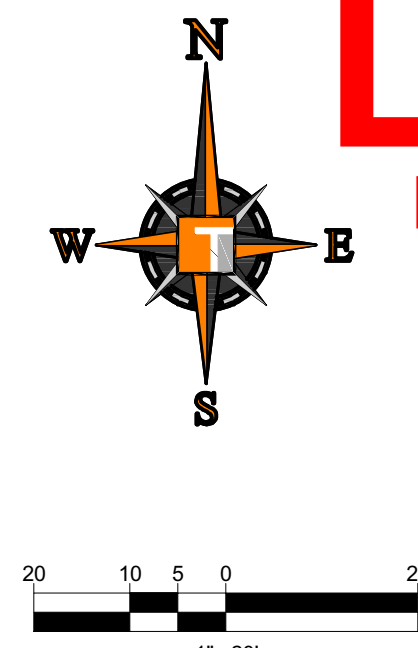


DRC
PZ23-12600048
08/21/2024



THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - SURVEYING
1502 W. FLETCHER AVE.
SUITE 100
TAMPA, FL 33612
P: (813) 379-4100
F: (813) 388-3135

CONSTRUCTION NOTES:

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

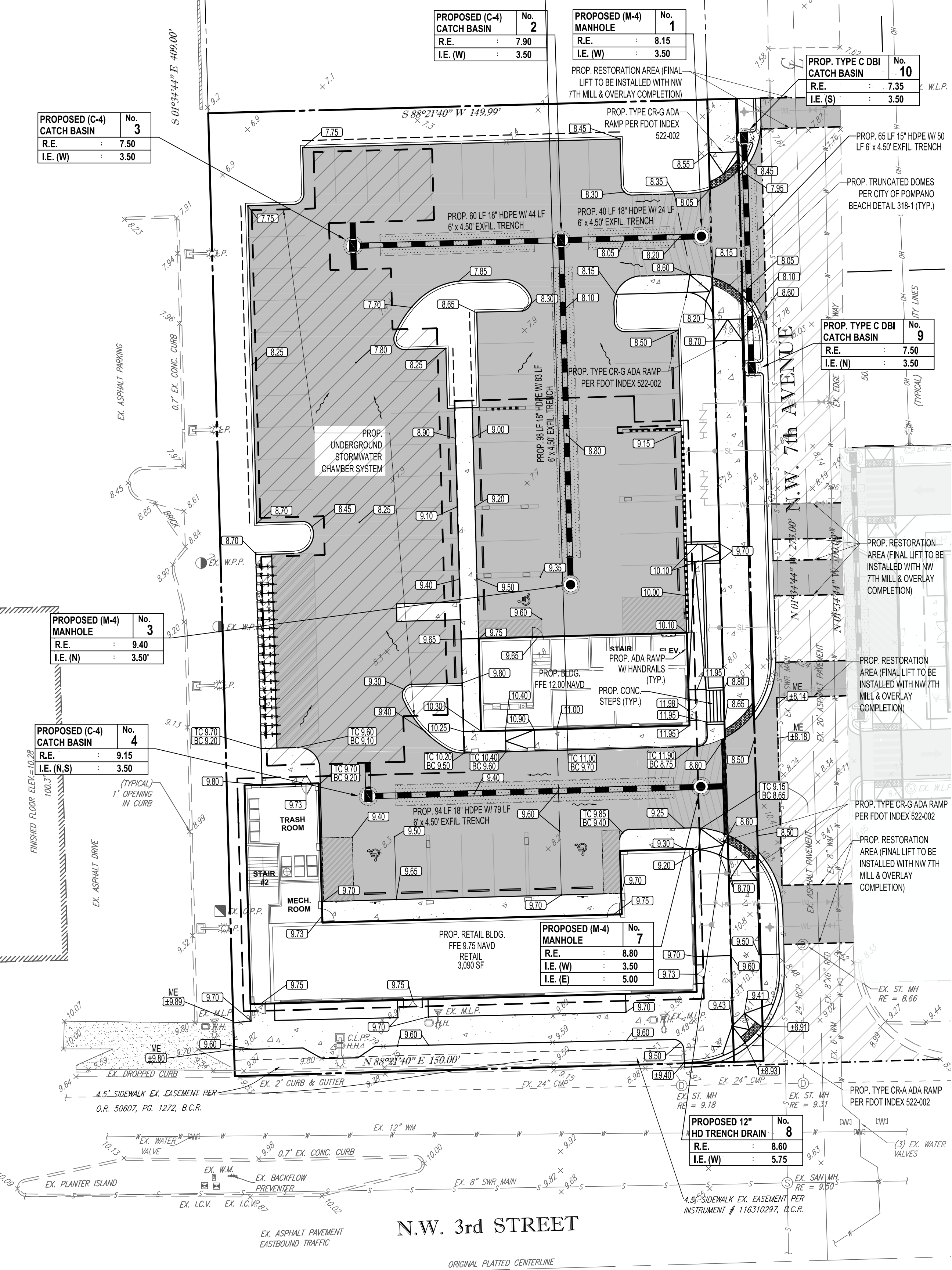
ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1988.

