BAFFLE
N.T.S.



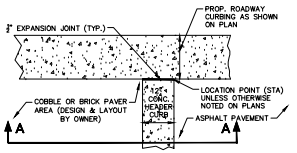
CONNECTION TO EXISTING PAVEMENT DETAIL
N.T.S.



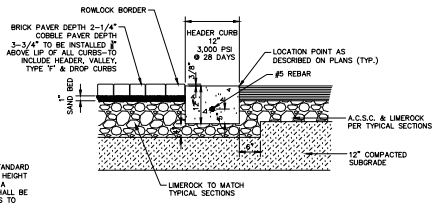
ALL CURBS TO HAVE STANDARD 3" TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITIONS THROUGHOUT THE PROJECT.

STANDARD CURB TRANSITIONS
N.T.S.

HEAVY DUTY CONCRETE PAVING
N.T.S.



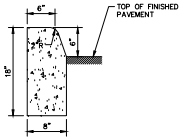
PLAN



SECTION A–A

NOTE:
1. SEE SHEET C100.0 FOR LIMEROCK AND SUBGRADE QUALITY AND COMPACTION NOTES
2. HEADER CURB SHALL BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PERIOD AND REPLACED AT NO COST TO THE OWNER IF DAMAGED.

VEHICULAR BRICK PAVERS W/ HEADER CURB DETAIL
N.T.S.



NOTES:
1. CURBING SHALL BE CONSTRUCTED IN 50' MAX. SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.
2. CONCRETE SHALL BE 3000 PSI AT 28 DAYS.

TYPE 'D' CURB
N.T.S.

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STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/10/2025

PERMIT SET 12/10/2025

No.	REVISIONS	DATE	BY

Kimley»Horn

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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

PAVING, GRADING, & DRAINAGE DETAILS

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER C402.0

Plotted By: Keishla Vallejo Munoz on Dec 10, 2025 - 10:59:46am K:\FTL_Civil\149_Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C402.0 PAVING & GRADING DETAILS.dwg
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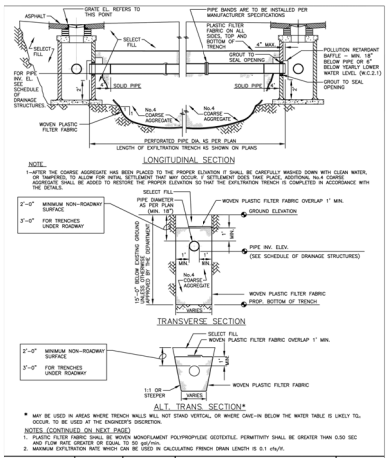


MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/18/2015	02/08/2011 09/26/2012 10/19/2012	EXFILTRATION TRENCH (FRENCH DRAIN)	1.1 SHEET 1 OF 2

NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "S" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. PIPE BANDS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND SECTION 430-2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OUTDOOR WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. SEE STANDARD DETAILS FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES. IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

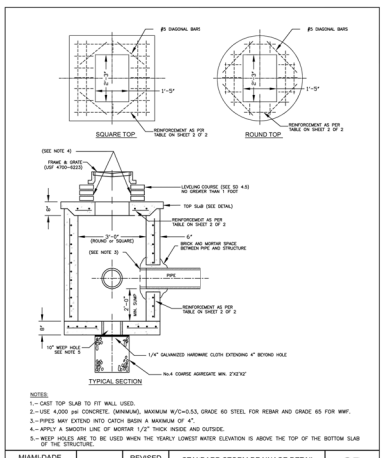
CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (inches)	OUTER SHELL	LINER
	No. of ⅜" Dia. Holes (PER LIN. FT. OF PIPE)	No. of ⅜" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:
PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/18/2015	06-04-86 10-22-13 05-02-91	EXFILTRATION TRENCH (PIPE CULVERT NOTES)	1.1 SHEET 2 OF 2



MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	5/9/2018	5/9/2018 5/16/2013 5/26/2012 5/9/2011 5/1/1981	PRECAST CATCH BASIN (D-3)	2.2 SHEET 1 OF 2

SQUARE STRICTURE

Standard Detail	Width (ft)	Length (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.2	3	3	0.0 - 5.0	6	#4@1"H #4@1"V	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	3	5.1 - 10.0	6	#4@7.1"H #4@1"V	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	3	10.1-15.0	6	#5@7.1"H #4@1"V	8	#4@5" E.W.	8	#4@10" E.W.

ROUND STRUCTURE

Standard Detail	Dia. (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.2	3	0.0 - 5.0	6	8 X 8 W20 #4@10"E.W.	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	5.1 - 15.0	6	8 X 8 W20 #4@10"E.W.	8	#4@5" E.W.	8	#4@10" E.W.

MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	5/9/2018	5/9/2018	PRECAST CATH BASIN (TYPE D-3)	2.2 SHEET 2 OF 2

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STEFANO F. VOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PERMIT SET 12/10/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
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FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
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CHECKED BY KVM

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

PAVING, GRADING, & DRAINAGE DETAILS

SHEET NUMBER
C402.1

Plotted By: Luis Lopez on 12/10/2025 - 7:18:16 AM
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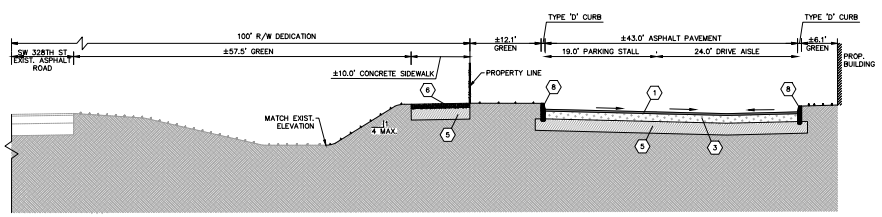
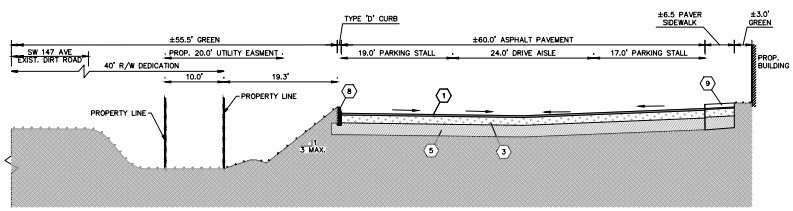
C:\KTL Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Engineering\C402.0 PAVING & GRADING DETAILS.dwg, 12/10/2025 10:59:51am, KVM

PAVING LEGEND

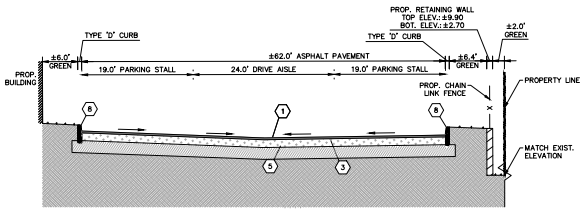
1. 1 1/2" ASPHALT SURFACE TYPE SP-9.5
2. 2 1/5" ASPHALT SURFACE TYPE SP-9.5
3. 8" LIMEROCK BASE COMPACTED WITH MINIMUM LBR OF 100 WITH 70% OR MORE CARBONATE CONTENT, COMPACTED TO 98% MIN. DENSITY PER AASHTO T-180.
4. 10" LIMEROCK BASE COMPACTED WITH MINIMUM LBR OF 100 WITH 70% OR MORE CARBONATE CONTENT, COMPACTED TO 98% MIN. DENSITY PER AASHTO T-180.
5. 12" THICK STABILIZED SUBGRADE COMPACTED AND STABILIZED WITH MINIMUM DESIGN LBR OF 40 COMPACTED TO 98% MIN. OF MAXIMUM DRY DENSITY PER AASHTO T-180
6. 4" THINK CONCRETE FOR STANDARD SIDEWALKS
7. 6" TYPE 1 PORTLAND CEMENT CONCRETE. COMPRESSIVE STRENGTH AT 28 DAYS OF AT LEAST 4000 PSI
8. TYPE 'D' CURB
9. BRICK PAVER



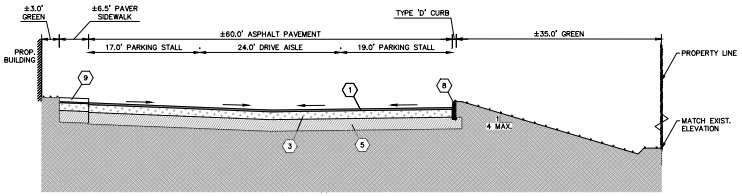
SECTION A-A C400.0



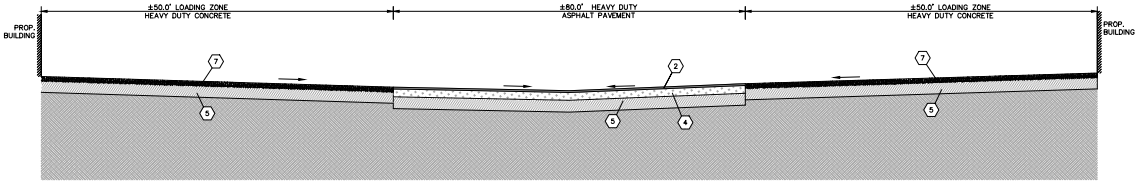
SECTION B-B C400.0



SECTION C-C C400.0



SECTION D-D C400.0



SECTION D-D C400.0

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STEFANO F. VOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

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STEFANO F. VOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT	149185022
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

TYPICAL CROSS SECTIONS

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C403.0

Plotted By: Lizbeth Lopez-Hernandez 12/10/2025 11:00:01 am
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C403.0 - TYPICAL CROSS SECTIONS December 10, 2025 11:00:01 am K:\FTL_Civil\149185022 Flightway 18 Homestead Proje\CAD\Permitset\C403.0 TYPICAL CROSS SECTIONS.dwg

