



## Council Report

**To:** The Honorable Mayor and City Council

**From:** Maxine Calloway,  Community Planning & Development Director

**Date:** July 9, 2013

**Re:** Phase 1 (Spine Road) - Biscayne Landing Precise Plan & Conditional Use Permit

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE AMENDED CONDITIONAL USE PERMIT FOR THE PRECISE PLAN CONSTITUTING PHASE 1 OF THE BISCAYNE LANDING MASTER PLAN, IN SUBSTANTIALLY THE ATTACHED FORM, AND IN ACCORDANCE WITH ARTICLE 3, SECTION 3-405 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, FOR THE INSTALLMENT OF A NEW SPINE-ROAD TO SERVE THE FUTURE MIXED USE DEVELOPMENT ON THE PROPERTY; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

### RECOMMENDATION

That the City Council adopts the proposed Resolution approving the precise plan for Phase 1 and amend the Master Plan Conditional Use Permit, with conditions, for the Biscayne Landing Development in accordance with Article 3, Section 3-405 of the City's Land Development Regulations (LDR).

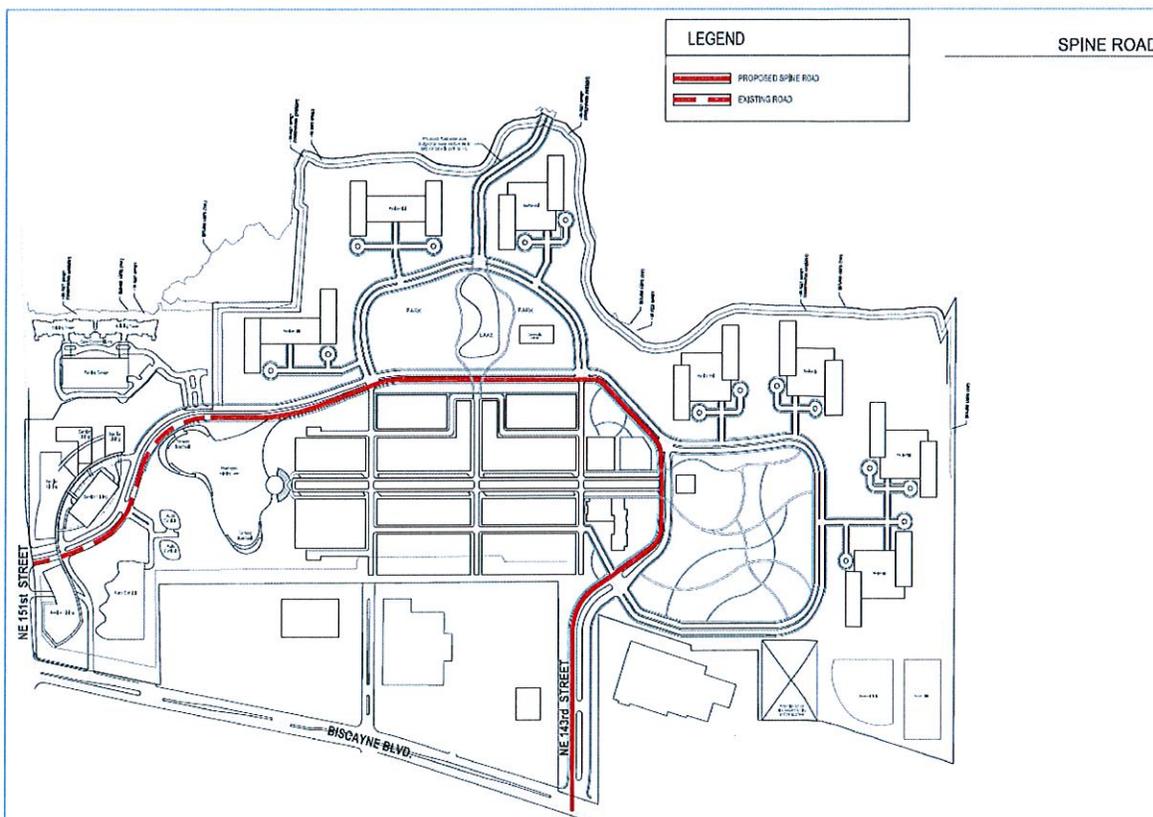
### PLANNING COMMISSION RECOMMENDATION

At its meeting on July 2, 2013 the Planning Commission (attended by Commissioners James, Each, Ernst, and Siefried) reviewed and discussed the resolution to adopt the proposed precise plan and amended conditional use permit. The Commission heard several testimonies from the public expressing concerns about site drainage, future traffic and the need to ensure proper coordination occurs between the developer, the City and other County and State agencies in order to address the failing intersection at NE 151 Street and Biscayne Boulevard. Questions were also raised as to whether or not a traffic study has been done for the development or submitted with the pending application. Staff clarified that a traffic assessment was provided with the recent Conceptual Master Plan submittal which identifies the total number of trips anticipated from the site as well as points out overall challenges that currently exist on the surrounding roadways. Additionally, as required in the approved conditional use permit, a detailed traffic study will be submitted prior to any vertical construction on the site. At that stage the specific uses will be more defined with site plan details that can be modeled and analyze. Since the application before the Planning Commission is merely a Spine Road (and is not by itself generating any traffic impacts) there is simply no data to study. Based on the information provided, the Planning Commission was in favor of the proposed request, and rendered a unanimous approval of 4-0. The motion to approve was made by Commissioner Ernst and seconded by Commissioner Each.

**PURPOSE & INTENT**

Through Resolution R-2012-67, the Mayor and Council of the City of North Miami authorized the execution of a Lease Agreement between the City and Oleta Partners, LLC (the Developer) for the master development of the Biscayne Landing plat, consisting of approximately 184 acres in size. Section 7.14 of said agreement stipulates that the “tenant shall dedicate a spine road for the perpetual use of the public.” As such the applicant included the Spine Road (known as Biscayne Landing Boulevard) as the first of the four phases in the overall Master Plan Development as referenced in the Conceptual Master Plan (adopted by Council on June 25, 2013).

Additionally, Section 3-401.B of the City’s Land Development Regulations, requires that all Planned Developments must obtain a Conditional Use Permit which outlines specific guidelines and development standards (as established by City Council) for the implementation of the proposed development. Given the foregoing, the developer filed an application with the City’s Community Planning & Development Department requesting approval of the precise plan for Phase 1 as well as an amendment to the Master Conditional Use Permit to include additional conditions for Phase 1. The precise plan was reviewed by the City’s Development Review Committee which issued a recommendation of conditional approval with comments from various City departments.



## OVERVIEW OF PHASE 1 – SPINE ROAD

Biscayne Landing Boulevard will provide two main ingress and egress points to and from the site. As presented in Attachment A, the applicant proposes to build a spine road segment with typical 68 feet wide lanes. The proposed segment extends 4200 linear feet and connects to the already existing northern portion of right of way previously built as part of the original Biscayne Landing Development with existing access from NE 151 Street. The newly extended roadway will include a series of 10 feet wide medians with landscaping, 10 feet wide sidewalks, activity lanes and decorative cross walks to provide visual interest for pedestrians and bicyclists.

**Article 3, Section 3-405 of the City’s Land Development Regulations requires that all requests for Conditional Use approval must demonstrate compliance with the following standards:**

**1. The application is consistent with the comprehensive land use plan;**

Policy 2A.1.3 of the City’s Comprehensive Plan requires that in connection with future development, all roadway, transit, bicycle and/or pedestrian improvements shall be built by the respective developer(s), in accordance with the City’s adopted Land Development Regulations, and under construction within three years after the local government approves a building permit that results in additional traffic. Furthermore Policy 1.13.12 encourages redevelopment efforts within the City’s Regional Activity Center (RAC) that “promote large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitate a balanced mix of land uses by providing maximum flexibility for development and redevelopment activities.”

The proposed spine road submittal satisfies the requirements of Section 7.14 of the executed lease and is in keeping with Policy 2A.1.3 and Policy 1.13.12 of the Comprehensive Plan in that it supplies an essential public facility needed for the movement of people throughout the various uses contemplated in the future mixed use development. The creation of the Spine Road ensures the future success of the mixed use project.

**The application is in compliance with the district regulations applicable to the proposed development, including the bonus provisions in section 4-405, if applicable;**

The proposed application does not include a request for bonus units. As proposed the Precise Plan and Conditional Use Permit are in compliance with the land use, Planned Development, and RAC District regulations.

**2. The application is consistent with the applicable development standards in these LDRs;**

Based on the information provided staff believes the proposed precise plan and conditional use permit are in compliance with the LDRs. In addition, the City Council may apply additional development standards not established by the LDRs through the Conditional Use Permit process.

- 3. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use or adequate mitigation is provided;**

Based on the traffic assessment submitted by the applicant on April 12, 2013 the proposed development is anticipated to generate 2398 AM and 3133 PM trips. The City's traffic review with Kittleson and Associates has determined that the proposed roadway is adequate in width and pavement type to carry the traffic anticipated from the development.

- 4. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.**

The proposed roadway is compatible with the adjacent uses, building and structures. In fact the creation of the roadway supports the movement of people, goods and services between the subject development and the neighboring academic, residential and retail uses.

- 5. The parcel proposed for development is adequate in size and shape to accommodate all development features;**

The 4200 ft spine road extension is suitable in size and shape to accommodate the proposed mixed use development.

- 6. The proposed use will not have an adverse impact on use, livability, value and development of adjacent properties;**

The proposed roadway segment is not anticipated to impact the use, livability, value and development of adjacent uses. In fact, the extension of the spine road will serve as a critical linkage allowing access to the neighboring uses such as Miami Dade Public Schools, Florida International University and other retail and residential uses in close proximity to the site.

- 7. The nature of the proposed development is not detrimental to the public health, safety and general welfare of the community;**

As proposed, the future roadway is not anticipated to adversely impact the public health, safety and general welfare of the community. The creation of the proposed spine road enables the success of one of the region's largest development projects in the last decade.

- 8. The design of the use creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development; and**

The subject roadway segment will include lush landscaping, bicycle lanes and 10 foot wide sidewalks. All designed to encourage a pedestrian oriented environment with aesthetically pleasing features to enhance community character.

**9. Flexibility in regard to development standards is justified by the benefits to community character and the immediate vicinity of the parcel proposed for development.**

As a PD zoned site, the project is entitled to greater flexibility in the development standards than all other zoning districts. Notwithstanding, the proposed spine road extension will be required to satisfy all the design and development conditions as expressly outlined in the conditional use permit.

CONCLUSION

Based on our analysis and the favorable recommendation of the City's DRC, staff is of the opinion that the proposed precise plan and conditional use application is consistent with the requirements of Section 3-405 of the City's Land Development regulations and is compatible with the future land use goals, objectives and policies identified in the City's adopted Comprehensive Plan. Therefore the Community Planning and Development Department requests that the City Council approves the attached resolution, subject to the following conditions:

1. In addition to the April 12, 2013 traffic due diligence assessment previously provided, prior to the commencement of Phase 2 the applicant agrees to provide a study with applicable traffic modeling for the future uses contemplated for the development.
2. Applicant agrees to construct the proposed spine road segment (Biscayne Landing Boulevard) in compliance with the minimum specifications as set forth in Section 17-13 and of the City's Code of Ordinances.
3. Applicant agrees to prepare a Right of Way Easement Dedication instrument prior to building permit issuance, in a format approved by the City Attorney's Office to dedicate the spine road right of way for the perpetual use of the public.
4. Applicant shall provide a drainage master plan to the City Engineer for review prior to pulling building permits.
5. Comply with all DRC comments issued by all City Departments and/or Consultants as provided in written form by the City's Zoning Administrator, Joanne Martin.

TWS/mc

- Attachments:
1. Proposed Resolution
  2. Precise Plan – Phase 1, Spine Road (Exhibit A)
  3. Amended Conditional Use Permit (Exhibit B)
  4. Adopted Master Plan Map (Exhibit C)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE AMENDED CONDITIONAL USE PERMIT FOR THE PRECISE PLAN CONSTITUTING PHASE 1 OF THE BISCAYNE LANDING MASTER PLAN, IN SUBSTANTIALLY THE ATTACHED FORM, AND IN ACCORDANCE WITH ARTICLE 3, SECTION 3-405 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, FOR THE INSTALLMENT OF A NEW SPINE-ROAD TO SERVE THE FUTURE MIXED USE DEVELOPMENT ON THE PROPERTY; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, on May 23, 2012, the Mayor and Council of the City of North Miami (“City”) passed and adopted Resolution Number R-2012-67, authorizing the execution of a Lease Agreement between the City and Oleta Partners, LLC (“Developer”), for the master development of real property consisting of approximately 183.8 acres of land known as “Biscayne Landing”, as legally described in the attached “Exhibit C” (“Development”); and

**WHEREAS**, on June 25, 2013, the Mayor and City Council approved the Conditional Use Permit and Conceptual Master Development Plan for the Development (“Master Plan”), pursuant to the requirements of Article 3, Division 4, and Article 4, Section 4-402 of the City Code of Ordinances, Land Development Regulations (“LDRs”); and

**WHEREAS**, the approved Master Plan includes a mixture of residential, hotel, community facility/open space, assisted/independent living and commercial uses; and

**WHEREAS**, the Developer is required to amend the approved Conditional Use Permit and submit a precise plan for each phase of the Development, in accordance with Article 3, Division 4 of the Land Development Regulations; and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on July 2, 2013, reviewed the proposed request and found it in harmony with the goals, objectives and policies of the Comprehensive Plan and applicable LDRs, and recommended approval of the amended Conditional Use Permit and precise plan to the Mayor and City Council; and

WHEREAS, the Mayor and City Council have determined that the proposed request is in the best interest of the City and will not adversely affect the health, safety, and welfare of residents and thereby, approve the amended Conditional Use Permit and Precise Plan for Phase 1 of the Development, in conjunction with the Master Plan.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Approval of Precise Plan Constituting Phase 1.** The Mayor and City Council of the City of North Miami, Florida, hereby, approve the Precise Plan constituting Phase I of the Biscayne Landing Master Plan, attached hereto as "Exhibit 1".

**Section 2. Approval and Issuance of Amended Conditional Use Permit.** The Mayor and City Council of the City of North Miami, Florida, hereby, approve and issue an amended Conditional Use Permit for Phase 1, in substantially the attached form.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of July, 2013.

\_\_\_\_\_  
LUCIE M. TONDREAU  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Lucie M. Tondreau	_____	(Yes)	_____	(No)
Vice Mayor Marie Erlande Steril	_____	(Yes)	_____	(No)
Councilperson Scott Galvin	_____	(Yes)	_____	(No)
Councilperson Carol F. Keys, Esq.	_____	(Yes)	_____	(No)
Councilperson Philippe Bien-Aime	_____	(Yes)	_____	(No)

## EXHIBIT B

### AMENDED CONDITIONAL USE PERMIT FOR PHASE I (SPINE ROAD) OF BISCAYNE LANDING

**WHEREAS**, City is the owner of the real property more particularly described in the legal description contained in Exhibit “A” (the “Property”); and

**WHEREAS**, on May 23, 2012, the Mayor and Council of the City of North Miami (“City”) passed and adopted Resolution Number R-2012-67, authorizing the execution of a Lease Agreement between the City and Oleta Partners, LLC (“Developer”), for the master development of said real property consisting of approximately 183.8 acres of land known as “Biscayne Landing”; and

**WHEREAS**, the Developer filed an application with the Community Planning & Development Department requesting issuance and approval of a Conditional Use Permit for the Conceptual Master Development Plan for the Development, pursuant to the requirements of Article 3, Division 4 of the City Land Development Regulations (“LDRs”); and

**WHEREAS**, the proposed Conceptual Master Development Plan was adopted by City Council on June 25<sup>th</sup> 2013 and will include a mixture of residential, hotel, community/open space, and commercial uses; and

**WHEREAS**, the Developer is required to amend the approved Conditional Use Permit and submit a precise plan for each phase of the Development; and

**WHEREAS**, the Mayor and Council of the City of North Miami have determined that the proposed requests are in the best interest of the City and will not adversely affect the health, safety, and welfare of residents; and thereby, approve the precise plan and issuance of the amended Conditional Use Permit.

**NOW, THEREFORE**, the Mayor and City Council hereby approve this amended Conditional Use Permit, along with the following findings and conditions:

1. Submit an amended conditional use permit application and precise plan for each phase of the development in accordance with the City's zoning regulations.
2. Developer agrees that all plans submitted to the Building Division for building permits shall be consistent with the spirit and intent of the Approved Conceptual Master Development Plan.
3. That the overall Development Master Plan for the site is approved for the following uses:
  - 4,390 residential units which represent
    - 3755 Multifamily units
    - Minimum of 4 star hotel containing 150 hotel rooms (equivalent to 75 units for density).
    - 560 elderly assisted living units
  - 1,172,256 Commercial/Retail Use
  - 7.2 acre active park
  - 13.7 acre passive park

- No less than 35.7 acres of open space
4. The Developer agrees to apply and diligently pursue permits from the County and (FDOT) Florida Department of Transportation for improvements of 143rd Street and Biscayne Boulevard. At such time as the County may approve, the Developer will work with all parties involved to construct the improvements. The City will not be responsible for any construction or costs associated with the aforementioned improvements.
  5. Comply with the City's development standards, with particular emphasis on Article 4, Section 4-402 (Planned development) and Article 5, Division 12 (Landscaping), Division 14 (Parking & Parking Garage Standards) and Division 15 (Signage) of the LDR.
  6. Bonding or financial guarantee. Prior to the issuance of a building permit, the applicant shall deposit with the Department Of Community Planning And Development a cash bond, surety bond, or time-deposit bond in an amount equal to one hundred ten (110) percent of the estimated cost of any and all improvements which may be required within dedicated rights-of-way and/or public facility easements to ensure the placing thereof.
  7. **The Conditional Use Permit for Conceptual Master Development Plan shall be developed substantially in accordance with the following development standards.**
    - A. Setbacks
      1. Minimum 15' setback from property lines to buildings of 2 stories or less;
      2. Minimum 30' setback from property lines to buildings of more than 2 stories.
    - B. Building Height:
      1. Maximum of 25 residential stories above grade at building entrance or above provided parking decks;
      2. Parking garages with 6 parking levels elevated above grade and amenity decks and building above parking.
    - C. Fences:
      1. A combination of hedges, walls and fences will be used in combination with landscape material to create a secure environment. Specific perimeter treatments will be provided prior to obtaining building permits.
    - D. Hedges and Walls:
      1. A combination of hedges, walls and fences will be utilized. All final colors and finishes will be provided for the City of North Miami review and approval prior to obtaining building permits.
    - E. Signs:
      1. A series of signage elements will be included for project identity, wayfinding and neighborhood identity subject to Article 5, Division 15 Section 5-1506 of the City's LDRs. Specific signage treatments will be provided prior to obtaining building permits.
      2. A comprehensive Signage Program shall be developed for the entire project site subject to the administrative approval of the City's Community Planning & Development Department.
    - F. Lighting:

1. Exterior lighting to be included that is consistent with the City of North Miami code.
- G. Bike & Pedestrian Circulation:
1. Promenades and public spaces adjacent to a street and transit stops should be welcoming to the pedestrian with landscaping, benches, bicycle parking, public art and other attractive features.
  2. Roadways should be designed to maximize bicycle, pedestrian and transit connections, internally and to adjacent or nearby compatible schools or developments, by allowing movement in any direction to minimize travel distance. A sidewalk shall be provided on NE 143<sup>rd</sup> Street along with two activity lanes.
  3. All bicycle parking facilities should be placed in areas that are well-lighted and such spaces shall be identified with a permanent and properly maintained aboveground "Bicycle Parking" sign.
  4. The first phase of the development (spine road) shall be constructed by the developer and dedicated for the perpetual use of the public consistent with Section 7.14 of the executed lease agreement. Said dedication shall be effectuated by virtue of a public right of way easement dedication instrument.
  5. Applicant agrees to construct the proposed spine road segment (Biscayne Landing Boulevard) in compliance with the minimum specifications as set forth in Section 17-13 of the City's Code of Ordinances.
  6. Spine Road shall include decorative hardcape treatments on all four-way intersections subject to approval by the Director of Community Planning.
  7. Applicant shall provide a drainage master plan to the City Engineer for review prior to pulling any building permits.
- H. Open Space:
1. Open Space within the site will take on a series of roles, including passive and active recreation areas, landscape, and retention. The public open space will include a pedestrian pathway to accommodate multiple modes of recreation.
- I. Grading and Drainage:
1. All Grading and Drainage for the site shall adhere to the Standards and Regulations of the Miami-Dade County Department of Environmental Resources Management (DERM), South Florida Water Management District (SFWMD), and the City of North Miami.
- J. Sanitation:
1. Solid Waste amounts will be calculated based on the city of North Miami's generation rates.
- K. That Developer shall comply with minimum parking requirements as determined at each subsequent phase of the master development plan submittals consistent with the City's parking standards established in Article 5, Division 14 of the LDRs.
- L. Public Utilities:
1. Design and installation of water lines, force mains and lift stations shall be in compliance with the Code of Ordinances of the City of North Miami. Design and

installation shall meet the criteria, set forth by the Florida Department of Environmental Protection (FDEP), DERM and the Miami-Dade County Health Department.

- M. Common Area:
  - 8. Common areas within the private development will match the character set forth by the individual development. These areas will provide aesthetic and functional qualities to the development.
  
- N. Landscaping:
  - 1. The intent of the landscaping is to provide the site with a "natural" look throughout the majority of the site. It is the intention to create only pockets of formal planting at the main entrance and focal points throughout the project. Subsequently plant spacing, heights, and massing will be irregular to achieve this effect.
  
- O. Construction Phasing: Shall be consistent with the approved phasing schedule as referenced in Section 5.5 of the approved Master Development Plan
  
- P. All ground level and roof top mechanical equipment will be enclosed or obscured from public view at ground level and at roof level
  
- Q. Parking shall be in compliance with City's Parking requirements outlined in Article 5, Division 14.
  
