

**DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES**

APPLICATION FOR ENTRANCE FEATURE

DEVELOPMENT SERVICES DIVISION
111 N.W. 1ST STREET, 11TH FLOOR
MIAMI, FL 33128
PH. (305) 375-2141

Entrance Feature No.: _____ Tentative No.: T-23834

Plat Name _____

Sec. _____ Twp. _____ Rge. _____

Property Location: 19380 NE 26th Ave
3161 UC CENTER - RESIDENTIAL

Zoning: MODIFIED (RM) 4 MAX HT District: _____

Owner: Aventura Village Condo Association

Owner's Email: pprice@miamimanagement.com

Owner's Address: 1145 Sawgrass Corporate Parkway Sunrise, Fl 33323

Owner's Phone: 786-850-0979

Contact person: Erica Brunswick

Contact's Email: erica@gogetterspermits.com

Contact's Address: 2400 W 3rd Court Hialeah, Fl 33010

Contact's Phone: 786-302-8970

Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11th floor with the processing check made payable to the "Miami-Dade County".

FOR OFFICIAL USE ONLY

Check No: _____

Bank: _____

Date received: _____

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF
ENTRANCE FEATURE**

MIAMI-DADE COUNTY

Sec. _____ Twp. _____ Rge. _____

Fee _____

FOLIO# 30- 2204-060-0001

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

(1) Applicant Aventura Village Condo Association Phone 786-850-0979
1145 Sawgrass
Mailing Address Corporate Parkway City Sunrise State Fl Zip 33323
Email Address pprice@miamimanagement.com

(2) Owner of Property Aventura Village Condo Association Phone 786-850-0979
1145 Sawgrass
Mailing Address Corporate Parkway City Sunrise State Fl Zip 33323
Email Address pprice@miamimanagement.com

(3) Contact Person Erica Brunswick Phone 786-302-8970
Address 2400 W 3rd Court City Hialeah State Fl Zip 33010
Email Address erica@gogetterspermits.com

(4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION: _____

AVENTURA VILLAGE CONDO WESTSIDE DIXIE PB 173-92 TRACT AAS DESC IN
DECL OR 32085-4069 LOT SIZE 152229 SQ FT M/L FAU 30-2204-058-0010

(5) SIZE OF PROPERTY: 152229 SQ FT x _____

(6) Address or location of subject property 19380 NE 26th Ave

(7) Present Zoning Classification(s) 3161 UC CENTER - RESIDENTIAL MODIFIED (RM) 4 MAX HT

(8) Is this Entrance Feature being requested as a result of a violation notice or summons? No

December 8, 2025

To Whom It May Concern,

This letter of intent is for an entrance monument sign at 19380 NE 26th Ave.

We are proposing to build a monument sign in the existing median at the front of the property off of NE 193rd Street within the property lines.

CSE - CONSULTING STRUCTURAL ENGINEERS

Certificate of Authorization # 26982

1025 Cedar Falls Dr Weston FL 33327

T 954 439 0194 F 954 384 9836 cseng2001@gmail.com

Date: August 8, 2025

Job: Aventura Village 3.55' x 7.83' Monument Calcs @ 19380 NE 26th Ave Miami FL 33180

Customer: Forever Sign

Wind Claculations - Monument Sign (Solid Signs)

Building Codes: 2023 FBC and ASCE 7-22

Vult= Wind Velocity for strenght design Risk Category II

Vasd= Wind velocity for allowable stress design

Vasd= Vult*(0.6)^(1/2)

Vult= 175 MPH (Risk category = II)

Vasd= 136 MPH

Exposure = C

Height = 4 Feet

K_D = 0.85

K_z = 0.85

K_{ZT} = 1.00

Q_z = Velocity Pressure

Q_z = 0.00256 * K_z * K_{ZT} * K_D * V²

Q_z = 33.99 PSF

F = Design Wind Force

F = Q_z G C_f A_f

G = 0.85

C_f = 1.4

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$A_f =$ Sign Area

$A_f = 3.55' \times 7.83'$

$A_f = 27.80$ SF

$F = 1124$ LBF

Post Design

$M_b =$ Moment at post base

$CG = 3.55' / 2 \times 1.05 = 1.86'$

$M_b = 1124 \text{ Lbf} \times (1.86' + 0.20 \times 7.83')$

$M_b = 3,851$ Lbf-ft

$SM =$ Section Modulus

$SM = M / f_y$

$SM = 381 \text{ Lbf-ft} \times 12(\text{in/ft}) / (39000 \text{ PSI} \times 0.6) = 1.97 \text{ IN}^3$

Use 4" x 4" x 3/16" Grade A steel Tube with $SM = 3.30 \text{ IN}^3 > 1.97 \text{ IN}^3$ then OK.

Foundation Design

Concrete Foundation:

8'-0" (length) x 3'-0" (width) x 1'-0" (depth) Concrete Footing

$M_r =$ Resisting Moment

$M_o =$ Overturning Moment

$M_o = F \times (CG + 1.0')$

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$$M_o = 1124 \text{ Lbf} * (1.86' + 1.0')$$

$$M_o = 3,215 \text{ Lbf-ft}$$

$$M_r = 150 \text{ Lbf} / \text{CF} * (8' * 3' * 1.0') * 3' / 2 + 400 \text{ Lbf} * 3' / 2$$

$$M_r = 6000 \text{ Lbf-ft}$$

$$\text{SF} = \text{safety factor} = M_r / M_o$$

$$\text{SF} = 1.87 > 1.5 \text{ Then OK.}$$

$$q_{\text{max}} = 2P / 3b_m$$

$$P = 150 \text{ Lbf} / \text{CF} * (8' * 3' * 1.') + 400 \text{ Lbf}$$

$$P = 4000 \text{ Lbf}$$

$$e = M / P = 3215 \text{ Lbf-ft} / 4000 \text{ Lbf}$$

$$e = 0.80 \text{ FT}$$

$$m = 3' / 2 - 0.80' = 0.70'$$

$$q_{\text{max}} = 2 * 4000 \text{ Lbf} / (3 * 8' * 0.70')$$

$$q_{\text{max}} = 477 \text{ PSF} < 2000 \text{ PSF then OK.}$$

Steel Reinforcement Design

$$A_s = 0.0018 * 3' * 1.0' * 144 (\text{IN}^2 / \text{FT}^2)$$

$$A_s = 1.30 \text{ IN}^2$$

Using # 5 rebar with 0.31 IN² ea then

$$\# \text{ of } \# 5 \text{ rebars} = 1.30 \text{ IN}^2 / 0.31 \text{ IN}^2 = 5 \text{ Units}$$

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D = distance between center on rebars

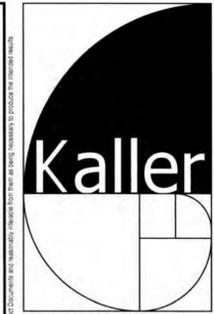
D= 4.5' / 4 spaces

D= 1.15 Ft = 13.5" < 18" then OK

Then use # 5 rebars @ 13" OC

Westside Aventura

2501, 2525, 2535, 2547 NE 193rd Street
Miami, Florida



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SEAL

Joseph B. Kaller
2-10-17

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
THE WESTSIDE (OJUS)
2501, 2525, 2535, 2547 NE 193RD ST
MIAMI, FLORIDA 33180

