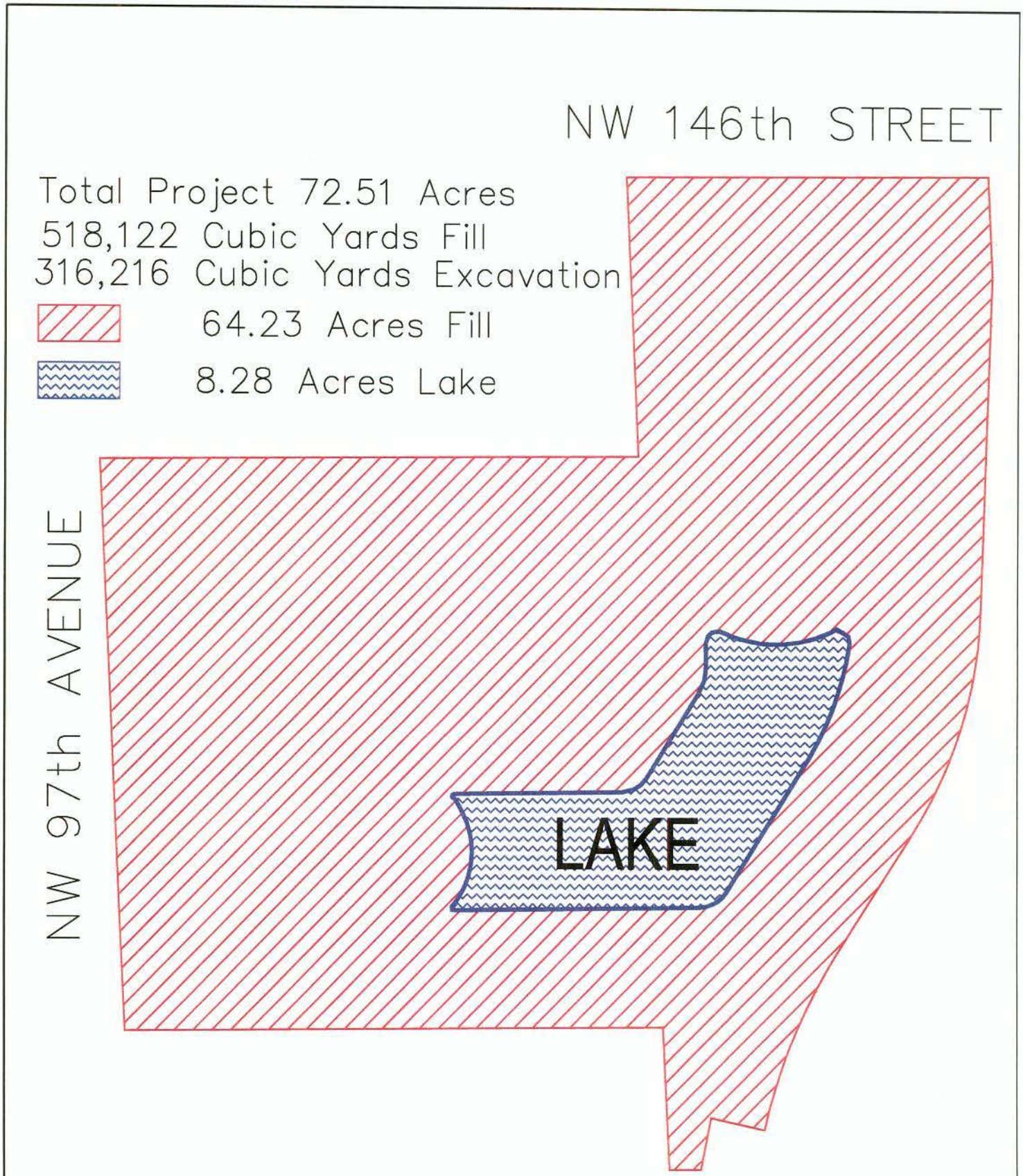
72.51 AC. TOTAL
26.63 AC. – DENSE MELALEUCA
8.40 AC. – PRAIRIE W/ EXOTIC HARDWOODS
37.48 AC. – WET GRAZED PASTURE
1.04 AC. – Secondary Impacts (Dense Melaleuca)

RS Environmental Consulting, Inc.
P.O. Box 161158
Miami, FL 33116-1158
Phone: (305) 383-3404
Fax: (305) 383-3270
www.rs-env.com

PROJECT:	Bellagio
SHEET NAME:	Secondary Impacts - 2012 Aerial
PREPARED FOR:	Bellagio Lennar, LLC
	SEC. 21-52-40 CITY OF HIALEAH
PROJECT No:	DATE: 3-1-13 SCALE: NTS
RSEC:	3



RS Environmental Consulting, Inc.
P.O. Box 161158
Miami, FL 33116-1158
Phone: (305) 383-3404
Fax: (305) 383-3270
www.rs-env.com

PROJECT:	BELLAGIO LENNAR
SHEET NAME:	ACOE PUBLICE NOTICE EXHIBIT
PREPARED FOR:	BELLAGIO LENNAR
	CITY OF HIALEAH, DADE COUNTY, FLORIDA
PROJECT No:	DATE: 3-5-13 SCALE: NTS
RSEC:	4

BELLAGIO ESTATES
PAVING AND DRAINAGE PLANS

SECTION 21 T52S-R40E

EARTHWORK/FILL NOTES:

IT IS ASSUMED THAT STRIPPING OF 6" OF MATERIAL, OR WHAT IS REQUIRED FROM THE WHOLE SITE WILL OCCUR PRIOR TO ANY FILLING OR EXCAVATION.

CONTRACTOR UNDERSTANDS THAT THE WORK TO BE PERFORMED IS ALL WORK AS NOTED ON THE DRAWINGS AND IS INCLUSIVE, WHETHER STATED IN THE PLANS OR NOT. THE WORK INCLUDES BUT IS NOT LIMITED TO: CLEARING AND GRUBBING, DEMUCKING, DEWATERING (INCLUDING DEWATERING PERMITS), TURBIDITY AND EROSION BARRIERS, ANY AND ALL ORANGE SNOW FENCING OR OTHER APPROVED METHOD OF DELINEATING AS REQUIRED BY OWNER, ALL DRAINAGE PIPES, ALL ENDWALLS, FILLING SITE WITH STRUCTURAL FILL, EXCAVATING/GRADING LAKES, CONSTRUCTING BERMS, ALL LAKE SLOPING, FINISHED GRADING OF COMMON AREAS, BLANKET FILLING OF THE SITE, COORDINATING ALL REQUIRED DENSITY TESTING WITH SOILS ENGINEER/TESTING LAB, REMOVAL OF ANY AND ALL EXCESS, UNUSABLE, OR UNSUITABLE MATERIAL, INCLUDING TRASH, SEED AND MULCH ON ALL BERMS AND LAKE SLOPES, MAINTENANCE OF TRAFFIC, AND ANY AND ALL WORK DIRECTED BY THE OWNER OR ENGINEER IN ORDER TO COMPLETE THE WORK ON-SITE AND OFF-SITE.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFF-SITE DISCHARGES (29 NTU ABOVE BACKGROUND FOR TURBIDITY). THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FLORIDA DEPT. OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 102 AND 103 AND TYPICAL INSTALLATION DETAILS.

SITE-GRADING FILL SHALL CONSIST OF CLEAN, GRANULAR MATERIALS THAT ARE FREE OF DEBRIS, CINDERS, COMBUSTIBLES, ROOTS, SODS, WOOD, CELLULOSE, ORGANIC MATERIALS, AND MATERIALS SUBJECT TO TERMITE ATTACK. THE ORGANIC CONTENT OF THE FILL SHALL BE LESS THAN 2% (BY WEIGHT). FILL SHALL HAVE LESS THAN 10 PERCENT PASSING THE U.S. STANDARD No. 200 SIEVE (DRY WEIGHT BASIS) AND HAVE NO PARTICLE SIZE LARGER THAN 3 INCHES UNLESS IT CAN BE DEMOSTRATED THAT SUCH PARTICLES CAN BE BROKEN DOWN TO THE MAXIMUM SPECIFIED SIZE UNDER THE TRAFFIC OF THE EARTHWORK SPREADING AND COMPACTATION EQUIPMENT.