Plotted By:Lopez, Luis Date/Time:Wednesday, December 10, 2025 - 11:00:11am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C500.0 WATER & SEWER PLAN.dwg
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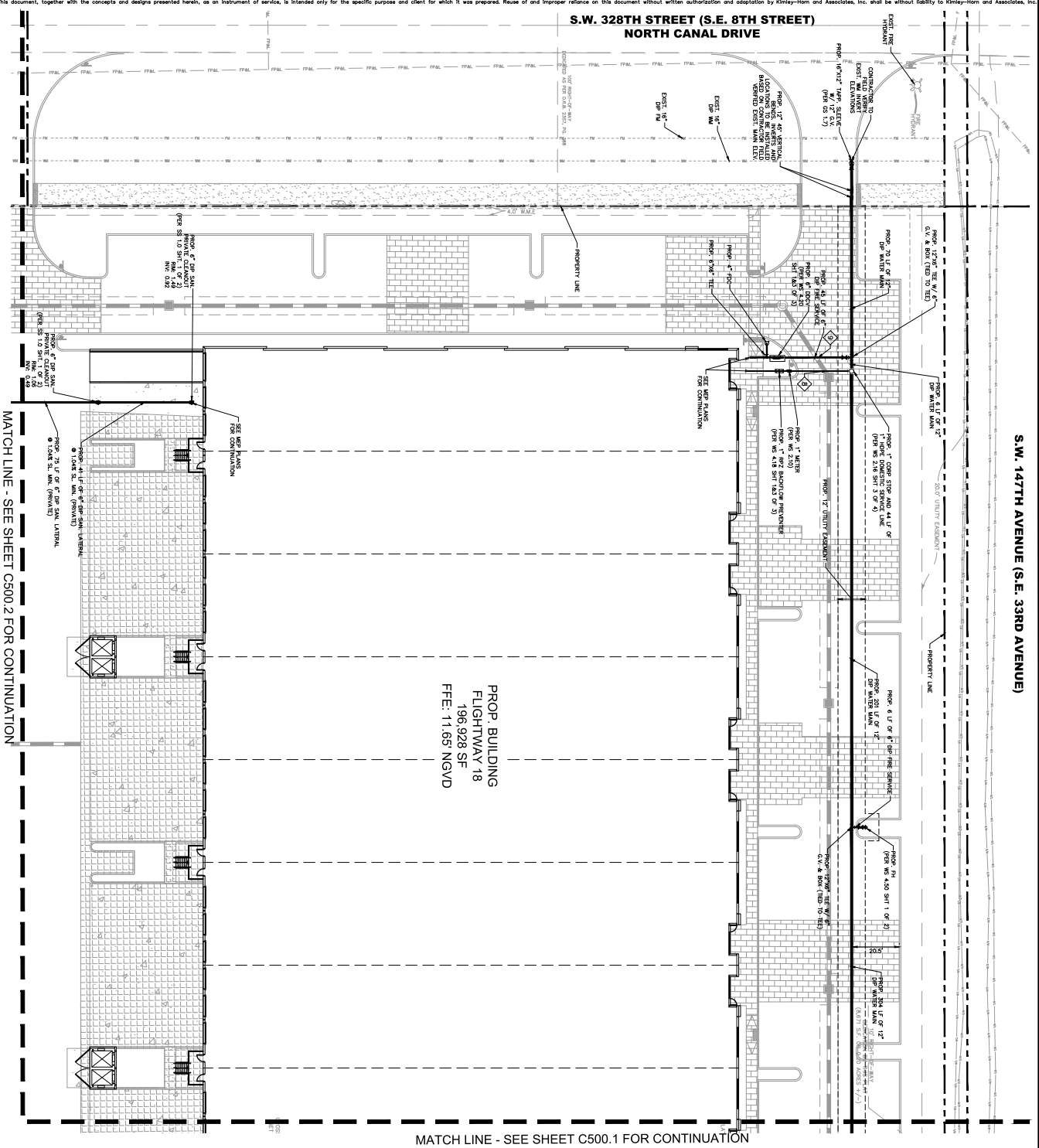

NOTES:

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2. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR BY HAND DIGGING AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN ON PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SERVICE CONNECTIONS PRIOR TO CONSTRUCTION.
4. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21. THE CITY OF MIAMI PUBLIC WORKS MANUAL.
5. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
6. MEP TO CONFIRM ALL SIZES OF PROPOSED SERVICES AND LATERALS.
7. REFER TO SHEET C501.0 FOR WATER AND SEWER CONFLICT TABLE.

LEGEND

	PROPERTY LINE
	PROPOSED WATER
	PROPOSED WATER VALVE
	PROPOSED TAPPING SLEEVE
	PROPOSED WATER METER AND RPZ
	PROPOSED DDCV
	PROPOSED FDC AND FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	REFER TO SHEET C501.0 FOR CONFLICT TABLE

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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SHEET NUMBER C500.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	WATER & SEWER PLAN	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM	LICENSED PROFESSIONAL STEFANO F. VIOLA FLORIDA LICENSE NUMBER 74655 DATE: 12/10/2025	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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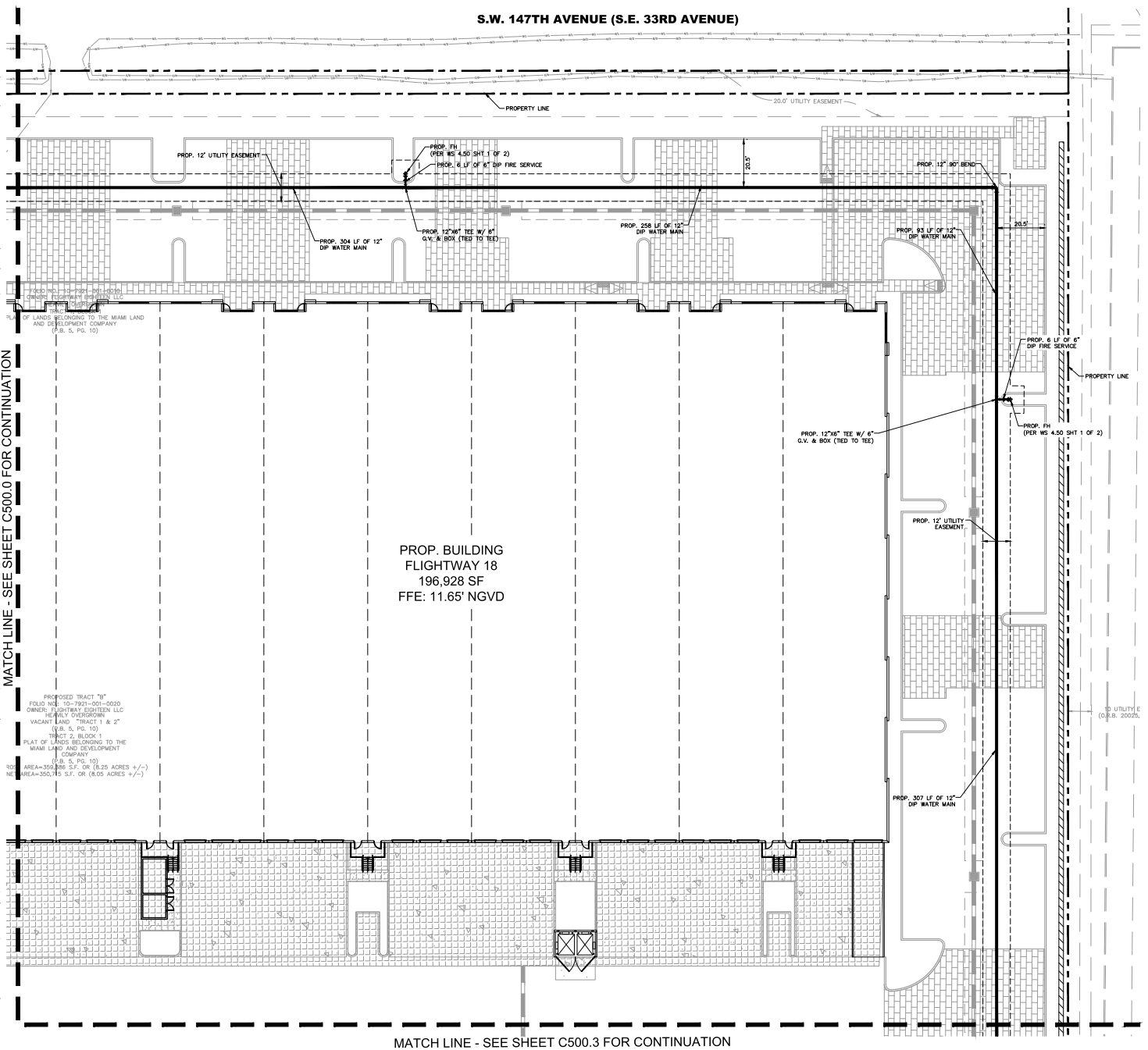

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND	
	PROPERTY LINE
	PROPOSED WATER
	PROPOSED WATER VALVE
	PROPOSED TAPPING SLEEVE
	PROPOSED WATER METER AND RPZ
	PROPOSED DDCV
	PROPOSED FDC AND FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
10	CONFLICT POINT. REFER TO SHEET C501.0 FOR CONFLICT TABLE.

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5. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
6. MEP TO CONFIRM ALL SIZES OF PROPOSED SERVICES AND LATERALS.
7. REFER TO SHEET C501.0 FOR WATER AND SEWER CONFLICT TABLE.

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KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

WATER & SEWER PLAN

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C500.1

Plotted By: Lazaro Valdivia Jr. - 12/10/2025 3:53 PM
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K:\FTL_Civil\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C500.0 WATER & SEWER PLAN.dwg December 10, 2025 11:00:13am KVM