SHEET TITLE
COVER SHEET

REVISIONS
No. DATE DESCRIPTION

No.	DATE	DESCRIPTION

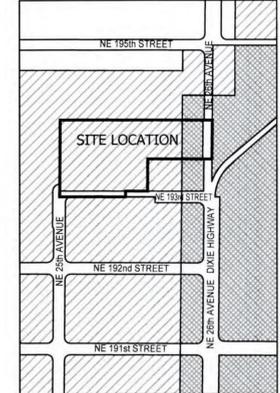
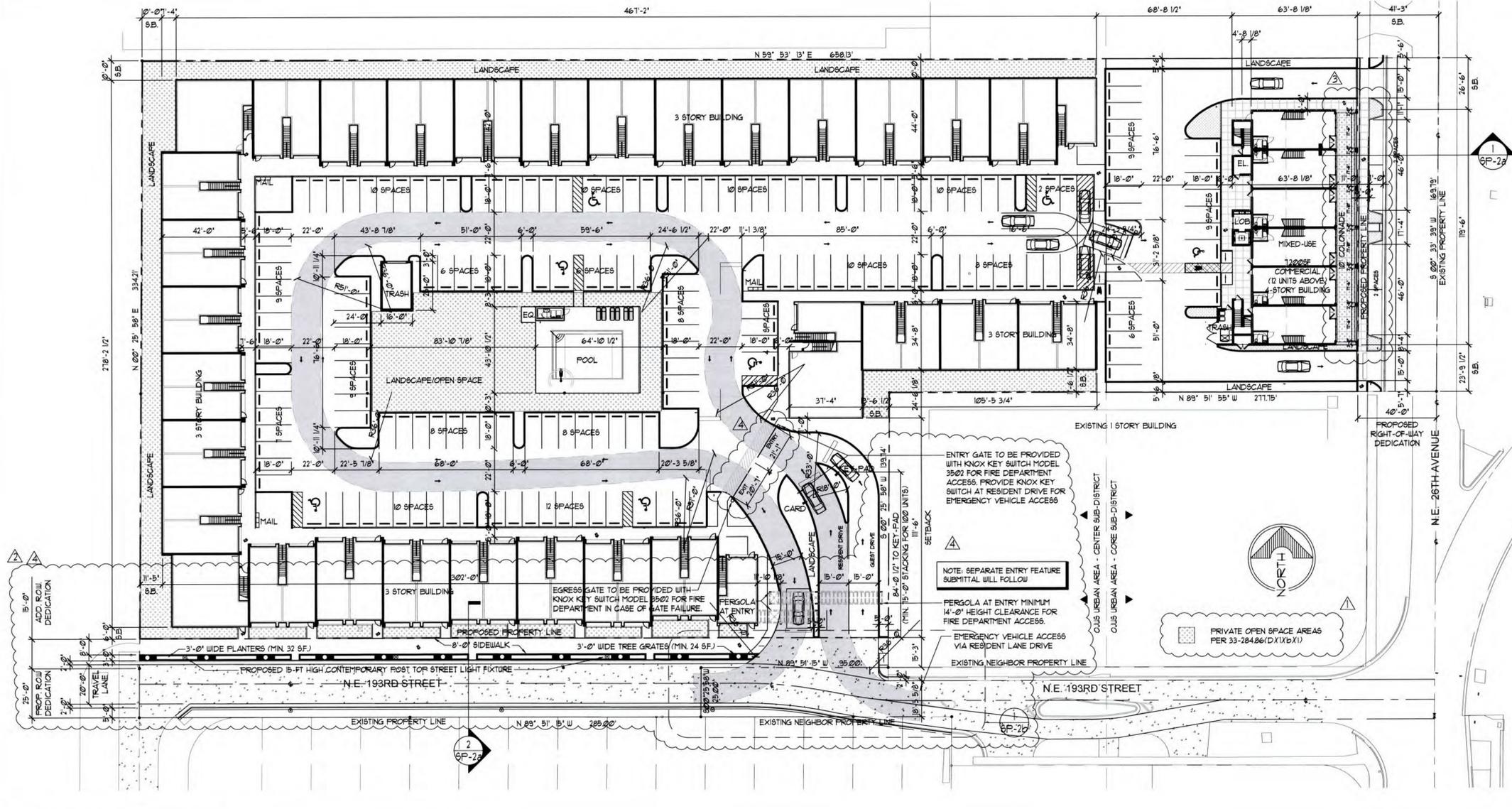
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PROJECT No.: 15212
DATE: JAN 19, 2016
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

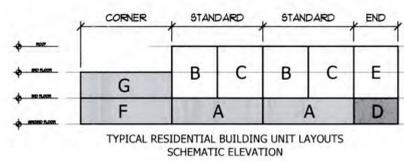
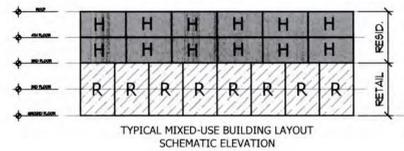
T-1

3rd Rev.
RECEIVED
A 16-023
FEB 13 2017
MIAMI DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES
BY: *[Signature]*



OJUS URBAN AREA
SUB-DISTRICT KEY PLAN
1"=300'

- KEY PLAN - LEGEND**
- CORE SUB-DISTRICT
 - CENTER SUB-DISTRICT
 - EDGE SUB-DISTRICT



1 SITE PLAN

SCALE: 1" = 30'-0"

SITE DATA

PROPERTY ADDRESS
2501, 2525, 2535, 2541 NE 193RD STREET
MIAMI, FLORIDA 33180

LEGAL DESCRIPTION
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
AND THE SOUTH 5 FEET OF THE SOUTH 100 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
TOGETHER WITH THE EAST 50 FEET OF THE WEST 380 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LESS THE SOUTH 25 FEET OF THE EAST 95 FEET OF THE WEST 380 FEET FOR RIGHT OF WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
TOGETHER WITH THE EAST 265 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
TOGETHER WITH THE EAST 50 FEET OF THE WEST 265 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
AND THE EAST 50 FEET OF THE WEST 165 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE
FLOOD ZONE: X

CURRENT PROPERTY AND INTENSITY VACANT PARCELS

LAND USE DESIGNATION
RM1 RESIDENTIAL MODIFIED

ZONING DESIGNATION
OJUS (CENTER SUB-DISTRICT) - RESIDENTIAL
OJUS (CORE SUB-DISTRICT) - MIXED-USE

SITE AREA
LOT AREA: 11,840 SF. (3,9449 ACRES)
GROSS BUILDING COVERAGE: 53,424 SF. (31.03% OF TOTAL SITE)

GROSS BUILDING COVERAGE
53,424 SF. (31.03% OF TOTAL SITE)

OPEN SPACE REQUIREMENT
PER SECT. 33-284.06(D)(1)(b)(1)
REQUIRED: 11,840 SF. (10% OF SITE)
PROVIDED: 21,768 SF. (12.7% OF SITE)

NOTE
EXCLUDES PARKING BUFFERS, INCLUDES YARDS, OPEN SPACE, POOL & COLONNADE

TOTAL LANDSCAPE AREA
TOTAL LANDSCAPE PROVIDED: 28,249 SF. (16.44%)

TOTAL PARKING AREA
28,213 SF. (16.42%)

TOTAL WALKS
19,034 SF. (11.07%)

TOTAL DRIVES
42,920 SF. (24.38%)

NUMBER OF STORIES

ALLOWED RESIDENTIAL MIXED-USE
MIN 2 - MAX 4 STORIES
MIN 3 - MAX 6 STORIES

PROVIDED RESIDENTIAL MIXED USE
3 STORIES
4 STORIES

SETBACK TABLE

RESIDENTIAL SIDE	COMMERCIAL SIDE (w/ COLONNADE)
REQUIRED (MINIMUM) FRONT YARD (SOUTH)	REQUIRED (MINIMUM) FRONT YARD (EAST)
10'-0"	0'-0"
REQUIRED (MINIMUM) REAR YARD (NORTH)	REQUIRED (MINIMUM) REAR YARD (WEST)
10'-0"	10'-0"
REQUIRED (MINIMUM) SIDE YARD (WEST)	REQUIRED (MINIMUM) SIDE YARD (SOUTH)
10'-0"	10'-0"
REQUIRED (MINIMUM) SIDE YARD (EAST)	REQUIRED (MINIMUM) SIDE YARD (NORTH)
10'-0"	10'-0"
PROVIDED FRONT YARD (SOUTH)	PROVIDED FRONT YARD (EAST)
10'-0"	0'-0"
PROVIDED REAR YARD (NORTH)	PROVIDED REAR YARD (WEST)
10'-0"	N/A
PROVIDED SIDE YARD (WEST)	PROVIDED SIDE YARD (SOUTH)
10'-0"	23'-3 1/2"
PROVIDED SIDE YARD (EAST)	PROVIDED SIDE YARD (NORTH)
10'-9"	26'-6"

SITE CALCULATIONS

FERROUS AREA
TOTAL LANDSCAPE AREA: 28,249 SF. (16.44%)

IMPERVIOUS AREA
BUILDING COVERAGE: 53,424 SF. (31.03%)
VEHICULAR USE AREA: 42,920 SF. (24.38%)
WALKWAYS/S/LABS/OTHER: 19,034 SF. (11.07%)
PARKING AREAS: 28,213 SF. (16.42%)
TOTAL IMPERVIOUS AREA: 143,591 SF. (83.56%)

IMPERVIOUS + FERROUS AREA:
143,591 SF. (83.56%) + 28,249 SF. (16.44%) = 111,840 SF. (100%)

PARKING CALCULATIONS

UNITS & AREAS:

UNITS & AREAS	CODE REQUIREMENTS - ARTICLE XXXIII (K) (MULTI-FAMILY RESIDENTIAL)
MULTI-FAMILY BUILDING (BEDROOM UNITS)	1 SPACE / 1 BED
TOWNHOUSE/APARTMENT (APARTMENTS)	15 SPACES / 2 BED
MIXED-USE BUILDING (GENERAL RETAIL)	1 SPACE / 250 SF (GROSS)
1-BEDROOM UNITS	1 SPACE / 1 BED

TOTAL PARKING BEFORE DEDUCTIONS: 183

PARKING REDUCTIONS:

REDUCTIONS USED:

GROUP 2: LOCATION REDUCTION (CENTERCORE) MIXED USE, MULTIFAMILY RESIDENTIAL WITHIN 1/2 MILE OF A BUS STOP OR RAIL STATION SERVICED BY PREMIUM TRANSIT - 10%

GROUP 3: PARCEL SIZE REDUCTION (CORE) MIXED USE PARCELS BETWEEN FIFTEEN THOUSAND (15,000) AND THIRTY THOUSAND (30,000) SQUARE FEET - 20%

REQUIRED PARKING AFTER REDUCTIONS:

MULTI-FAMILY:
52 REQ'D PARKING - 10% REDUCTIONS (5 SPACES) = 136 SPACES

MIXED-USE:
41 REQ'D PARKING - 10% REDUCTIONS = 31 PARKING - 20% REDUCTIONS = 30 SPACES (7 SPACES)

TOTAL PARKING AFTER REDUCTIONS: 166 TOTAL PARKING SPACES REQUIRED AFTER REDUCTIONS

PARKING PROVIDED:
175 PARKING SPACES TOTAL (INCLUDES 1 HANDICAP & 4 ON-STREET PARALLEL)

UNIT CALCULATIONS

UNIT COUNT:

UNIT TYPE	APPROX. UNIT AREA	TOTAL APPROX. PROJECT AREA
1-BEDROOM UNITS, TOWNHOUSE/APART. (APARTMENT UNITS)	693 SF	x 3 = 2,079 SF
1-BEDROOM UNITS (RETAIL BUILDING)	1230 SF	x 59 = 12,570 SF
1-BEDROOM UNITS (RETAIL BUILDING)	1318 SF	x 34 = 44,812 SF
1-BEDROOM UNITS (RETAIL BUILDING)	940 SF	x 12 = 11,280 SF
RETAIL BAYS	900 SF	x 8 = 7,200 SF

DENSITY CALCULATIONS

ALLOWED: MIN 12 - 36 MAX UNITS PER ACRE
PROVIDED: 108 UNITS / 3,9449 ACRES = (27.4) 28 UNITS PER ACRE



REVISIONS

No.	DATE	DESCRIPTION
1	08/30/16	COMMENT REV.
2	10/07/16	STREET REVISION
3	10/27/16	COMMENT REV.
4	01/06/17	COMMENT REV.

PROJECT No.: 15212
DATE: JAN 19, 2016
DRAWN BY: JAIME
CHECKED BY: JBK

2 SITE DATA

SP-1

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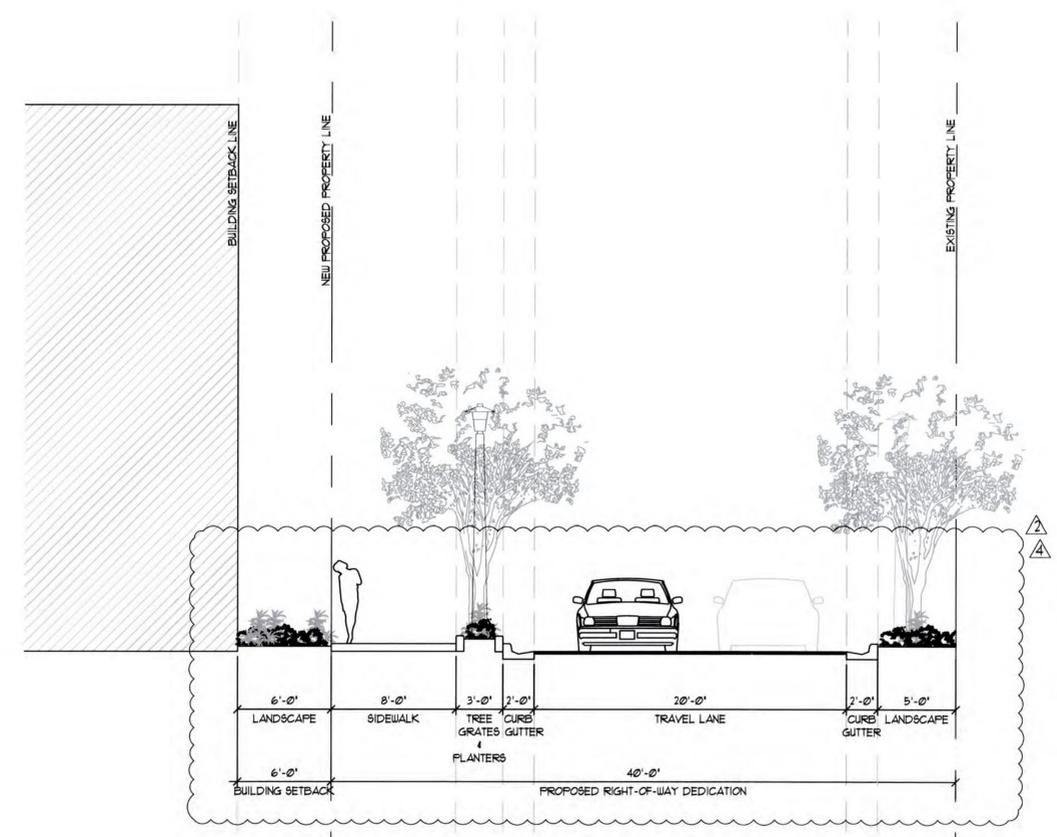
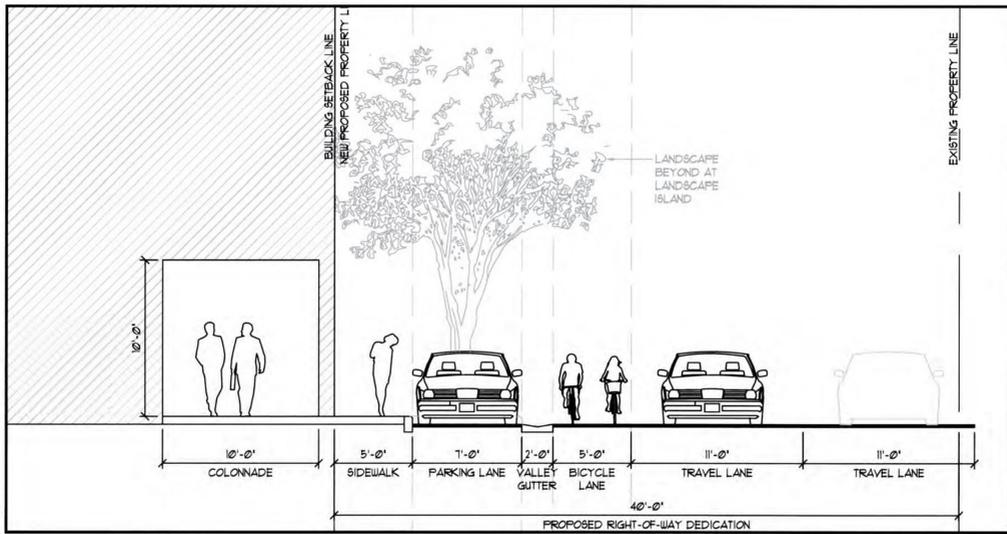
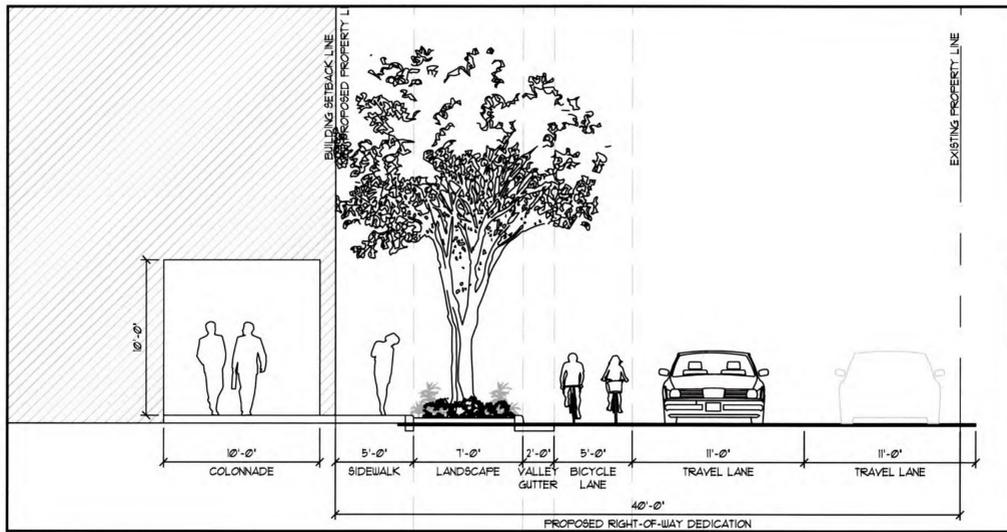
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Joseph B. Kaller
2-10-17