ALL FILL FOR STRUCTURAL BUILDING PADS SHALL BE CLEAN SAND OR ROCK, FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. THE MAXIMUM SIZE OF ROCK WITHIN TWELVE (12) INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE THREE INCHES IN DIAMETER. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95 % OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES (350 mm).

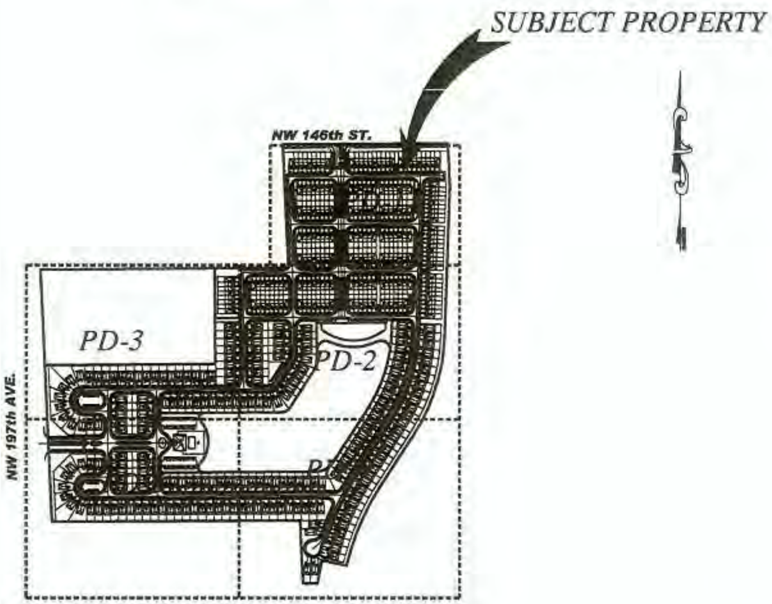
FILL FOR LANDSCAPE BERMS, COMMON AREAS, OR OTHER AREAS THAT DO NOT REQUIRE STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 162.

CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.

GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE CONSTRUCTION AREA ONE FOOT BELOW THE SUBGRADE EXTENSIONS HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.

MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD RIGHTS OF WAY, THEY WILL BE REMOVED COMPLETELY FROM THE AREA OF CONSTRUCTION TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WH GRANULAR MATERIAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

SEQUENCE OF CONSTRUCTION - SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO ROADWAY CONSTRUCTION.



LOCATION MAP

SCALE 1"=300'

DRAWINGS INDEX

SHEET No.	SHEET DESCRIPTION
CS-PD	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	PAVING, GRADING & DRAINAGE PLAN
PD-3	PAVING, GRADING & DRAINAGE PLAN
PD-4	PAVING, GRADING & DRAINAGE PLAN
PD-5	PAVING, GRADING & DRAINAGE PLAN
PD-6	PAVEMENT / ROADWAY CROSS SECTIONS
PD-7	PAVING & DRAINAGE DETAILS & STRUCTURE TABLE
PD-8	OUTFALL DETAILS
PD-9	DRAINAGE BASIN AREAS
PD-10	EROSION & SEDIMENT CONTROL PLANS

LEGEND

- EXIST. GRADE EL.
- PROP. GRADE EL. BY OTHERS
- PROP. GRADE EL.
- PROP. TOP AND BOTTOM OF CURB GRADE EL.
- EXIST. ASPHALT PAVEMENT.
- PROP. ASPHALT PAVEMENT.
- PROP. INLET W/ FRENCH DRAIN & STORM SEWER MH.
- PAVEMENT RESTORATION
- PAVING BRICK FOR HEAVY VEHICULAR TRAFIC

CONTACT PERSON INFORMATION

NAME: MIGUEL HERNANDEZ, P.E.

TELEPHONE NUMBER: 305-477-8472

FAX NUMBER: 305-470-2805

E-MAIL ADDRESS: MIGUELH@FORDCO.COM

GENERAL NOTES:

1.- ELEVATIONS SHOWN REFER TO N.G.V.D.
2.- THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3.- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
4.- THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND), AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH THE CITY OF HIALEAH AND DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
5.- ALL WORK, MATERIALS AND RESTORATION SHALL CONFORM TO THE CITY OF HIALEAH AND THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
6.- IT IS THE INTENT OF THESE PLANS TO COMPLY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
7.- IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CONSTRUCTION AND MAINTENANCE EASEMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.
8.- DIMENSIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. FOR EXACT DIMENSIONS, SEE FINAL PLAT OR SITE PLAN AS PREPARED BY A REGISTERED LAND SURVEYOR. FIELD LAY-OUT OF THE WORK SHALL BE AS PER THE FINAL PLAT OR SITE PLAN AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
9.- FRENCH DRAIN TO BE CONSTRUCTED WITH 15-INCH DIA. PERFORATED PIPE UNLESS OTHERWISE NOTED.
10.- THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER UTILITIES, SUB-CONSULTANTS OR TRADES. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.
11.- CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING STRUCTURES AND OTHER MATERIALS.
12.- DADE COUNTY FLOOD CRITERIA ELEVATION: 6.80 N.G.V.D.
13.- OCTOBER WATER LEVEL ELEVATION: 3.50 N.G.V.D.
14.- FEMA ELEVATION: +8 (ZONE AE) N.G.V.D.
15.- MIN. F.F. ELEVATION: +8.49 N.G.V.D.
16.- CONTRACTOR TO BUILD-UP ASPHALT AROUND MANHOLES,VALVES, INLETS,AND ALL OTHER APPURTENANCES. AFTER FIRST LIFT PER FOOT STD INDEX 600

UNDERGROUND CONTRACTORS:

A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
2. CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.
3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.

B. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

TRAFFIC GENERAL NOTES & CONDITIONS

1.- ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKINGS PLANS IN A SEPARATE SHEET (1"=50' SCALE MINIMUM).
2.- ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING & PAVEMENT MARKINGS PLANS.
3.- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4.- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5.- CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTING SIDE STREETS.
6.- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
7.- ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 NW 36 STREET, MIAMI, FLORIDA.
8.- SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
9.- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS AND CROSSWALKS WHERE SIDEWALK EXISTS &/OR PROPOSED (ADA). (TYP.-PWM)