Plotted By:Long Lutz - Mon, 12 Jan 2026 - 10:07:19am Login:C500.2 WATER & SEWER PLAN December 10, 2025 11:00:13am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 & 20 Homestead Parcel\CAD\Plansheets\C500.0 WATER & SEWER PLAN.dwg
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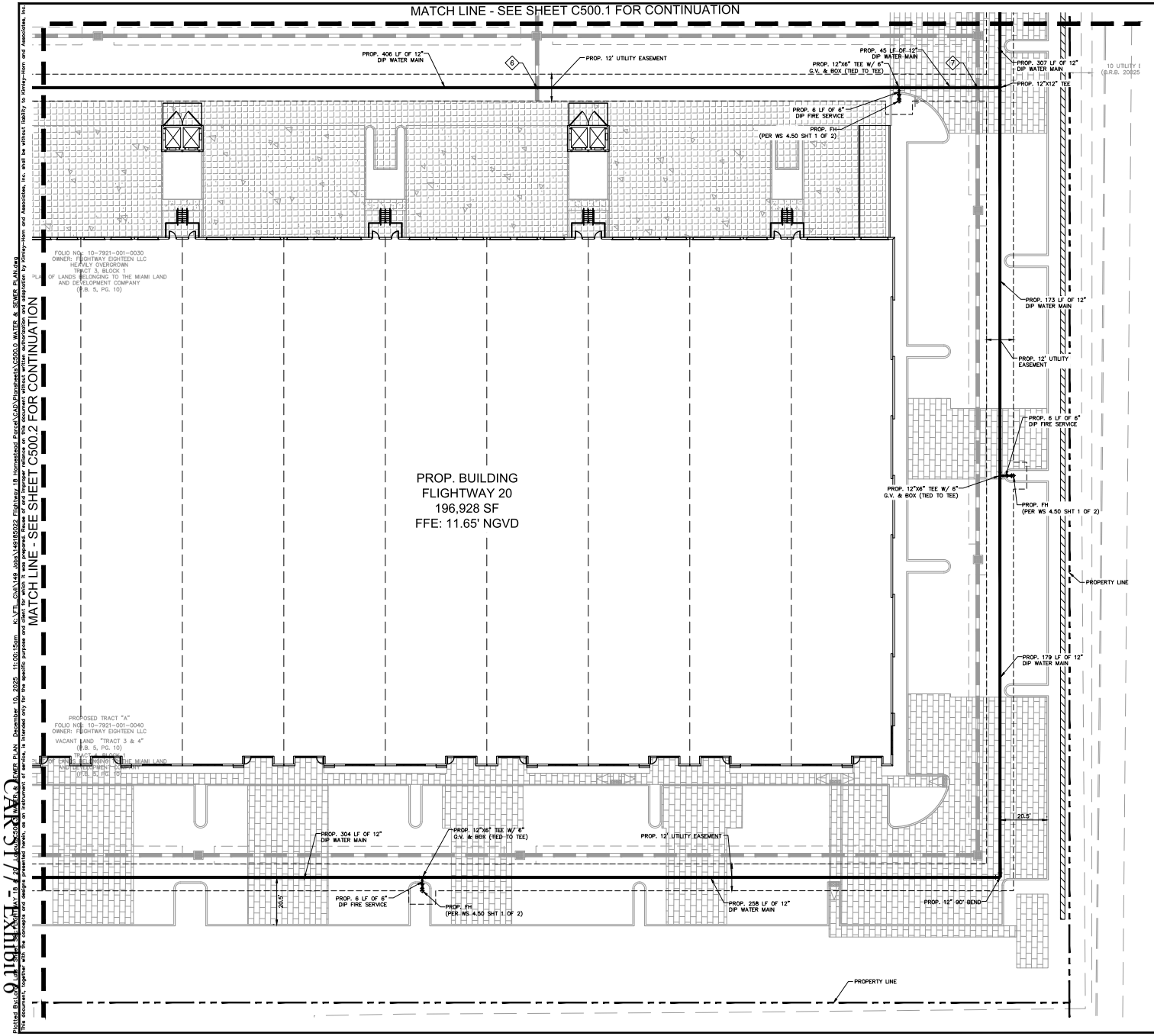
S.W. 328TH STREET (S.E. 8TH STREET)
NORTH CANAL DRIVE
PROP. BUILDING
FLIGHTWAY 20
196,928 SF
FFE: 11.65' NGVD
PROPERTY LINE
MATCH LINE - SEE SHEET C500.0 FOR CONTINUATION
MATCH LINE - SEE SHEET C500.3 FOR CONTINUATION
SEE MEP PLANS FOR CONTINUATION
PROP. 12" UTILITY EASEMENT
PROP. 20.5' UTILITY EASEMENT
PROP. 6" DDCV
PROP. 4" FDCV
PROP. 6" DDCV (PER WS 4.20 SHT 1&3 OF 3)
PROP. 4" FDCV (PER WS 4.20 SHT 2&3 OF 3)
PROP. 1" METER (PER WS 2.10)
PROP. 1" CORP STOP AND 44 LF OF 1" HDPE DOMESTIC SERVICE LINE (PER WS 4.19 SHT 3 OF 4)
PROP. 1" RPZ BACKFLOW PREVENTER (PER WS 4.18 SHT 1&3 OF 3)
PROP. 6" DDCV (PER WS 4.50 SHT 1 OF 2)
PROP. FH
PROP. 6" DDCV (PER WS 4.50 SHT 1 OF 2)
PROP. 6" DDCV (PER WS 4.50 SHT 2 OF 2)



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND	
	PROPERTY LINE
	PROPOSED WATER
	PROPOSED WATER VALVE
	PROPOSED TAPPING SLEEVE
	PROPOSED WATER METER AND RPZ
	PROPOSED DDCV
	PROPOSED FDC AND FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
10	CONFLICT POINT. REFER TO SHEET C501.0 FOR CONFLICT TABLE.

NOTES:

1. INFORMATION ON THIS PLAN IS BASED ON THE AS-BUILTS PROVIDED BY THE CITY OF HOMESTEAD. SHOULD THERE BE ANY UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
2. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN ON PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SERVICE CONNECTIONS PRIOR TO CONSTRUCTION.
4. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21.1 THE CITY OF MIAMI PUBLIC WORKS MANUAL.
5. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
6. MEP TO CONFIRM ALL SIZES OF PROPOSED SERVICES AND LATERALS.
7. REFER TO SHEET C501.0 FOR WATER AND SEWER CONFLICT TABLE.

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

STEFANO F. VIOLA LICENSE No 74655 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/10/2025

PERMIT SET 12/10/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

WATER & SEWER PLAN

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C500.3

Plotted By: Leslie Lopez
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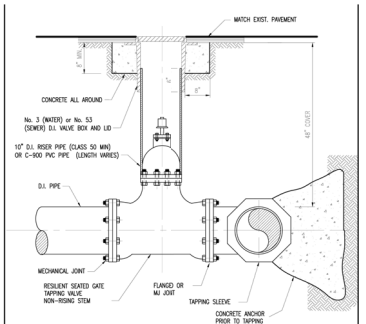
K:\FTL_Civil\149185022 Flightway 18 Homestead Parcel\CAD\Engineering\C500.0 WATER & SEWER PLAN.dwg December 10, 2025 11:00:15am KVM

UTILITIES CROSSING INFORMATION

1. FINISHED GRADE:±7.73
   PROP. 18" STORM B.O.P.:±3.30
   PROP. 8" SEWER T.O.P.:±0.21
   CLEARANCE:±3.09
2. FINISHED GRADE:±7.77
   PROP. 18" STORM B.O.P.:±3.30
   PROP. 12" WATER T.O.P.:±2.30
   CLEARANCE:±1.00
3. FINISHED GRADE:±7.69
   PROP. 12" WATER B.O.P.:±1.30
   PROP. 6" SEWER T.O.P.:±0.30
   CLEARANCE:±1.00
4. FINISHED GRADE:±7.65
   PROP. 18" STORM B.O.P.:±2.50
   PROP. 6" SEWER T.O.P.:±0.70
   CLEARANCE:±1.80
5. FINISHED GRADE:±6.70
   PROP. 18" STORM B.O.P.:±3.30
   PROP. 8" WATER T.O.P.:±2.30
   CLEARANCE:±31.00
6. FINISHED GRADE:±6.70
   PROP. 18" STORM B.O.P.:±3.30
   PROP. 8" WATER T.O.P.:±2.30
   CLEARANCE:±31.00
7. FINISHED GRADE:±7.67
   PROP. 18" STORM B.O.P.:±3.30
   PROP. 8" WATER T.O.P.:±1.30
   CLEARANCE:±1.00
8. FINISHED GRADE:±10.40
   PROP. 1" WATER B.O.P.:±4.95
   PROP. 18" STORM T.O.P.:±3.95
   CLEARANCE:±1.00
9. FINISHED GRADE:±10.47
   PROP. 6" WATER B.O.P.:±4.95
   PROP. 18" STORM T.O.P.:±3.95
   CLEARANCE:±1.00
10. FINISHED GRADE:±10.40
    PROP. 1" WATER B.O.P.:±4.95
    PROP. 18" STORM T.O.P.:±3.95
    CLEARANCE:±1.00
11. FINISHED GRADE:±10.47
    PROP. 6" WATER B.O.P.:±4.95
    PROP. 18" STORM T.O.P.:±3.95
    CLEARANCE:±1.00

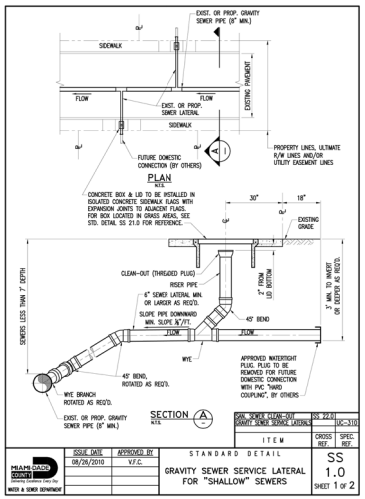


NOTES:
1. RESILIENT SEATED GATE TAPPING VALVE CAN BE USED FOR SEWER CONNECTION.
2. 18" CLEARANCE FROM FITTINGS AND BELLS.
3. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 "psi" PRIOR TO BEING TAPPED.
4. TAPPING ON CONCRETE MAINS SHALL BE PRESSURE TESTED AT A LOWER PRESSURE THAN THE ACTIVE OPERATING PRESSURE OF THE MAIN.

ITEM	CROSS REF.	SPEC. REF.
No.53 Valve Box	GS 14.0	
No.3 Valve Box	GS 3.11	
INSTALLATION	GS 1.8	

ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

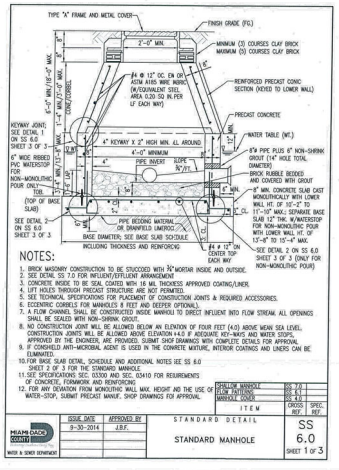
STANDARD DETAIL — TYPICAL TAPPING VALVE SETTING (16" AND SMALLER) — GS 1.7 — SHEET 1 of 1



ITEM	CROSS REF.	SPEC. REF.
GRAV. SEWER CLEAN-OUT	GS 22.01	
GRAVITY SEWER SERVICE LATERALS		UIC-310

ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL — GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS — SS 1.0 — SHEET 1 of 2

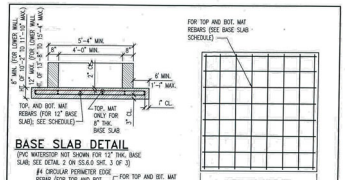


NOTES:
1. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH ¾" MORTAR INSIDE AND OUTSIDE.
2. SEE DETAIL SS 7.0 FOR INFLUENT/EFFLUENT ARRANGEMENT
3. CONCRETE INSIDE TO BE SEAL COATED WITH 16 MIL THICKNESS APPROVED COATING/LINER.
4. LIFT HOLES THROUGH PRECAST STRUCTURE ARE NOT PERMITED.
5. SEE TECHNICAL SPECIFICATIONS FOR PLACEMENT OF CONSTRUCTION JOINTS & REQUIRED ACCESSORIES.
6. ECCENTRIC CORBELS FOR MANHOLES 8 FEET AND DEEPER OPTIONAL).
7. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM. ALL OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT.
8. NO CONSTRUCTION JOINT WILL BE ALLOWED BELOW AN ELEVATION OF FOUR FEET (4.0) ABOVE MEAN SEA LEVEL. CONSTRUCTION JOINTS WILL BE ALLOWED ABOVE ELEVATION +4.0 IF ADEQUATE KEY-WAYS AND WATER STOPS, APPROVED BY THE ENGINEER, ARE PROVIDED. SUBMIT SHOP DRAWINGS WITH COMPLETE DETAILS FOR APPROVAL.
9. IF CONSHIELD ANTI-MICROBIAL AGENT IS USED IN THE CONCRETE MIXTURE, INTERIOR COATINGS AND LINERS CAN BE ELIMINATED.
10. FOR BASE SLAB DETAIL, SCHEDULE AND ADDITIONAL NOTES SEE SS 6.0 SHEET 2 OF 3 FOR THE STANDARD MANHOLE
11. SEE SPECIFICATIONS SEC. 03300 AND SEC. 03410 FOR REQUIREMENTS OF CONCRETE, FORMWORK AND REINFORCING
12. FOR ANY DEVIATION FROM MONOLITHIC WALL MAX. HEIGHT AND THE USE OF WATER-STOP, SUBMIT PRECAST MANUF. SHOP DRAWINGS FOR APPROVAL

ITEM	CROSS REF.	SPEC. REF.
SPHILLOM MANHOLE	SS 7.0	
FLOW PATTERNS	SS 6.1	
MANHOLE COVER	SS 4.0	

ISSUE DATE	APPROVED BY
9-30-2014	J.B.F.