- R. All utility construction and vehicle/pedestrian paths construction shall be coordinated through the of Director of City's Public Works Department
  
- S. Developer will pay applicable impact fees to the City prior to the issuance of building permits for each phase of the development
  
- T. In addition to the traffic due diligence study already provided prior to the commencement of Phase 2 the applicant agrees to provide a supplemental traffic analysis of NE 151 Street & Biscayne Blvd from 1:15pm to 3:15pm to accurately assess the currently failing intersection and work with all partners involved (FIU, County, FDOT, Miami Dade School District and City) to develop a proportionate fair share solution to resolve or alleviate the failing intersection
  
- U. Demand Management Program (DMP) – The applicant shall submit a Transportation Demand Management (TDM) Program to the City, for each "vertical construction" phase of development meeting the requirements of Section 5-702 of the City's Land Development Regulations. Said plan to be submitted also to Miami Dade Transit and Florida Department of Transportation in accordance with Policy 2A.2.12 of the City's Comprehensive Plan. The TDM program shall be appropriate to the size, scale and location of the proposed development and shall demonstrate that every effort will be made to ensure the proposed transportation strategies will reduce the traffic impacts anticipated from the proposed development. The DMP shall propose multi modal transportation alternatives such as connected sidewalks, bicycle parking, transit facilities for bus/shuttle stops and carpooling to alleviate the added traffic anticipated from the site consistent with the requirements of Policy 2A.1.3.

- V. Prior to submittal of each amended conditional use permit application for individual phases, the applicant shall provide an updated traffic analysis to the Director of Community Planning & Development with proposed mitigation strategies to alleviate the anticipated impacts.
- W. Within 45 days of Council adoption, work with City staff to identify any available federal, state or local programs that may be able to provide possible tax credit opportunities.
- X. Comply with all DRC comments issued by all City Departments and/or Consultants as provided in written form by the City's Zoning Administrator, Joanne Martin.



**SWERDLOW GROUP**  
**LeFrak Organization**

OLETA PARTNERS  
**K O B I**  
**K A R P**

**SWERDLOW GROUP**



OLETA PARTNERS

**DEVELOPMENT PLAN**  
**BIBA - BISCAYNE LANDING**

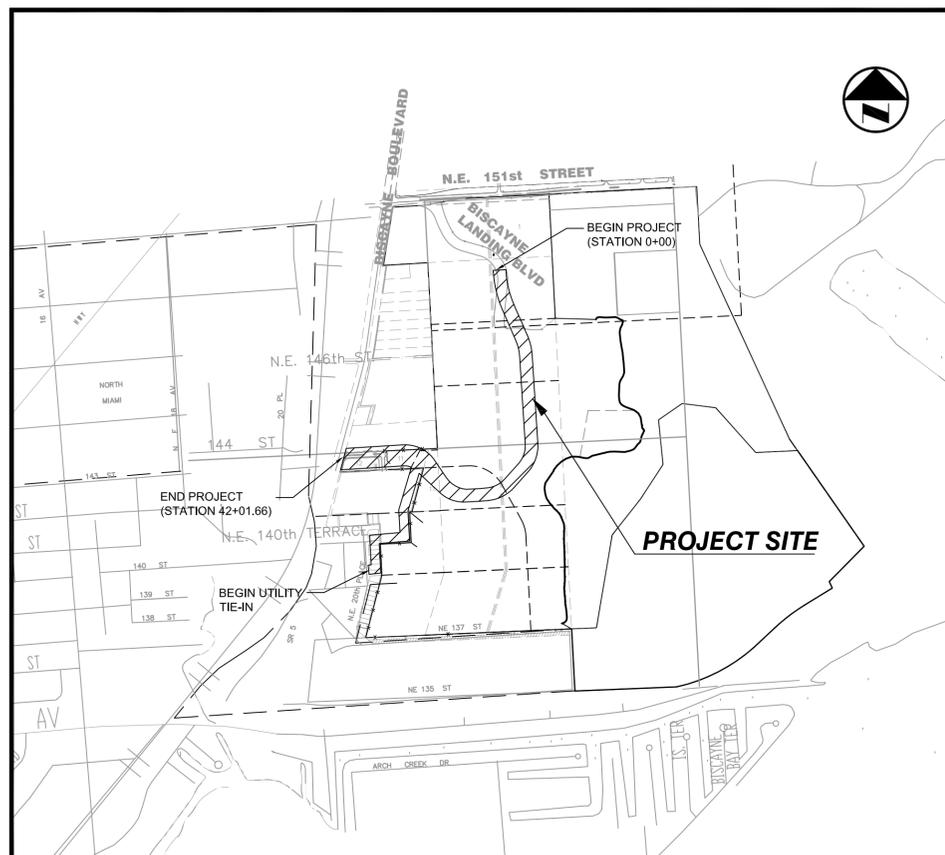
NORTH MIAMI, FL

**K O B I**  
**K A R P**

# BISCAYNE LANDING

NORTH MIAMI, FLORIDA

## BISCAYNE LANDING ROADWAY PLANS



LOCATION MAP  
NOT TO SCALE

### LENGTH OF PROJECT

	LENGTH (LINEAR FEET)	LENGTH (MILES)
ROADWAY	4,202	0.80

PREPARED BY:

# ATKINS

2001 NW 107th Avenue  
Miami, Florida 33172  
305.592.7275

FBPR Certificate of Authorization No. 24

### INDEX OF DRAWINGS

#### CIVIL

SHEET #	SHEET TITLE
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	TYPICAL SECTIONS
C-04	OVERALL ROADWAY AND UTILITY PLAN
C-05	ROADWAY AND UTILITY PLAN
C-06	ROADWAY AND UTILITY PLAN
C-07	ROADWAY AND UTILITY PLAN
C-08	ROADWAY AND UTILITY PLAN
C-09	ROADWAY AND UTILITY PLAN
C-10	ROADWAY AND UTILITY PLAN
C-11	ROADWAY AND UTILITY PLAN
C-12	ROADWAY AND UTILITY PLAN
C-13	INTERSECTION PLAN
C-14	UTILITY PLAN
C-15	UTILITY PLAN

#### ELECTRIC

SHEET #	SHEET TITLE
L-01	OVERALL LIGHTING PLAN
L-02	LIGHTING PLAN
L-03	LIGHTING PLAN
L-04	LIGHTING PLAN
L-05	LIGHTING PLAN
L-06	LIGHTING PLAN
L-07	LIGHTING PLAN
L-08	LIGHTING PLAN
L-09	LIGHTING PLAN
L-10	LIGHT POLE DETAIL, SYMBOL LEGEND, WIRING SCHEDULE AND NOTES

#### LANDSCAPE

SHEET #	SHEET TITLE
LA-01	OVERALL LANDSCAPE PLAN
LA-02	LANDSCAPE NOTES AND DETAILS
LA-03	LANDSCAPE PLAN
LA-04	LANDSCAPE PLAN
LA-05	LANDSCAPE PLAN
LA-06	LANDSCAPE PLAN
LA-07	LANDSCAPE PLAN
LA-08	LANDSCAPE PLAN
LA-09	LANDSCAPE PLAN
LA-10	LANDSCAPE PLAN



30% DRY RUN/ PRELIMINARY  
DRC JUNE 17, 2013

Users: 22189  
D:\CIVIL\PROJECTS\100032762 Biscayne Landing\PLANS\SHEETS\Notes-Section.dwg 06/17/2013 09:54:01 AM

**GENERAL NOTES:**

- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCY BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES NOTIFICATION CENTER SUNSHINE STATE ONE CALL AT 1-800-432-4770 AND FP&L AT 305-347-3900 48 HOURS PRIOR TO DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
- EXISTING UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION. CONTACT UTILITY AGENCIES BEFORE CONSTRUCTION IS STARTED TO VERIFY LOCATION AND DEPTH OF UNDERGROUND UTILITIES.
- ANY DISCREPANCY BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION AND COORDINATE WITH THE VARIOUS UTILITIES TO RELOCATE, BYPASS OR OTHERWISE ENSURE THAT UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION.
- CLEAR AND GRUB ALL AREAS WHERE NEW WORK IS INDICATED.
- CONTRACTOR TO COVER CATCH BASINS AND PREVENT THE ENTRY OF CONSTRUCTION DEBRIS.
- ALL EXISTING FEATURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNDISTURBED UNLESS OTHERWISE NOTED.
- MONUMENTS OR PROPERTY LINE MARKERS LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED.
- CONTRACTOR TO RESTORE EXISTING CONCRETE SIDEWALKS, ASPHALT PAVEMENT, LANDSCAPE, ETC. DISTURBED DURING THE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
- WHERE NEW CONSTRUCTION (CURBS, PAVEMENTS, ETC.) IS INDICATED TO CONNECT TO THE EXISTING ELEVATIONS, MATERIALS, ETC. SHALL MATCH THE EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE ON PLANS.
- NEW PAVEMENT TO MATCH FLUSH WITH EXISTING IN A NEAT STRAIGHT LINE. CONTRACTOR TO ROUND AND ADJUST SLOPE AS REQUIRED IN FIELD TO AVOID BUMPS. CAREFULLY GRADE AREA TO DRAIN.
- WHERE NEW PAVEMENT IS TO MEET EXISTING PAVEMENT, ALL EDGES OF EXISTING PAVEMENT ARE TO BE SAW-CUT.
- PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE (INCLUDING SOD) IN LANDSCAPE AREA MATCH TOP OF CURBS OR ONE HALF INCH LOWER THAN ADJACENT PAVEMENT. TAPER TO MATCH EXISTING
- ALL NEW COVERS, FRAMES, GRATES, ETC. SHALL BE ADJUSTED TO MATCH FLUSH WITH NEW GRADES OF PAVEMENT OR CONCRETE SIDEWALK.
- REMOVE/RELOCATE EXISTING TREES AND LANDSCAPING WITHIN THE SITE AS PER MIAMI-DADE COUNTY STANDARDS AND COORDINATE WITH LANDSCAPE ARCHITECTURAL DRAWINGS.
- CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE 'TRENCH SAFETY ACT' FOR ALL TRENCHING OPERATIONS.
- USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING. UNLESS OTHERWISE DETERMINED, ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN AND VEHICULAR TRAFFIC.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS.
- CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE SITE OR REGULATING CONSTRUCTION OPERATIONS.
- THE ROADWAY STORM WATER MANAGEMENT SYSTEM SHALL BE PERMITTED IN ACCORDANCE WITH THE ENVIRONMENTAL RESOURCE PERMIT (ERP) THROUGH SFWMD AND MIAMI DADE COUNTY.

**PAVEMENT NOTES:**

- ALL PAVEMENT WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION OF MIAMI DADE COUNTY PUBLIC WORKS.
- ASPHALTIC CONCRETE SURFACE COURSE TO BE TYPE SP-12.5 ASPHALTIC CONCRETE 1 1/2" MIN. THICKNESS. BASE COURSE SHALL BE COMPOSED OF LIMEROCK NOT LESS THAN 8" THICK PLACED IN TWO EQUAL LIFTS.
- LIMEROCK BASE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98 PERCENT OF THE MAXIMUM DENSITY OBTAINED UNDER AASHTO SPECIFICATION T-180-74.
- STABILIZED SUBGRADE MATERIAL SHALL HAVE A MINIMUM L.B.R. VALUE NOT LESS THAN 40. IF THE IN PLACE SUBGRADE HAS A L.B.R. VALUE LESS THAN 40, A SUITABLE STABILIZING MATERIAL SHALL BE ADDED. SUCH STABILIZING MATERIAL SHALL BE CRUSHED LIMEROCK COARSE LIMEROCK SCREENING OR ANY OTHER STABILIZING MATERIAL.

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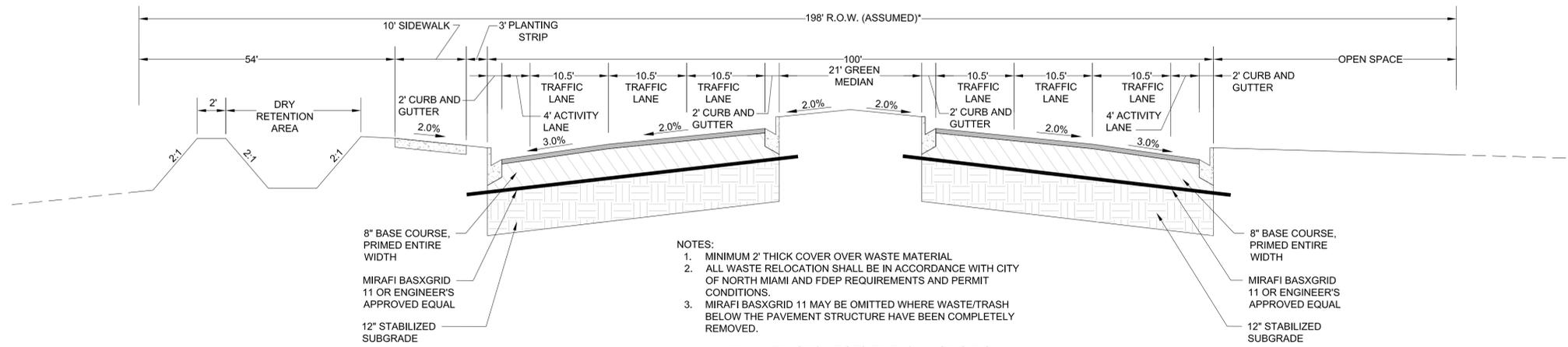
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PROJECT **BISCAYNE LANDING**  
 SHEET TITLE **GENERAL NOTES**

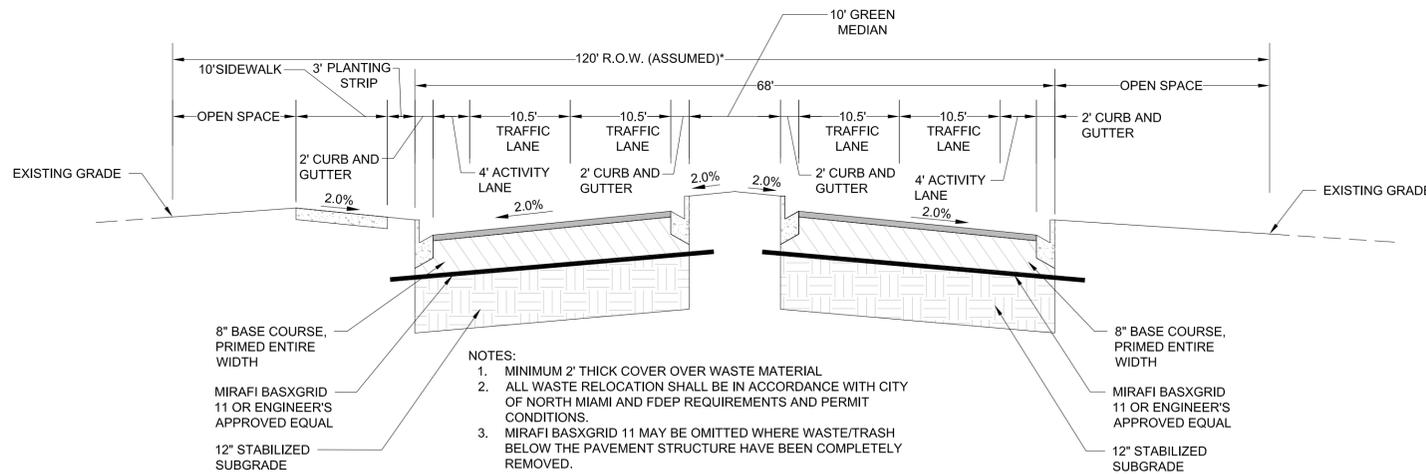
SHEET  
**C-02**



- NOTES:
1. MINIMUM 2" THICK COVER OVER WASTE MATERIAL
  2. ALL WASTE RELOCATION SHALL BE IN ACCORDANCE WITH CITY OF NORTH MIAMI AND FDEP REQUIREMENTS AND PERMIT CONDITIONS.
  3. MIRAFIX BASXGRID 11 MAY BE OMITTED WHERE WASTE/TRASH BELOW THE PAVEMENT STRUCTURE HAVE BEEN COMPLETELY REMOVED.

**NE 143RD ST(WEST) TYPICAL SECTION**  
 (STATION 30+46.81 TO 42+01.66)  
 DESIGN SPEED: 30 MPH  
 POSTED SPEED: 25 MPH

\* R.O.W. (ASSUMED) ASSUMED; ALL BISCAYNE LANDING PROPERTY IS OWNED BY THE CITY OF NORTH MIAMI, A SEPARATE R.O.W. (ASSUMED) TRACT IS NOT PROPOSED OR REQUIRED



- NOTES:
1. MINIMUM 2" THICK COVER OVER WASTE MATERIAL
  2. ALL WASTE RELOCATION SHALL BE IN ACCORDANCE WITH CITY OF NORTH MIAMI AND FDEP REQUIREMENTS AND PERMIT CONDITIONS.
  3. MIRAFIX BASXGRID 11 MAY BE OMITTED WHERE WASTE/TRASH BELOW THE PAVEMENT STRUCTURE HAVE BEEN COMPLETELY REMOVED.

**BISCAYNE LANDING / NE 143RD ST(EAST) TYPICAL SECTION**  
 (STATION 0+00 TO 30+46.81)  
 DESIGN SPEED: 30 MPH  
 POSTED SPEED: 25 MPH

\* R.O.W. (ASSUMED) ASSUMED; ALL BISCAYNE LANDING PROPERTY IS OWNED BY THE CITY OF NORTH MIAMI, A SEPARATE R.O.W. (ASSUMED) TRACT IS NOT PROPOSED OR REQUIRED

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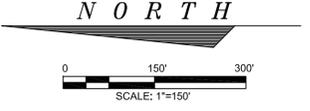
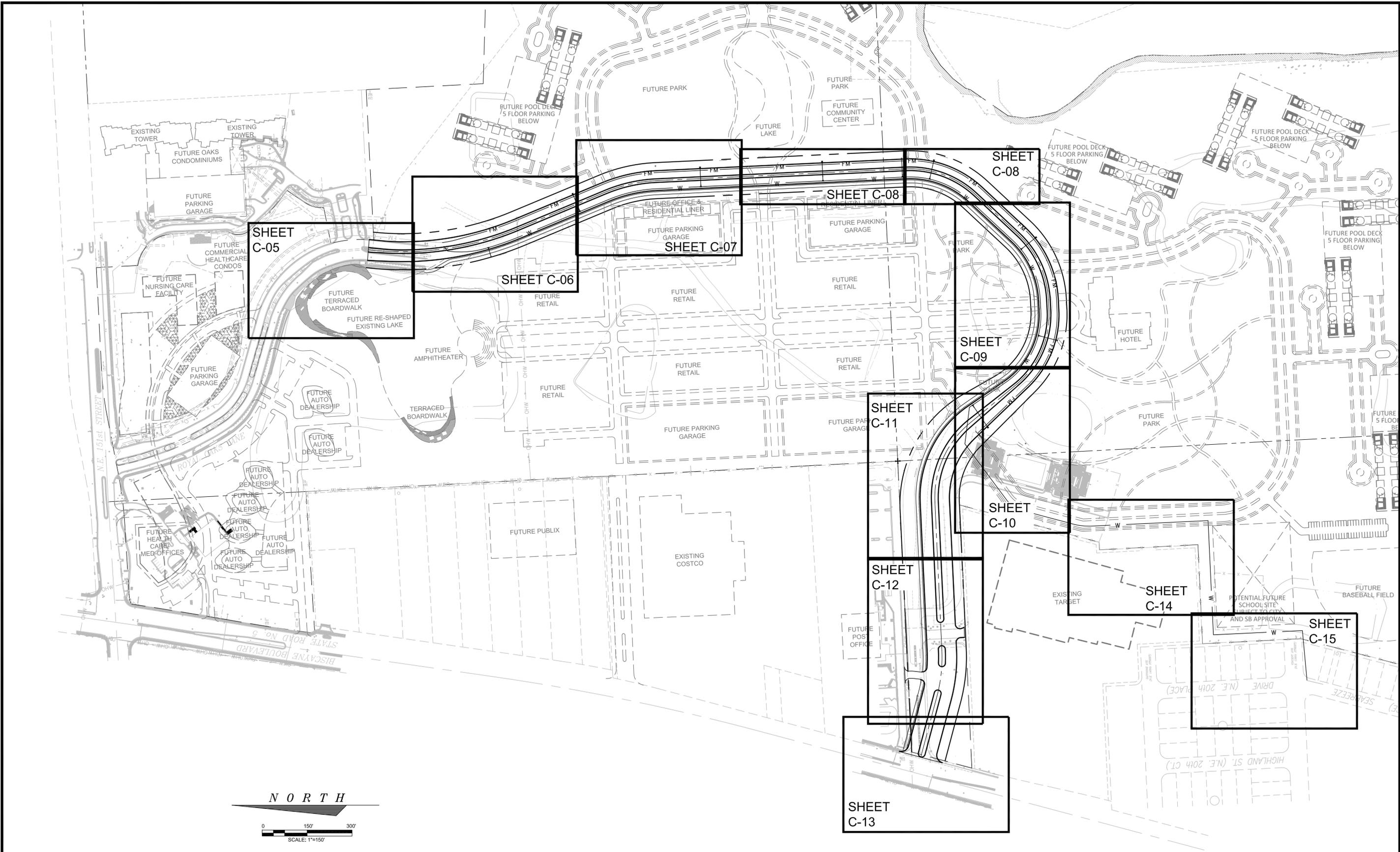
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**BISCAYNE LANDING**  
**OVERALL ROADWAY AND UTILITY PLAN**