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

MIGUEL A. HERNANDEZ
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

BELLAGIO ESTATES

SHEET NAME: PAVING, GRADING & DRAINAGE COVER SHEET

CLIENT: LENNAR HOMES

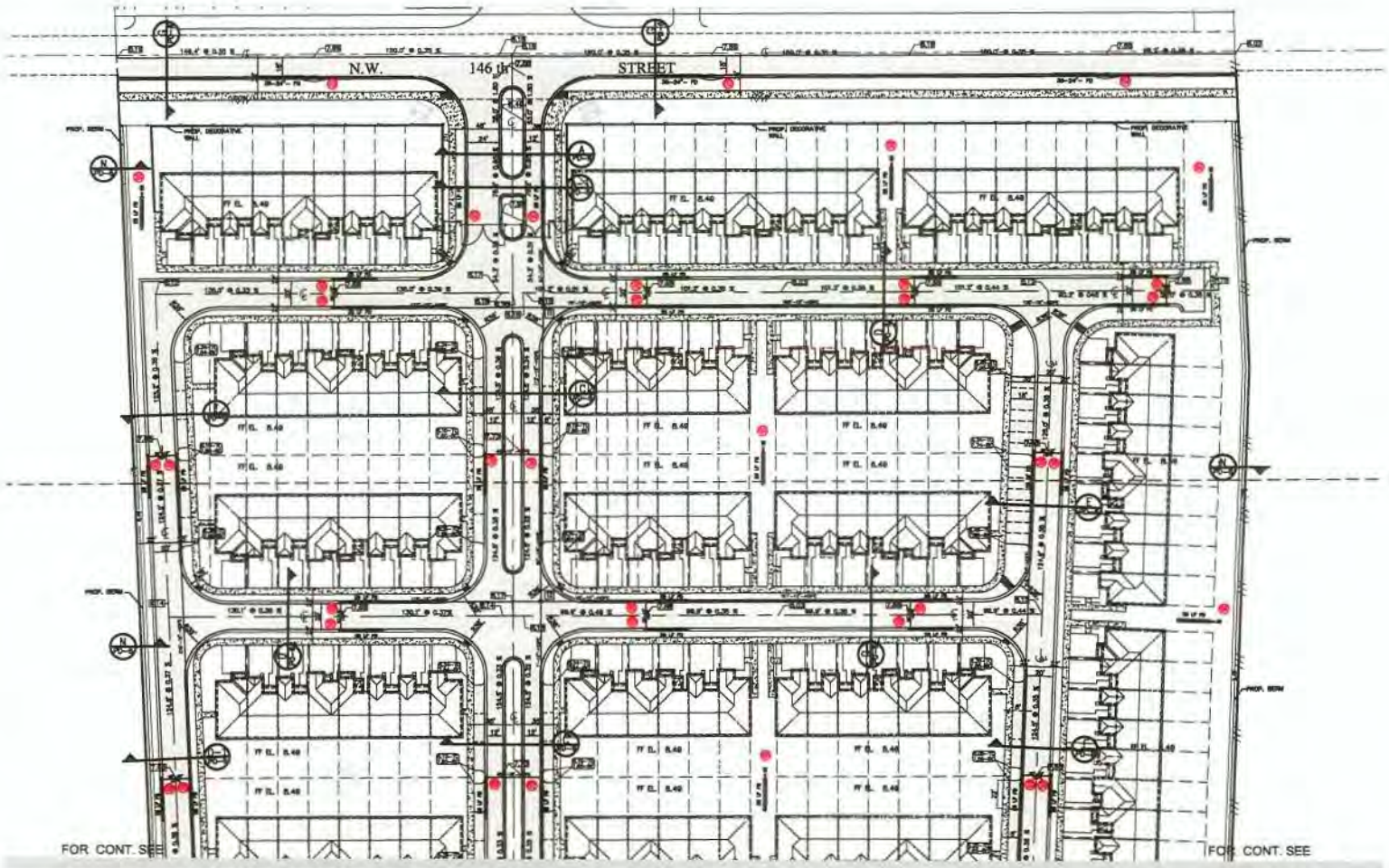
CLIENT ADDRESS: 730 NW 107 AVE. 3rd FLOOR MIAMI, FLORIDA 33172

PROJ. LOC.: SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 EAST CITY OF HIALEAH, FLORIDA

CIVIL ENGINEERS CERT. OF AUTHORIZATION No. 8081

SCALE	AS SHOWN
DESIGNED BY	F.IZNAGA
DRAWN BY	F.IZNAGA
CHECKED BY	M. HERNANDEZ
SET #	
DATE	12/12/12
PROJECT No.	12-037

PD-CS
1 of 11



FORD ENGINEERS, INC.
1850 N.W. 84th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH: (305) 477-6472
FAX (305) 470-2805