STANDARD DETAIL — STANDARD MANHOLE — SS 6.0 — SHEET 1 of 3



BASE SLAB DETAIL
(PVC WATERSTOP NOT SHOWN FOR 12" THK. BASE SLAB, SEE DETAIL 2 ON SS.6.0 SHT. 3 OF 3)

SQUARE BASE SLAB (OPTIONAL)

CIRCULAR BASE SLAB

NOTES: (SEE STANDARD DETAIL SS 6.0 SHEET 1 OF 3)
*1. OVERALL DEPTH IS MEASURED FROM FINISH GRADE (FG.) TO TOP OF BASE SLAB (TOB.)
2. WATER TABLE ELEVATION ASSUMED AT MINIMUM 1'-0" BELOW THE BOTTOM OF CONCRETE CONE/CORBEL. 3'-0" HEIGHT MINIMUM
3. MANHOLE WITH METAL COVER DESIGNED FOR A TRUCK WHEEL LOAD OF 16000 LBS.
4. CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS AND DETAILS FOR ANY MANHOLE SIZE/DEPTH THAT DOES NOT CONFORM TO ABOVE DESIGN CRITERIA AND CONDITIONS
5. ALLOWABLE SOIL BEARING CAPACITY ASSUMED AT 2000 PSF MINIMUM. IF SOIL FOUNDATION APPEARS TO CONTAIN ORGANIC OR SILTY MATERIALS, CONTRACTOR SHALL SUBMIT SIGNED AND SEALED GEOTECHNICAL REPORT WITH SOIL BORINGS, INCLUDING RECOMMENDATION FOR SAFE SOIL BEARING CAPACITY TO VERIFY ADEQUACY OF BASE SLAB SIZE/DIAMETER AND/OR REINFORCING

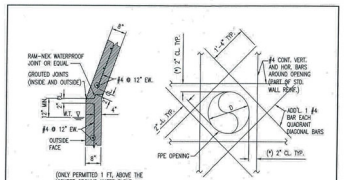
MANHOLE BASE SLAB SCHEDULE

BASE SLAB DIA.	THKNESS	(*) MANHOLE OVERALL DEPTH	STEEL REINFORCEMENT
5'-4"	8"MIN./12"MAX.	4'-0" MIN. 14'-6" MAX.	#4 @ 12" OC. TOP EW.
7'-4"	12"	14'-6" TO 17'-0" MAX.	#4 @ 12" OC. T. & B. EW.
9'-4"	12"	17'-0" TO 19'-0" MAX.	#4 @ 12" OC. T. & B. EW.

ITEM	CROSS REF.	SPEC. REF.
SPHILLOM MANHOLE	SS 7.0	
FLOW PATTERNS	SS 6.1	
MANHOLE COVER	SS 4.0	

ISSUE DATE	APPROVED BY
9-30-2014	J.B.F.

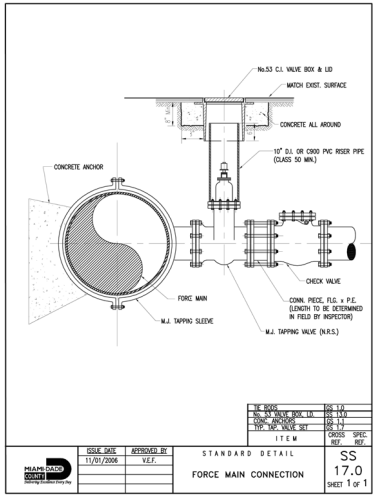
STANDARD DETAIL — STANDARD MANHOLE — SS 6.0 — SHEET 2 of 3



ITEM	CROSS REF.	SPEC. REF.
SPHILLOM MANHOLE	SS 7.0	
FLOW PATTERNS	SS 6.1	
MANHOLE COVER	SS 4.0	

ISSUE DATE	APPROVED BY
9-30-2014	J.B.F.

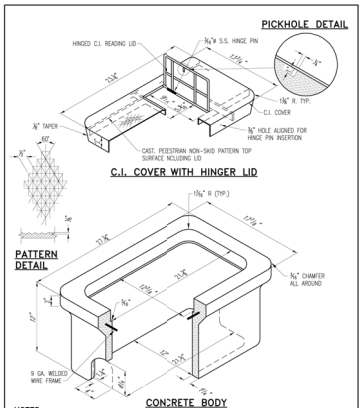
KEYWAY JOINT DETAIL — STANDARD MANHOLE — SS 6.0 — SHEET 3 of 3



ITEM	CROSS REF.	SPEC. REF.
DE BOXS	GS 1.0	
No. 53 VALV BOX, LID	GS 3.0	
CONC. ANCHORS	GS 1.1	
TYP. MJ. VALVE SET	GS 1.2	

ISSUE DATE	APPROVED BY
11/01/2006	V.F.C.

STANDARD DETAIL — FORCE MAIN CONNECTION — SS 17.0 — SHEET 1 of 1



NOTES:
1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL.
   LID WT.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
W. SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	

ISSUE DATE	APPROVED BY
06/01/2006	V.F.C.

STANDARD DETAIL — SINGLE METER BOX DETAIL — WS 2.10 — SHEET 2 of 3

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ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

STEFANO F. VIOLA — LICENSE No 74655 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/10/2025

PERMIT SET 12/10/2025

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

KHA PROJECT 149185022
DATE OCT 2025
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

WATER & SEWER DETAILS

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
C501.0

Plotted By: Keishla Vallejo Munoz on 12/10/2025 11:00:38am - K:\FTL_Civil\149185022 Flightway 18 Homestead Forge\CAD\Engineering\C501.0 WATER & SEWER DETAILS.dwg
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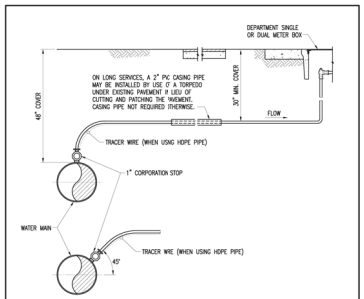


NOTES:

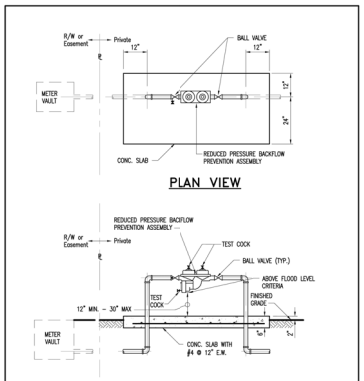
1. CONTRACTOR HAS THE OPTION OF TAPPING AT 45°.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
3. PROVIDE 36" MIN. COVER FOR SERVICES INSTALLED WITHIN ARTERIAL ROADS (INCLUDING ALL SECTION LINE AND HALF-SECTION LINE ROADS).
4. INSTALL TAPPING SADDLE FOR: THICKNESS CLASS DJ MAINS 4" & SMALLER, PRESSURE CLASS D.I. WATER MAINS 6" & SMALLER, OR WHEN MAIN IS PVC, HDPE OR AC PIPE.
5. WHEN MAIN IS SHALLOWER THAN 48", A ¼" OR ½" BEND MUST BE USED.
6. WHEN USING HDPE SERVICE PIPE, A TEN GAUGE BLUE TRACER WIRE TO BE TAPED TO THE PIPE EVERY 2 FT. WITH POLY OR DUCT TAPE. TRACER WIRE TO BE MECHANICALLY FASTENED TO THE MAIN WHEN A METAL WATER MAIN IS USED.
7. USE SERVICE SADDLE AND TAPPING SLEEVE FOR PVC RECLAIMED WATER MAIN.

TYPICAL SERVICE PLAN	WS 4.10
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
1/3/2011	V.F.C.

STANDARD DETAIL
TYPICAL 1" SERVICE CONNECTION (COPPER OR HDPE)

WS 2.16 SHEET 3 OF 4



PLAN VIEW

ELEVATION VIEW

GUARD POST DETAIL	WS 4.5
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
6/26/2012	F.A.
3/22/2022	S.G.

STANDARD DETAIL
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"

WS 4.18 SHEET 1 OF 3

NOTES:

1– THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.

2– GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.

3– THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.

4– ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.

5– THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE BACKFLOW PREVENTION ASSEMBLY.

6– PIPING 2" AND SMALLER SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH FITTINGS. PIPING 4" AND LARGER SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS. ALL PIPING SHALL BE IN ACCORDANCE WITH MIAD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY MIAD.

7– ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

8– ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH BLUE ENAMEL PAINT (KOP–COAT 050B LEAD–FREE) IN ACCORDANCE WITH DEPARTMENT STANDARDS.

9– COPPER ALLOY MATERIALS SHALL BE "LEAD FREE" AND IN FULL COMPLIANCE WITH THE FEDERAL "REDUCTION OF LEAD IN DRINKING WATER ACT".

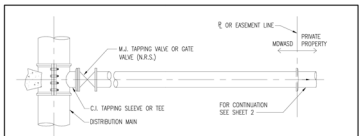
10– FOR A LIST OF BACKFLOW PREVENTERS APPROVED TO BE USED IN MIAD FACILITIES, REFER TO PRE–APPROVED PRODUCT LIST SHEET NUMBER 4.6 AND/OR THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES AT WWW.USCLIST.COM. OR fccchr.usc.edu/list.html

GUARD POST DETAIL	WS 4.5
ITEM	CROSS REF. / SPEC. REF.

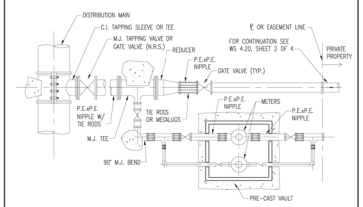
ISSUE DATE	APPROVED BY
8/29/2012	F.A.
3/22/2022	S.G.

STANDARD DETAIL
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE – NOTES –

WS 4.18 SHEET 3 OF 3



TYPICAL FIRE SERVICE CONNECTION TO MAIN



TYPICAL FIRE & DOMESTIC WATER CONNECTION TO MAIN

NOTES:

1. ALL EXPOSED METALLIC THREADS ARE TO BE COATED WITH BITUMASTIC PAINT AFTER INSTALLATION.
2. CONCRETE SLAB REQUIRED FOR SECTIONAL VALVES ONLY.
3. FOR DETAILS OF TIE RODS, SEE DETAIL WS 1.10.
4. DOMESTIC SERVICES 1", 2" & 4" (PER WS 4.21).

4"×4" VAULT	WS 4.20
No. 2 & No. 3 VALVE BOX	WS 4.11
CONC. ANCHORS	DS 1.1
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
10/05/2009	V.F.C.