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

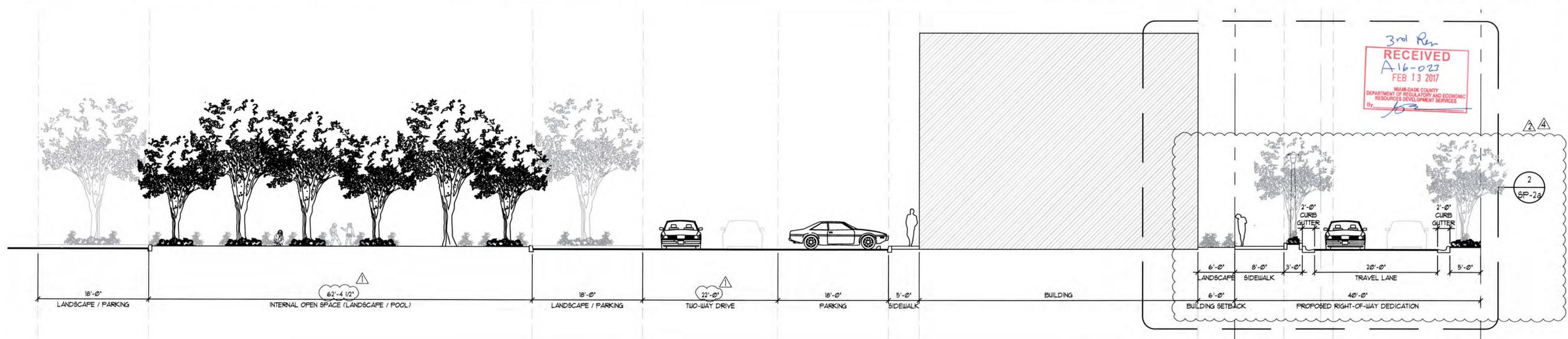
PROJECT TITLE
THE WESTSIDE (OJUS)
2501,2525,2535,2547 NE 193RD ST
MIAMI, FLORIDA 33180

SHEET TITLE
SITE PLAN



1 STREET PROFILE - MAIN STREET CORE (NE 26th AVE.)

2 STREET PROFILE - MINOR STREET (NE 193rd ST.)



3 INTERNAL CROSS PROFILE

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



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SHEET TITLE
STREET PROFILES

REVISIONS	
No.	DESCRIPTION
1	08/30/16 COMMENT REV.
2	10/07/16 STREET REVISION
4	01/06/17 COMMENT REV.

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SHEET

SP-2a

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This sheet of the "SP-2a" documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and shall be required to be read in conjunction with the Contract Documents and temporary releases from time to time as necessary to produce the intended result.



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PROJECT TITLE
 THE WESTSIDE (OJUS)
 2501,2525,2535,2547 NE 193RD ST
 MIAMI, FLORIDA 33180

SHEET TITLE
 ENLARGED TRANSITION PLAN
 AND
 STREET SECTIONS

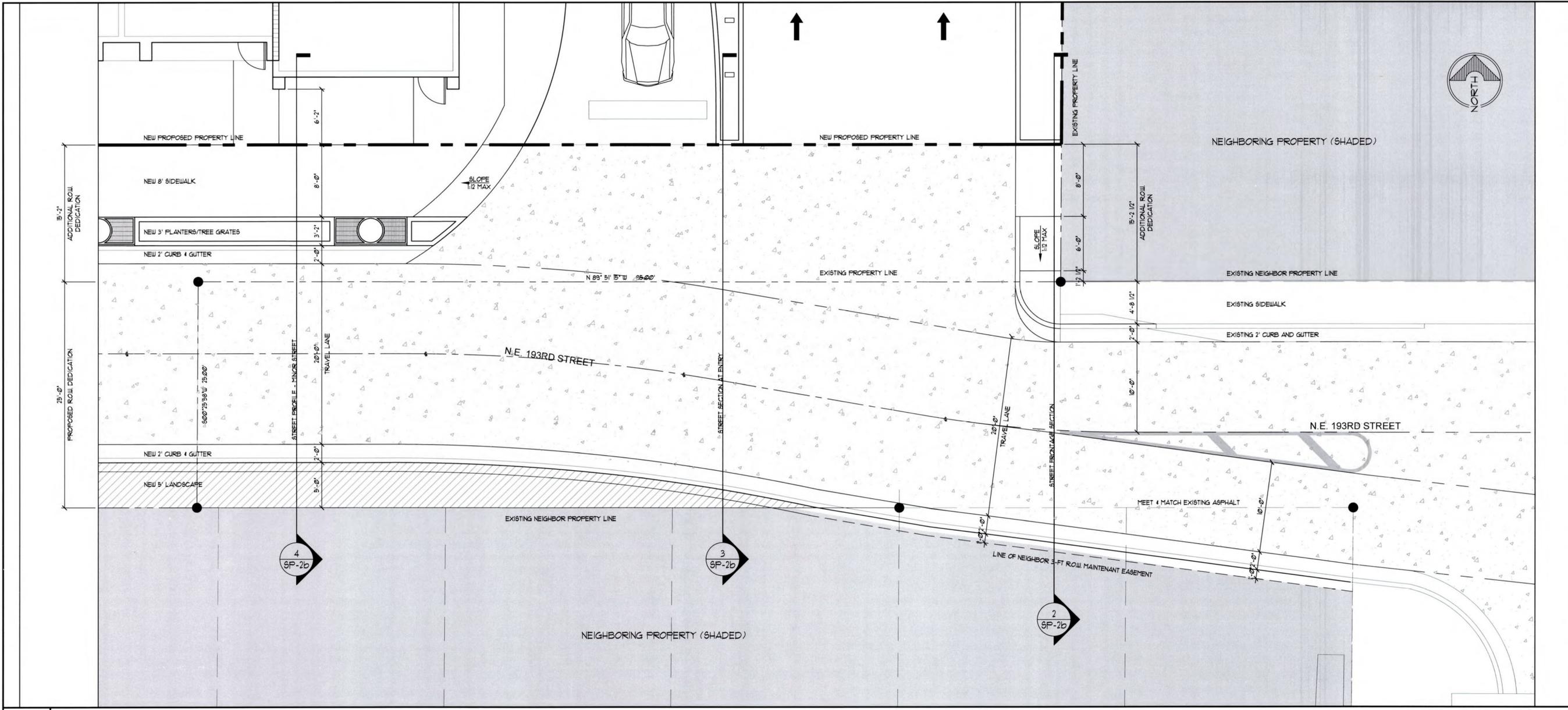
REVISIONS		
No.	DATE	DESCRIPTION
4	01/06/17	NEW SHEET

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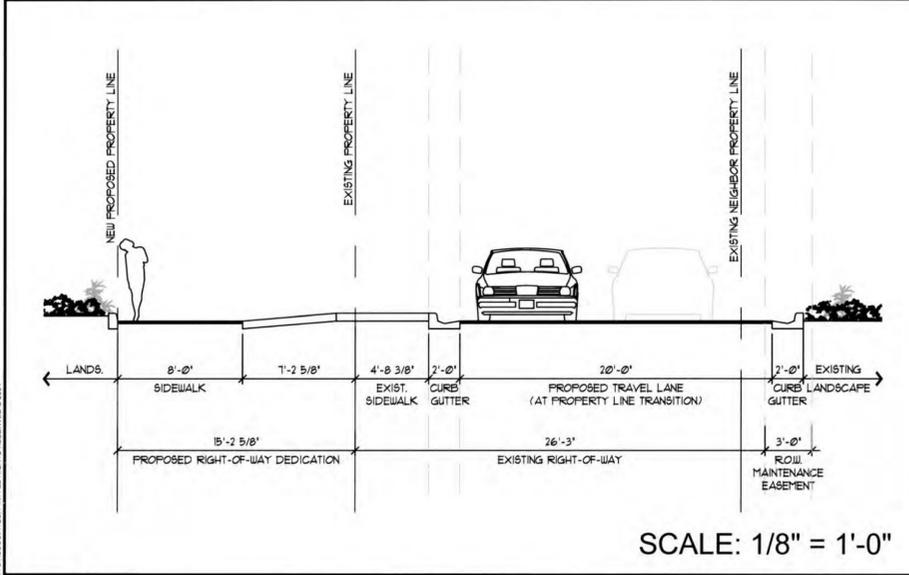
SHEET