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP

BELLAGIO ESTATES

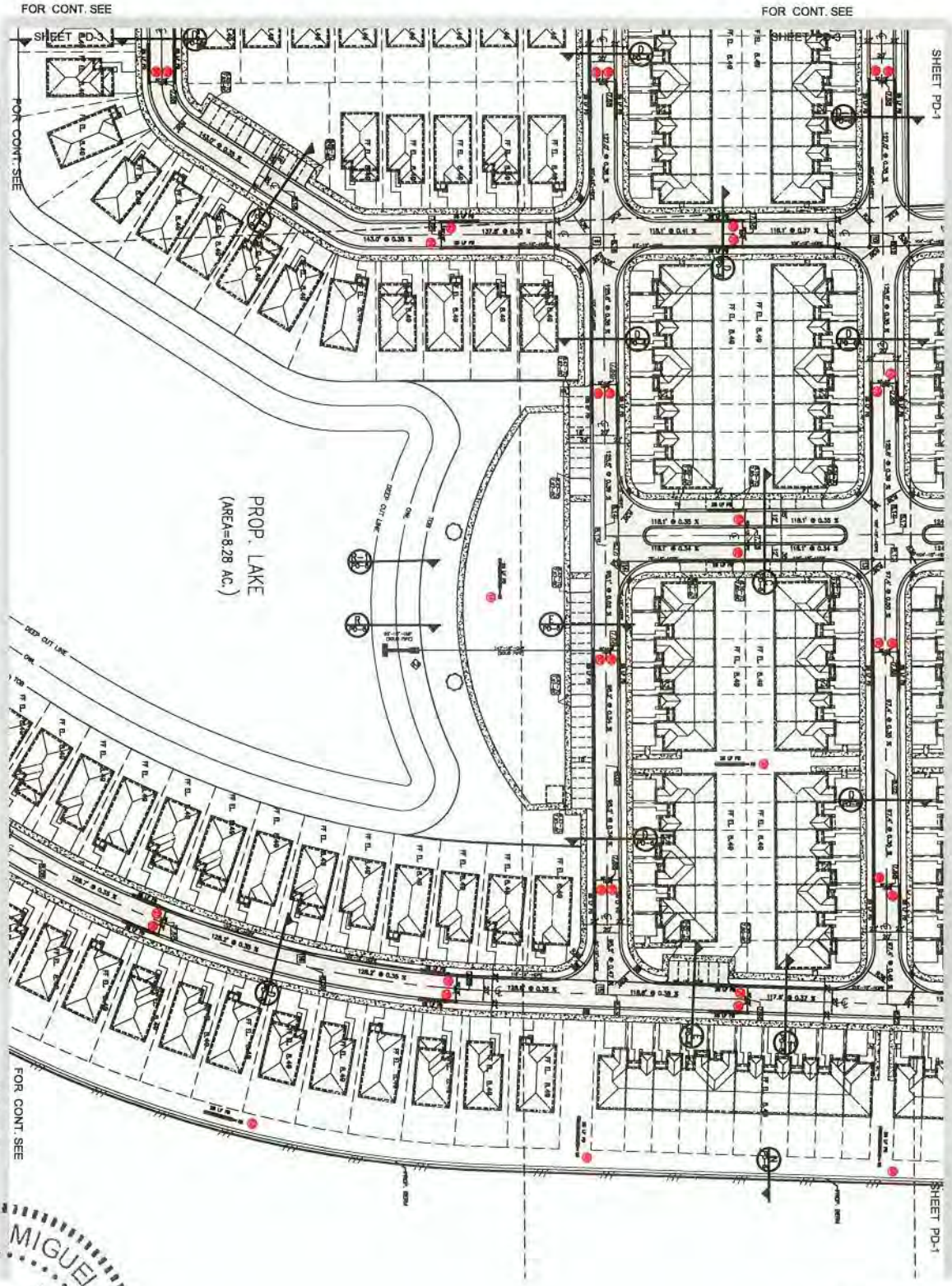
PAVING, GRADING & DRAINAGE PLAN

LENNAR HOMES

SCALE	1"=40'
DESIGNED BY	F.SENAGA
DRAWN BY	F.SENAGA
CHECKED BY	M. HERNANDEZ
DATE	12/12/13
PROJECT No.	12-037

PD-1
2 of 11

MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BELLAGIO ESTATES

SHEET NAME: PAVING, GRADING & DRAINAGE PLAN

CLIENT: LENNAR HOMES

CIVIL ENGINEER
CERT. OF AUTHORIZATION No. 8621

CLIENT ADDRESS: 730 NW 107 AVE. 3rd FLOOR
MIAMI, FLORIDA 33172

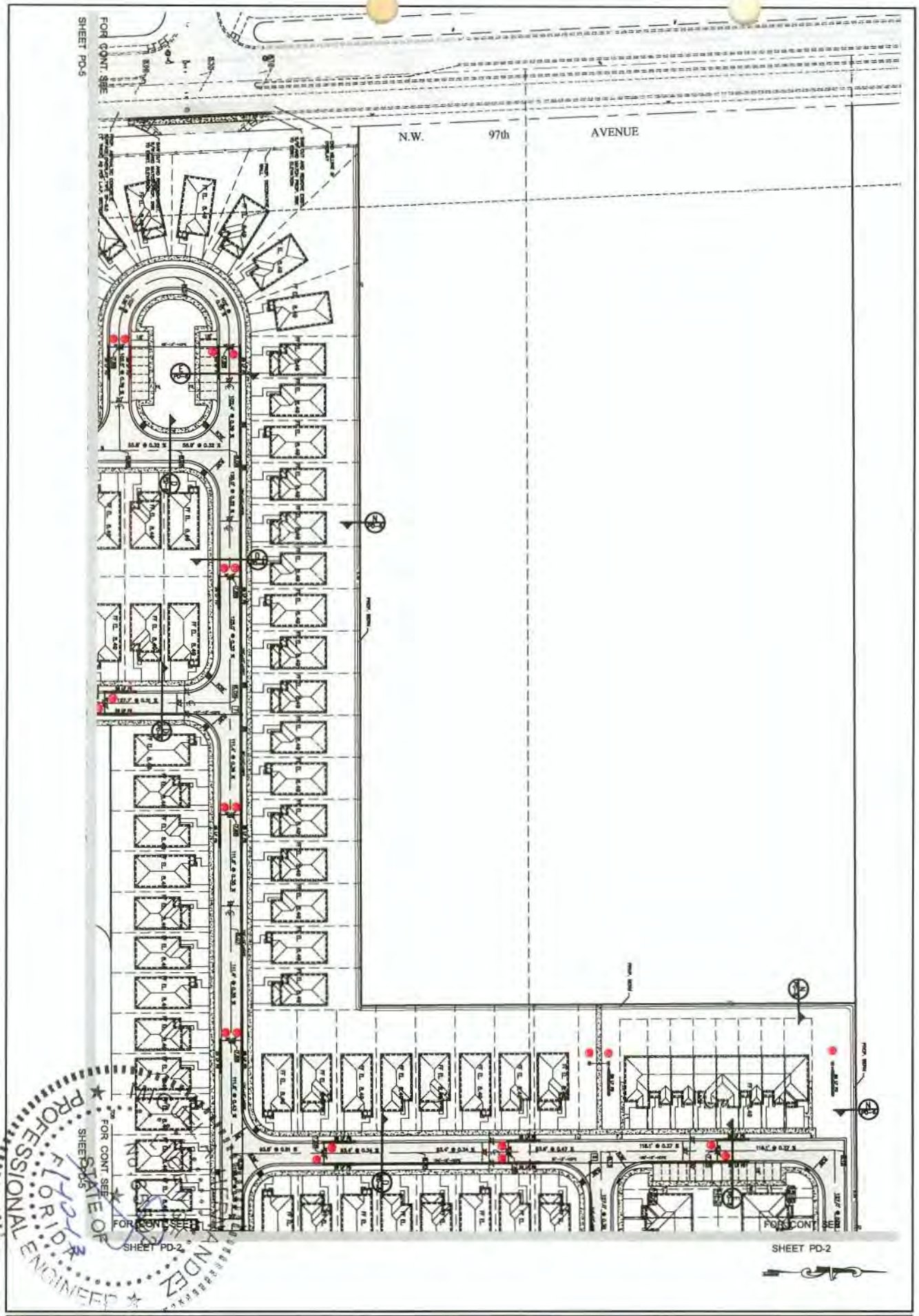
PROJ. LOC.: SECTION 21, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF HIALEAH, FLORIDA