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	TYPICAL NOTE TEXT	PROPOSED
—W—	UNDERGROUND WATER LINE	—W—
—OH—	OVERHEAD ELECTRIC LINE	—OH—
—G—	UNDERGROUND GAS LINE	—G—
—S—	ROOF DRAIN	—S—
—S—	SANITARY SEWER	—S—
—S—	SANITARY SEWER LATERAL	—SL—
—D—	DRAINAGE LINE	—D—
■	CATCH BASIN	■
●	CLEAN OUT	●
XX	GRADE SPOT SHOT	XX
○	TOP OF CURB	○
○	BOTTOM OF CURB	○
○	TOP OF SIDEWALK	○
○	EDGE OF PAVEMENT	○
○	TOP OF PAD	○
○	EDGE OF PAVEMENT	○
ME	MATCH EXISTING	ME
~	FLOW ARROW	~
z	BACKFLOW PREVENTER	z
■	WATER METER	■
+	FIRE HYDRANT	+
⊙	SANITARY MANHOLE	⊙

**HATCH
LEGEND**

- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROP. MILL & RESURFACE



Printed on Wednesday, July 17, 2024, 12:24 PM by Michael Crosswith
30204 - PATAGONIA TUXEDO PARK - PAVING, GRADING & DRAINAGE PLAN - APT - 2024 DEC SUBMITTAL NEW BUILD 230094.MXD, APT-----S4A001.PCD

**Maxwell T
Kaplan**

Digitally signed by Maxwell T Kaplan
DN: c=US, o=Florida,
dnQualifier=A01410C0000017BEAAC
643B000050D4, cn=Maxwell T Kaplan
Date: 2024.07.17 16:50:53 -04'00'

Sunshine
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT No.: F230094
DRAWN BY: JVF
CHECKED BY: MTK
DATE: 10-12-2023
CAD I.D.: F230094 PGD APT

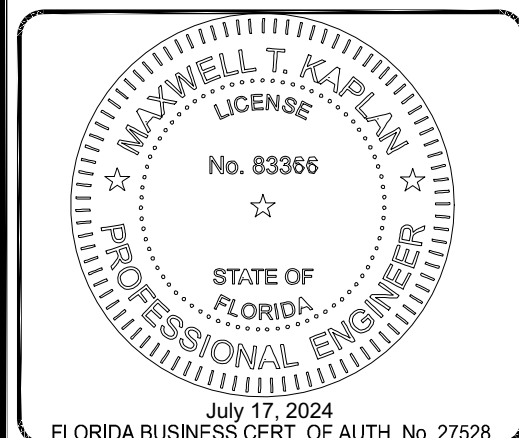
**PATAGONIA
TUXEDO PARK**

ICG CGP 58, LLC

**POMPAHO BEACH
FLORIDA**



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



SHEET TITLE:

**PAVING, GRADING &
DRAINAGE PLAN - APT**

SHEET NUMBER:

PE-05