SHEET  
**C-04**

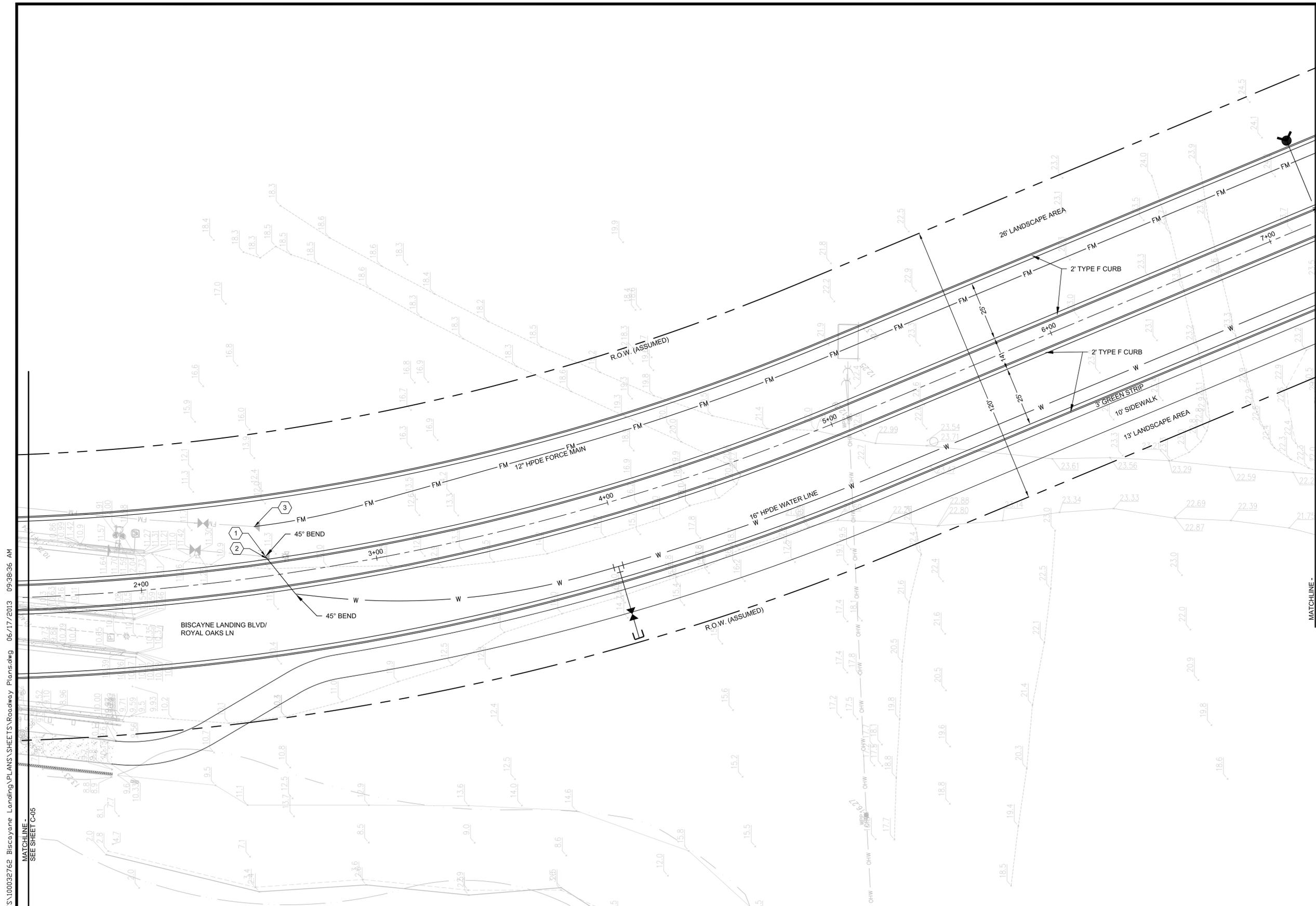


N O R T H



**SHEET KEYNOTES**

1. REMOVE BLOW-OFF VALVE AND CONNECT TO EXISTING WATER MAIN
2. PROVIDE JUMPER
3. CONNECT TO EXISTING FORCE MAIN



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MATCHLINE - SEE SHEET C-05

MATCHLINE - SEE SHEET C-07

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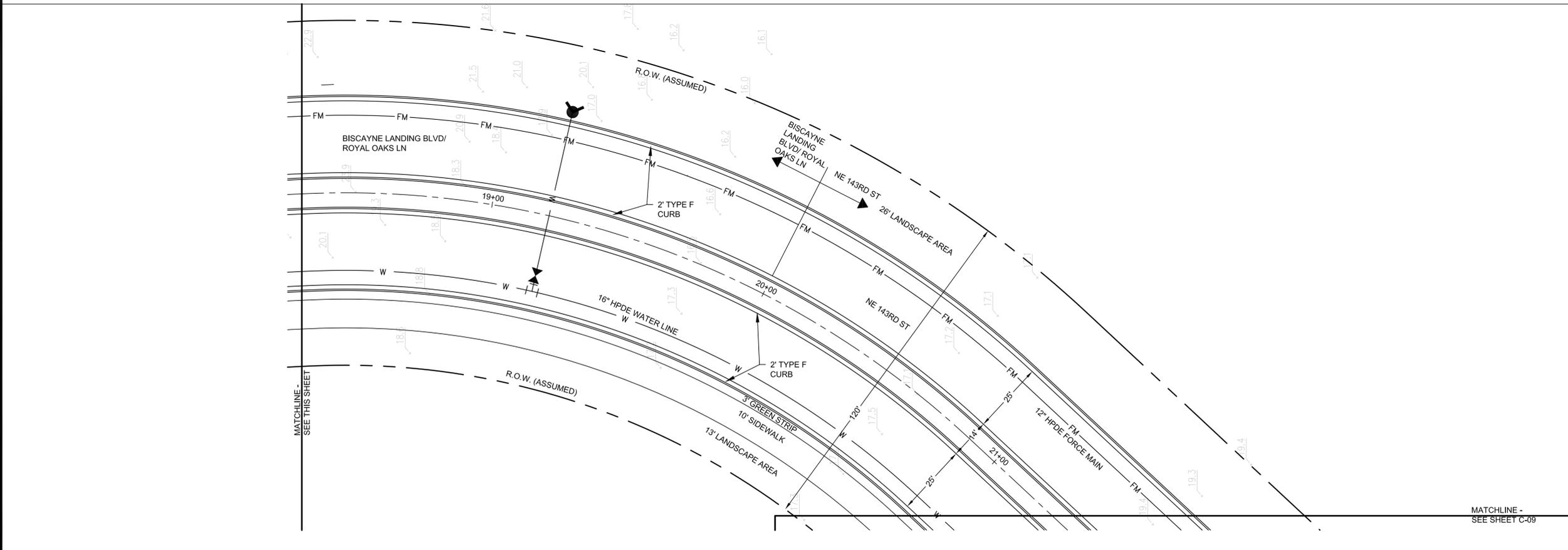
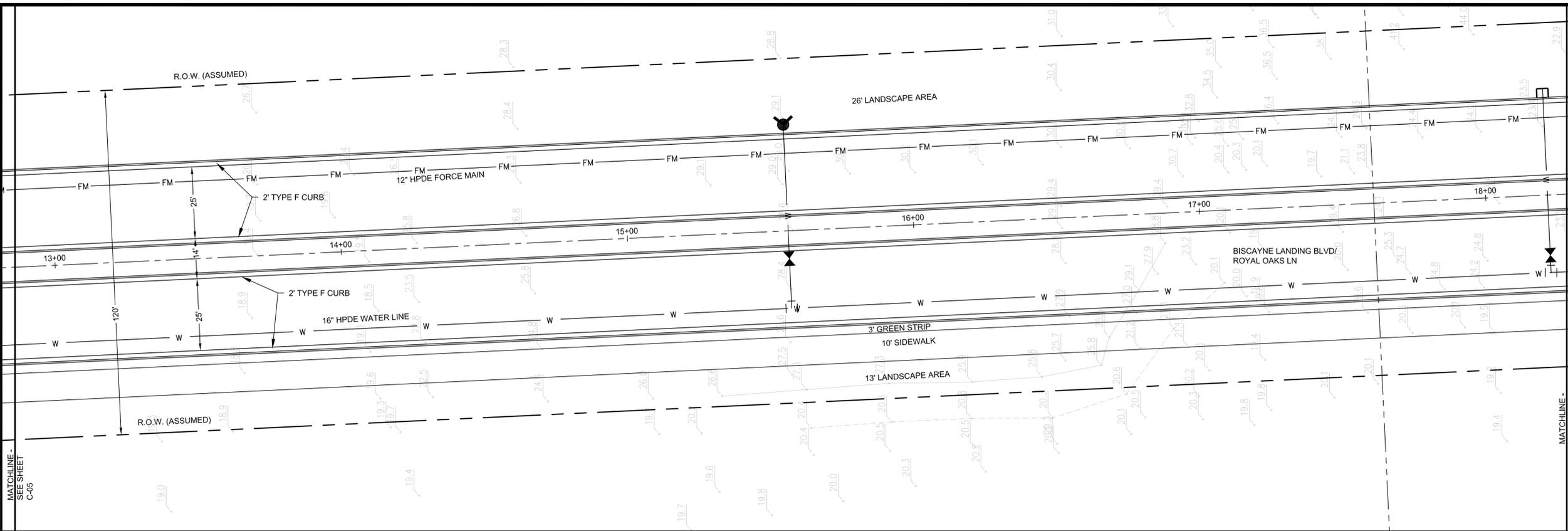
PROJECT  
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**BISCAYNE LANDING**  
**ROADWAY AND UTILITY PLAN**

SHEET  
**C-06**



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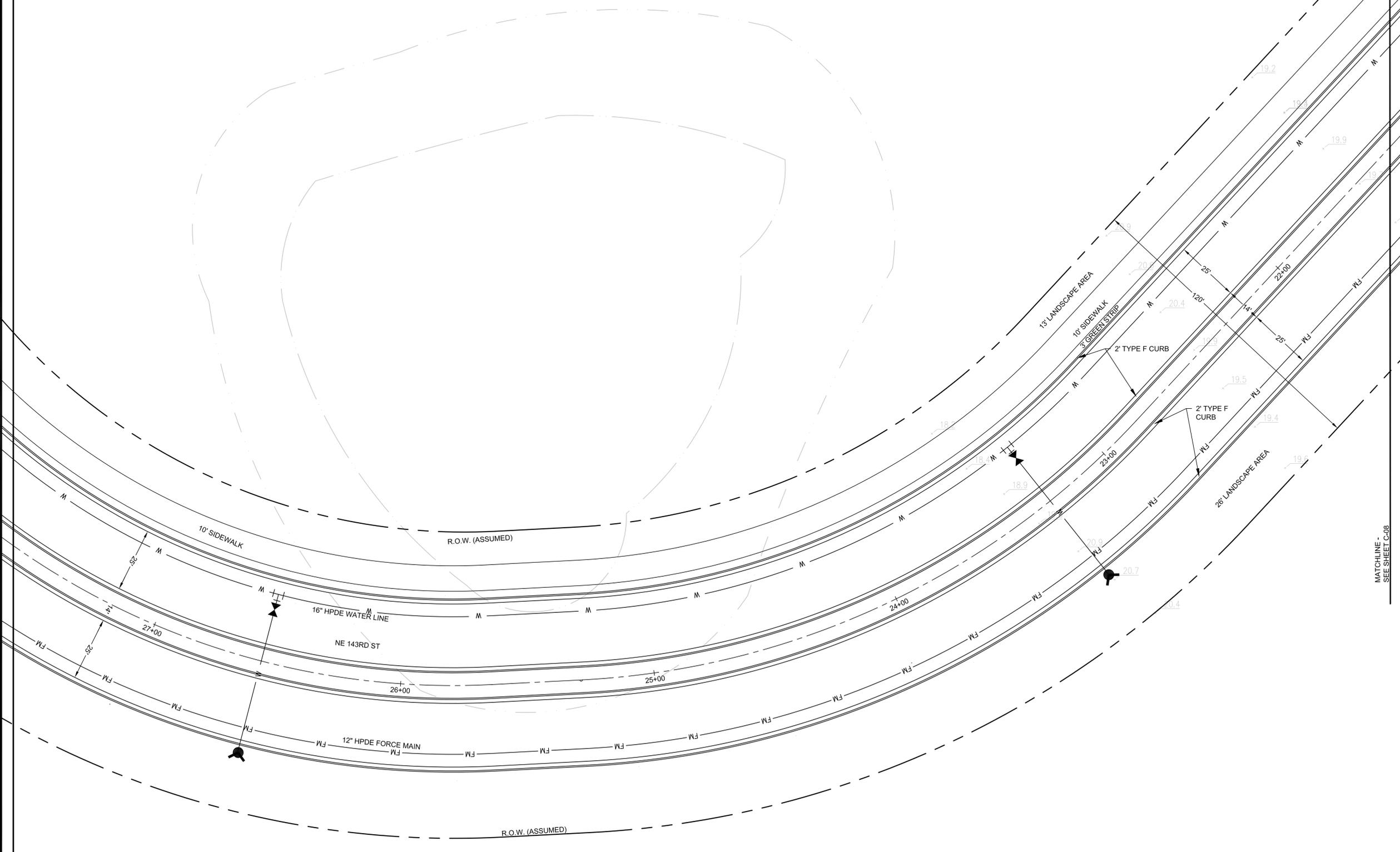
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PROJECT SHEET TITLE

**BISCAYNE LANDING**  
**ROADWAY AND UTILITY PLAN**

SHEET  
**C-08**

MATCHLINE -  
SEE SHEET C-10



MATCHLINE -  
SEE SHEET C-08

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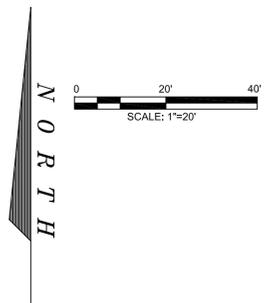
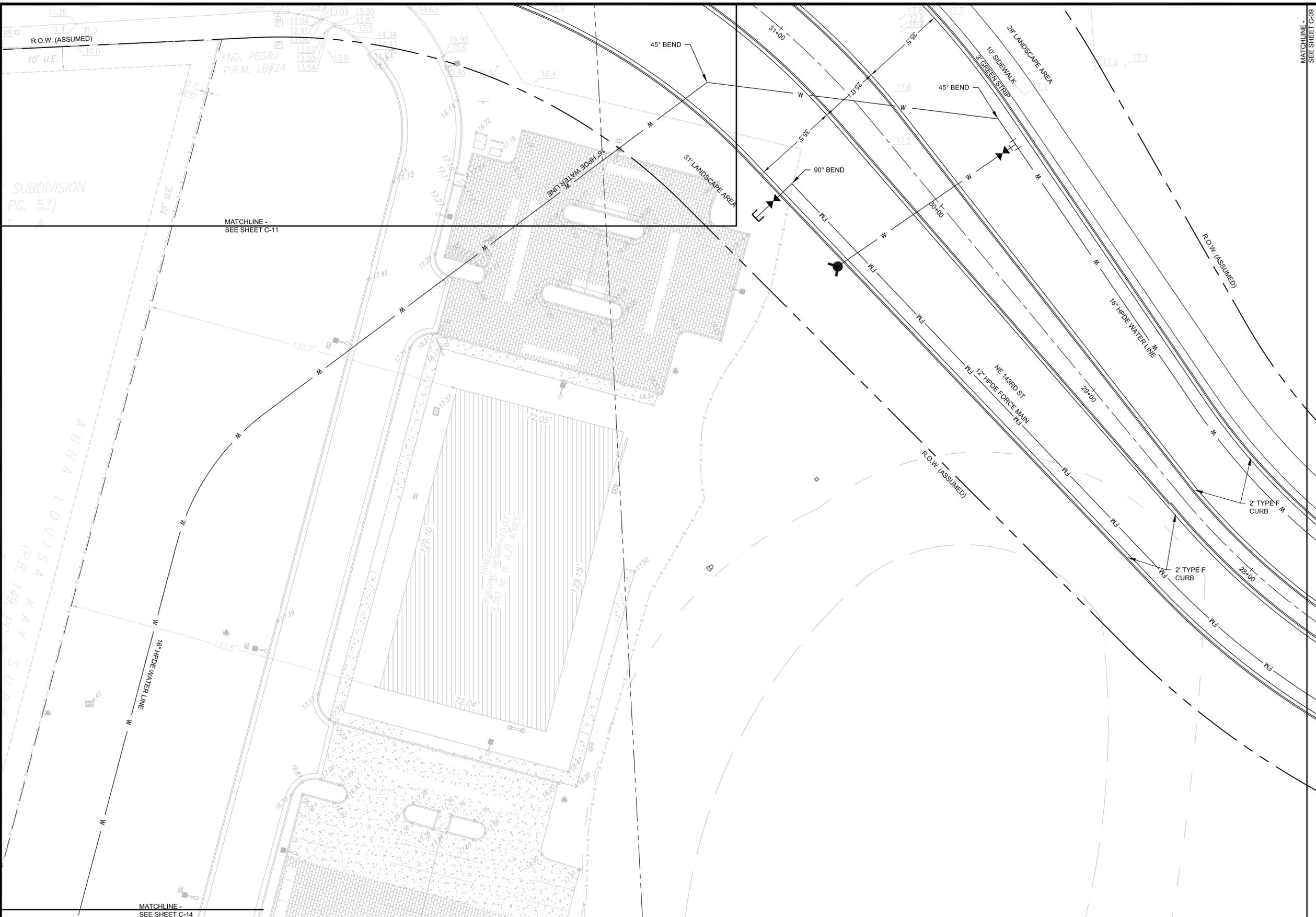
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PROJECT	<b>BISCAYNE LANDING</b>
SHEET TITLE	<b>ROADWAY AND UTILITY PLAN</b>

SHEET  
C-09

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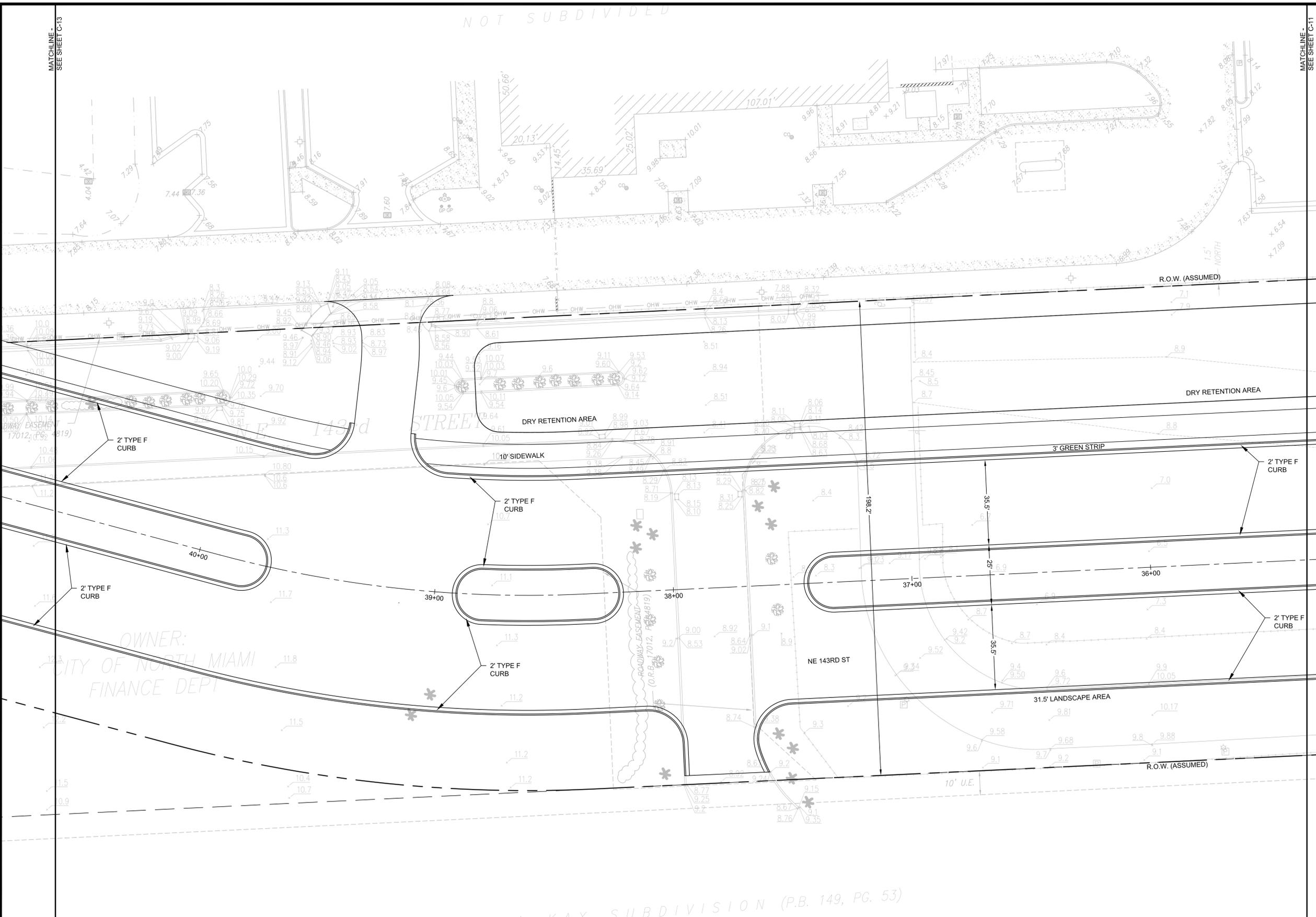
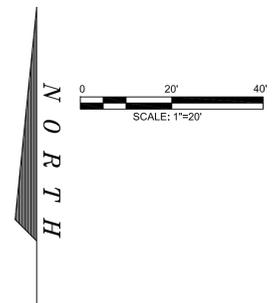
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PROJECT **BISCAYNE LANDING**  
 SHEET TITLE **ROADWAY AND UTILITY PLAN**