STANDARD DETAIL
TYPICAL FIRE & DOMESTIC WATER SERVICE CONNECTIONS

WS 4.20 SHEET 1 OF 4

NOTES:

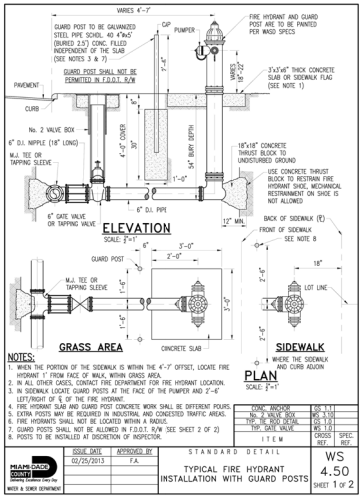
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP–CAT 050B LEAD–FREE). IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LUGS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING SINGLE CHECK VALVE DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITHIN PRIVATE PROPERTY.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

GUARD POST DETAIL	WS 4.5
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES

WS 4.20 SHEET 3 OF 4



NOTES:

1. WHEN THE PORTION OF THE SIDEWALK IS WITHIN THE 4'–7" OFFSET, LOCATE FIRE HYDRANT 1' FROM FACE OF WALK, WITHIN GRASS AREA.
2. IN ALL OTHER CASES, CONTACT FIRE DEPARTMENT FOR FIRE HYDRANT LOCATION.
3. IN SIDEWALK LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'–6" LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.
4. FIRE HYDRANT SLAB AND GUARD POST CONCRETE WORK SHALL BE DIFFERENT POURS.
5. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS.
6. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS.
7. GUARD POSTS SHALL NOT BE ALLOWED IN F.D.O.T. R/W (SEE SHEET 2 OF 2)
8. POSTS TO BE INSTALLED AT DISCRETION OF INSPECTOR.

CONC. ANCHOR	DS 1.1
No. 2 VALVE BOX	WS 4.20
TYP. TIE ROD DETAIL	DS 1.0
TYP. GATE VALVE	WS 1.0
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
02/25/2013	F.A.

STANDARD DETAIL
TYPICAL FIRE HYDRANT INSTALLATION WITH GUARD POSTS

WS 4.50 SHEET 1 OF 2

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ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

STEFANO F. VOLA — LICENSE No 74655 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

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12/10/2025

PERMIT SET 12/10/2025

FLIGHTWAY 18 & 20
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC
& FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

WATER & SEWER DETAILS

SHEET NUMBER C501.1

KHA PROJECT	149185022
DATE	OCT 2025
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

LICENSED PROFESSIONAL
STEFANO F. VOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

No.	REVISIONS	DATE	BY

Kimley»Horn

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Plotted By: Luis Lopez Date: 12/10/2025 11:00:43am K:\FTL_Civil\149185022 Flightway 18 Homestead Forcat\CAD\Portsheet\C501.0 WATER & SEWER DETAILS.dwg
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Plotted By:Lara Lutz 12/10/2025 - 11:00:53am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C600.0 GARBAGE TRUCK MANEUVERABILITY.dwg
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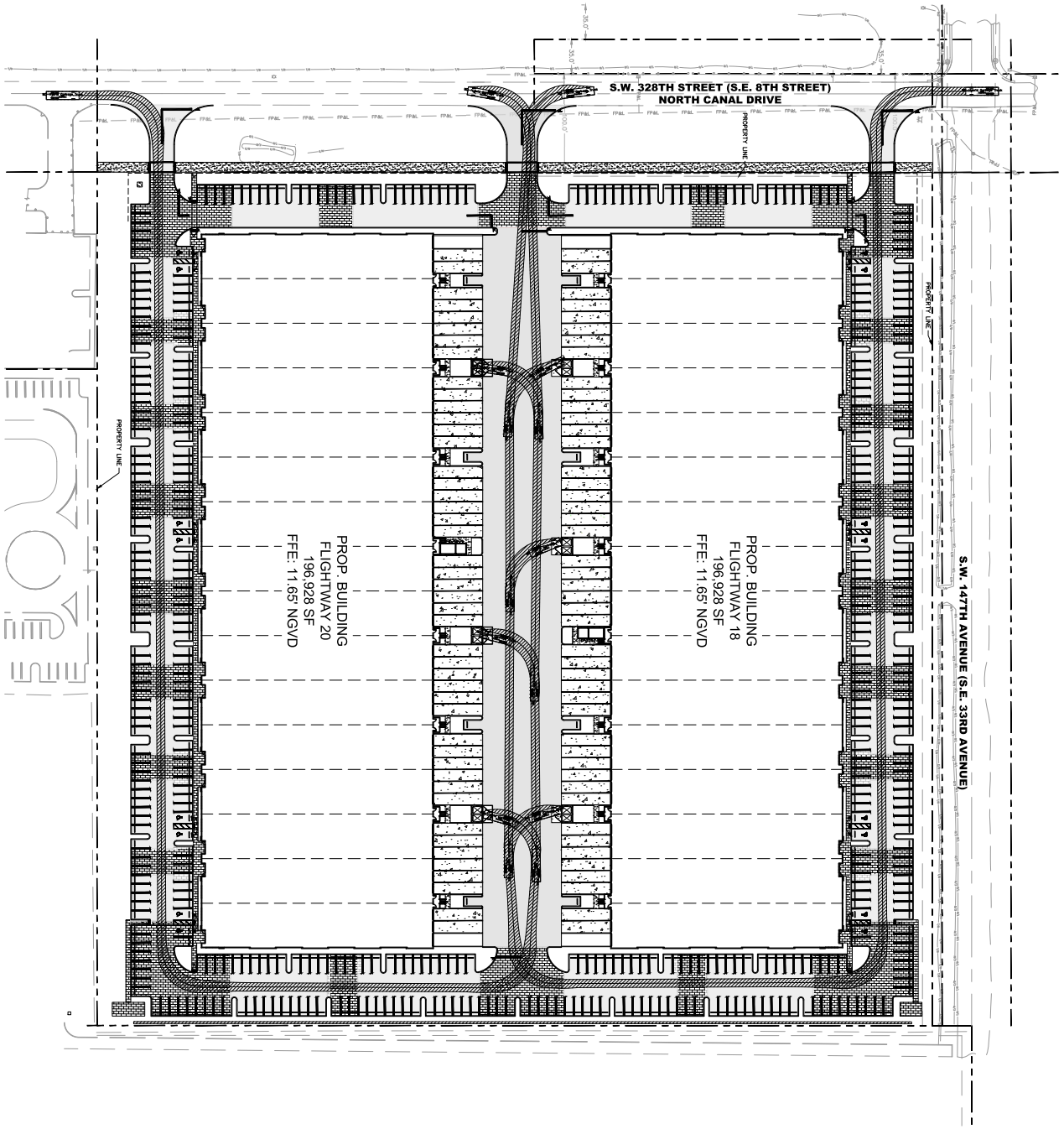

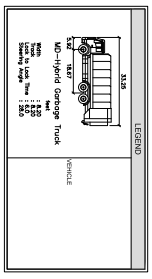

GRAPHIC SCALE IN FEET
0 25 50 100

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SHEET NUMBER C600.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	GARBAGE TRUCK MANEUVERABILITY	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

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No.	REVISIONS	DATE	BY

Plotted By:Lara Lutz - Plot Date/Time:TUESDAY, 18 & 20 Layout:C700 FIRE TRUCK MANEUVERABILITY December 10, 2025 11:01:02am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C700.0 FIRE TRUCK MANEUVERABILITY.dwg
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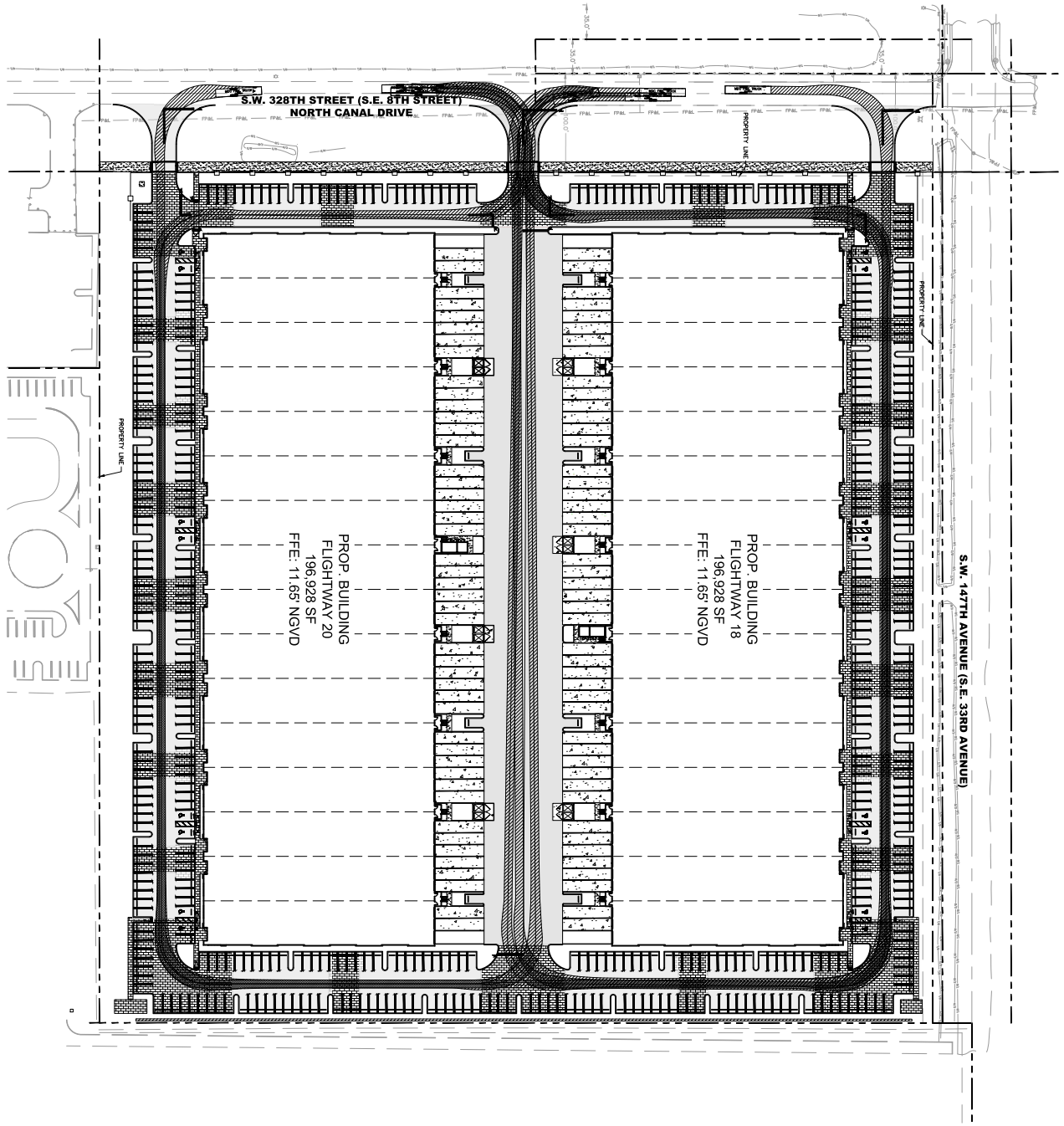