SP-2b



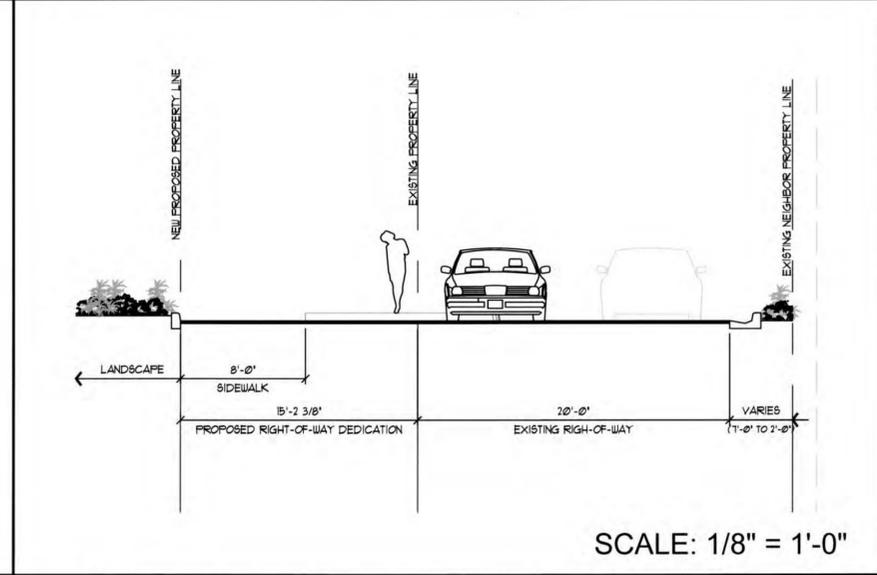
1 ENLARGED TRANSITION PLAN AT ENTRY

SCALE: 3/16" = 1'-0"



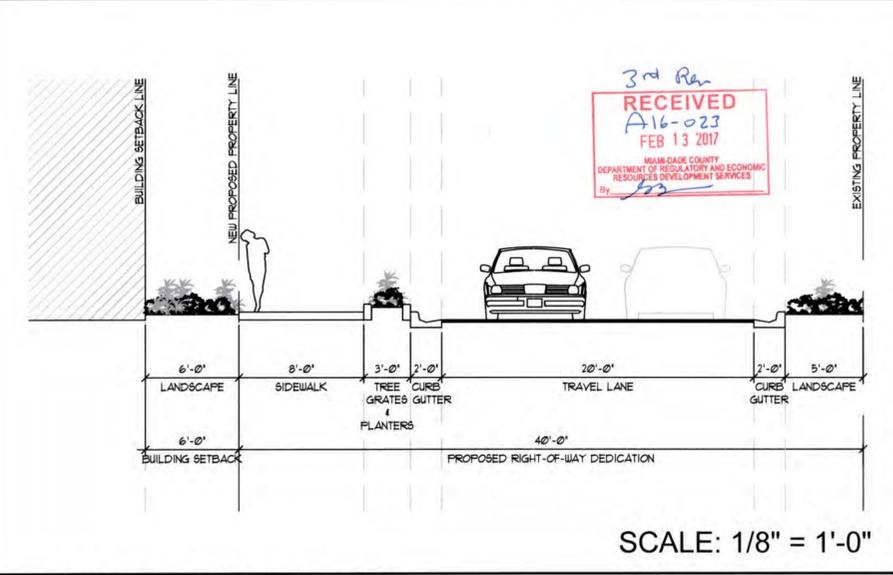
SCALE: 1/8" = 1'-0"

2 STREET FRONTAGE SECTION



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

3 STREET SECTION AT ENTRY



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

4 STREET PROFILE
 MINOR STREET (NE 193rd ST.)

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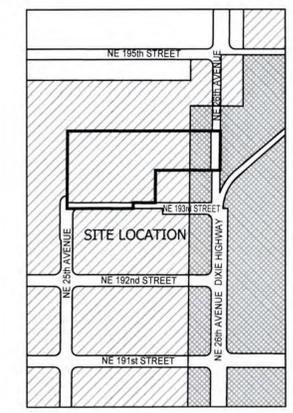


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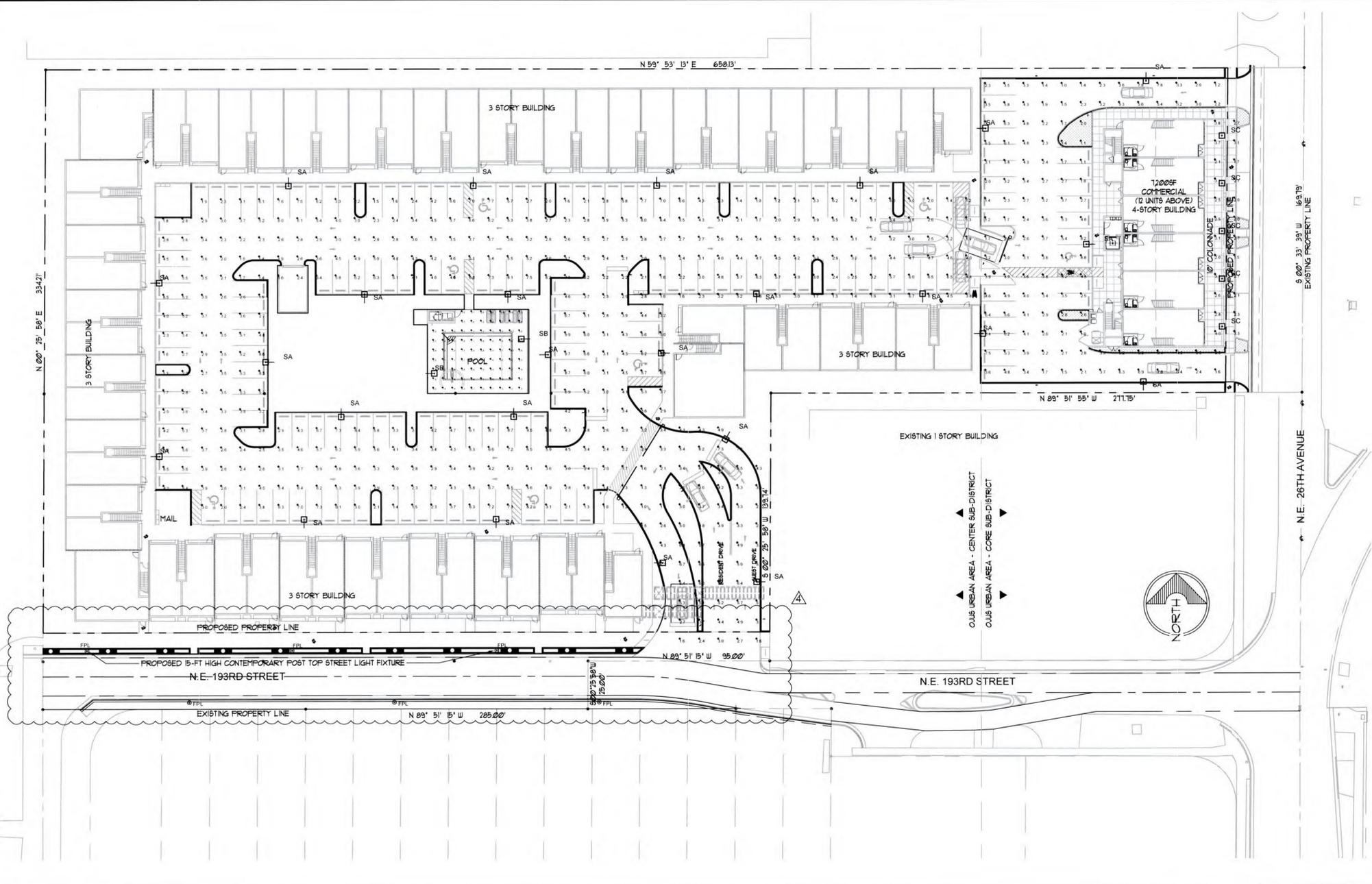
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FLORIDA R.A. # 0009239



KEY PLAN - LEGEND

- CORE SUB-DISTRICT
- CENTER SUB-DISTRICT
- EDGE SUB-DISTRICT

OJUS URBAN AREA SUB-DISTRICT KEY PLAN
1"=300'



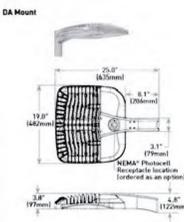
1 PHOTOMETRIC - SITE PLAN SCALE: 1" = 30'-0"

JOB WESTSIDE AVENTURA TYPE SA OSO-A-NM-3ME-J-40K-XX-XX / OSO-XX-XX

OSQ Series
OSQ™ LED Area Flood Luminaire - Medium

Product Description
The OSQ™ Area Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherproof LED driver compartment. Weather-resistant configurations offer simple installation, its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. A and B input power designations are a suitable upgrade for HID applications up to 250 Watt. J and K input power designations are a suitable upgrade for HID applications up to 400 Watt.