No.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 475-2305

SCALE: 1" = 40'
DRAWN BY: F.SZNAGA
CHECKED BY: F.SZNAGA
DATE: 12/12/12
PROJECT No.: 12-037
SHEET: PD-2
3 of 11



PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 6[illegible]
ANDEZ

BELLAGIO ESTATES

PAVING, GRADING & DRAINAGE PLAN

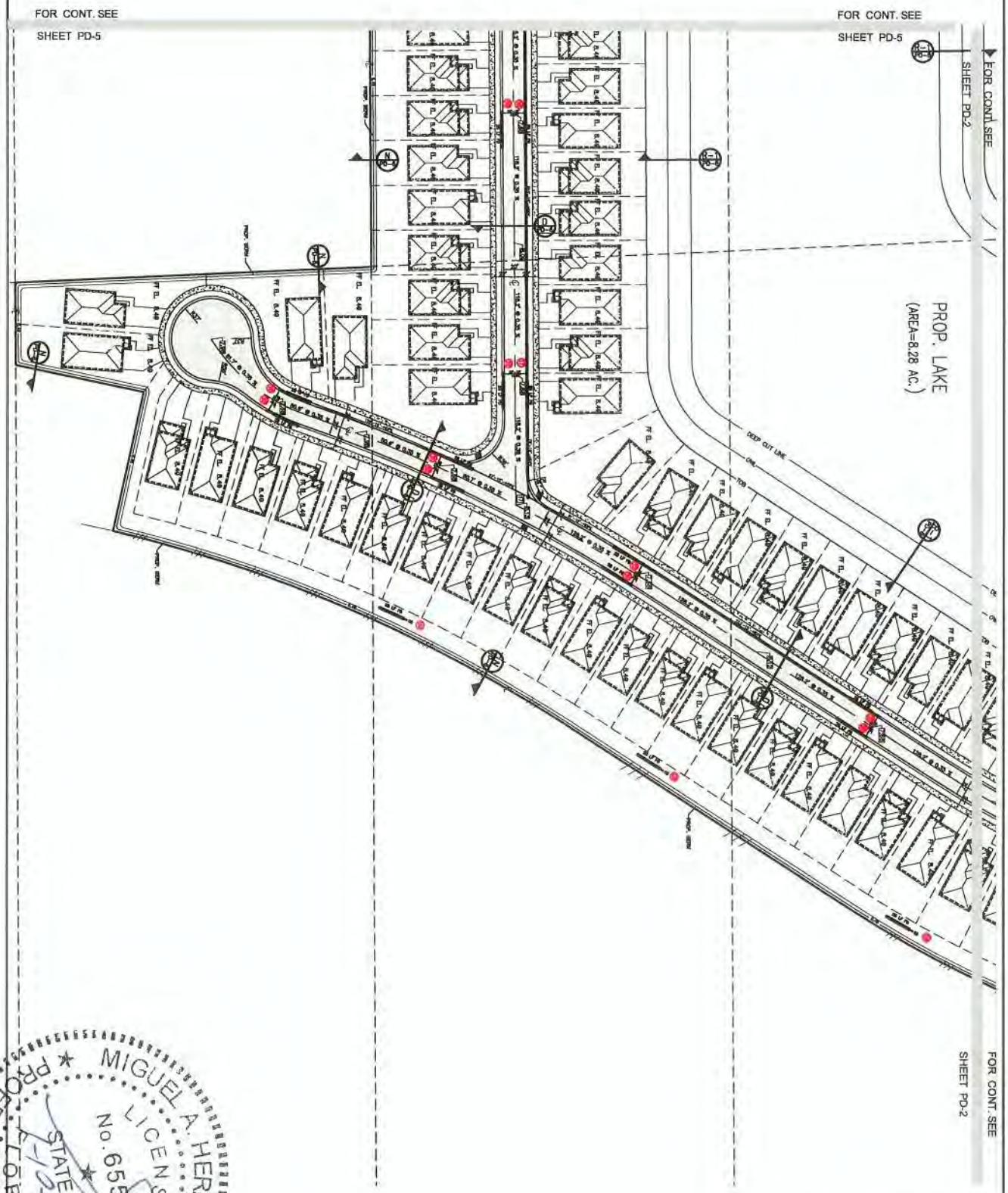
LENNAR HOMES

No.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6872
FAX (305) 477-2885

DATE 12/10/12
PROJECT No. 12-037
SHEET PD-3
4 of 11



MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BELLAGIO ESTATES

SHEET NAME: PAVING, GRADING & DRAINAGE PLAN

CLIENT: LENNAR HOMES

CIVIL ENGINEER
CERT. OF AUTHORIZATION No. 8621

CLIENT ADDRESS: 730 NW 107 AVE. 3rd FLOOR
MIAMI, FLORIDA 33172

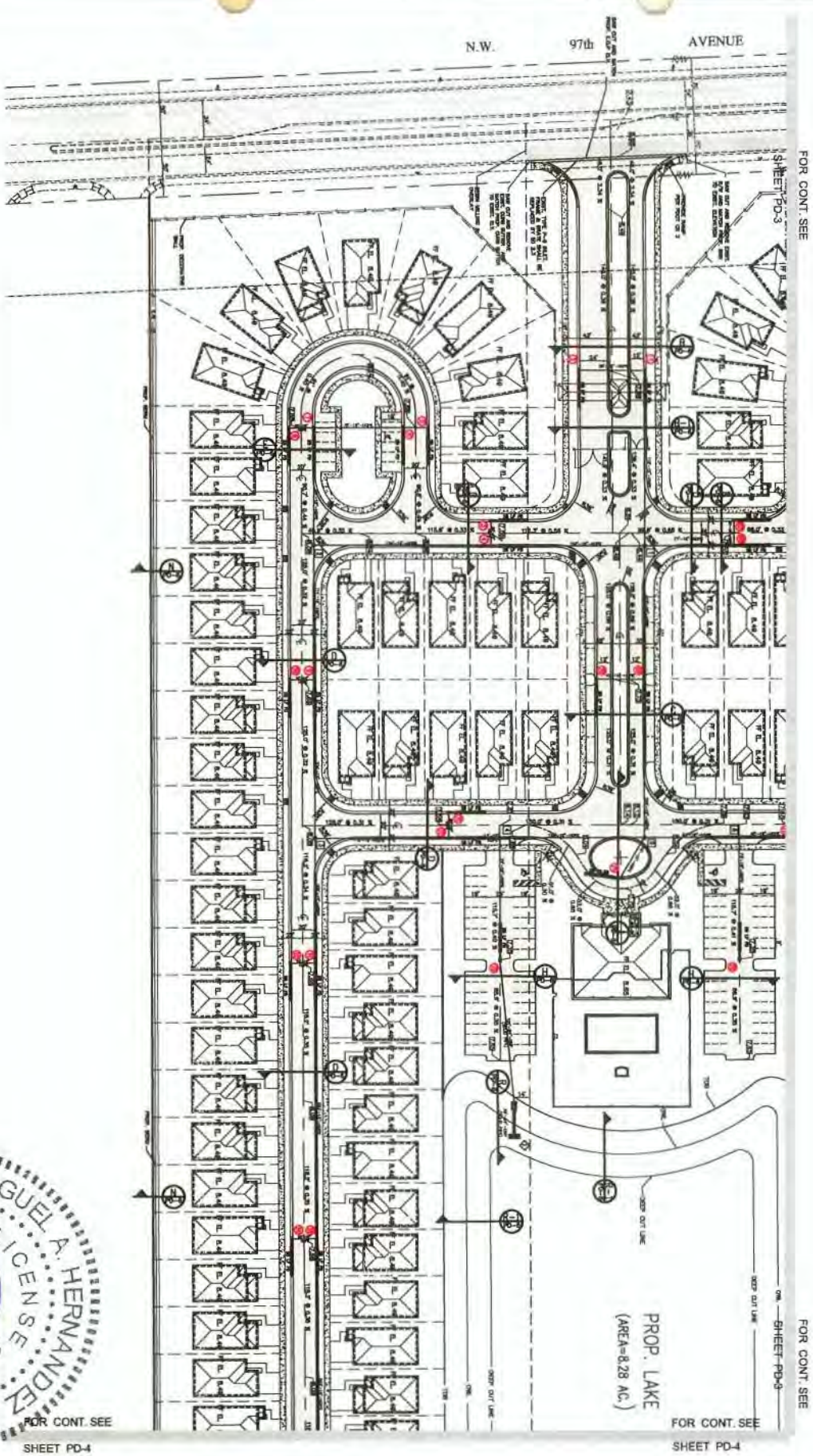
PROJ. LOC.: SECTION 21, TOWNSHIP 52 SOUTH, RANGE 43 EAST
CITY OF HIALEAH, FLORIDA

No.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 476-3805

SCALE: 1" = 40'
DRAWN BY: F.ZENAGA
CHECKED BY: M. HERNANDEZ
SET #
DATE: 12/12/12
PROJECT No.: 12-037
SHEET: PD-4
5 of 11



MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BELLAGIO ESTATES

PAVING, GRADING & DRAINAGE PLAN

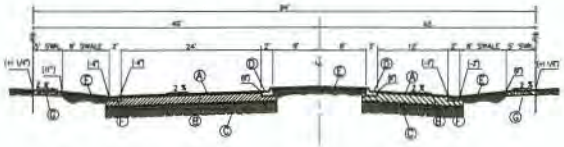
LENNAR HOMES

No.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

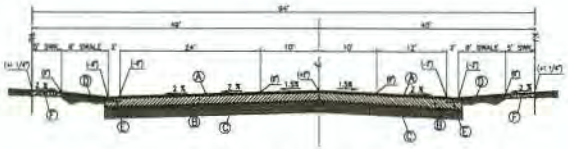
FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 473-8472
FAX (305) 473-3805

SCALE: 1" = 40'
DRAWN BY: F. ZENAGA
CHECKED BY: M. HERNANDEZ
DATE: 12/12/12
PROJECT No: 12-037
SHEET: PD-5
6 of 11



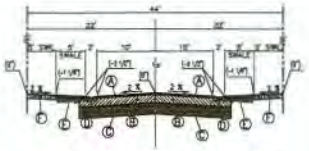
(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. TYPE "F" MEDIAN CURB AND GUTTER
(E) SOLID SOD
(F) PROP. 2' VALLEY GUTTER
(G) PROP. 5' CONCRETE SIDEWALK

A / PD-6 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) SOLID SOD
(E) PROP. 2' VALLEY GUTTER
(F) PROP. 5' CONCRETE SIDEWALK

A-1 / PD-6 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
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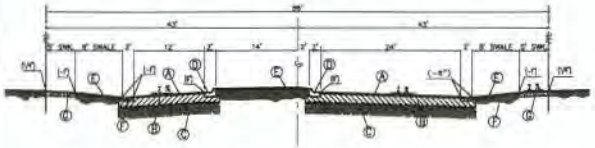
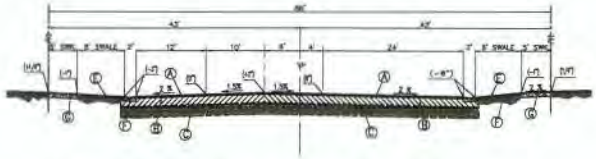
(C) 12" STABILIZED SUBGRADE
(D) PROP. 2' VALLEY GUTTER
(E) SOLID SOD
(F) PROP. 5' CONCRETE SIDEWALK (4" THICK, 6" AT DRIVEWAY)

D / PD-6 N.T.S.



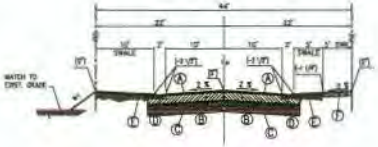
(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. TYPE "F" MEDIAN CURB AND GUTTER
(E) SOLID SOD
(F) PROP. 2' VALLEY GUTTER
(G) PROP. 5' CONCRETE SIDEWALK

B / PD-6 N.T.S.