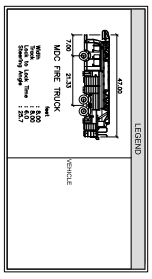

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SHEET NUMBER C700.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	FIRE TRUCK MANEUVERABILITY	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM	LICENSED PROFESSIONAL STEFANO F. VIOLA FLORIDA LICENSE NUMBER 74655 DATE: 12/10/2025	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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Plotted By:Long Lutz, Matt | Plot Day:FLIGHTWAY 18 & 20 | Layout:C800.0 WB-40 TRUCK MANEUVERABILITY December 10, 2025 11:01:09am K:\FTL_Civil\149 Jobs\149185022 Flightway 18 Homestead Parcel\CAD\Plansheets\C800.0 WB-40 TRUCK MANEUVERABILITY.dwg
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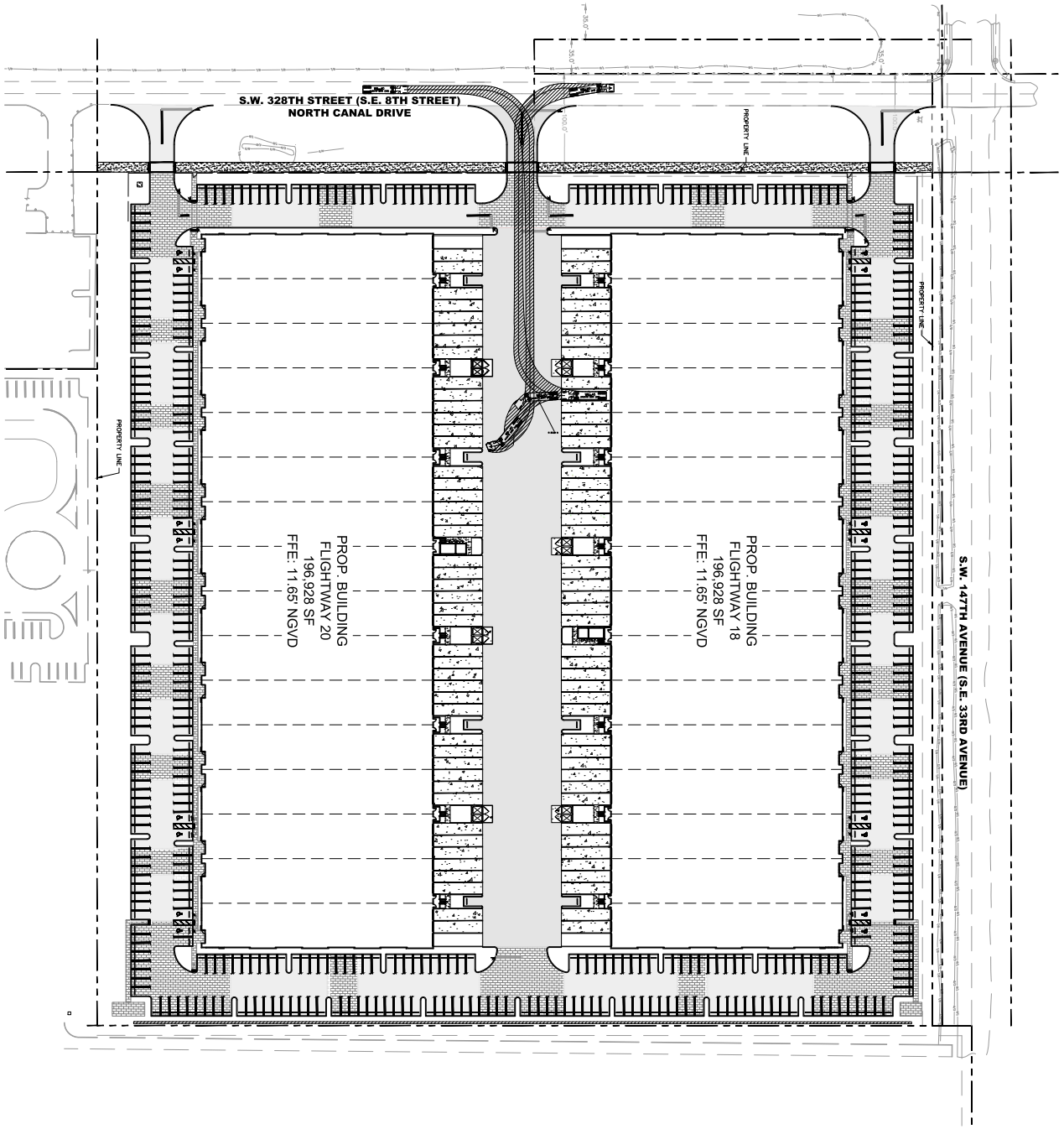

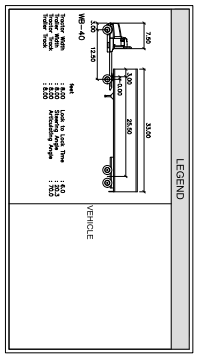

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SHEET NUMBER C800.0	FLIGHTWAY 18 & 20 PREPARED FOR FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC HOMESTEAD FLORIDA	WB-40 TRUCK MANEUVERABILITY	KHA PROJECT 149185022 DATE OCT 2025 SCALE AS SHOWN DESIGNED BY KVM DRAWN BY LL CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO F. VIOLA
FLORIDA LICENSE NUMBER 74655
DATE: 12/10/2025

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SW 147TH AVE - DITCH FILLING



LOCATION
SW 147 AVE
HOMESTEAD, FL 33033

Sheet List Table	
Sheet Number	Sheet Title
--	COVER SHEET
C100.0	GENERAL NOTES
C200.0	ENGINEERING PLAN

PROJECT TEAM

OWNER
FLIGHTWAY EIGHTEEN, LLC.
FLIGHTWAY TWENTY, LLC.
890 S DIXIE HIGHWAY
CORAL GABLES, FLORIDA 33146
(813) 409-9836
CONTACT: EDSON NGACA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200
PLANTATION, FLORIDA 33324
(954) 990-0297
CONTACT: KEISHLA VALLEJO, P.E.

SURVEYOR
FORD, ARMENTEROS & FERNANDEZ, INC
1950 NW 94TH AVE
DORAL, FLORIDA 33172
(305) 477-6472
CONTACT: CRIS PIRES

ARCHITECT
CABRERA RAMOS ARCHITECTS, INC.
9851 NW 58 STREET
DORAL, FLORIDA 33178
(305) 593-0750
CONTACT: MIKE CABRERA



VICINITY MAP
1"=250'

PREPARED BY:
Kimley»Horn

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Digitally signed by Keishla Vallejo Munoz
DN: CN=Keishla Vallejo Munoz
Date: 2026.02.11 08:44:53-05'00'
Keishla Vallejo Munoz

KEISHLA VALLEJO MUNOZ LICENSE No 92593 STATE OF FLORIDA PROFESSIONAL ENGINEER

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2/10/2026

PERMIT SET 2/10/2026

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LICENSED PROFESSIONAL
KEISHLA VALLEJO MUÑOZ
FLORIDA LICENSE NUMBER
92593
DATE: 2/10/2026

KHA PROJECT 149185022	
DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

COVER SHEET

SW 147TH AVE - DITCH FILLING
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC &
FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

SHEET NUMBER
--

Plotted By: Lucas Lopez-Lago on PERMIT SET February 10, 2026 03:04:43pm K:\FtL_civil\149 Jobs\149185022 flightway 18 homestead garcia_sw 147 ave ditch\CAD\plansheets\-- COVER SHEET.dwg
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CAR 5177 - Exhibit 6

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATION THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITION THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE BOTH THE SURFACE AND SUBSURFACE CONDITIONS AND BASE HIS PRICING ACCORDINGLY. GEOTECHNICAL AND ENVIRONMENTAL REPORTS ARE AVAILABLE FOR REVIEW.

4. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CONTRACTOR'S TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM PLANS ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION MATERIALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

14. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE MAINTENANCE OF TRAFFIC FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

17. PRIOR TO GRAND OPENING THE CONTRACTOR SHALL:
   - SWEEP THE ENTIRE SITE
   - REMOVE ALL DEBRIS IN THE LANDSCAPING AREAS
   - PRESSURE CLEAN THE SITE ASPHALT
   - PRESSURE CLEAN THE CURBS AND SIDEWALKS.

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 3 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS ONE COPY IN AUTOCAD 2007 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

6. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

7. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

8. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

9. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

10. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

12. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

15. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

16. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

17. THE CONTRACTOR SHALL ENSURE THAT SLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

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

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

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

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

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

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

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

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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

12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

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

15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEM IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

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

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

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

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.

2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.

3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

4. IT SHOULD BE NOTED THAT THE MEASURE IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP AND SFWMD CODES AND SPECIFICATIONS.

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

6. SOD SHALL BE PLACED FOR A 3'FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

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

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

WIND EROSION CONTROL PRACTICES:

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

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

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

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

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

STABILIZATION PRACTICES

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

STRUCTURAL PRACTICES:

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

WASTE DISPOSAL

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

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

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

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

OFFSITE TRACKING:

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

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

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

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

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

MAINTENANCE

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

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

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.

4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

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

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

7. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

8. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

SPILL PREVENTION AND CONTROL:

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

A. GOOD HOUSEKEEPING

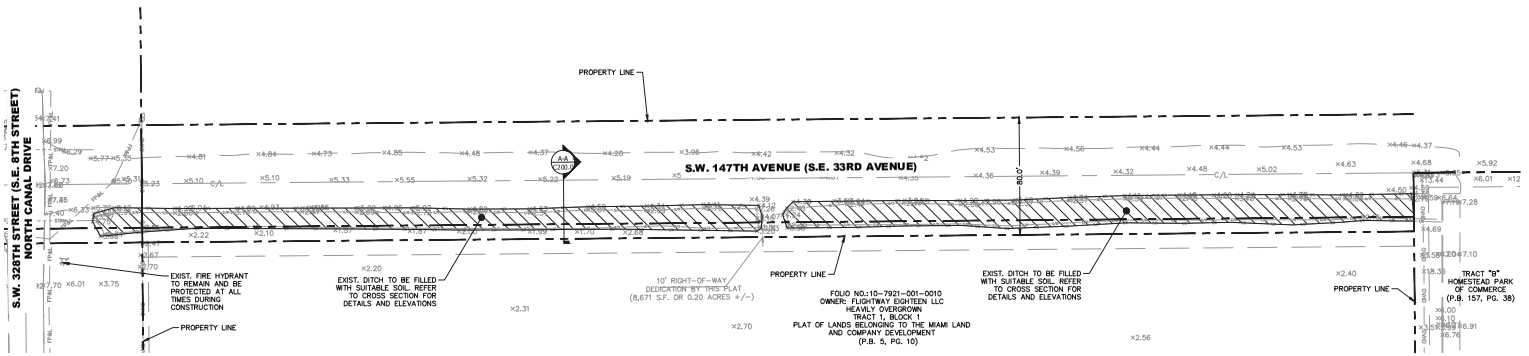
1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

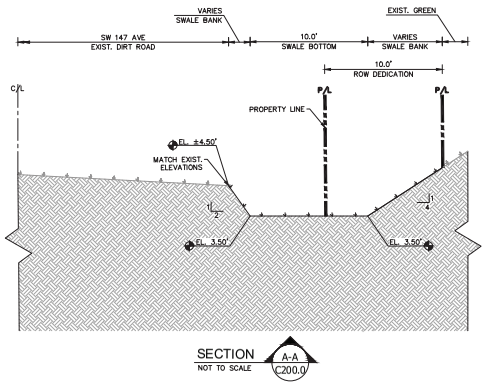
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

5. PRODUCTS SHALL NOT BE MIXED UNLESS





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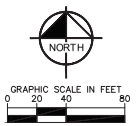

LEGEND	
	PROPERTY LINE
	EXIST. DITCH TO BE FILLED

GENERAL NOTES:

1. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF UNDERGROUND POWER LINES.
5. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
6. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO FILLING OF DITCH.
7. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
8. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATIONS. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCES BUT SHALL NOT EXCEED MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY SLOPES FOUND TO EXCEED THE MAXIMUM SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTORS EXPENSE
9. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS MUST NOT EXCEED ½ INCH HIGH. IF A LEVEL CHANGE DOES EXCEED ½ INCH HIGH IT MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED ½ (V:H) FOR A LEVEL CHANGE UP TO ¾ INCH HIGH. IF THE CHANGE IS MORE THAN ¾ INCH THE CHANGE MUST BE RAMPED AND NOT TO EXCEED A SLOPE OF 1:2 (V:H).