SHEET **C-10**



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OWNER:  
CITY OF NORTH MIAMI  
FINANCE DEPT

KAY SUBDIVISION (P.B. 149, PG. 53)

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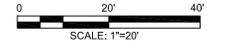
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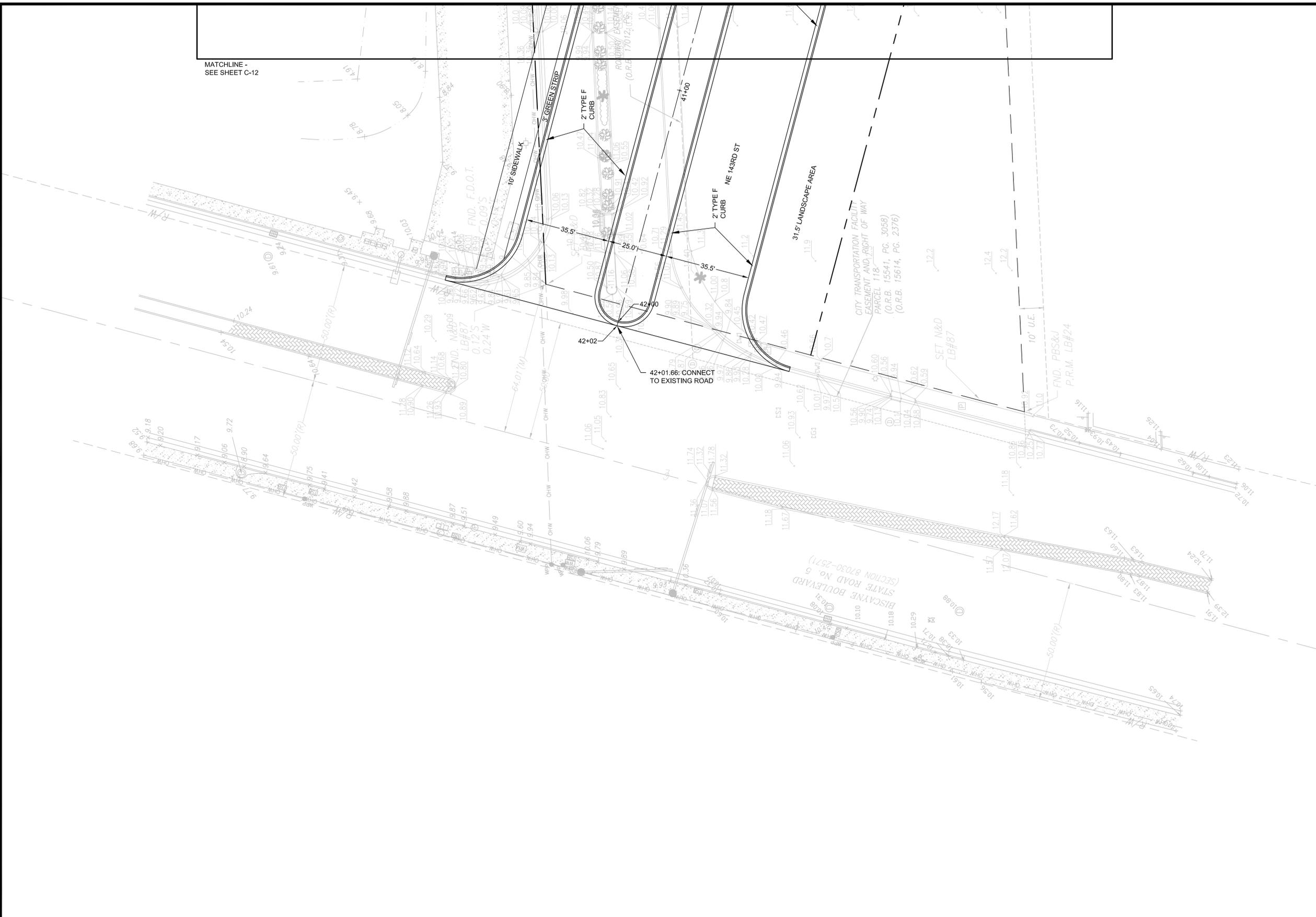
PROJECT  
**BISCAYNE LANDING**  
ROADWAY AND UTILITY PLAN

SHEET  
**C-12**

NORTH



MATCHLINE -  
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PROJECT SHEET TITLE

**BISCAYNE LANDING**  
**INTERSECTION PLAN**

SHEET  
**C-13**

N O R T H



ANNA LOUISA KAY SUBDIVISION  
 TRACT A  
 (P.B. 149, PG. 53)

OWNER:  
 DAYTON HUDSON CORP

ANNA LOUISA KAY SUBDIVISION (P.B. 149, PG. 53)  
 TRACT A

MATCHLINE -  
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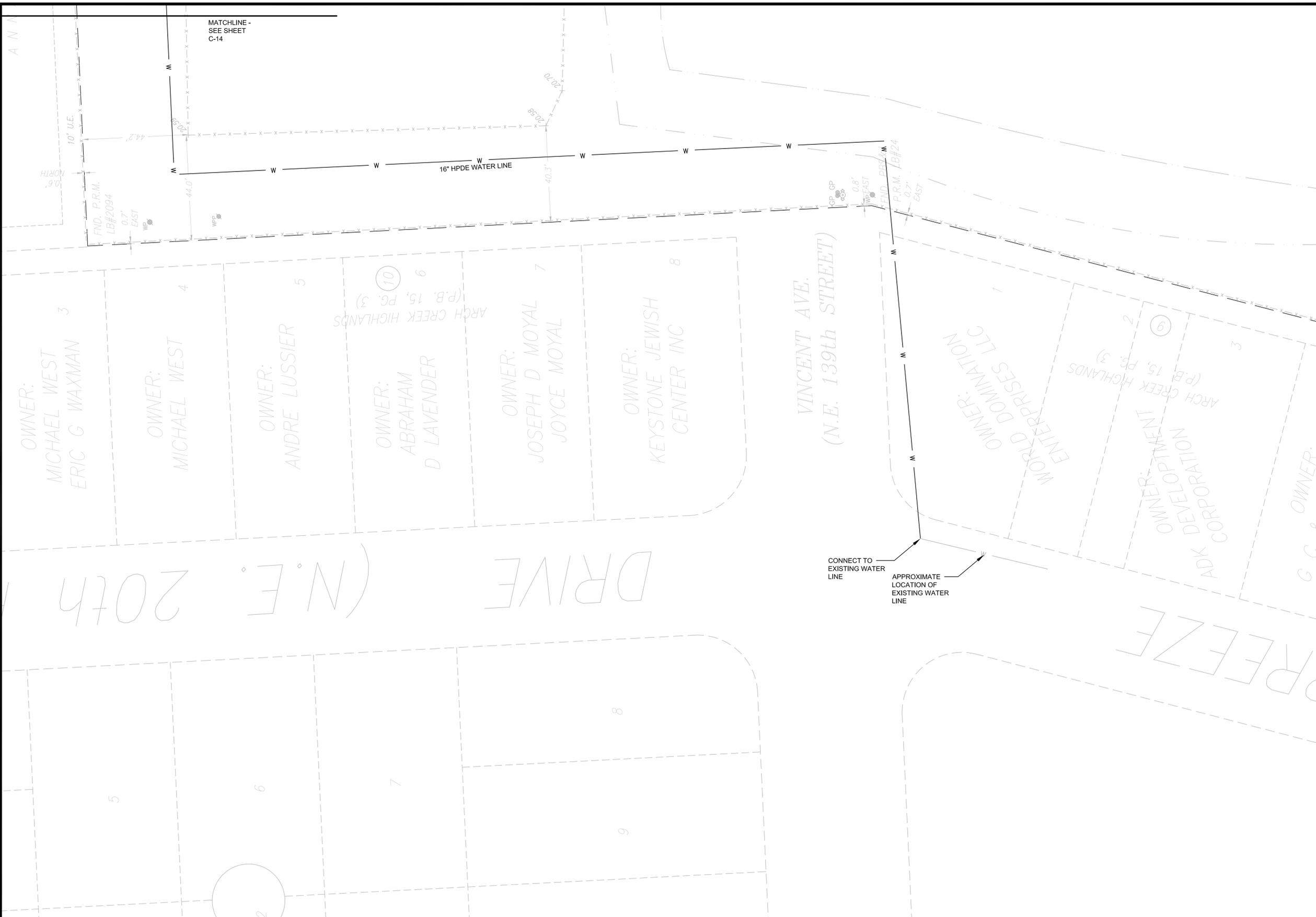
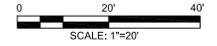
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PROJECT **BISCAYNE LANDING**  
 SHEET TITLE **UTILITY PLAN**

SHEET  
**C-14**

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PROJECT **BISCAYNE LANDING**  
SHEET TITLE **UTILITY PLAN**

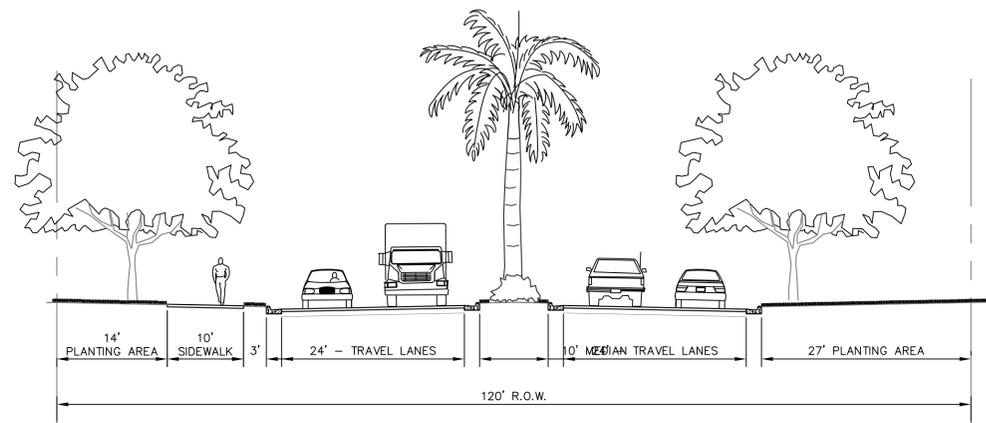
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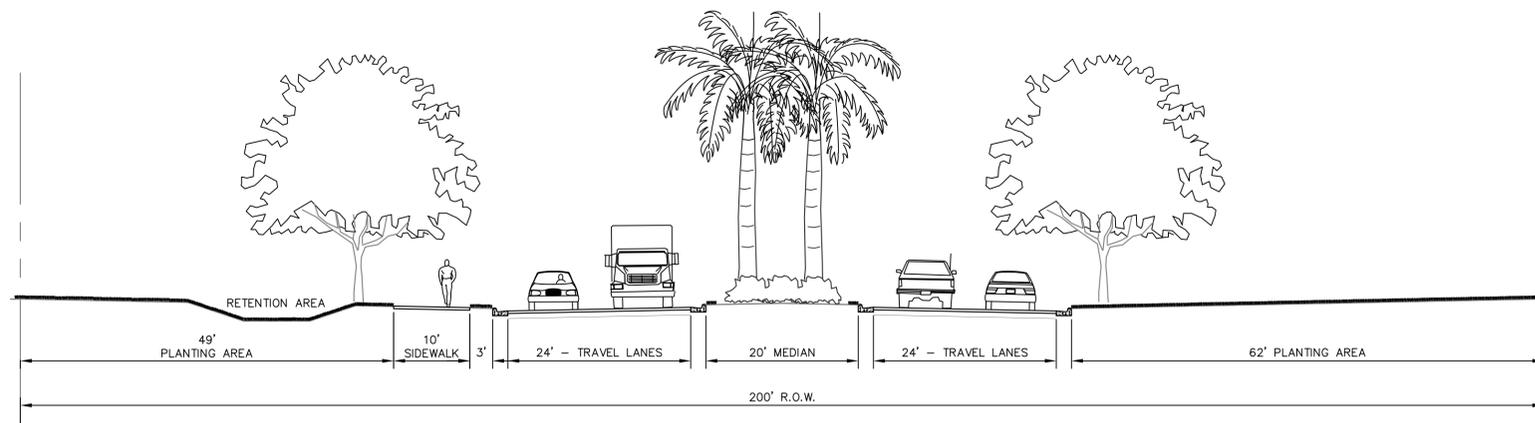
PLANT LIST					
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
<u>PALMS</u>					
CN	COCOS MUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	142	8'-12' CLEAR WOOD	HTS. AS NOTED ON PLAN
PD	PHOENIX DACTYLIFERA 'MEDJOL'	MEDJOL DATE PALM	16	12' CLEAR WOOD	MATCHED
RR	ROSYONIA REGIA	ROYAL PALM	53	15' GREY WOOD	MATCHED
<u>TREES</u>					
DR	DELONIX REGIA	ROYAL POINCIANA	61	14' HT. x 8' SPR.	2-1/2" CALIPER
JM	JACARANDA MIMOSIFOLIA	JACARANDA	34	12' HT. x 6' SPR.	2-1/2" CALIPER
JI	JATROPHA INTEGERRIMA	JATROPHA	120	8' HT. x 5' SPR.	MULTI-TRUNK
QV	QUERCUS VIRGINIANA	LIVE OAK	183	18' HT. x 8' SPR.	4" CALIPER
<u>SHRUBS</u>					
CI	CHRISOBALANUS ICACO	COCOPLUM	3660	16" HT. x 16" SPR.	3 GAL. CAN, 30" O.C.
CA	CRINUM ASIATICUM	CRINUM LILY	1236	24" HT. x 24" SPR.	7 GAL. CAN, 36" O.C.
FMG	FIGUS M. 'GREEN ISLAND'	GREEN ISLAND FIGUS	3410	12" HT. x 12" SPR.	3 GAL. CAN, 24" O.C.
AW	ACALYPHA WILKESIANA	COPPERLEAF	425	18" HT. x 16" SPR.	3 GAL. CAN, 36" O.C.
NB	NEPHROLEPIS FALCATA	MACHO FERN	1060	16" HT. x 16" SPR.	3 GAL. CAN, 30" O.C.
<u>GROUND COVERS</u>					
DT	DIANELLA TASMANICA	FLAX LILY	2835	12" HT. x 12" SPR.	1 GAL. CAN, 18" O.C.
<u>TURF</u>					
	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORITAM	31,650	SQUARE YARDS	

GENERAL NOTES

- ALL PLANTING TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF NORTH MIAMI
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PROPER PERMITS FOR HIS WORK
- ALL PLANT MATERIAL SHALL BE IN OPTIMUM CONDITION, FREE OF ALL INSECTS AND DISEASE, AND SHALL BE EQUAL OR BE SUPERIOR TO A CLASSIFICATION KNOWN AS FLORIDA GRADE #1, AS PER THE STATE OF FLORIDA GRADES AND STANDARDS.
- ABOVE AND BELOW GRADE UTILITY LOCATIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK. IF UTILITY CONFLICTS BECOME EVIDENT, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR ANY NECESSARY ADJUSTMENTS. WHEN WORKING IN AREAS WHERE UTILITIES ARE KNOWN TO EXIST, UTILITY LOCATIONS MAY NEED TO STAKED BY A SURVEYOR OR UTILITY COMPANY. THE CONTRACTOR HAS THE OPTION TO CALL 'SUNSHINE ONE CALL' AT 1-800-432-4770 TO SCHEDULE LOCATION OF UTILITIES THAT SUBSCRIBE TO THEIR SERVICE.
- WHERE MEDJOLL PALMS ARE BEING PLANTED, THE CONTRACTOR SHALL REMOVE ALL LIMEROCK, LOOSEN COMPACTED SUBGRADE, AND BACKFILL WITH SAND BEFORE INSTALLING PALMS.
- PLANTING MIX BACKFILL IS TO BE 4 PARTS NATIVE SOIL AND 1 PART PEAT OR APPROVED COMPOST PLUS 4 POUNDS OF 6-6-6 FERTILIZER PER CUBIC YARD OF BACKFILL. ADD MYCORRHIZAL TRANSPLANT INOCULATE PER MANUFACTURERS DIRECTIONS.
- ALL PLANTED AREAS, INCLUDING SOD AREAS, ARE TO RECEIVE 100% COVERAGE, WITH 75% MINIMUM OVERLAP BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM.
- IT WILL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTING RECEIVE ADEQUATE WATER DURING INSTALLATION AND THROUGHOUT THE PLANT WARRANTEE PERIODS. DEEP WATERING OF ALL NEW PLANTS AND ANY SUPPLEMENTARY WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL OR SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS PART OF THIS CONTRACT.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON THIS PROJECT.

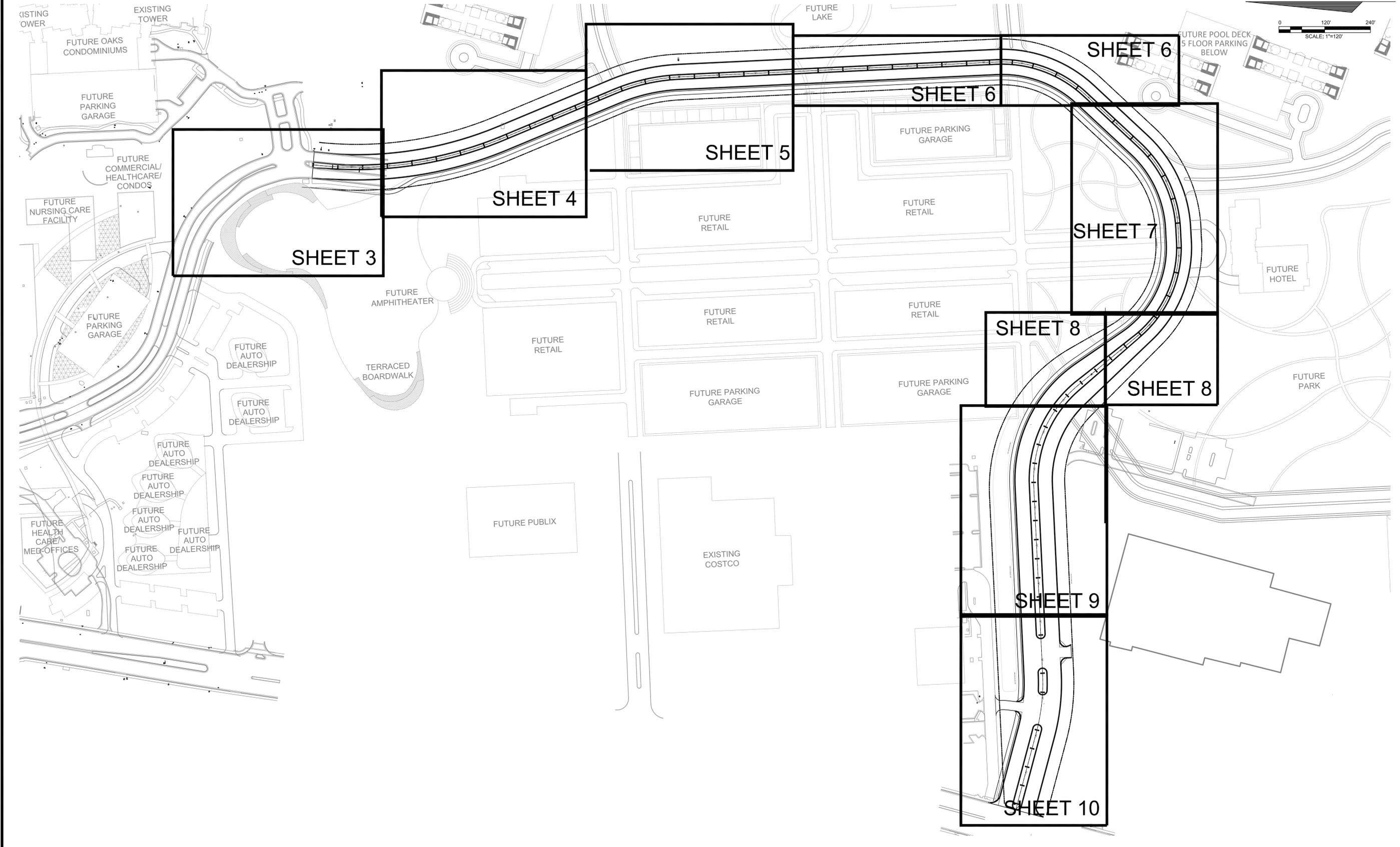
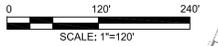


TYPICAL 120' R.O.W. SECTION  
SCALE: 1" = 10'



TYPICAL 200' R.O.W. SECTION  
SCALE: 1" = 10'

