



**PAVING-GRADING-DRAINAGE NOTES**

1. HORIZONTAL AND VERTICAL CONTROL POINTS SHALL BE PROVIDED BY THE OWNER. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT CONTROL POINTS ARE DISTURBED BY CONTRACTOR, CONTRACTOR SHALL PAY FOR ALL RESETTING OF CONTROL POINTS.
2. UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE PROJECT LIMITS INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, SLABS, PAVEMENTS, DRAINAGE FACILITIES AND UTILITY FACILITIES, SHALL BE REMOVED IN THEIR ENTIRETY.
3. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENTS AND GRADES SHOWN IN THESE DRAWINGS.
4. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
5. TRENCH DRAIN TO BE IN ACCORDANCE WITH DETAIL ON SHEET C-6.
6. WHERE APPLICABLE, SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
7. CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
8. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
9. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY FINISHES.
10. COORDINATE SPECIALTY PAVEMENT SHOWN WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
11. FINAL GRADING OF LANDSCAPING AREAS SHALL BE COORDINATED IN THE FIELD WITH ENGINEER/LANDSCAPE ARCHITECT. COMPACTED FILL IN LANDSCAPED AREAS SHALL BE PLACED SUCH THAT 12 INCHES OF TOP SOIL MAY BE PLACED BETWEEN THE COMPACTED FILL AND FINISHED GRADE.
12. TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.
13. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPER DRAINAGE OF ROADWAY COMPONENTS (CURB RAMP, CURB AND GUTTER, ETC.) WITHIN PROJECT LIMITS.

NOTE: ELEVATIONS PROVIDED ARE IN N.A.V.D. (1988).

**UTILITY COMPANY CONTACT**

- TICKET 148103673  
FL. BROWARD COUNTY, CITY OF POMPANO BEACH  
2606 N. PALM AIRE DR.
- TECO PEOPLE GAS SOUTH FLORIDA
- COMCAST CABLE  
CITY OF POMPANO BEACH PUBLIC UTILITIES DEPT.
- FLORIDA POWER & LIGHT-BROWARD
- MCJ  
AT&T DISTRIBUTION
- FIBERLIGHT LLC
- BROWARD COUNTY TRAFFIC ENGINEERING
- CITY OF HOLLYWOOD, PUBLIC WORKS DEPARTMENT
- AT&T
- CENTURYLINK (FORMERLY QWEST COMMUNICATIONS)
- STROME NETWORK
- TOWN OF DAVIE - UTILITIES DEPARTMENT

- NOTES:
1. CONTRACTOR MUST CALL SUNSHINE TO LOCATE ALL EXISTING UTILITIES, PRIOR TO ANY EXCAVATION.
  2. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
  3. PAVEMENT RESTORATION/MILLING/RESURFACING SHALL BE IN STRICT CONFORMANCE WITH BROWARD COUNTY PUBLIC WORKS STANDARDS AND CITY OF POMPANO BEACH, AS APPLICABLE; AND, ALL GENERAL AND SPECIAL CONDITIONS OF PERMITS ISSUED BY COUNTY AND CITY AND FDOT. CONTRACTOR SHALL REPLACE ALL STRIPING, PAVEMENT MARKINGS, SIGNAGE AND ROADWAY PAVEMENT MARKERS (RPM'S) TO MATCH THE CONDITIONS PRIOR TO CONSTRUCTION, TO COMPLY WITH THESE CONSTRUCTION DRAWINGS AND/OR AS DIRECTED BY COUNTY OR CITY INSPECTOR.

**LEGEND**

- PROP. CONCRETE PAVEMENT/SIDEWALK
- EXIST. ASPHALTIC PAVEMENT (TO REMAIN OR BE MILLED AND RESURFACED)
- NEW ASPHALTIC PAVEMENT
- TRENCH RESTORATION
- PROP. CATCH BASIN
- PROP. EXFILTRATION TRENCH
- FLOW ARROW
- RWL RAIN WATER LEADER

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION DRC RE-SUBMITTAL 09/29/22



**PREMIUM**  
Development

**SITE PLAN APPROVAL**

**PROJECT NAME:**  
99 UNIT APART. BUILDING

**PROJECT ADDRESS:**  
2606 PALM AIRE DRIVE N., POMPANO BEACH FL

**OWNER NAME:**  
PREMIUM DEVELOPMENT

**OWNER ADDRESS:**  
712 SW 1st STREET MIAMI FL 33130

**ARCHITECT**  
GS ARCHITECTURE  
GS STUDIO DESIGN, INC.  
2100 SW 24th STREET  
MIAMI, FL 33145  
PH 786 488 0571  
AR0009525

**STRUCTURAL ENGINEER:**  
BJ CONSULTING  
ENGINEERS  
7355 NW 12th ST  
MIAMI FL 33126 SUITE 418  
PH: 786-703-9243  
Nicolas@bjeff.com - https://bjeff.com/

**MEP ENGINEERING**  
MEP DESIGN GROUP LLC.  
1300 W PEMBROKE RD, STE 110  
HALLANDALE, FL 33009  
954 290 8165  
meo@mepdesigngroupllc.com

**CIVIL ENGINEER**  
GRAEF  
8400 SOUTH DADELAND BLVD, SUITE 601  
MIAMI, FLORIDA 33156  
305 / 378 5555  
CA 4270

**LANDSCAPE ARCHITECT**  
EGS2 CORP  
14121 SW 119TH AVE, MIAMI, FL  
(305) 274.2702  
LIC: 00001187

ALBERT POZA, ARCHITECT  
NCARB-FL AR0009525

SEAL & SIGNATURE

**REVISION LOG**

NO.	DESCRIPTION	DATE
1	ADDRESS DRC COMMENTS	02/28/22
2	ADDRESS DRC COMMENTS	11/02/22

**Sunshine811**  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

**GRAEF**  
9400 SOUTH DADELAND BLVD. SUITE 601  
MIAMI, FLORIDA 33156 CA 4270 305 / 378 5555

**NELSON H. ORTIZ**  
LICENSED PROFESSIONAL ENGINEER  
No 57556  
STATE OF FLORIDA  
11/8/2022

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ  
PROJECT NO.: 2021-7018 PE-57556 (CIVIL)

**PAVING - GRADING AND DRAINAGE PLAN AND NOTES**

**P&Z**

Project number: 2021-7018  
Date: 5/21/2021  
Drawn by: Z.H.  
Checked by: N.O.

**PZ 24000010**  
12/21/2022 AS SHOWN

**PAVING - GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 20'