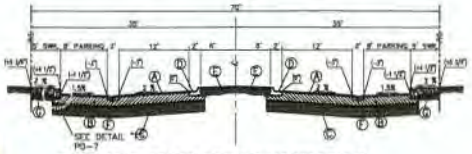
(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. TYPE "F" MEDIAN CURB AND GUTTER
(E) SOLID SOD
(F) PROP. 2' VALLEY GUTTER
(G) PROP. 5' CONCRETE SIDEWALK

B-1 / PD-6 N.T.S.



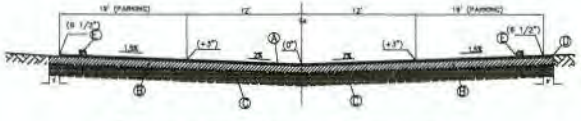
(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. 2' VALLEY GUTTER
(E) SOLID SOD
(F) PROP. 5' CONCRETE SIDEWALK (4" THICK, 6" AT DRIVEWAY)

D-1 / PD-6 N.T.S.



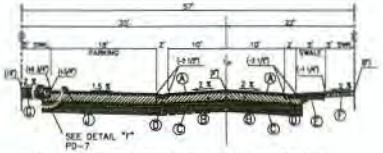
(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. TYPE "F" MEDIAN CURB AND GUTTER
(E) SOLID SOD
(F) PROP. 2' VALLEY GUTTER
(G) PROP. 5' THICKENED EDGE CONCRETE SIDEWALK

C / PD-6 N.T.S.



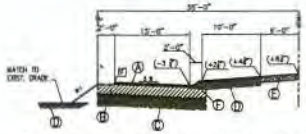
(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) SOLID SOD
(E) WHEEL STOP

H / PD-6 N.T.S.



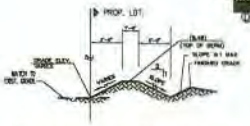
(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. 2' VALLEY GUTTER
(E) SOLID SOD
(F) PROP. 5' CONCRETE SIDEWALK (4" THICK, 6" AT DRIVEWAY)
(G) PROP. 5' THICKENED EDGE SIDEWALK

E / PD-6 N.T.S.



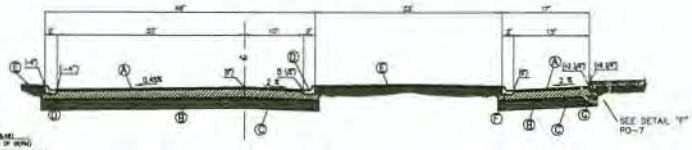
(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) SOLID SOD
(E) PROP. SIDEWALK.
(F) PROP. TYPE "F" CURB AND GUTTER

G / PD-6 NO SCALE



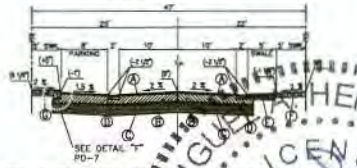
BERM DETAIL AT PROPERTY LINE

N / PD-6 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. TYPE "F" MEDIAN CURB AND GUTTER
(E) SOLID SOD
(F) PROP. TYPE "F" CURB AND GUTTER
(G) PROP. 5' THICKENED EDGE SIDEWALK

I / PD-6 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE (2-3/4" THICK TYPE S-3)
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) 12" STABILIZED SUBGRADE
(D) PROP. 2' VALLEY GUTTER
(E) SOLID SOD
(F) PROP. 5' CONCRETE SIDEWALK (4" THICK, 6" AT DRIVEWAY)
(G) PROP. 5' THICKENED EDGE SIDEWALK

F / PD-6 N.T.S.

FORD ENGINEERS, INC.
1350 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP

BELLAGIO ESTATES

PAVEMENT / ROADWAY CROSS SECTIONS

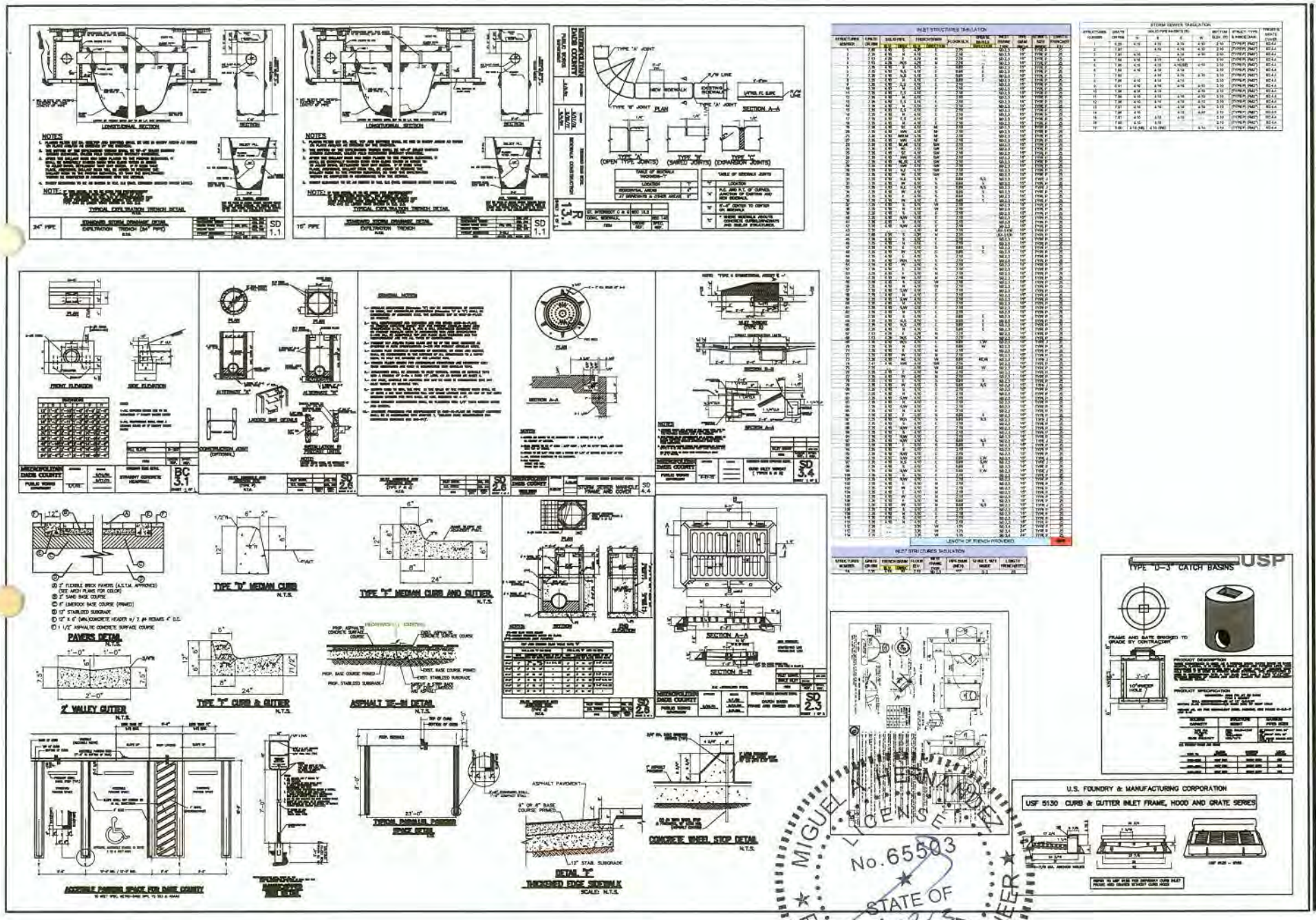
LENNAR HOMES

TRACT 1, SECTION 21, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF HIALEAH, FLORIDA