NORTH



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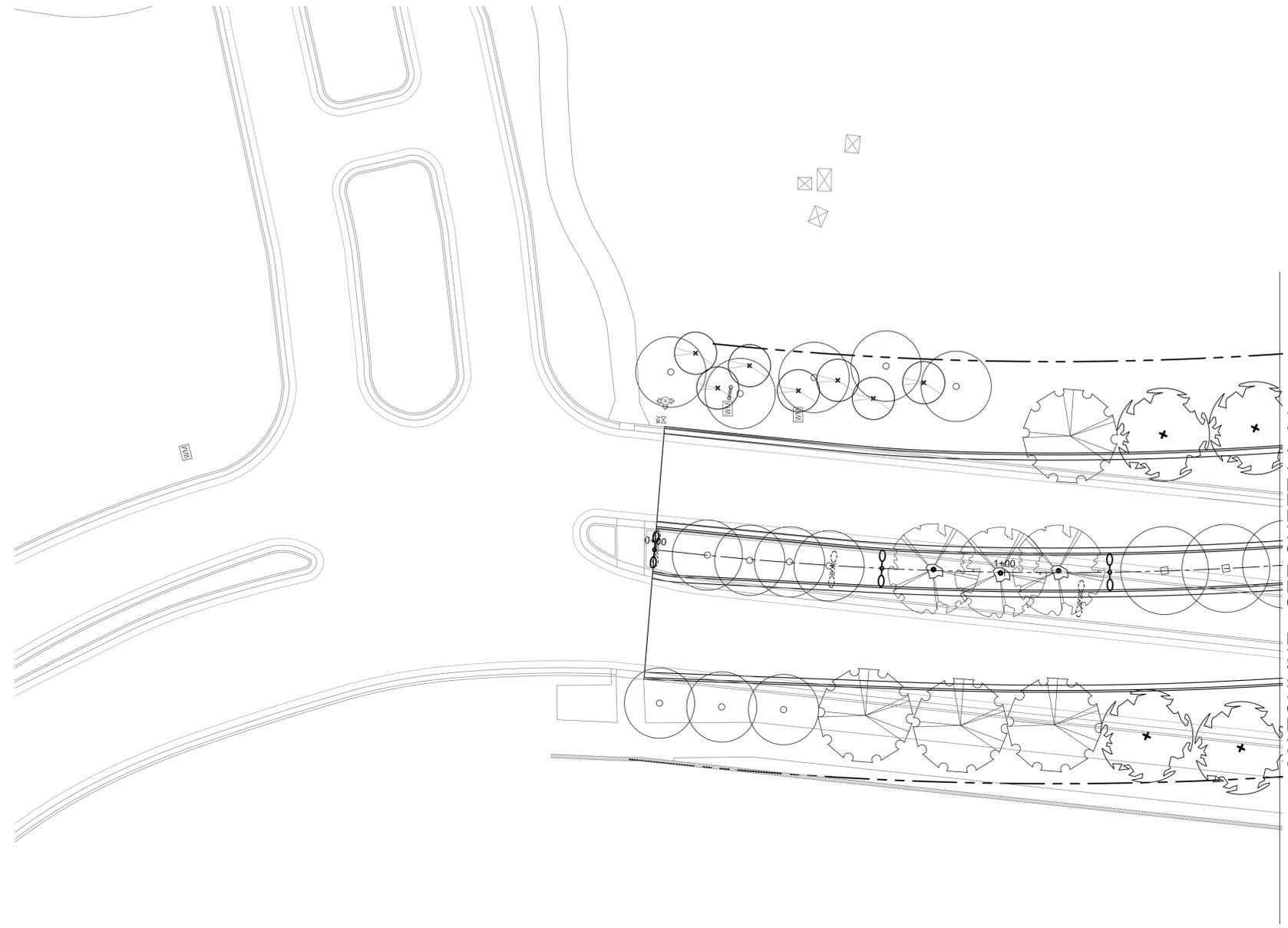
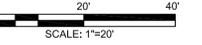
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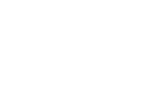
PROJECT **BISCAYNE LANDING**  
SHEET TITLE **LANDSCAPE PLAN**

SHEET **LA-02**

N O R T H



LEGEND

-  MEDJOOI DATE PALM
-  ROYAL PALM
-  COCONUT PALM
-  JATROPHA TREE
-  LIVE OAK
-  ROYAL POINCIANA
-  JACARANDA

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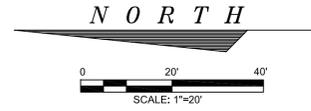
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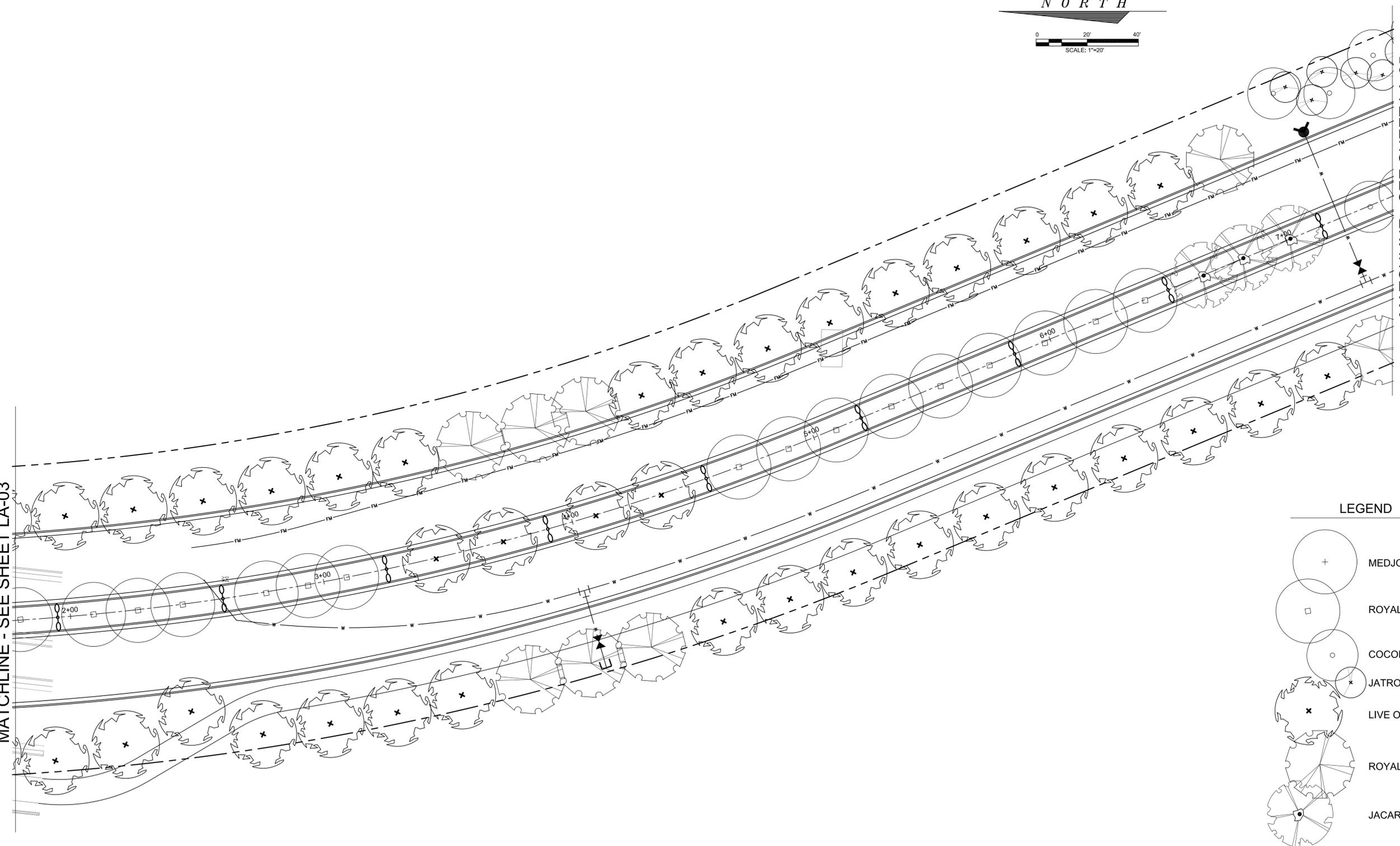
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 SHEET TITLE **LANDSCAPE PLAN**

SHEET  
**LA-03**



MATCHLINE - SEE SHEET LA-03

MATCHLINE - SEE SHEET LA-05



LEGEND

- MEDJOOl DATE PALM
- ROYAL PALM
- COCONUT PALM
- JATROPHA TREE
- LIVE OAK
- ROYAL POINCIANA
- JACARANDA

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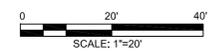
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SHEET TITLE **LANDSCAPE PLAN**

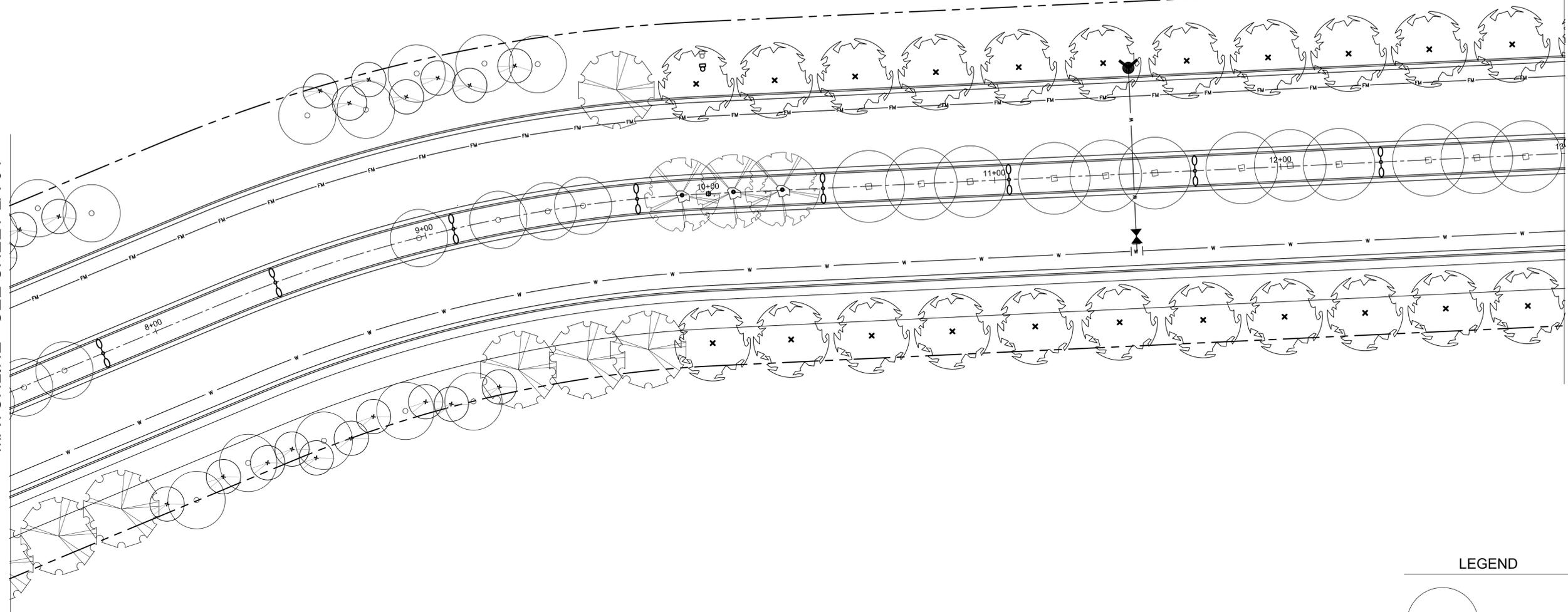
SHEET  
LA-04

N O R T H



MATCHLINE - SEE SHEET LA-04

MATCHLINE - SEE SHEET LA-06



LEGEND

- MEDJOOl DATE PALM
- ROYAL PALM
- COCONUT PALM
- JATROPHA TREE
- LIVE OAK
- ROYAL POINCIANA
- JACARANDA

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PROJECT  
 SHEET TITLE

*BISCAYNE LANDING*  
**LANDSCAPE PLAN**

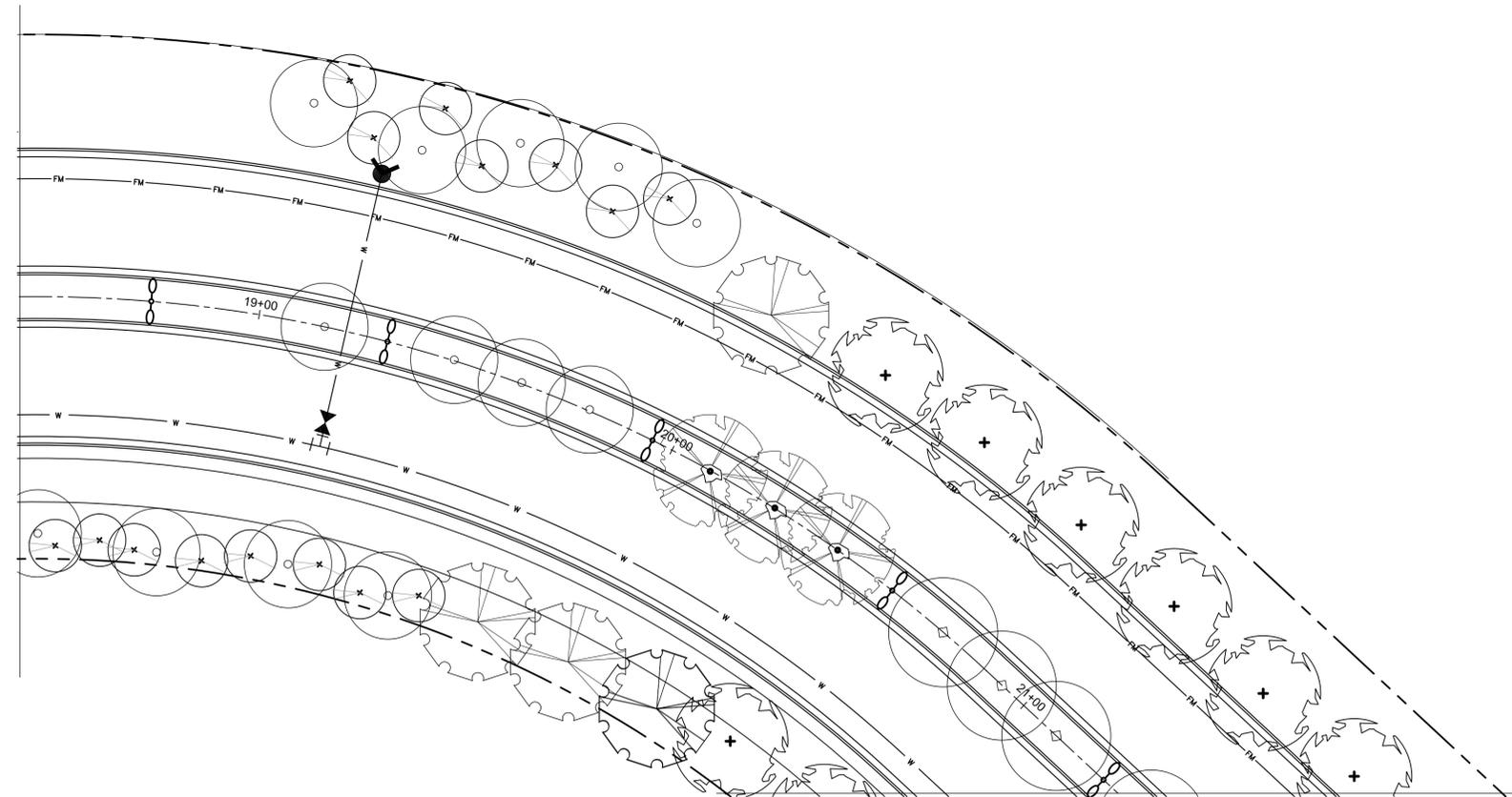
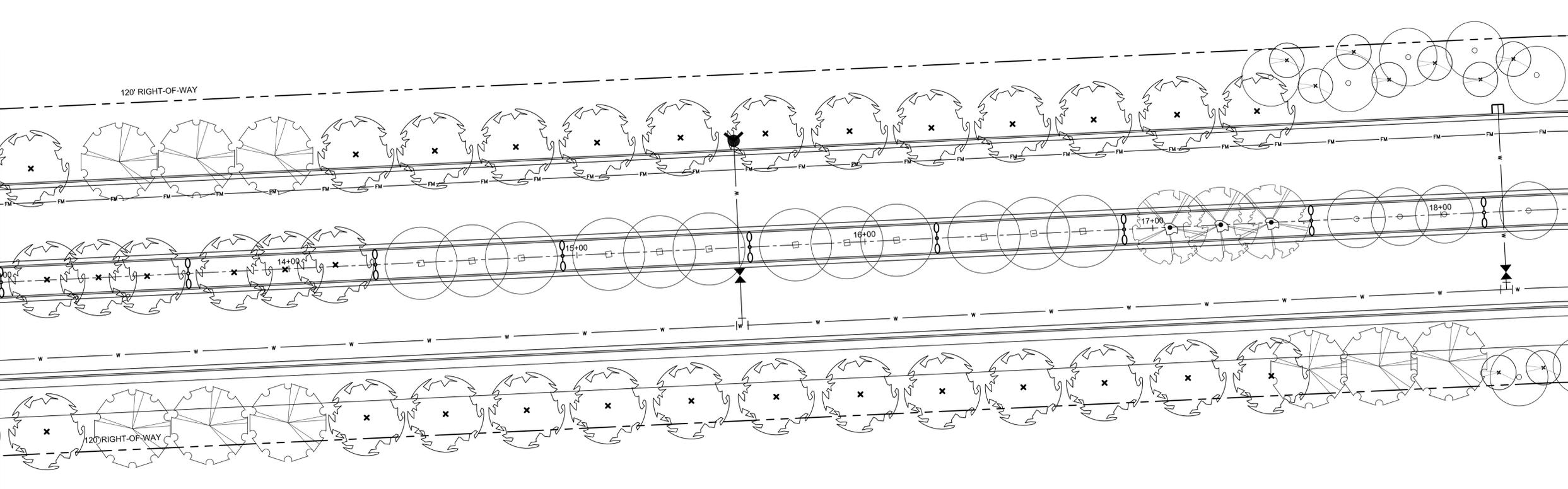
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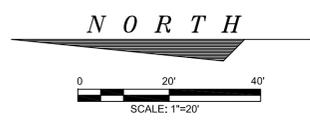
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MATCHLINE - SEE ABOVE

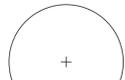
MATCHLINE - SEE BELOW



MATCHLINE - SEE SHEET LA-07



LEGEND

-  MEDJOOOL DATE PALM
-  ROYAL PALM
-  COCONUT PALM
-  JATROPHA TREE
-  LIVE OAK
-  ROYAL POINCIANA
-  JACARANDA

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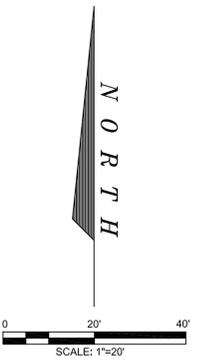
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 SHEET TITLE LANDSCAPE PLAN

SHEET LA-06

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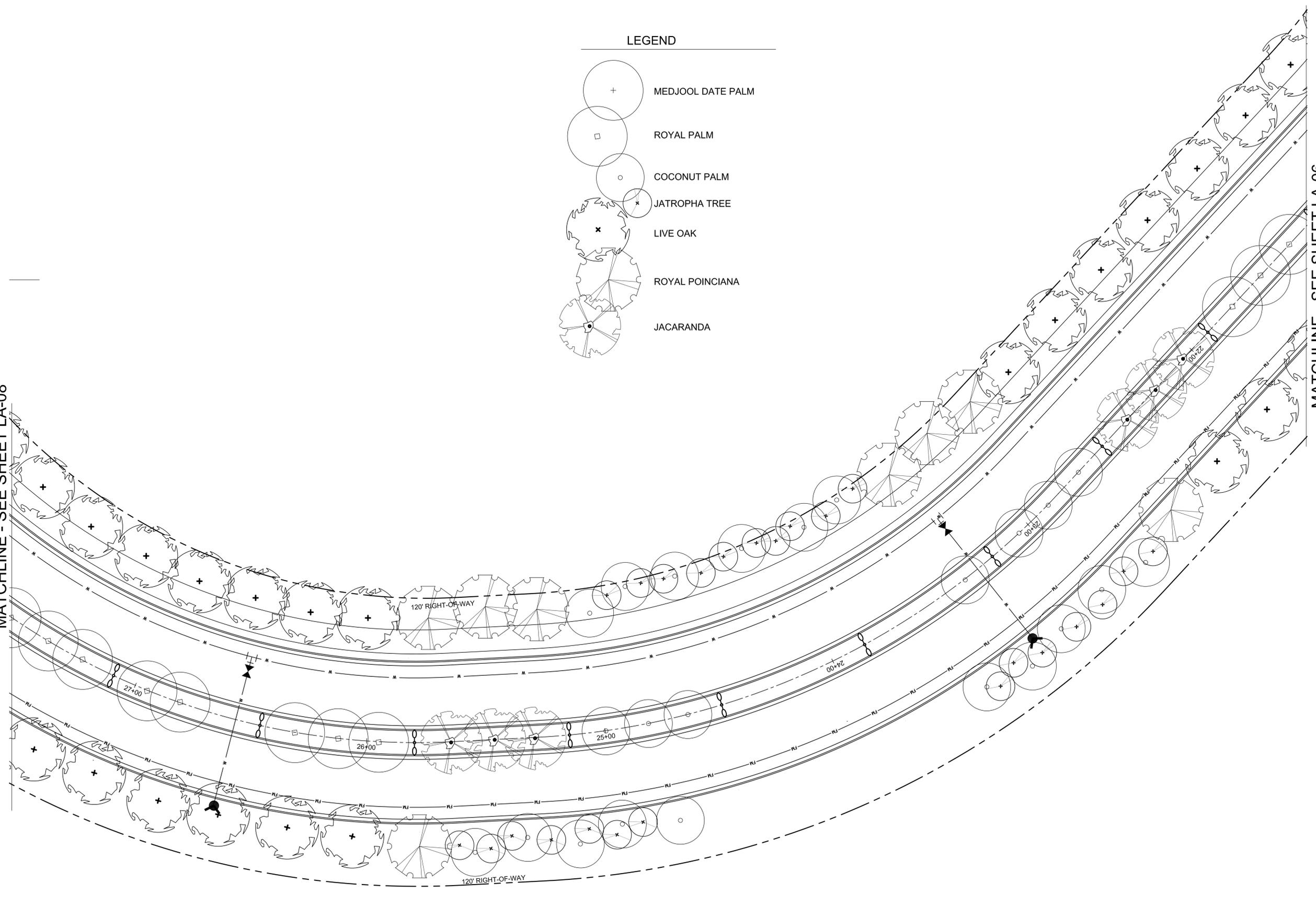
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-  MEDJOOOL DATE PALM
-  ROYAL PALM
-  COCONUT PALM
-  JATROPHA TREE
-  LIVE OAK
-  ROYAL POINCIANA
-  JACARANDA