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 29. TO CONVERT ELEVATIONS TO NAVD 88, SUBTRACT 1.53'.

KEISHLA VALLEJO MUNOZ LICENSE No 92593 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEISHLA VALLEJO MUNOZ, P.E., ON THE DATE ADJACENT TO THE SEAL..

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

2/10/2026

PERMIT SET 2/10/2026

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

LICENSED PROFESSIONAL
KEISHLA VALLEJO MUNOZ
FLORIDA LICENSE NUMBER 92593
DATE: ———

KHA PROJECT	149185022
DATE	2/10/26
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

SW 147TH AVE - DITCH FILLING
PREPARED FOR
FLIGHTWAY EIGHTEEN LLC & FLIGHTWAY TWENTY LLC
HOMESTEAD FLORIDA

ENGINEERING PLAN

SHEET NUMBER
C200.0

Plotted By: Leslie Vallejo
ENGINEERING PLAN February 10, 2026 03:05:03pm K:\HL-dfs\149_jobs\149185022_flightway_18_homestead_parcel_we 147 ave ditch\CAD\plantheets\C200.0 ENGINEERING PLAN.dwg
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CAR 5177 Exhibit 6

CAR 5177 - Exhibit 6

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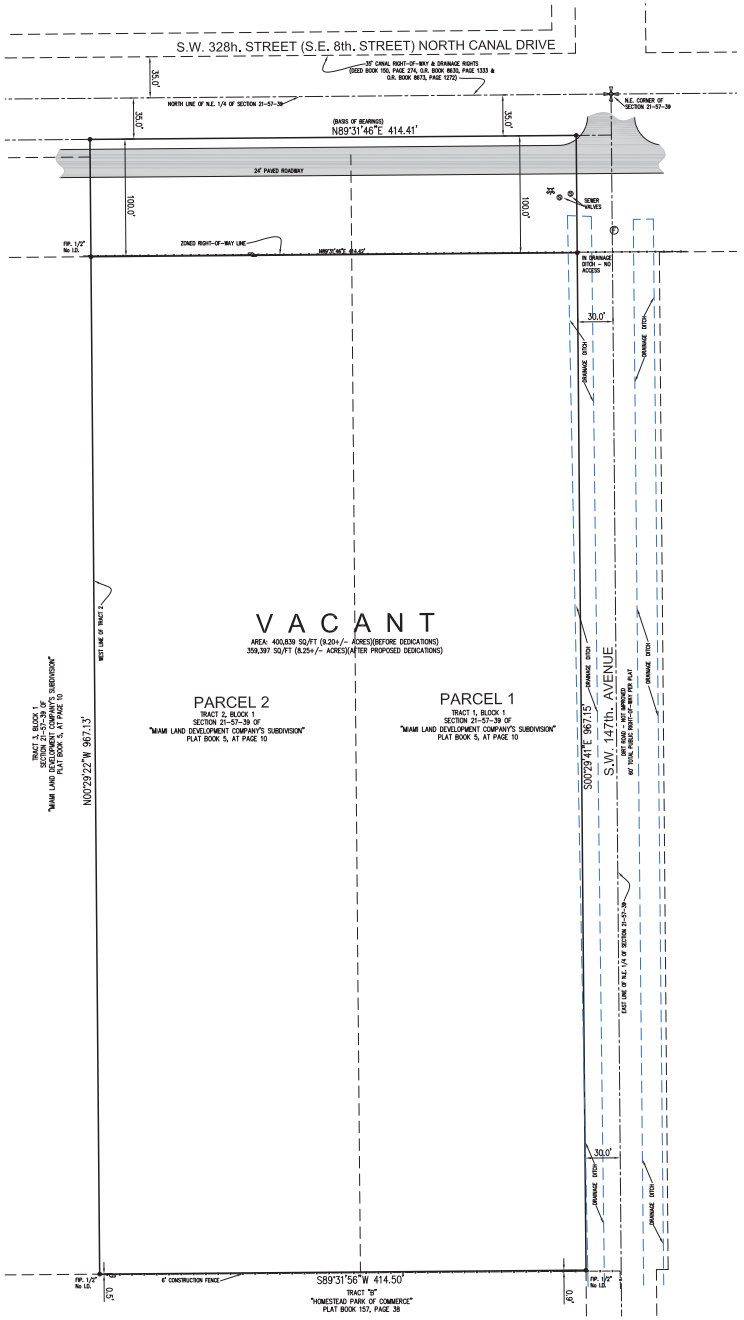
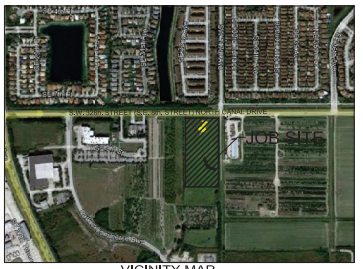
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





VICINITY MAP
NOT TO SCALE
PORTION SECTION 21-57S-39E

ALTA / NSPS LAND TITLE SURVEY

PROPERTY ADDRESS:

VACANT SW 328 STREET, WEST OF SW 147 AVENUE, HOMESTEAD, FLORIDA
Folio# 10-7921-001-0010 & 10-7921-001-0020

LEGAL DESCRIPTION

Parcel 1:
Tract One (1) in Block One (1) of Miami Land and Development Company's Subdivision in Section Twenty one (21), Township Fifty-seven (57) South, Range Thirty-nine (39) East, according to the Plat thereof recorded in Plat Book 5, page 10 of the Public Records of Miami-Dade County, Florida.

Parcel 2:
Tract Two (2), Block One (1), of Miami Land and Development Company, in Section Twenty-One (21), Township Fifty-seven (57) South, Range Thirty-nine (39) East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1) The Legal Description was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance. The property surveyed hereon are contiguous to each other without any gores, gaps or hiatus, and is as shown on the Title Commitment prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE.
2) This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. 1389731, Effective Date: MARCH 30, 2023 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
4) Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
5) All measurements shown hereon are made in accordance with the United States Standard Feet.
6) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
7) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
8) ZONING INFORMATION:
Zoning Classification: I-1 (Light Industrial District per Ordinance #2022-11 & 12)
Building Setbacks: Front = 20 feet / Sides & Rear = 10 feet
Building Height = 70 feet
Source: City of Homestead Zoning Code
9) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
10) Legal description as per above noted Title Commitment
11) The surveyor does not determine fence and/or wall ownership.
12) Ownership subjects to: OPINION OF TITLE.
13) Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
14) North arrow direction and/or Bearings are based on an assumed meridian with a value of: N89°31'46"E along the North line of Section 21, Township 57 South, Range 39 East, and all other bearings are relative thereof.
15) Flood Zone Data: Community/ Panel #12086S/0735/L Dated: 9/11/09
Flood Zone: "AH" Base Flood Elevation = +4'
16) All visible above ground utilities noted on survey sketch.
17) There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
18) There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
19) There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
20) All utilities (water, sewer, electrical, telephone and cable, no evidence of gas lines noted) serving the Subject Sites are being provided along all of the adjacent right-of-way lines.
21) There were No observed delineated areas of wetlands on Subject Property.
22) Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
23) Benchmark Used: N/A.
24) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
- MEGASTRON INC., A FLORIDA CORPORATION
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- MONTESANO LAW FIRM, P.L.

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:
1 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17,and 20 of Table A thereof.
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Digitally signed by Jacob Gomis
Date: 2023.05.09 08:13:56 -04'00'

For the Firm Royal Point Land Surveyors, Inc. L.B.# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5860 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

TITLE REVIEW NOTES:
SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Commitment No. 1389731, Effective Date: MARCH 30, 2023 @ 11:00 PM

ITEMS 1 THROUGH 4: "STANDARD EXCEPTIONS".

5- All matters contained on the Plat of Miami Land and Development Company's Subdivision, as recorded in Plat Book 5, Page 10, as affected by Release of Reservations recorded in O.R. Book 5449, Page 486, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

6- Ordinance No. 2006-09-36 changing land use designation recorded in O.R. Book 25166, Page 26 , Public Records of Miami-Dade County, Florida. [Parcel 1] (Does affect Subject Property - Not a Plotable Survey Item)

7- Ordinance No. 2006-09-37 changing land use designation recorded in O.R. Book 25166, Page 22, Public Records of Miami-Dade County, Florida. [Parcel 2] (Does affect Subject Property - Not a Plotable Survey Item)

8- Ordinance No. 2022-05-11 concerning rezoning recorded in O.R. Book 33278, Page 3145, Public Records of Miami-Dade County, Florida. which contain provisions creating conditions for rezoning. [Parcel 1] (Does affect Subject Property - Not a Plotable Survey Item)

9- Ordinance No. 2022-05-12 concerning rezoning recorded in O.R. Book 33278, Page 3151, Public Records of Miami-Dade County, Florida. which contain provisions creating conditions for rezoning. [Parcel 2] (Does affect Subject Property - Not a Plotable Survey Item)

LEGEND

Overhead Wire Line
Wood Fence
Chain Link Fence
Iron Fence
Monument Line
Centerline
Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+10.00' = Existing Elevations
CB = Catch Basin
WM = Water Meter
EB = Electric Box
SMH = Sanitary Manhole
SP = Sprinkler Pump
WP = Wood Pole
CP = Conc. Pole
LP = Light Pole
FH = Fire Hydrant
WV = Water Valve
INL = Inlet
CTB = Cable Tv Box
EMB = Electric Meter Box
TSB = Traffic Signal Box
GV = Gas Valve
MW = Monitoring Valve
MH = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
P.O.T. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N/D = Found Nail & Disc
F.P.L. = Florida Power Light
FT = Feet/ft
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIR = Set Iron Pin/Rebar
TYP = Typical
U.E. = Utility Easement

CAR 5177 - Exhibit 6

F:\DRAWING\3600 SW 132 AVENUE.dwg 12/13/2007

NO.	DATE	DESCRIPTION	BY	APP.
		RECORD OF REVISION		

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX:305-827-9669
Info@RoyalPointLS.com

PREPARED FOR: MEGASTRON INC.
SW 328 STREET, WEST OF SW 147 AVENUE, HOMESTEAD, FL

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 50'
FIELD DATE: 05/06/2023
JOB No.: RP23-0502
SHEET: 1
OF 1 SHEET

ALTA / NSPS LAND TITLE SURVEY

VACANT LAND

S.W. 328th STREET(S.E. 8th STREET- NORTH CANAL DRIVE) & S.E. 3rd AVENUE

CITY OF HOMESTEAD- MIAMI-DADE COUNTY, FLORIDA

FOLIOS # 10-7921-001-0040 & 10-7921-001-0030

SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST

SURVEYOR'S REPORT:

1. MAP OF ALTA/NSPS LAND TITLE SURVEY, Fieldwork date of data acquisition: August 2, 2024.

2. LEGAL DESCRIPTION:

Tract 3, Block 1, of Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less that portion of Tract 3 lying within the North 135 feet of said Section 21.
And
That Portion of Tract 3, Block 1, f Lands Belonging to the MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, lying within the North 135 feet of said Section 21.
And
Tract 4, Block 1, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 21, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida, less the North 30 feet thereof.