SCALE	NTS
DESIGNED BY	F.IZNAGA
DRAWN BY	F.IZNAGA
CHECKED BY	M. HERNANDEZ
DATE	12/12/12
PROJECT No.	12-037

PD-6
7 of 11

MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER



FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-2805

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

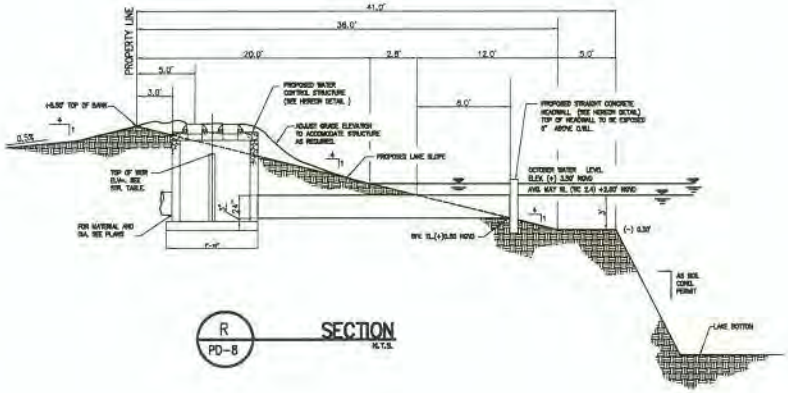
BELLAGIO ESTATES

PAVING & DRAINAGE DETAILS & STRUCTURE TABLE

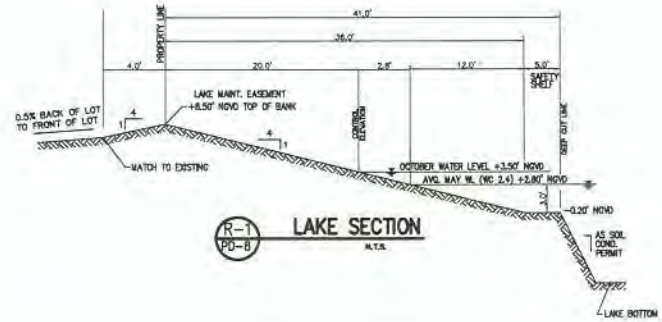
LENNAR HOMES

SCALE:	N.T.S
DRAWN BY:	F.IZNAGA
CHECKED BY:	M. HERNANDEZ
DATE:	12/12/12
PROJECT No:	12-037
SHEET:	PD-7

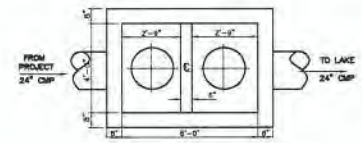
8 of 11



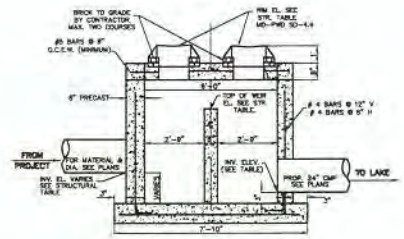
R / PD-8 SECTION
N.T.S.



R-1 / PD-8 LAKE SECTION
N.T.S.

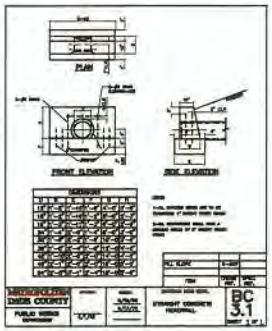


PLAN



WATER CONTROL STRUCTURE
W/ CONCRETE STOP LOGS
N.T.S.

WATER CONTROL STRUCTURES TABULATION								
STRUCTURES NUMBERS	GRATE OR RIM	SOLID PIPE		OUTFALL		WEIR ELEVATION	BOTTOM ELEVATION	STRUCTURES SIZE
		ELEVATION	DIRECTION	ELEVATION	DIRECTION			
1	8.40	4.10	W	0.80	E	6.35	0.55	SEE WATER CONTROL STRUCTURE DETAIL
2	8.40	4.10	E	0.80	S	6.35	0.55	SEE WATER CONTROL STRUCTURE DETAIL



MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER
1-10-13

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

BELLAGIO ESTATES

SHEET NAME: OUTFALL DETAILS AND LAKES EXCAVATION PLAN

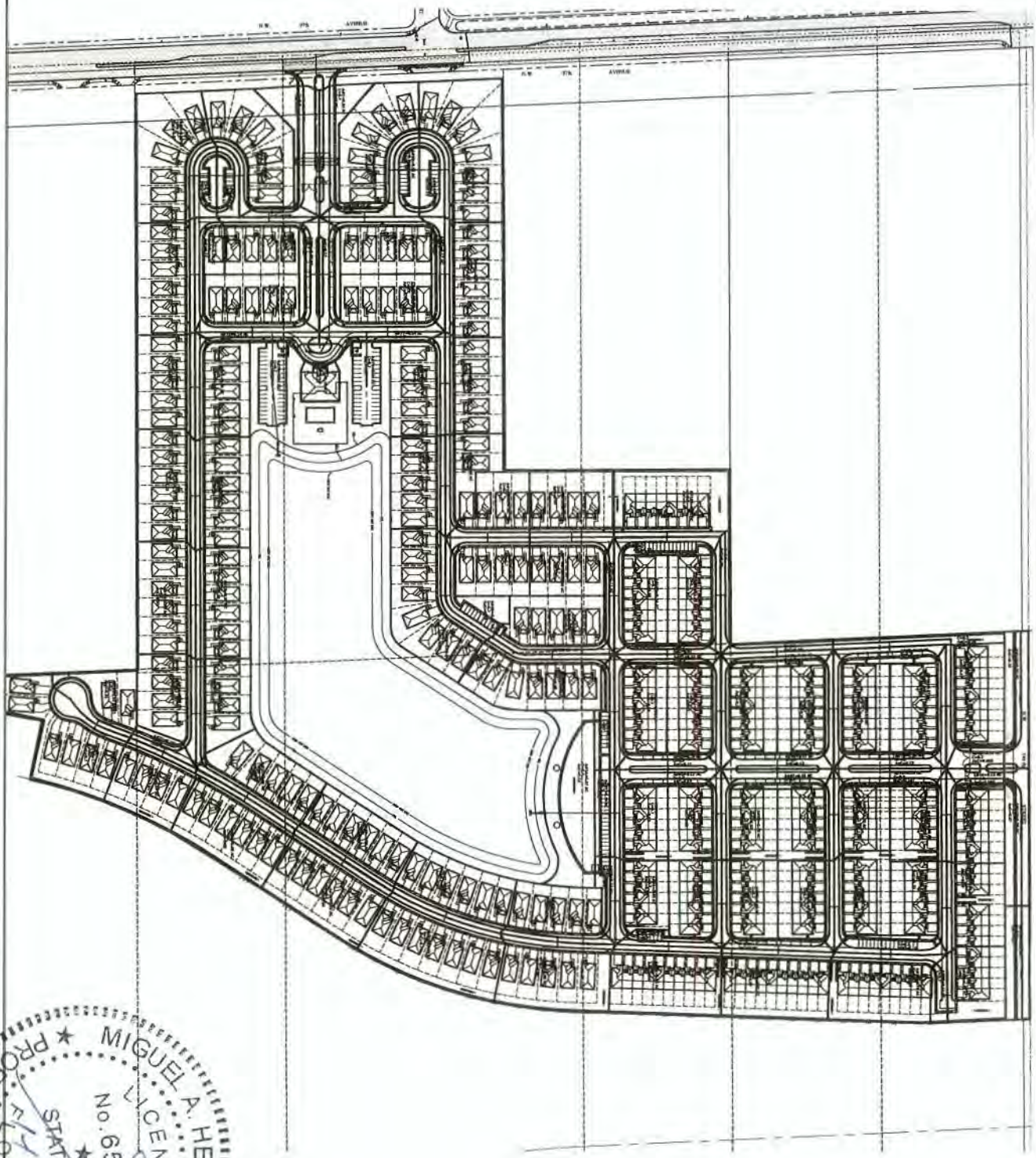
CLIENT: LENNAR HOMES

PROJ. LOC.: SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF HIALEAH, FLORIDA

CLIENT ADDRESS: 700 NW 107 AVE 6TH FLOOR MIAMI, FLORIDA 33172

CIVIL ENGINEERING / LAND DEVELOPMENT / TRANSPORTATION / SURVEYING
FORD ENGINEERS, INC.