MATCHLINE - SEE SHEET LA-08

MATCHLINE - SEE SHEET LA-06



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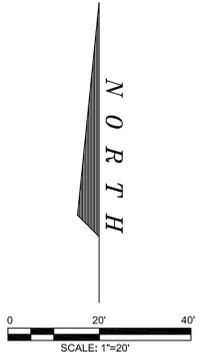
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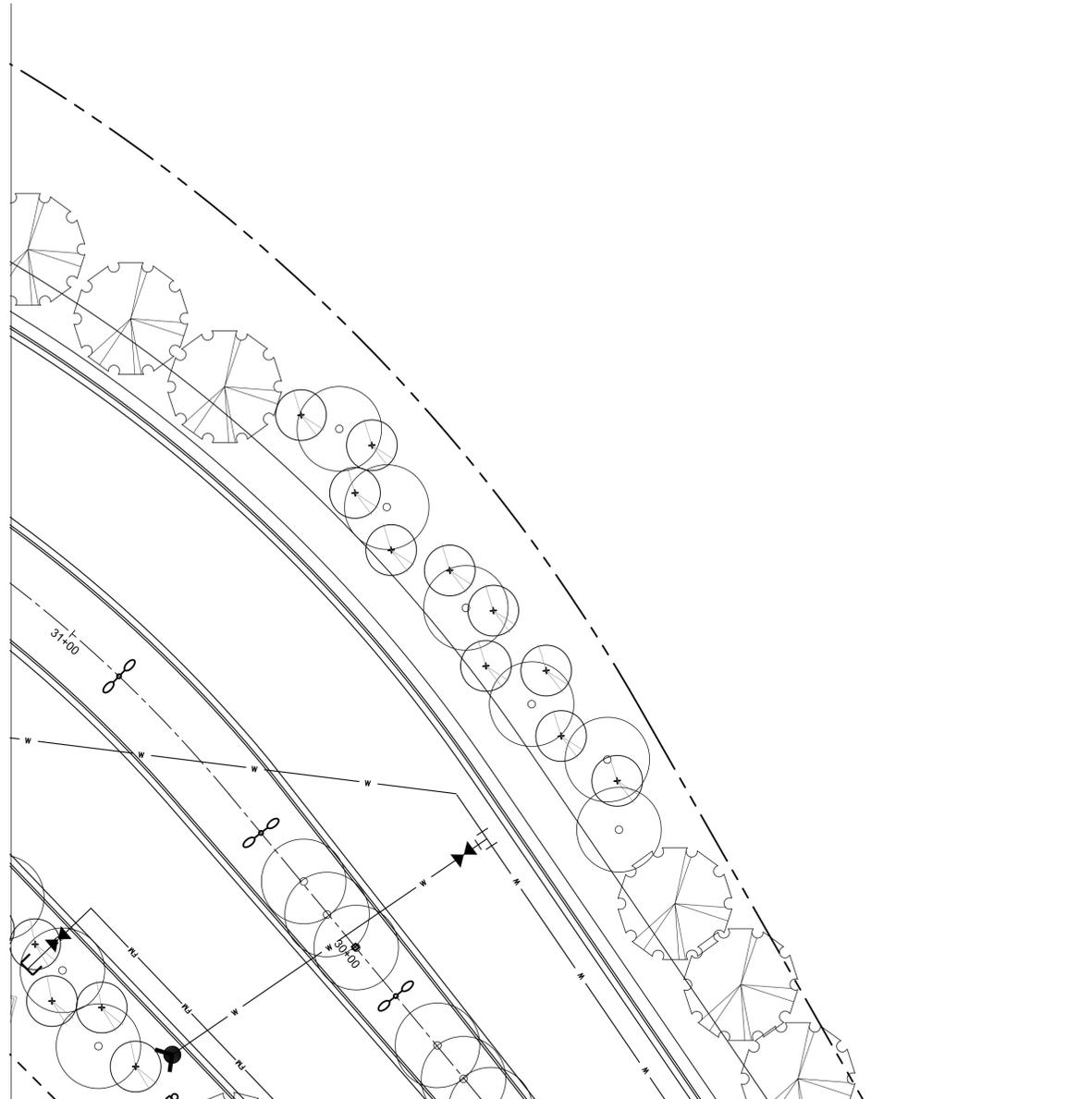
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 SHEET TITLE **LANDSCAPE PLAN**

SHEET **LA-07**

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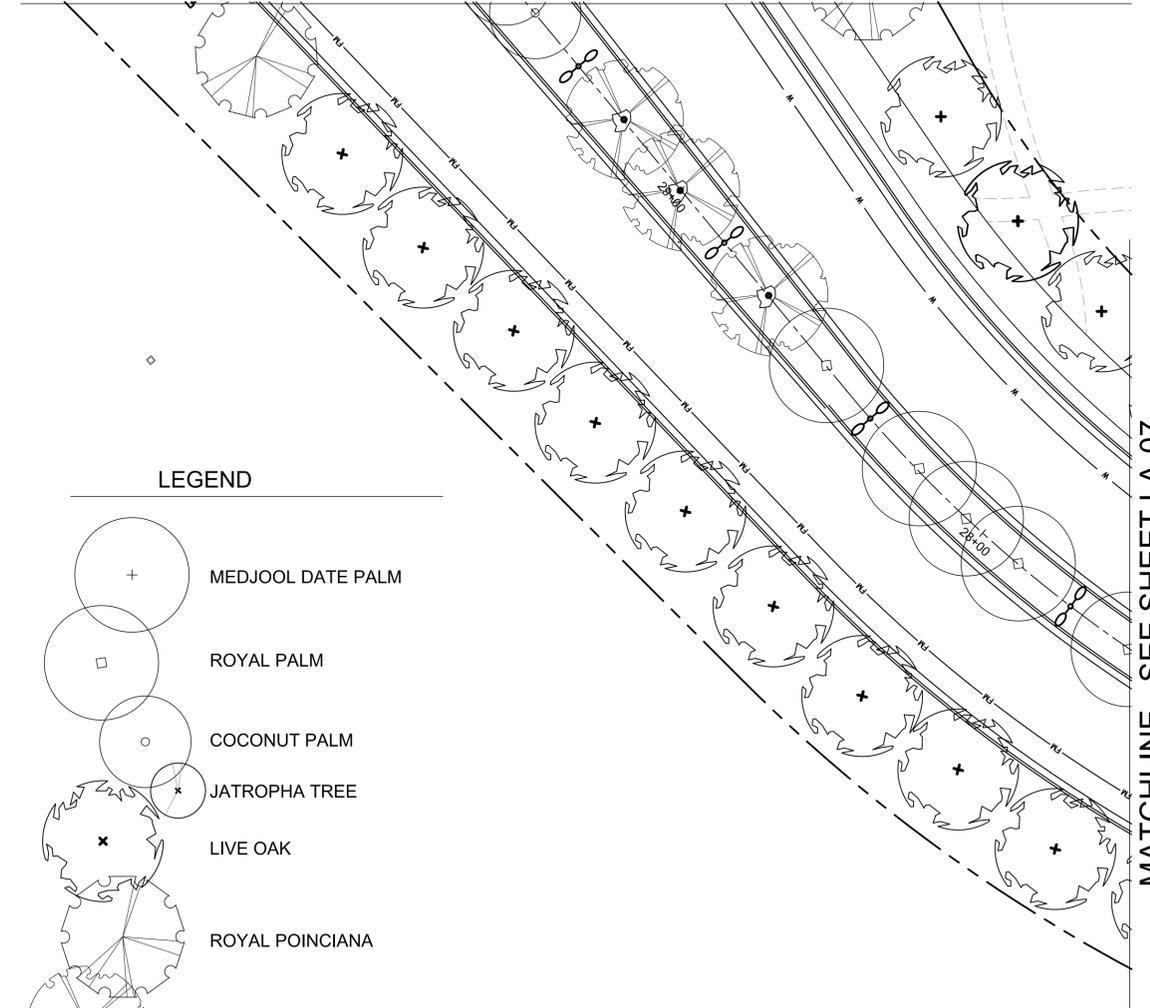


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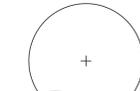
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MATCHLINE - SEE THIS SHEET



MATCHLINE - SEE SHEET LA-07

LEGEND

-  MEDJOOl DATE PALM
-  ROYAL PALM
-  COCONUT PALM
-  JATROPHA TREE
-  LIVE OAK
-  ROYAL POINCIANA
-  JACARANDA

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 SHEET TITLE **LANDSCAPE PLAN**

SHEET **LA-08**

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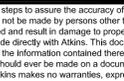


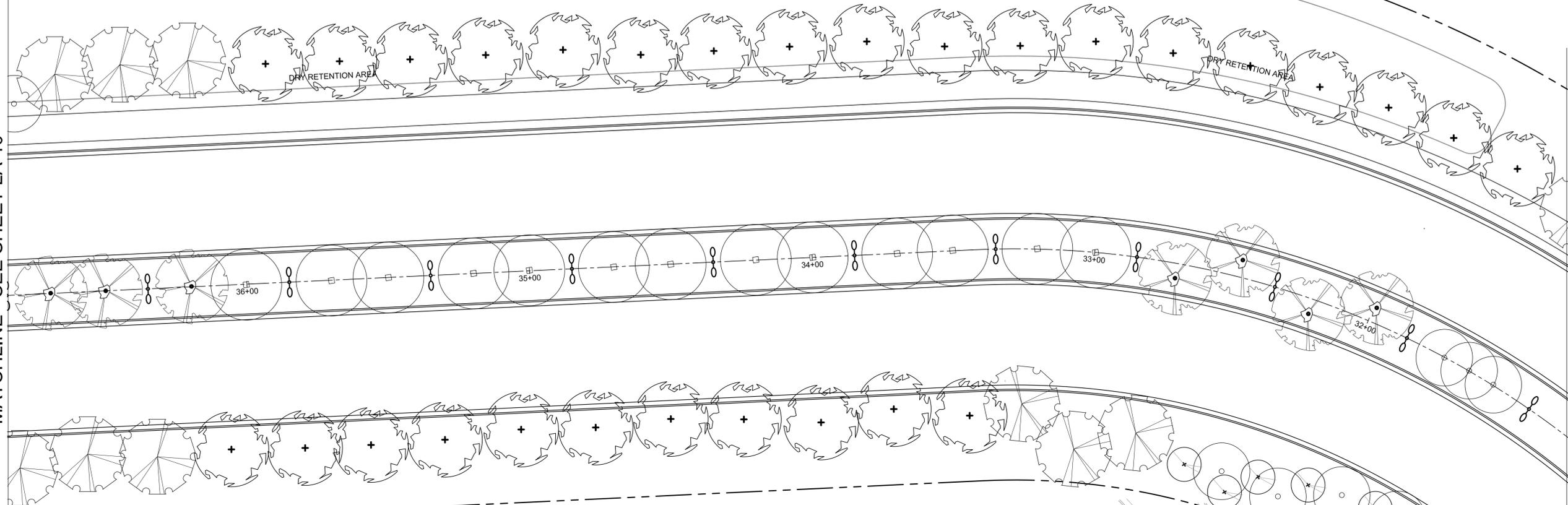
MATCHLINE - SEE SHEET LA-10

MATCHLINE - SEE SHEET LA-08

200' RIGHT-OF-WAY

LEGEND

-  MEDJOOOL DATE PALM
-  ROYAL PALM
-  COCONUT PALM
-  JATROPHA TREE
-  LIVE OAK
-  ROYAL POINCIANA
-  JACARANDA



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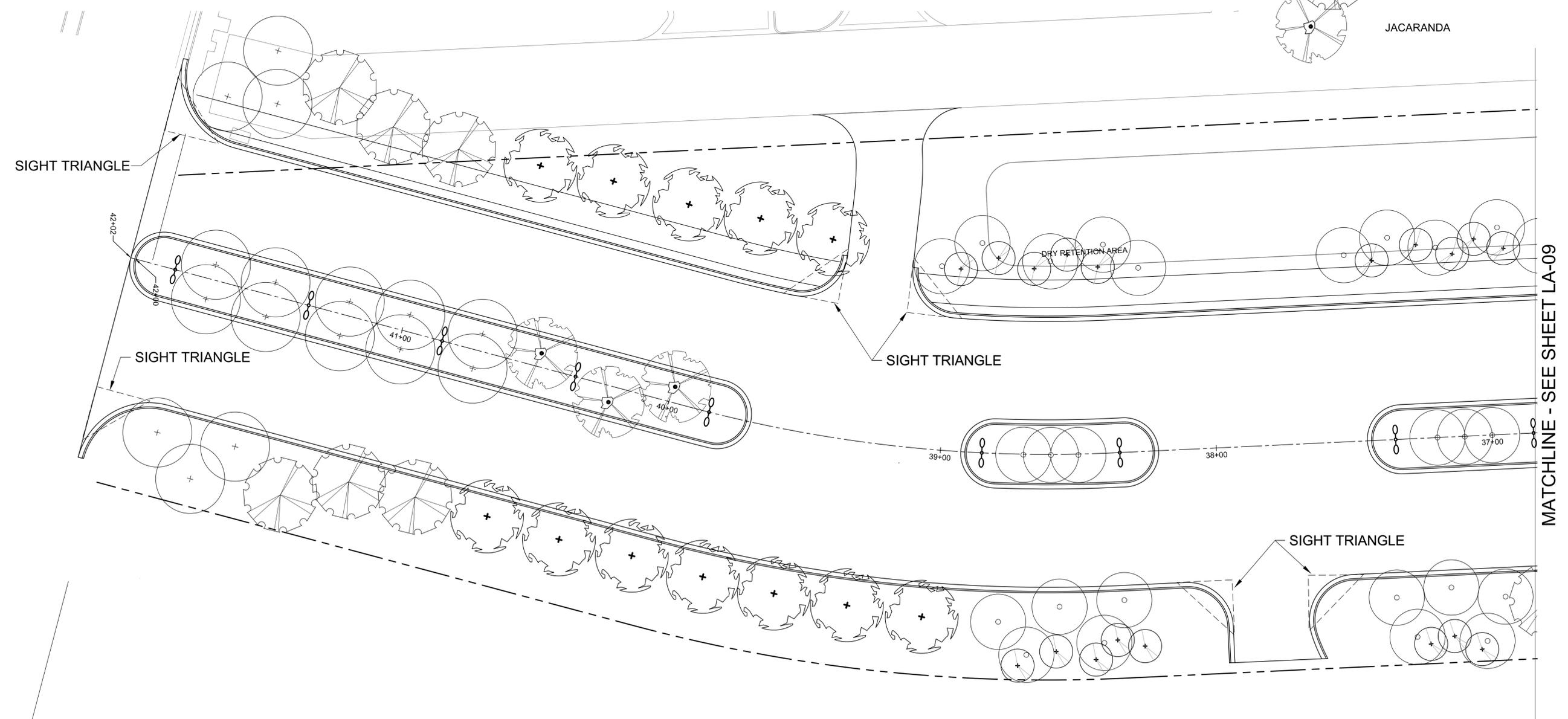
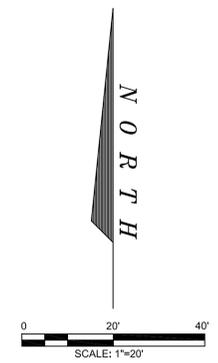
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*BISCAYNE LANDINGS*  
**LANDSCAPE PLAN**

SHEET  
**LA-09**

LEGEND

-  MEDJOOl DATE PALM
-  ROYAL PALM
-  COCONUT PALM
-  JATROPHA TREE
-  LIVE OAK
-  ROYAL POINCIANA
-  JACARANDA



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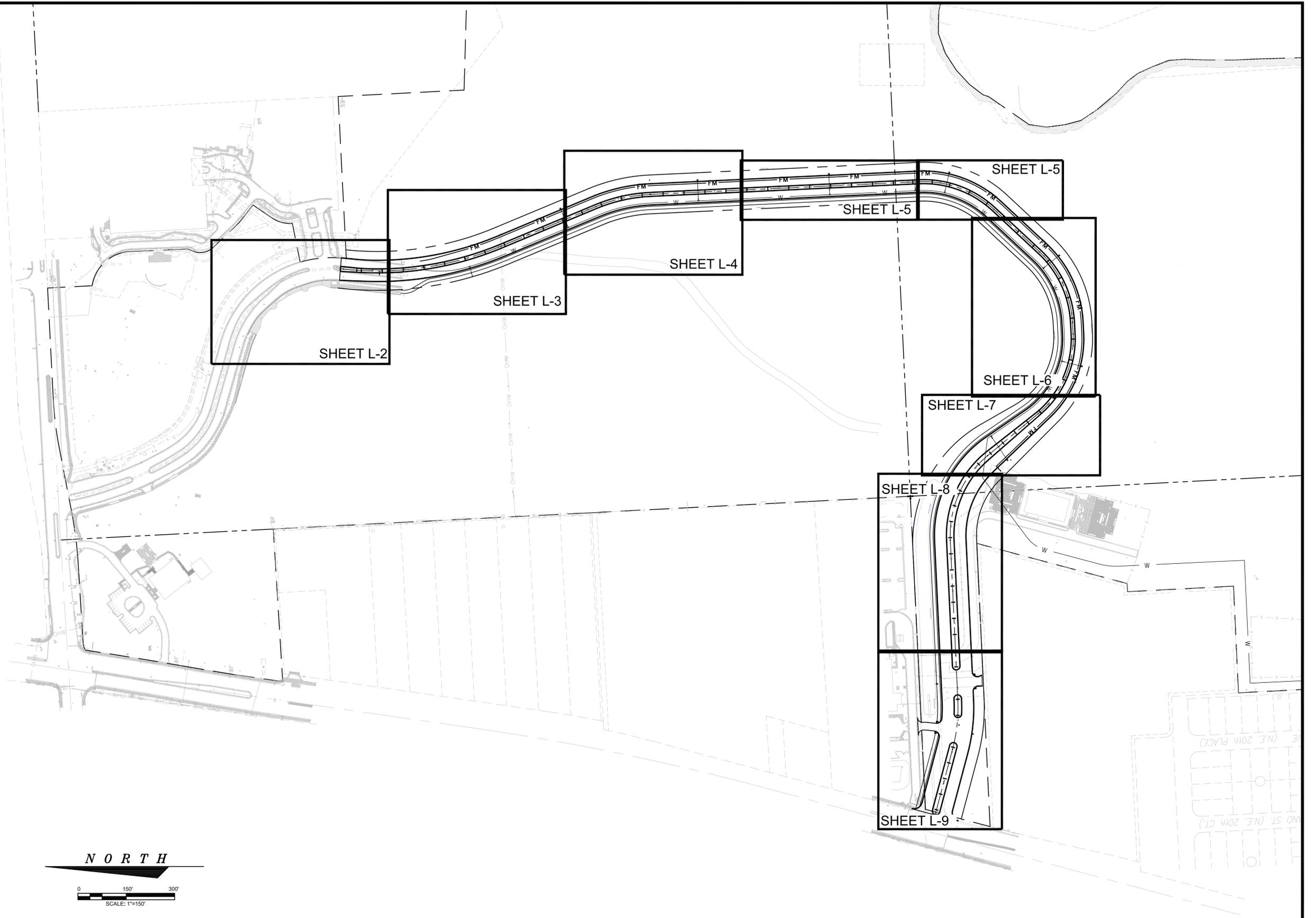
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 CHECKED H.L.B.  
 QC V.H.