3. AREA:

Containing 372,445 Square Feet or 8.55 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

-North Arrow and Bearings are refer to an assumed value of N89°31'46"E, along the centerline of S.W. 328th Street of the Public Records of Miami-Dade County, Florida. This line is considered well-established and monumented.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.

Benchmark used:
Miami-Dade County Benchmark U-723-R Elevation=7.14' (N.G.V.D. 1929)
located @ SW 328 ST & SW 137 AVE

Miami-Dade County Benchmark U-766 Elevation=3.0' (N.G.V.D. 1929)
located @ SW 328 ST & SW 127 AVE

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AH, Base Flood Elevation 4 feet as per Federal Emergency Management Agency (FEMA), NFIP Community Name: CITY OF HOMESTEAD and Community Number 120645 Map/Panel Number 12086C0735, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

-Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami- Dade County, or the records of any other public and private entities as their jurisdictions may appear.
-No determination was made as to how the site can be served with utilities.
-Fences and walls ownership by visual means only; legal ownership not determined.
-No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.

9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

EDSON NGACA
890 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146, USA
Tel 813-409-9836
email: edson@blueteckusa.com

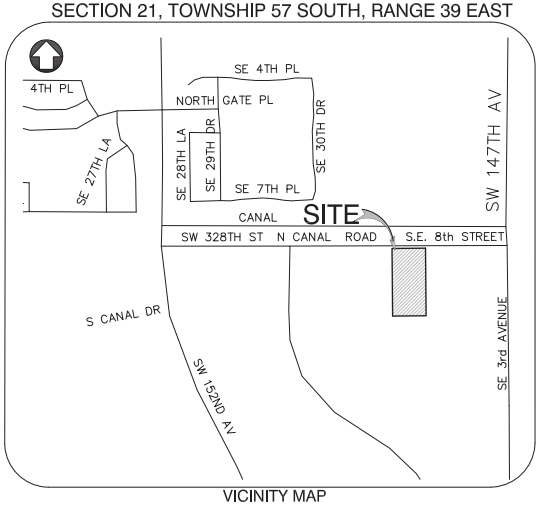
10. ADDITIONAL NOTES:

1.- Present Zoning:

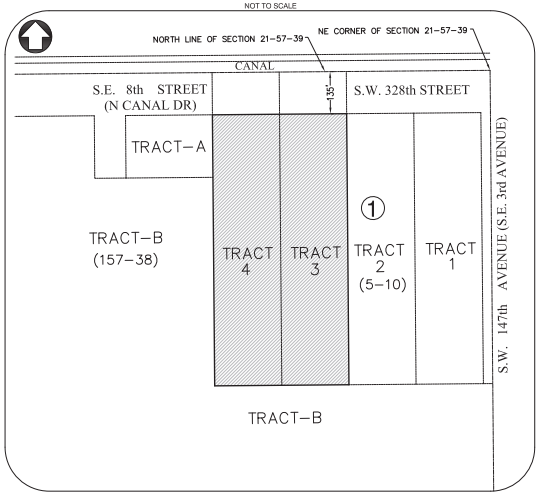
2.- No visible or apparent cemeteries lying within the subject property.

3.- Utilities available for this site as shown on Sketch, and should be verified before construction.

4.- Adequate ingress and egress to the premises is provided by S.E. 8th Street (S.W. 328th Street) (Public Roads)



VICINITY MAP
NOT TO SCALE



NE 1/4-NE 1/4
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
LOCATION SKETCH
NOT TO SCALE

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

Tract 4, folio # 10-7921-001-0040

The exceptions of Schedule B-II appeared on Commitment File No. 1542183, prepared by Old Republic National Title Insurance Company, effective date: June 24, 2024 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 4 : Not addressed.

Item # 5. All matters contained on the PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 6. Right-of-Way Deed to Dade County, contained in instrument recorded February 24, 1944, under Clerk's File Number 1944 - 8223, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 7. Pending municipal assessment liens for public improvements, notice of which is contained in Ordinance No. 2006-09-39 recorded in O.R. Book 25166, Page 14, Public Records of Miami-DadeCounty, Florida. Does apply to the Subject Property containing blanket conditions. (Tract 4)

Item # 8: Not addressed.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.

Tract 3, folio # 10-7921-001-0030

The exceptions of Schedule B-II appeared on Commitment File No. 1542417, prepared by Old Republic National Title Insurance Company, effective date: June 21, 2024 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 4 : Not addressed.

Item # 5. All matters contained on the PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 6. Ordinance No. 83-24 recorded in O.R. Book 11781, Page 1422 re-recorded in O.R. Book 12046, Page 481, as amended by Resolution No. R-1452-85 recorded in O.R. Book 12694, Page 2061 public Records of Miami Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 7. Ordinance No.2006-09-38 Amended to Compressive Plan recorded in O.R.Book 25166, Page 18, Public Records of Miami Dade County, Florida. Does apply to the Subject Property containing blanket conditions. (Tract 3)

Item # 8: Not addressed.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.

CERTIFY TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MONTESANO LAW FIRM, P.L., A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13 and 14 of Table A thereof. The fieldwork was completed on August 2, 2024.
And
This Survey meets the "Standards of Practice" as set forth by Florida State Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

CAR 5177 - Exhibit 6

ABBREVIATIONS AND LEGEND

EUGENIA L FORMOSO

Digitally signed by EUGENIA L FORMOSO
Date: 2024.08.13 13:52:17 -04'00'

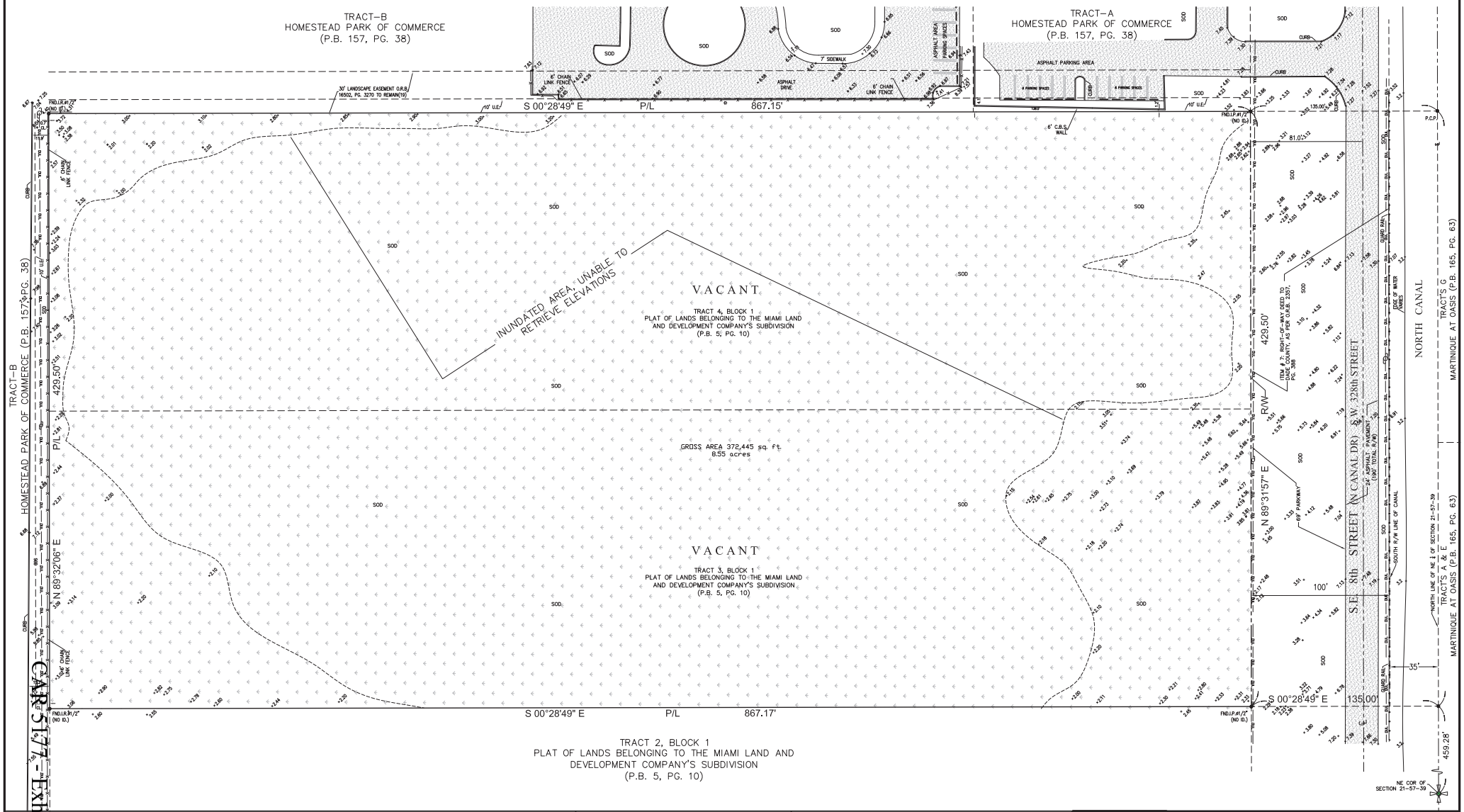
Seal:

Date: 08-02-2024
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33175
Ph:(786)429-3029, (786)443-0285 and (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Job # 24-060303

ALTA / NSPS LAND TITLE SURVEY



CAR 5177 - Exhibit A

ABBREVIATIONS AND LEGEND

Scale: 1" = 30'
0' 15' 30' 60'
GRAPHIC SCALE

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