SCALE: N.T.S.
DESIGNED BY: F.ZUNAGA
DRAWN BY: F.ZUNAGA
CHECKED BY: M. HERNANDEZ
SET #:
DATE: 12/12/12
PROJECT No.: 12-037
SHEET: PD-8
9 of 11



MIGUEL A. HERNANDEZ
LICENSE
No. 65503
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BELLAGIO ESTATES

DRAINAGE BASIN AREAS

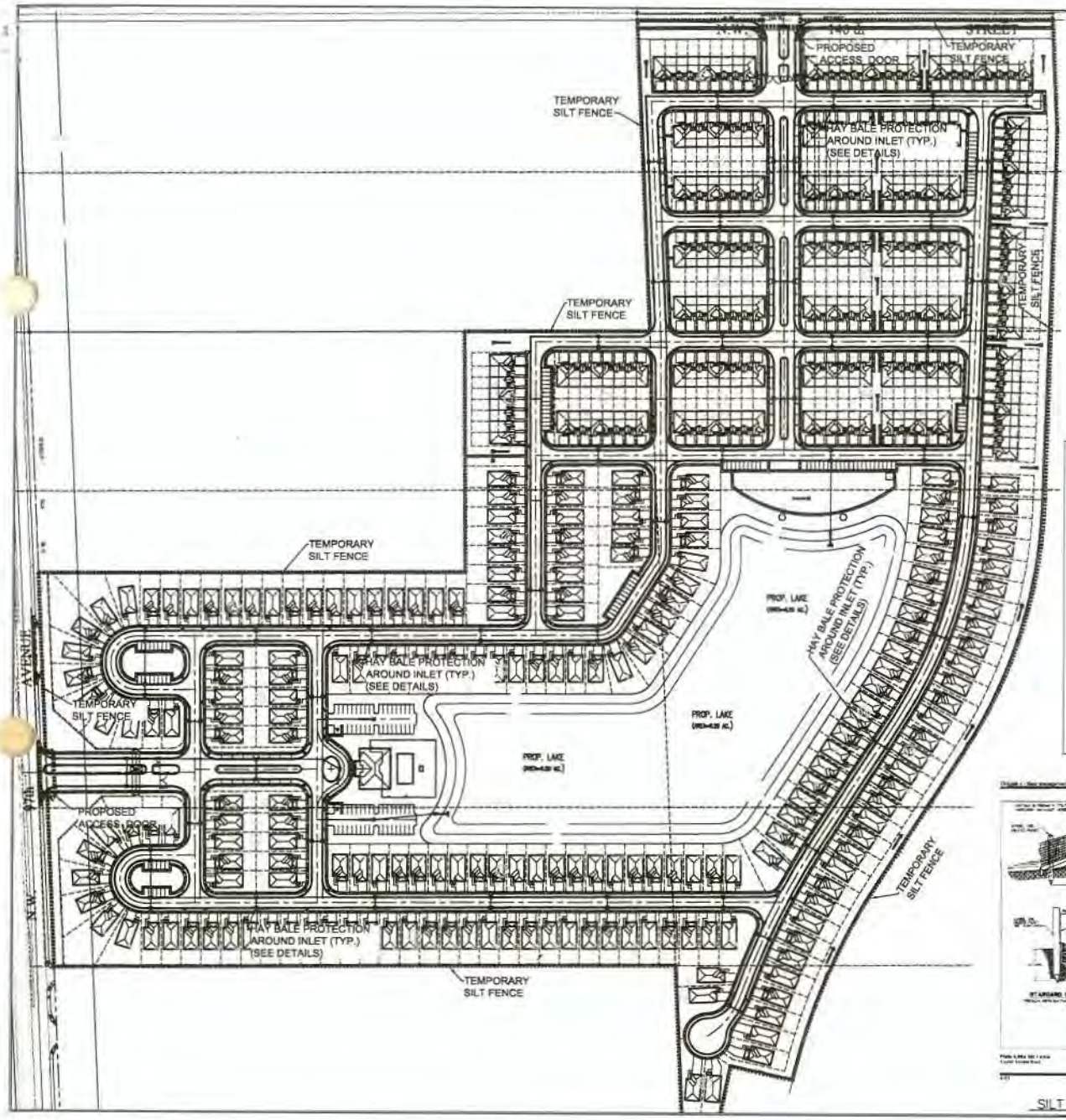
LENNAR HOMES

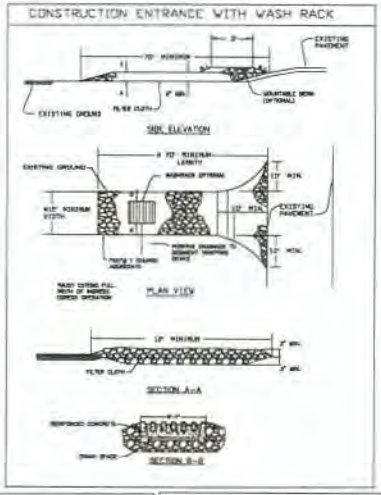
No.	DATE	DESCRIPTION	BY	APP.

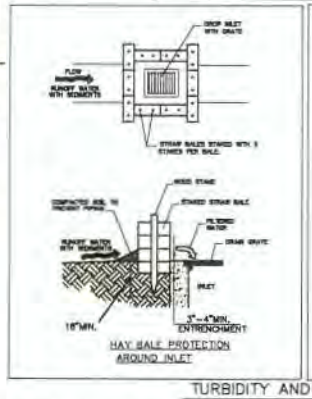
RECORD OF REVISION

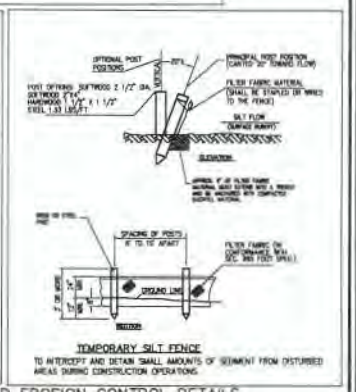
FORD ENGINEERS, INC.
1850 N.W. 84th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-4472
FAX (305) 477-2801

SCALE: 1" = 100'
DESIGNED BY: F.IZNAGA
DRAWN BY: F.IZNAGA
CHECKED BY: M. HERNANDEZ
DATE: 12/12/12
PROJECT No.: 12-037
SHEET: PD-9
10 of 11



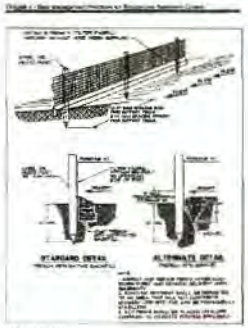






TURBIDITY AND EROSION CONTROL DETAILS

N.T.S.



SILT FENCE DETAILS

GENERAL NOTES:

1. HAY BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALANT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
2. ADJACENT BALES SHALL BE BUTTED FIRMLY TO TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
3. SILT FENCES SHALL BE PROVIDED AS SHOWN AROUND THE LAKE TO PREVENT CONSTRUCTION DEBRIS FROM WASHING INTO LAKE.
4. HAY BALES & SILTATION FABRIC SHALL BE INSTALLED AT ALL NEW AND EXISTING INLETS DURING CONSTRUCTION.
5. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 48" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
6. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

STATE OF FLORIDA PROFESSIONAL ENGINEER M. HERNANDEZ No 65803

FORD ENGINEERS, INC.
1299 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
Ph. (305) 477-9472
FAX (305) 470-2822

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP

BELLAGIO ESTATES

EROSION AND SEDIMENT CONTROL PLAN

LENNAR HOMES

SCALE	1" = 100'
DESIGNED BY	T. ZENAGA
DRAWN BY	T. ZENAGA
CHECKED BY	M. HERNANDEZ
DATE	12/13/12
PROJECT No.	12-037

PD-10

11 of 11