PROJECT  
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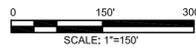
**BISCAYNE LANDING**  
**LANDSCAPE PLAN**

SHEET  
**LA-10**

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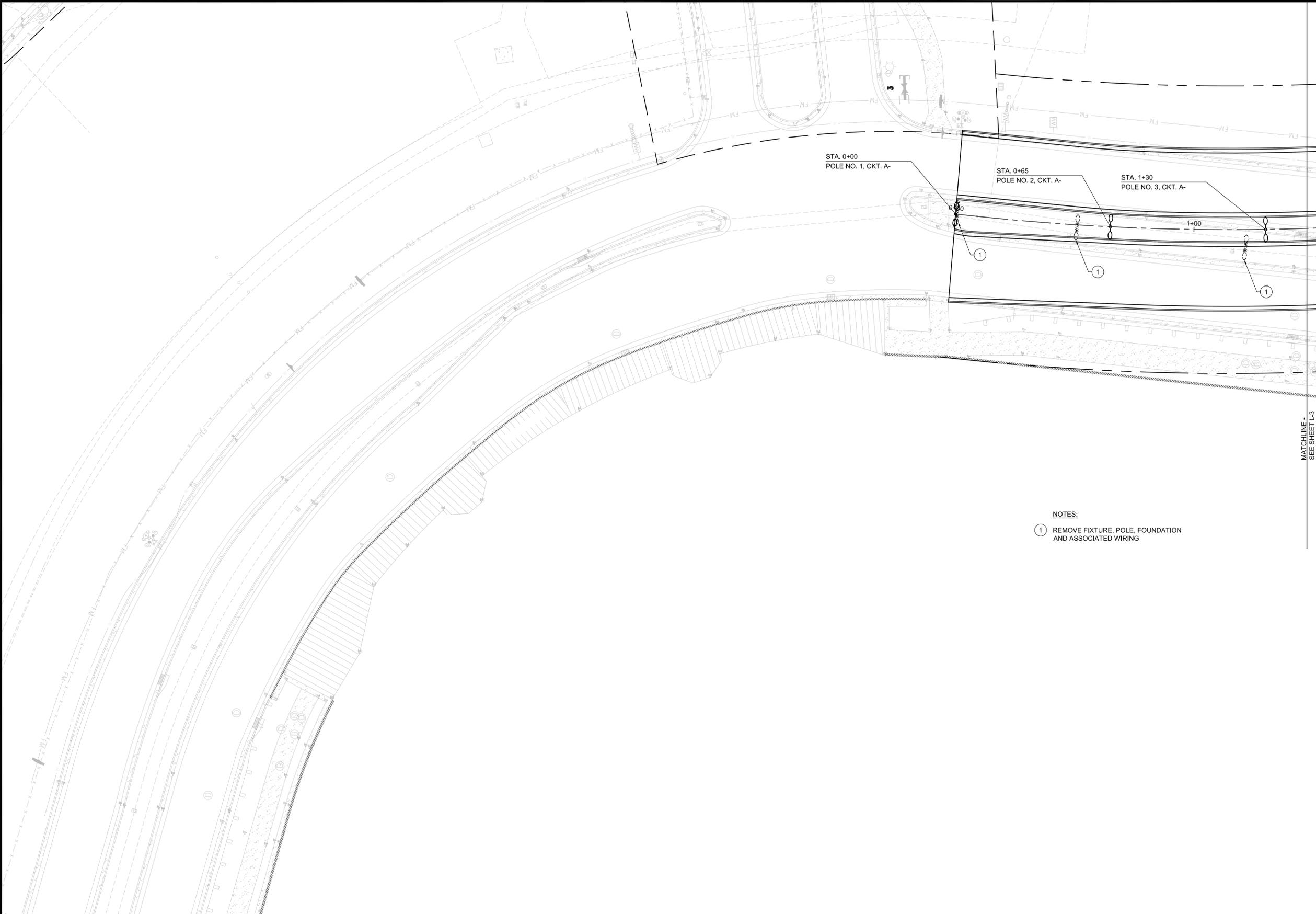
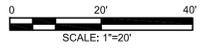
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PROJECT **BISCAYNE LANDINGS**  
 SHEET TITLE **OVERALL LIGHTING PLAN**

SHEET **L-1**

N O R T H



NOTES:  
 ① REMOVE FIXTURE, POLE, FOUNDATION AND ASSOCIATED WIRING

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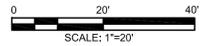
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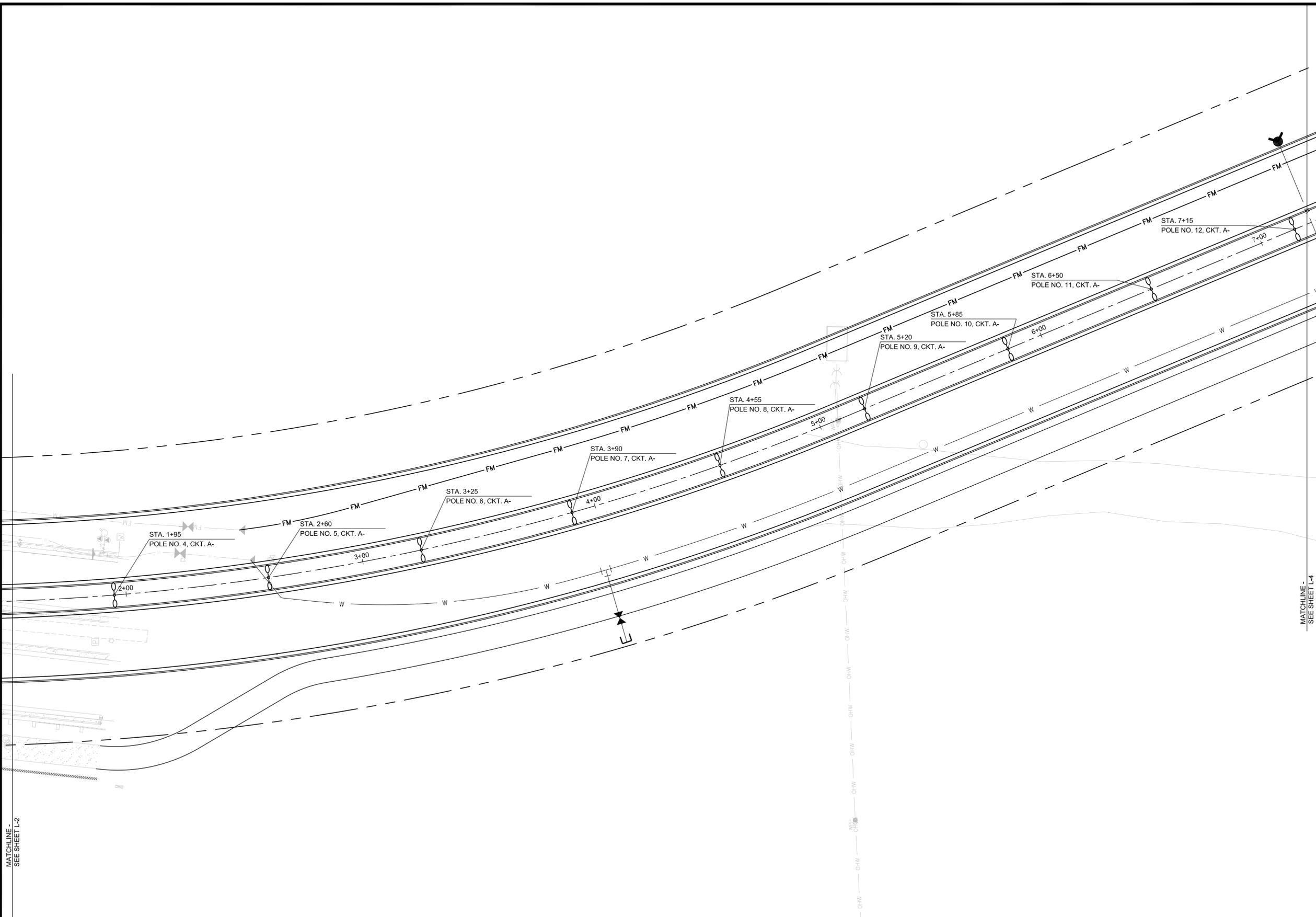
*BISCAYNE LANDINGS*  
**LIGHTING PLAN**

SHEET  
**L-2**

N O R T H



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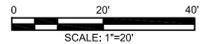
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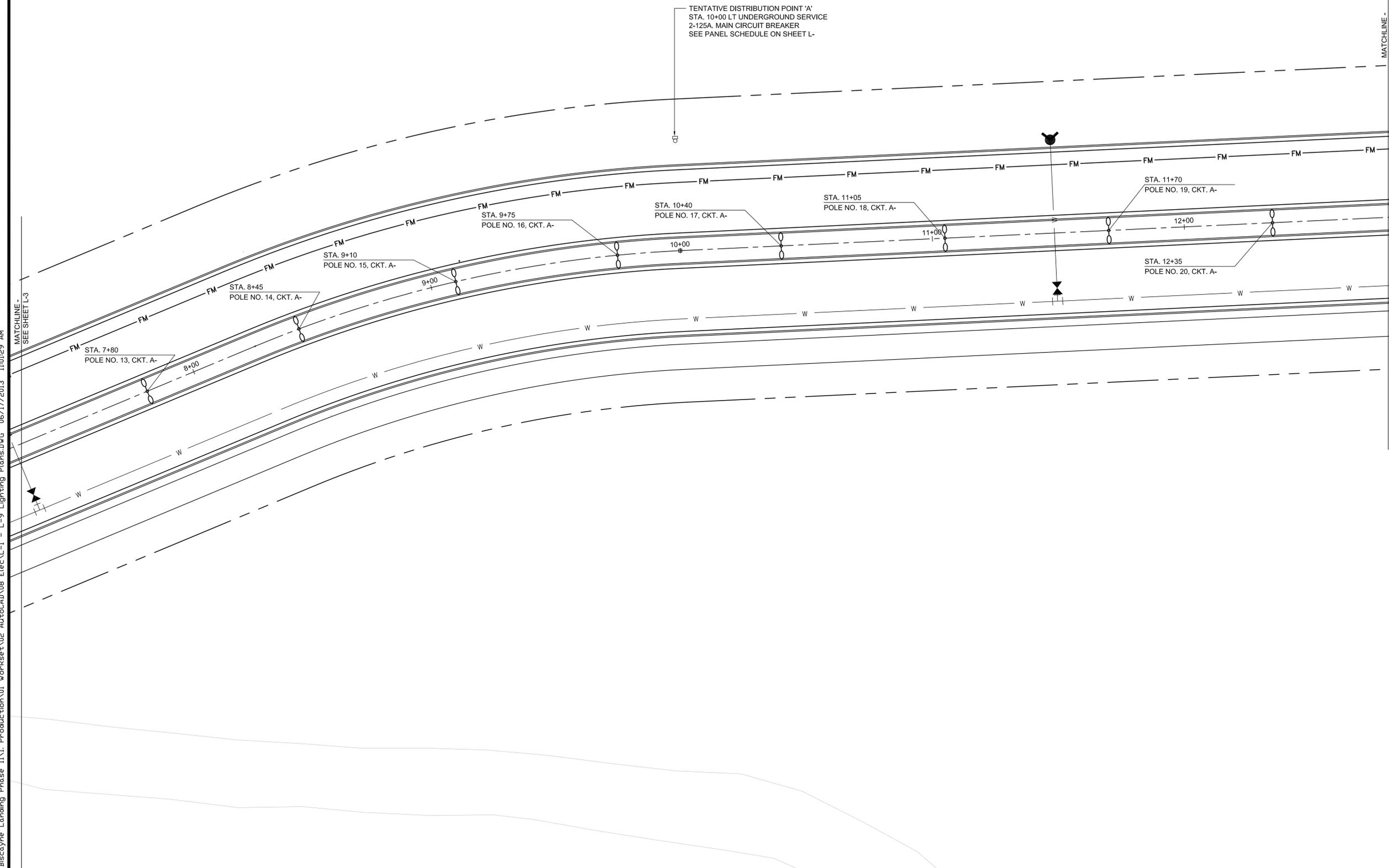
**BISCAYNE LANDINGS**  
**LIGHTING PLAN**

SHEET  
**L-3**

N O R T H



TENTATIVE DISTRIBUTION POINT 'A'  
 STA. 10+00 LT UNDERGROUND SERVICE  
 2-125A. MAIN CIRCUIT BREAKER  
 SEE PANEL SCHEDULE ON SHEET L-



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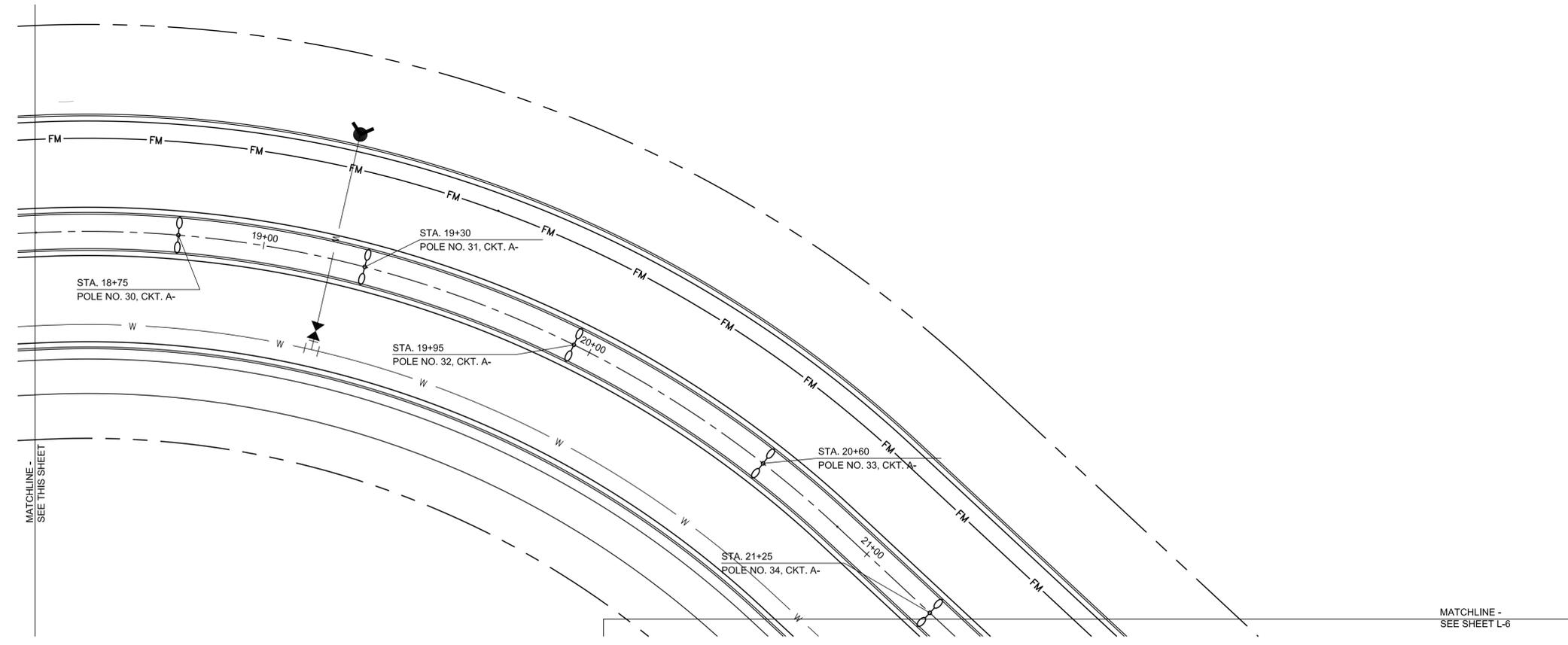
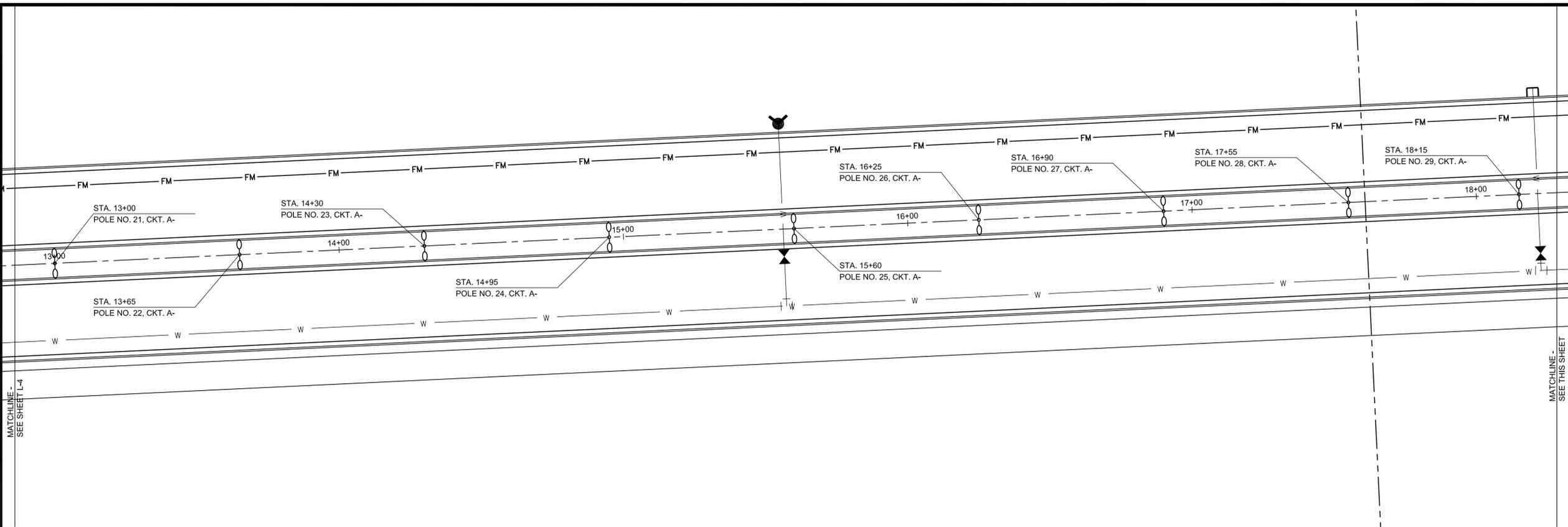
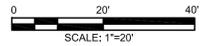
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*BISCAYNE LANDINGS*  
**LIGHTING PLAN**

SHEET  
**L-4**

N O R T H



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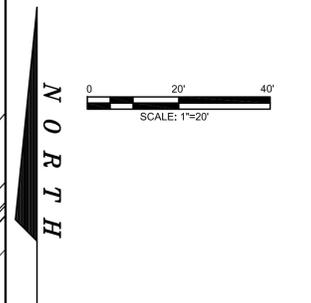
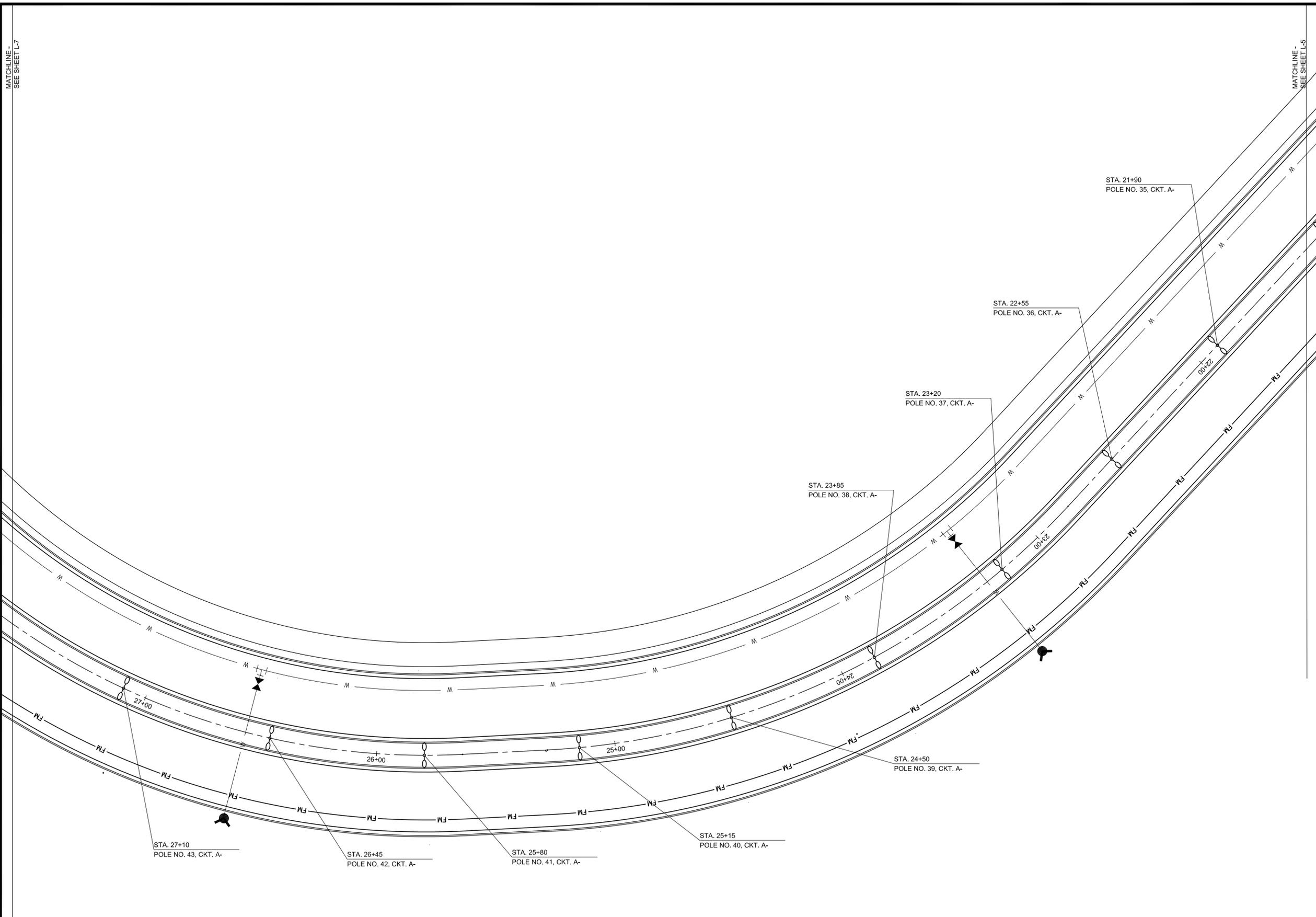
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PROJECT  
 SHEET TITLE

**BISCAYNE LANDINGS**  
**LIGHTING PLAN**

SHEET  
**L-5**

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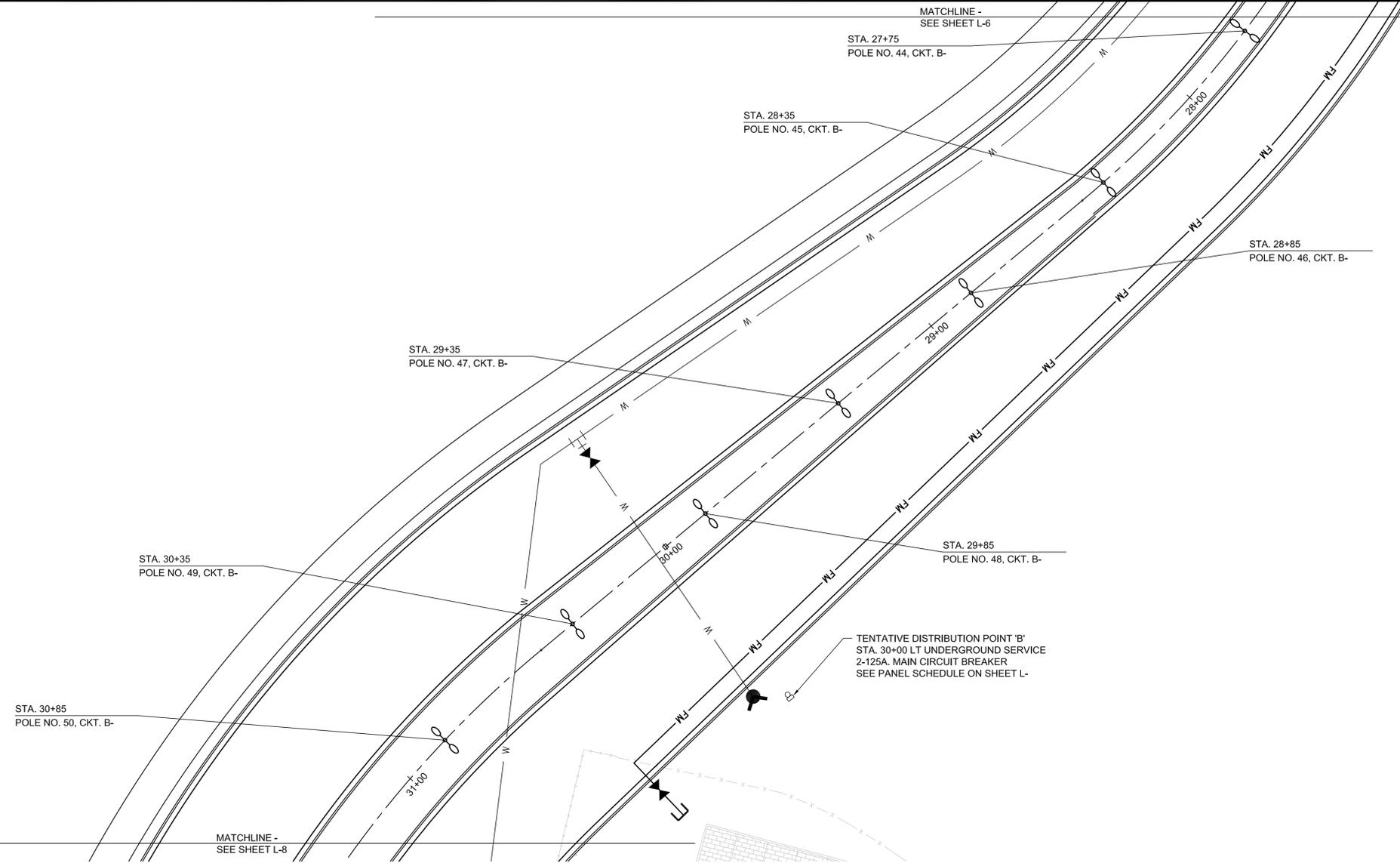
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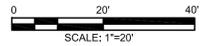
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 SHEET TITLE **LIGHTING PLAN**

SHEET **L-6**

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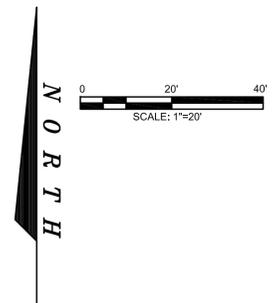
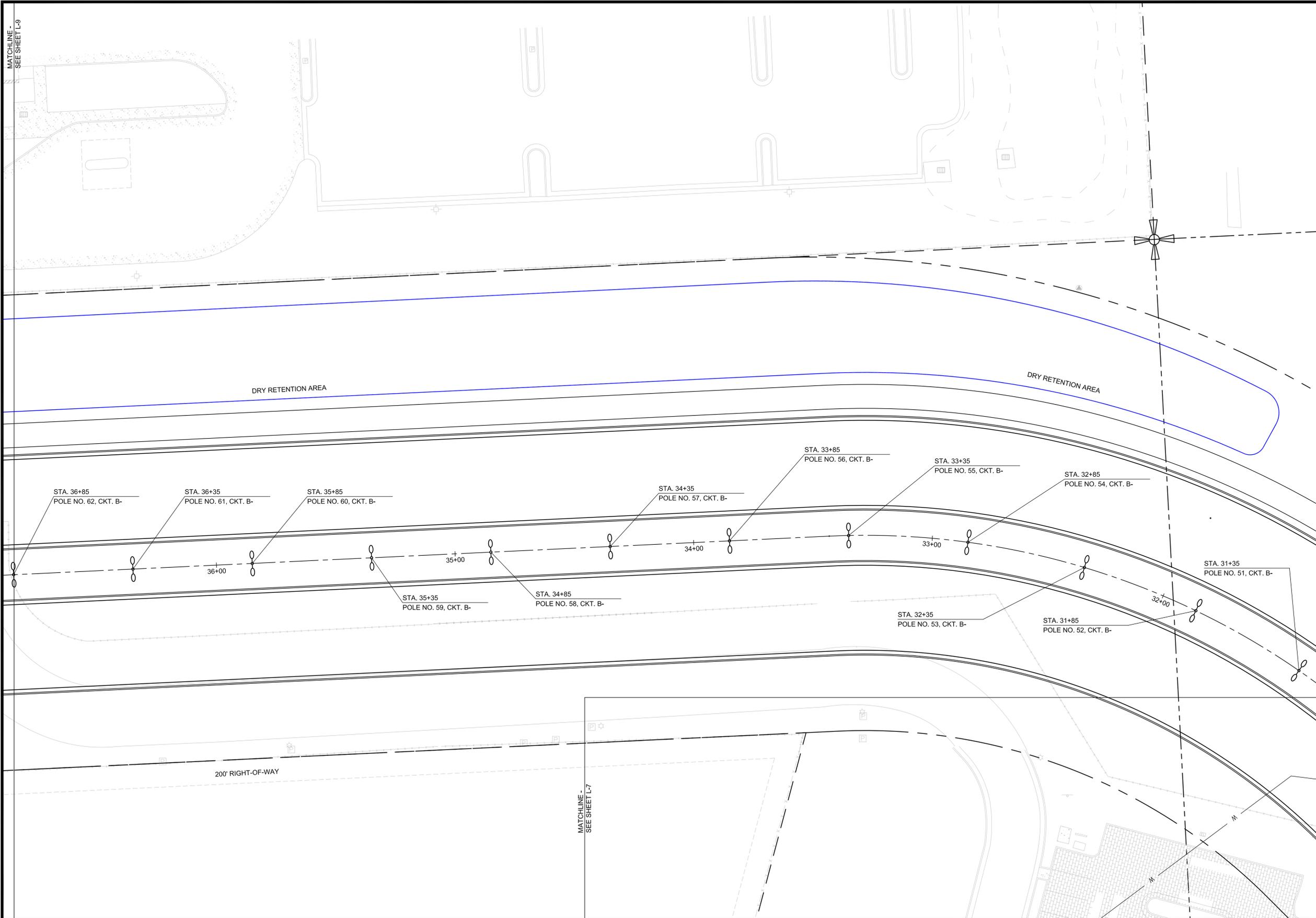
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PROJECT  
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*BISCAYNE LANDINGS*  
**LIGHTING PLAN**

SHEET  
L-7

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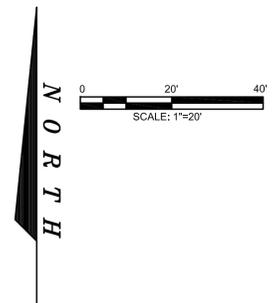
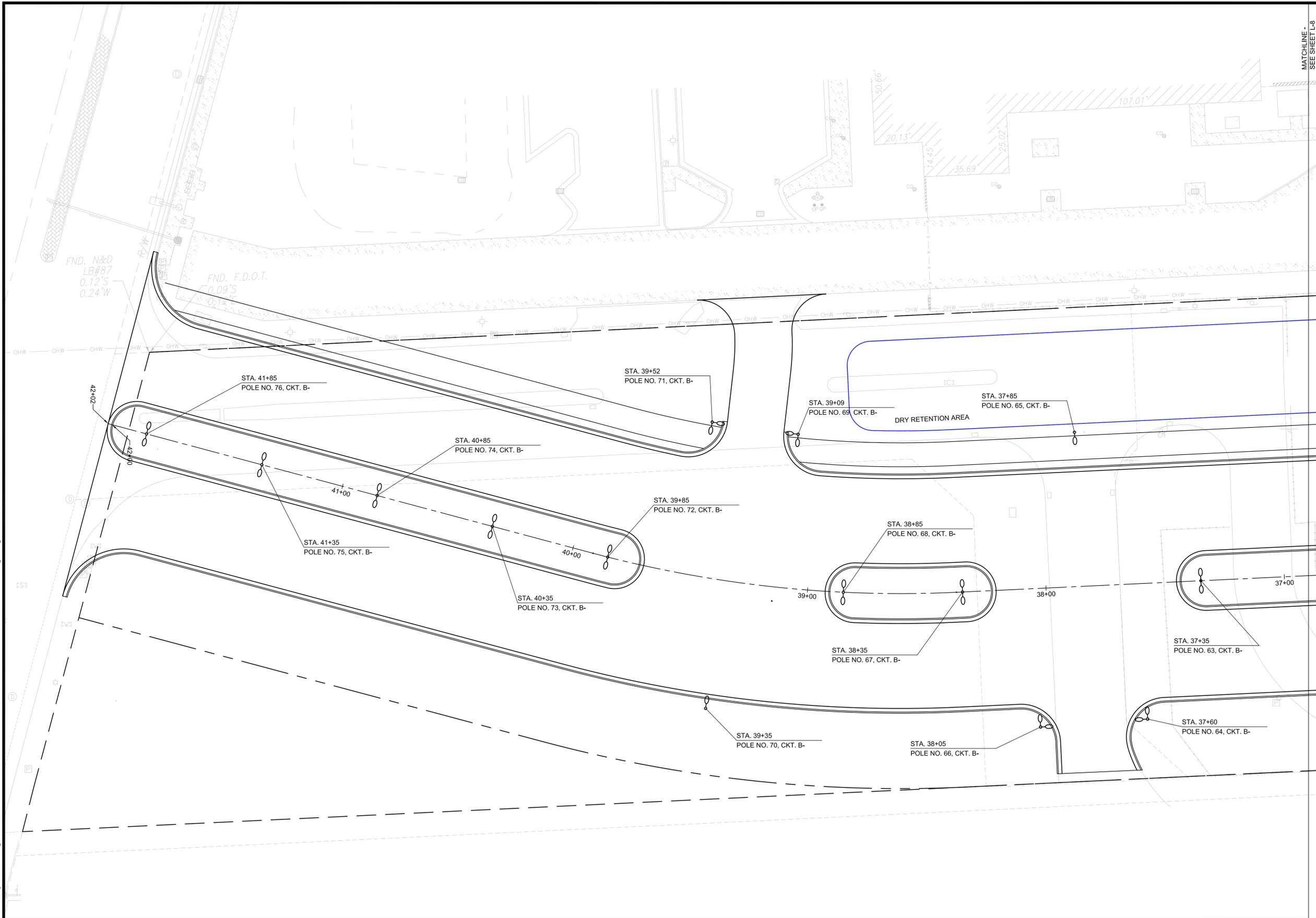
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PROJECT	BISCAYNE LANDINGS
SHEET TITLE	LIGHTING PLAN

SHEET  
L-8

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PROJECT **BISCAYNE LANDINGS**  
 SHEET TITLE **LIGHTING PLAN**

SHEET **L-9**

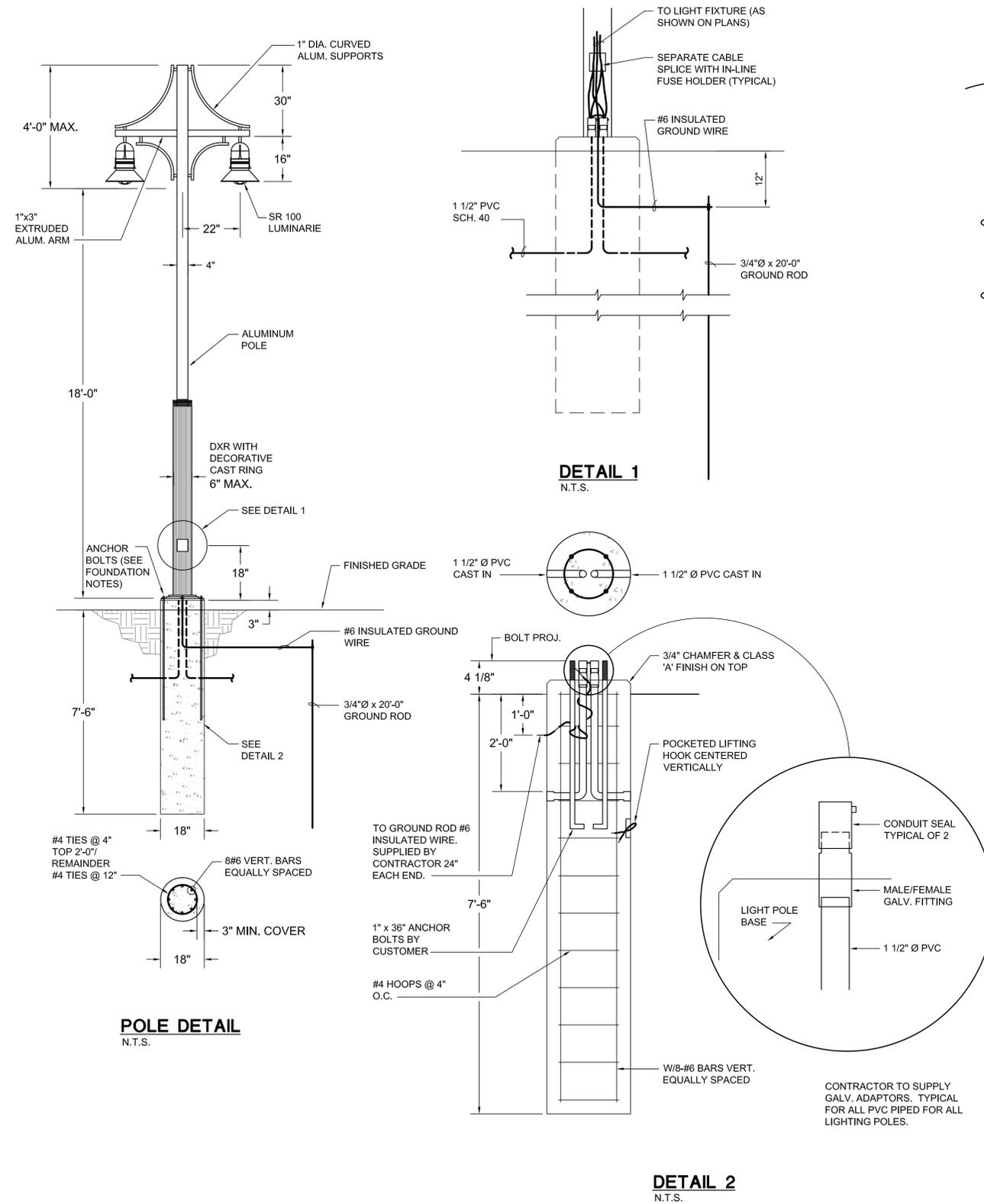
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**ELECTRICAL GENERAL NOTES:**

- PRIOR TO BID, VISIT JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. SPECIAL ATTENTION SHALL BE GIVEN TO CONDITIONS OF PANELS AND SWITCHING EQUIPMENT WHERE NEW WORK IS REQUIRED. PROVIDE A COMPLETE AND OPERATING SYSTEM. NO EXTRA COMPENSATION WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.), AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES, AND SHALL BE PERFORMED IN A THOROUGH AND WORKMAN LIKE MANNER BY COMPETENT WORKMEN. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE UL LABEL.
- GUARANTEE THE ENTIRE ELECTRICAL WORK, INCLUDING PARTS AND LABOR FOR A PERIOD OF ONE (1) YEAR AFTER FINAL WRITTEN ACCEPTANCE OF OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS, TESTS, FINES, ETC. AS REQUIRED.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS MANNER AND SHALL BE COMPLETED AND FULLY OPERATIVE TO THE ACCEPTANCE OF OWNER.
- MAINTAIN A COMPLETE SET OF ELECTRICAL PRINTS FOR INDICATING ALL CHANGES. USE COLORED PENCILS TO MARK CHANGES AT THE TIME OF EXECUTION AND DELIVER THE SET TO ARCHITECT / ENGINEER UPON COMPLETION.
- ALL MATERIALS SHALL BE NEW, OF AMERICAN MANUFACTURE, AND BEAR THE UNDERWRITER'S LABORATORY AND UNION LABELS AS APPLICABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DELIVERY SCHEDULES OF MATERIALS.
- MAKE ALL NECESSARY EXCAVATIONS, CUTTING AND DO ALL REATTACHING AS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. EXCAVATED SOLID WASTE MUST BE MANAGED IN ACCORDANCE WITH THE APPROVED WASTE RELOCATION PLAN.
- AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
- ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. CONDUITS SHALL COMPLY WITH N.E.C. PVC CONDUIT SHALL BE SCHEDULE 40 AND SHALL BE USED WHERE CONDUIT IS RUN IN CONCRETE SLABS, OR UNDERGROUND. RGS CONDUIT SHALL BE USED ON ALL EXTERIOR WIRING.
- SHOP DRAWINGS AND MANUFACTURER'S LITERATURE; SUBMIT FOR APPROVAL, PROPERLY IDENTIFIED MANUFACTURER'S LITERATURE GIVING MATERIALS, FINISHES, ACCESSORIES AND INSTALLATION DIRECTIONS FOR ALL ELECTRICAL EQUIPMENT & ACCESSORIES.
- VERIFY SERVICE VOLTAGE BEFORE ORDERING ANY ELECTRICAL EQUIPMENT.
- INSTALL EXPLOSION PROOF CONDUIT SEALS ON THE CONDUITS ENTERING ELECTRICAL PANELS.
- GROUNDING SHALL BE IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
- COORDINATE ENTIRE WORK WITH ALL TRADES.
- ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- COORDINATE WITH THE OWNER ON THE LOCATION OF ALL UNDERGROUND CONDUITS. CONDUITS SHALL BE PLACED ON THE UTILITY EASEMENT.
- LIGHTING FIXTURES SHALL BE COMPLETE WITH ALL NECESSARY WIRING, LAMP HOLDERS, LAMPS REFLECTORS, GLASSWARE AND MOUNTING ACCESSORIES AS REQUIRED AND POLES
- ALL CONDUCTORS SHALL BE COPPER WITH 600 V XHHW INSULATION. NO CONDUCTOR SHALL BE SMALLER THAN No.12 AWG. INSTALL A GROUNDING CONDUCTOR IN ALL CONDUITS SIZED PER N.E.C.
- SPLICES FOR No.6 AWG OR SMALLER SHALL BE MADE WITH UL LISTED MECHANICAL PRESSURE CONNECTORS. SPLICES FOR No.4 AWG OR LARGER SHALL BE MADE WITH MECHANICAL PRESSURE, SOLDER LESS CONNECTORS, AND SHALL BE BURNDY SERVITS OR APPROVED EQUAL. ALL SPLICES IN PULL BOXES SHALL BE WEATHERPROOF AND EPOXY ENCAPSULATED.
- CIRCUIT BREAKERS SHALL BE MOLDED CASE, BOLT-ON TYPE OF QUICK-MAKE ACTION, RATED AT 10,000 AIC RMS SYMMETRICAL.

**STRUCTURAL FOUNDATION NOTES:**

- CAST-IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4"x3/4" UNLESS OTHERWISE INDICATED.
- REINFORCING STEEL FOR ALL BARS SHALL CONFORM TO ASTM A615, GRADE 60.
- CLEARANCE OF REINFORCING STEEL FROM FACE OF CONCRETE TO THE OUTERMOST TIE OR BAR SHALL BE 2" TOP, 3" BOTTOM AND SIDES.
- THE REQUIRED NUMBER, SIZE, AND EMBEDMENT LENGTH OF ANCHOR BOLTS SHALL BE BASED ON POLE MANUFACTURER SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE LIGHT POST (S) AND POLE ANCHORAGES. SUBMIT SIGNED AND SEALED CALCULATIONS COMPLYING WITH FLORIDA BUILDING CODE REQUIREMENTS.



**SYMBOL LEGEND**

- TENTATIVE PAD MOUNTED TRANSFORMER LOCATION BY (FPL)
- SIZE 1 1/2" SCHEDULE 40 PVC CONDUIT, UNDERGROUND WITH XHHW CONDUCTORS INSIDE (CONDUCTOR SIZE AS SHOWN ON PLAN SHEET). RUN ONE (1) MINIMUM No. 6 AWG COPPER BOND CONDUCTOR (XHHW GREEN INSULATION) INSIDE CONDUIT WITH OTHER CONDUCTORS)
- DISTRIBUTION POINT. FOR DETAIL SEE SHEET L-
- PULL BOX, BROOKS PRODUCTS 38 SERIES
- 18'-0" NOMINAL LIGHT POLE. FOR DETAIL SEE THIS SHEET. 175W METAL HALIDE MANUFACTURER LUMINIS LIGHTING, INC CATALOG No. XMS77-175MH/PXR18 SINGLE 180-PHOTOMETRIC CURVE No 1527 RE-3-175MH.IES
- 18'-0" NOMINAL LIGHT POLE. FOR DETAIL SEE THIS SHEET. DUAL 175W METAL HALIDE MANUFACTURER LUMINIS LIGHTING, INC CATALOG No. SR100-XMD77-175MH/PXR18 TWINT 180-PHOTOMETRIC CURVE No 1527 RE-3-175MH.IES
- XXX COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AND OWNER.

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PROJECT **BISCAYNE LANDINGS**  
SHEET TITLE **LIGHT POLE DETAIL, SYMBOL LEGEND, WIRING SCHEDULE AND NOTES**