Performance Summary
 NanoOptic™ Precision Delivery Grid™ optic
 Made in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 17,191
Efficacy: Up to 134 LPW
CR: Minimum 70 CRI (4000K & 3700K, 3000K asymmetric optic); 80 CRI (3000K symmetric optic)
 CCT: 3000K (L-1, 3000K, 4000K (L-1, 3000K, 3700K (L-1, 3000K)
Limited Warranty: 10 years on Luminaire/70 years on Colorfast Dielectric/5 Year Finish
 See the lighting catalog for more details.

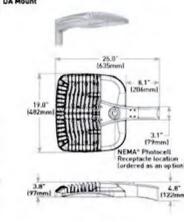


JOB WESTSIDE AVENTURA TYPE SB OSO-A-NM-4ME-J-40K-XX-XX / OSO-XX-XX

OSQ Series
OSQ™ LED Area Flood Luminaire - Medium

Product Description
The OSQ™ Area Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherproof LED driver compartment. Weather-resistant configurations offer simple installation, its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. A and B input power designations are a suitable upgrade for HID applications up to 250 Watt. J and K input power designations are a suitable upgrade for HID applications up to 400 Watt.

Performance Summary
 NanoOptic™ Precision Delivery Grid™ optic
 Made in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 17,191
Efficacy: Up to 134 LPW
CR: Minimum 70 CRI (4000K & 3700K, 3000K asymmetric optic); 80 CRI (3000K symmetric optic)
 CCT: 3000K (L-1, 3000K, 4000K (L-1, 3000K, 3700K (L-1, 3000K)
Limited Warranty: 10 years on Luminaire/70 years on Colorfast Dielectric/5 Year Finish
 See the lighting catalog for more details.



PROJECT TITLE
THE WESTSIDE (OJUS)
2501, 2525, 2535, 2547 NE 193RD ST
MIAMI, FLORIDA 33180

SHEET TITLE
PHOTOMETRIC
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	08/30/16	COMMENT - NEW SHEET
4	01/06/17	COMMENT REV

PROJECT No.: 15212
 DATE: JAN 19, 2016
 DRAWN BY: JAIME
 CHECKED BY: JBK

SHEET

PH-1

Symbol	Qty	Label	Description	LLF	Lum. Lumens
SA	25	SA	CREE LTG#: OSQ A 3ME J 40K MTD AT 18' AFG	0.900	16256
SB	2	SB	CREE LTG#: OSQ A 4ME J 40K / MTD AT 18' AFG	0.900	16291
SC	5	SC	OHYAMA LTG#: OLOS-11-32W-UNV-40K / MTD AT 18' AFF	0.900	2900
FPL	6	FPL	FPL CONTEMPORARY POST TOP FIXTURE / MTD AT 15' AFF		16,000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	ILLUMINANCE	Fc	3.93	9.9	1.0	3.93	9.90
POOL DECK	ILLUMINANCE	Fc	7.28	10.8	3.8	1.92	2.84

Filename: WA-Site-2016-09-06.AGI
 FOR FIXTURE INFO CONTACT RYAN MCCARTHY AT: 850-980-5708

SEC. 33-284.06. GENERAL REQUIREMENTS.

- G. LIGHTING**
- STREET LIGHTING SHALL COMPLY WITH THE FOLLOWING:
 - STREET LIGHTING SHALL BE PROVIDED IN THESE AREAS: COMMERCIAL AND LIVE-WORK UNIT DRIVEWAYS AND PARKING AREAS, BIKEWAYS AND PEDESTRIAN PASSAGES, COMMERCIAL ESTABLISHMENT ENTRWAYS, RECREATION AREAS, AND MULTI-FAMILY RESIDENTIAL COMMON AREAS AND ENTRYWAYS.
 - OUTDOOR LIGHTING OF THESE AREAS SHALL COMPLY WITH SECTION 33-41 OF THIS CHAPTER.
 - ALL LIGHT FIXTURES SHALL BE OF A PEDESTRIAN SCALE, WITH A MAXIMUM HEIGHT OF EIGHTEEN (18) FEET AND A MAXIMUM SPACING BETWEEN FIXTURES OF SIXTY (60) FEET OR SUCH OTHER SPACING AS MAY BE REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT, WHICHEVER IS THE MOST RESTRICTIVE.
 - THE TYPE AND SPACING OF LIGHT FIXTURES SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND WASTE MANAGEMENT OR ITS SUCCESSOR APPROVAL SHALL BE BASED ON UNIFORMITY OF TYPES, LOCATION, RIGHT-OF-WAY WIDTH, AND LUMINOSITY.
 - WEATHER AND VANDALISM RESISTANT COVERS SHALL PROTECT ALL LIGHT FIXTURES.
 - STREET LAMPS SHALL BE INSTALLED ON BOTH SIDES OF STREETS.
 - COBRA-HEAD LIGHTS SHALL NOT BE PERMITTED.
 - OPEN PARKING LOT, ACCESS ROAD, AND SERVICE ROAD LIGHTING SHALL BE PROVIDED AS REQUIRED IN SECTION 33-3 OF THIS CODE. LIGHTING FIXTURES IN THESE AREAS SHALL HAVE A MAXIMUM HEIGHT OF EIGHTEEN (18) FEET ABOVE GRADE.

FP&L LIGHT TYPE OPTIONS



Contemporary Post Top Fixture
 Mounted on concrete pole
 15' mounting height, 120' spacing between poles
 16,000 lumen sodium vapor

Note: Miami-Dade County will do the best effort to keep your selection. However, design criteria and type of light fixtures on adjacent districts may cause a change on your selection.



Project: WESTSIDE AVENTURA
 Fixture Type: SC
 Catalog Number: OLOS-11-32W-UNV
 Notes:

OLOS Series LED Outdoor 1x1

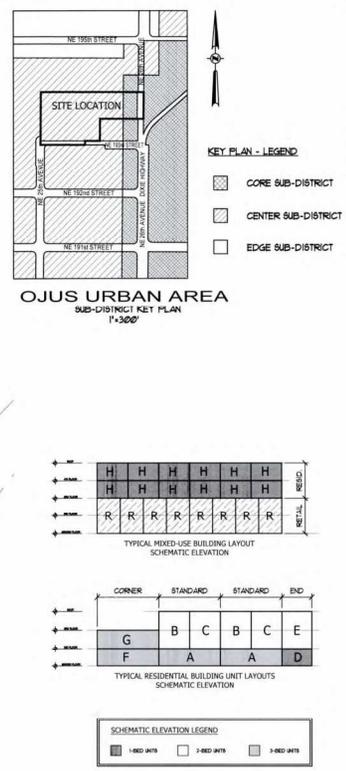
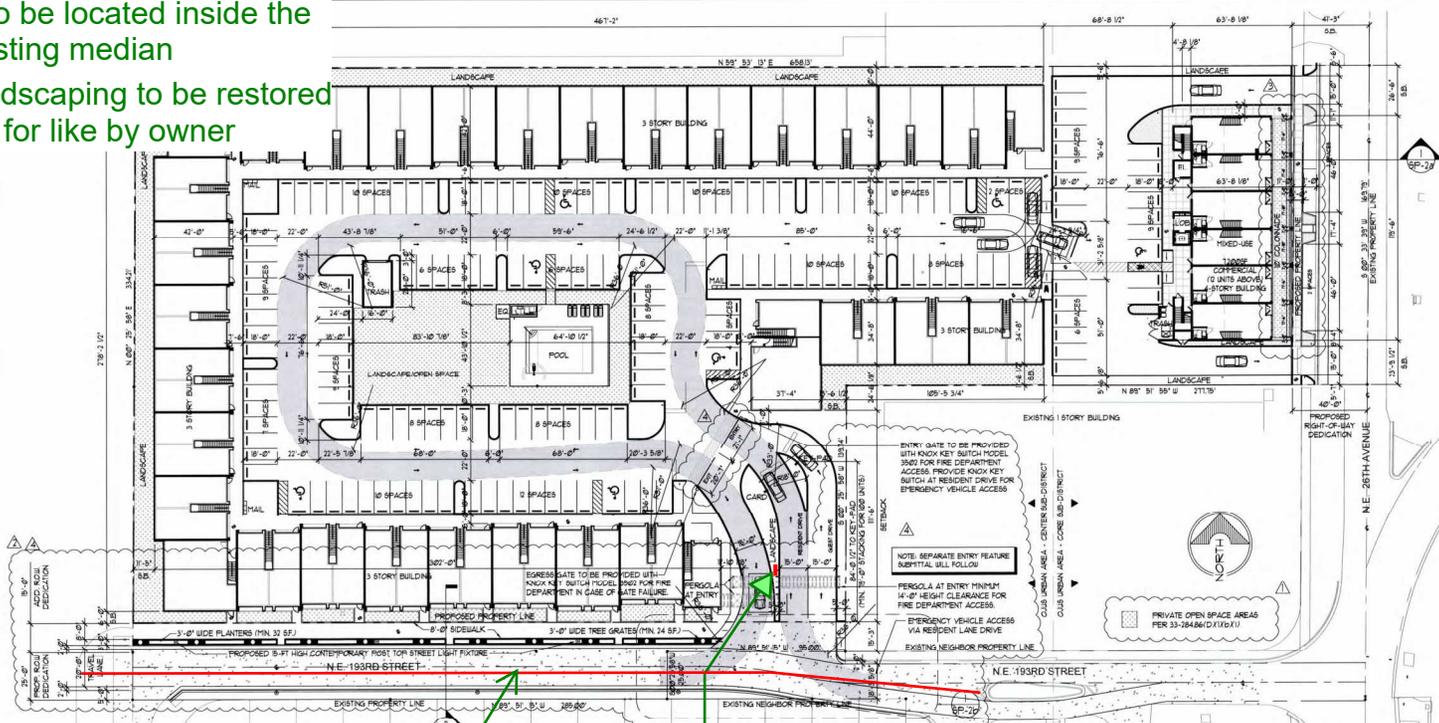


Performance Overview
 Watts: 27
 CCT: 3000K / 4000K / 5000K
 Lumens: 2900 / 3150
 Dimming: 0 - 10v
 CR: >80
 Input Rating - AC: 120V-277V, 60Hz
 IP Rating: IP65 (Wet Listed)
 L70 - 50,000 Hours
 Warranty: 5 Years
Construction
 Powder Coated Cast Aluminum Housing



6 Commercial Units
 108 Residential Units
 114 Units Total
 Entrance Monument Sign
 is to be located inside the
 existing median
 Landscaping to be restored
 like for like by owner

This monument sign has been reviewed and approved by
 all departments pending Zoning for entrance feature
 review approval under process number C2025170557.



Water and sewer lines

Monument Sign

1 | SITE PLAN

SCALE: 1" = 30'-0"

SITE DATA

PROPERTY ADDRESS
 2501, 2525, 2535, 2541 NE 193RD STREET
 MIAMI, FLORIDA 33180

LEGAL DESCRIPTION
 THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND THE SOUTH 9 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
 THE EAST 18 FEET OF THE WEST 380 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST, LESS THE SOUTH 25 FEET OF THE EAST 18 FEET OF THE WEST 380 FEET FOR RIGHT OF WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
 THE EAST 90 FEET OF THE WEST 380 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND THE EAST 18 FEET OF THE WEST 380 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
 THE WEST 181 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: FLOOD ZONE X

CURRENT PROPERTY AND INTENSITY: VACANT PARCELS

LAND USE DESIGNATION: RH RESIDENTIAL HOPIED

ZONING DESIGNATION: OUB (CENTER SUB-DISTRICT) - RESIDENTIAL OUB (CORE SUB-DISTRICT) - MIXED-USE

SITE AREA: 17,840 SF (0.41 ACRES)

GRASS BUILDING COVERAGE: 83,424 SF (USERS OF TOTAL SITE)

SPREADER REQUIREMENT PER SETC 33-284.66(D)(1)(X)(1)

REQUIRED: 17,840 SF (10% OF SITE)

PROVIDED: 21,588 SF (12% OF SITE)

EXCLUDES PARKING SPACES, INCLUDES YARDS, OPEN SPACE, POOL, 4 COLONNADES

TOTAL LANDSCAPE PROVIDED: 28,245 SF (16.44%)

TREES REQUIRED BY CHAPTER 88A: 16 TREES PER ACRE

88.2 3,344.2 = 63 TREES REQUIRED

TOTAL PARKING AREA: 28,273 SF (16.42%)

TOTAL WALKS: 18,204 SF (10.2%)

TOTAL DRIVES (OVER 5' (13.48M))

NUMBER OF STORIES

ALLOWED: RESIDENTIAL MIXED-USE

PROVIDED: RESIDENTIAL MIXED-USE

SETBACK TABLE

RESIDENTIAL SIDE

REQUIRED (MINIMUM)

FRONT YARD (SOUTH): 6'-0"

REAR YARD (NORTH): 0'-0"

SIDE YARD (WEST): 0'-0"

SIDE YARD (EAST): 0'-0"

SETBACK (NORTH)

REQUIRED

FRONT YARD (SOUTH): 6'-0"

REAR YARD (NORTH): 0'-0"

SIDE YARD (WEST): 0'-0"

SIDE YARD (EAST): 26'-6"

SITE CALCULATIONS

IMPERVIOUS AREA: 53,424 SF (30.0%)

BUILDING COVERAGE: 42,500 SF (24.98%)

VEHICULAR USE AREA: 18,214 SF (10.2%)

WALKWAY/BIKEWAY/OTHER: 28,273 SF (16.42%)

TOTAL IMPERVIOUS AREA: 142,411 SF (81.6%)

PERVIOUS AREA: 4,429 SF (0.25%)

4,429 SF (0.25%) + 28,245 SF (16.44%) + 17,840 SF (10.2%)

PARKING CALCULATIONS

UNITS + AREAS

MULTI-FAMILY BUILDING: 3 UNITS, 99 SPACES / 1 BED, 34 TOANS/RESIDENTIAL APARTMENTS

MIXED-USE BUILDING: 12,000 SF GENERAL RETAIL, 2 BEDROOM UNITS

PARKING REDUCTIONS

REDUCTIONS USED

GROUP 1: LOCATION REDUCTION (CENTER/CORNER) MIXED USE, MULTIFAMILY RESIDENTIAL WITHIN 1/2 MILE OF A BUS STOP OF RAIL STATION SERVICED BY PUBLIC TRANSIT: 10%

GROUP 2: PARCEL SITE REDUCTION (CORNER) MIXED USE PARCELS BETWEEN FIFTEENTH AND SIXTYFOUR AND THIRTY-THOUSAND (130,000) SQUARE FEET: 30%

REQUIRED PARKING AFTER REDUCTIONS

MULTIFAMILY: 93 REQUIRED PARKING - 10% REDUCTIONS (9 SPACES) + 136 SPACES

MIXED-USE: 41 REQUIRED PARKING - 10% REDUCTIONS + 31 PARKING - 20% REDUCTIONS - 30 SPACES (4 SPACES)

TOTAL PARKING AFTER REDUCTIONS: 146 TOTAL PARKING SPACES REQUIRED AFTER REDUCTIONS

PARKING PROVIDED: 175 PARKING SPACES TOTAL (INCLUDES 1 HANDICAP + 4 ON-STREET PARALLEL)

UNIT CALCULATIONS

INT-GROSS:

1-BEDROOM UNITS: 3 UNITS, 36 SF

TOANS/RESIDENTIAL APARTMENTS: 34 UNITS, 34 SF

BEDROOM UNITS (+ RETAIL BUILDING): 2 UNITS, 2 SF

TOTAL UNITS ON SITE: 69 UNITS

DENSITY CALCULATIONS

ALLOWED: 108 UNITS + 36 MAX UNITS PER ACRE

PROVIDED: 69 UNITS + 39445 UNITS PER ACRE (1714) 28 UNITS PER ACRE

UNIT AREAS

1-BEDROOM UNITS: 693 SF x 3 = 2,079 SF

TOANS/RESIDENTIAL APARTMENTS: 1,138 SF x 34 = 38,692 SF

BEDROOM UNITS (+ RETAIL BUILDING): 940 SF x 2 = 1,880 SF

RETAIL BAYS: 900 SF x 6 = 5,400 SF

2 | SITE DATA

AVENTURA VILLAGE CONDO WESTSIDE DIXIE PB 173-92 TRACT AAS DESC
 IN DECL OR 32085-4069 LOT SIZE 152229 SQ FT MLR FAU 30-2204-058-0010



JOSEPH B. KALLER & ASSOCIATES, P.A.
 217 Hollywood Blvd, Hollywood, Florida 33020
 P 954.920.2740 • F 954.920.2811
 joseph@kaller.com

SEAL
 Joseph B. Kaller
 2-10-17

JOSEPH B. KALLER
 FLORIDA P.A. # 0009239

PROJECT TITLE
 THE WESTSIDE (OJUS)
 2501,2525,2535,2547 NE 193RD ST
 MIAMI, FLORIDA 33180

SHEET TITLE
 SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	08/30/16	COMMENT REV.
2	09/17/16	COMMENT REV.
3	10/27/16	COMMENT REV.
4	01/06/17	COMMENT REV.

PROJECT No.: 15212
 DATE: JAN 13, 2015
 DRAWN BY: NAME
 CHECKED BY: JK

SHEET
 SP-1



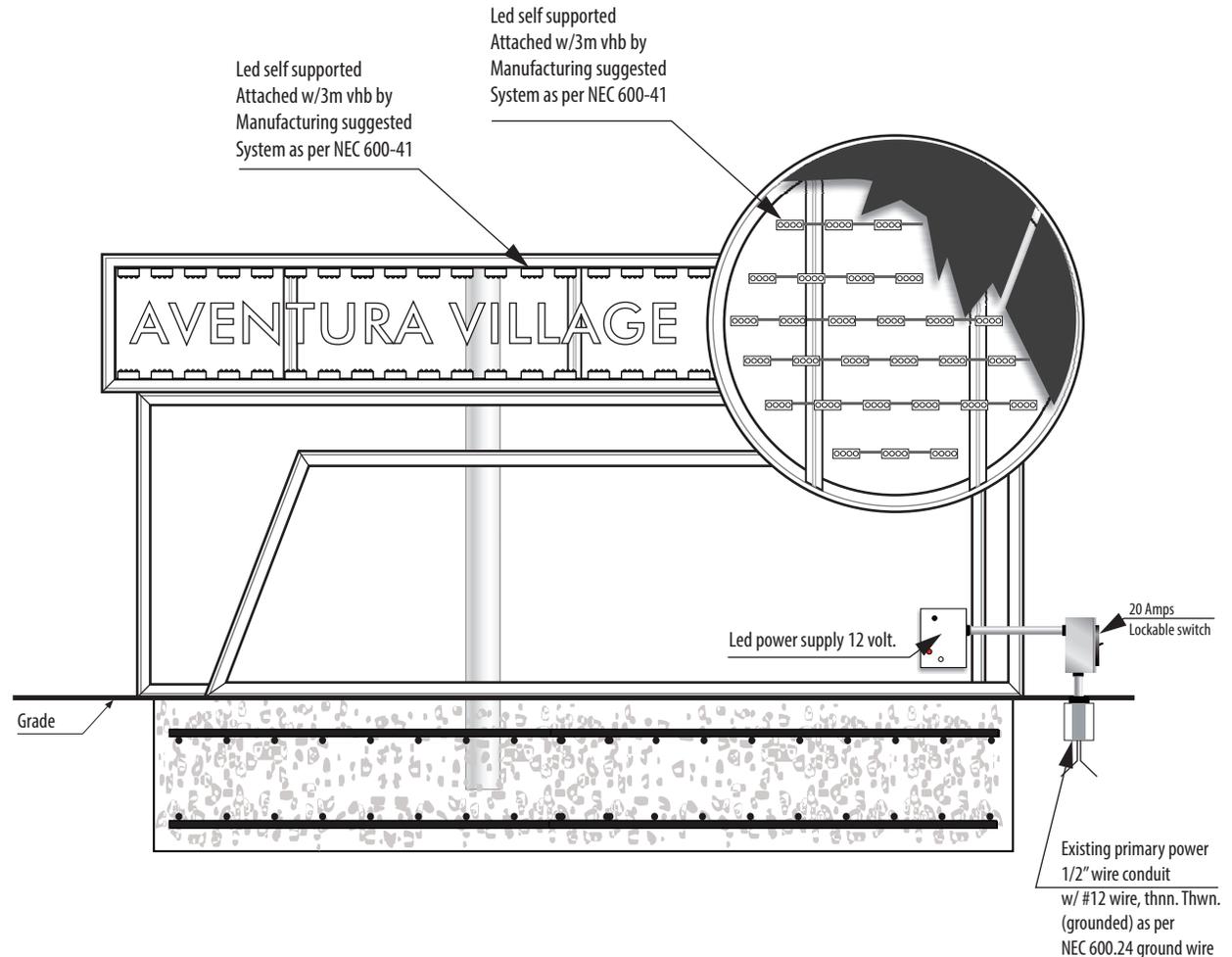
Alejandro Vargas PE License # 63894
1025 Cedar Falls Dr Weston FL 33327

UL
Underwriters Laboratories

LED SPECIFICATIONS
 Input Voltage: 12 V (DC)
 Module Level Power: 2.0 W/ft
 System Level Power: 2.25 W/ft
 Delivered Lumens: 150 Lm/ ft
 System Efficacy: 66Lm/W
 Viewing Angle: 120°
 Correlated Color Temp: 4000K
 L70 Calculate Live: 99,000
 Operating Temperature: -40 to 140° F

LISTING MARK SIGN SECTION LABEL SHOWN ON EACH LETTER AS PER DRAWING
ELECTRIC SIGN No. BK (6 DIGITS)
ONE BOX OF ONE BOX

- 701351 24.0 VDC power supply for up to 2.50 amps.
- AWG # 18,2 conductor, PVC jacketed, NEC type power limited tray cable. (PLTC) with UL listing. Used for extension of power supply lead up to 50'.
- UL Listed for wet location or NEMA 3R box, min. dimensions 12" x 12" x 16", vented (if power supply is to be mounted in a location exposed to weather).
- Cable tie downs (plastic with double sided tape for mounting).
- 4" nylon zip ties
- Wire nuts (ideal P/N #30-072 blue).
- Sheet metal screws *#8 or #10 or rivets (1/8" or 3/16") for mounting frames.
- Rags or shop towels.
- Silicone sealant
- 1/2" conduct connectors for power supply primary (water tight if mounting power supply in a box outdoors).
- Disconnect switch for primary power shutoff (see figure 13) Red Dot S323E, Leviton 1451-ICP or equivalent. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electric Code.
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY 120 VOLTS # 12 WIRE BY OTHERS.
- SIGN GROUNDED ACCORDING TO NEC 600.24 AND 600.7
- CODES IN EFFECT ARE NEC 2020/FBC 2023, 8TH EDITION.
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRIC CODE EXISTING PRIMARY ELECTRICAL SOURCE (1/2" CONDUIT METAL SHOWN, WIRE #12 120 VOLTS NEC 600.6 & 600.21
Note: Time clock and Photo Cell Required



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Project: Aventura Village

Sales Rep: Robin Perez

Date: 08/04/2025

Scale: N/A

Add: 19380 NE 26th Ave, Miami, FL 33180

The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Forever Signs shall NOT be liable for errors in a final product caused by misspelling or low resolution images send it by costumers

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www.foreversignsusa.net

305.885.3411

2400 W 3rd Ct, Hialeah, FL 33010





LOCATION



MONUMENT SIGN

Alejandro Vargas PE License # 63894
1925 Cedar Falls Dr Weston FL 33327



AVENTURA VILLAGE
CONDO WESTSIDE
DIXIE PB 173-92
TRACT AAS DESC IN
DECL OR 32085-4069
LOT SIZE 152229 SQ
FT M/L FAU
30-2204-058-0010

Property Line

Monument Sign

Digitally signed
by Alejandro
Vargas
Date: 2025.08.08
14:48:20 -04'00'

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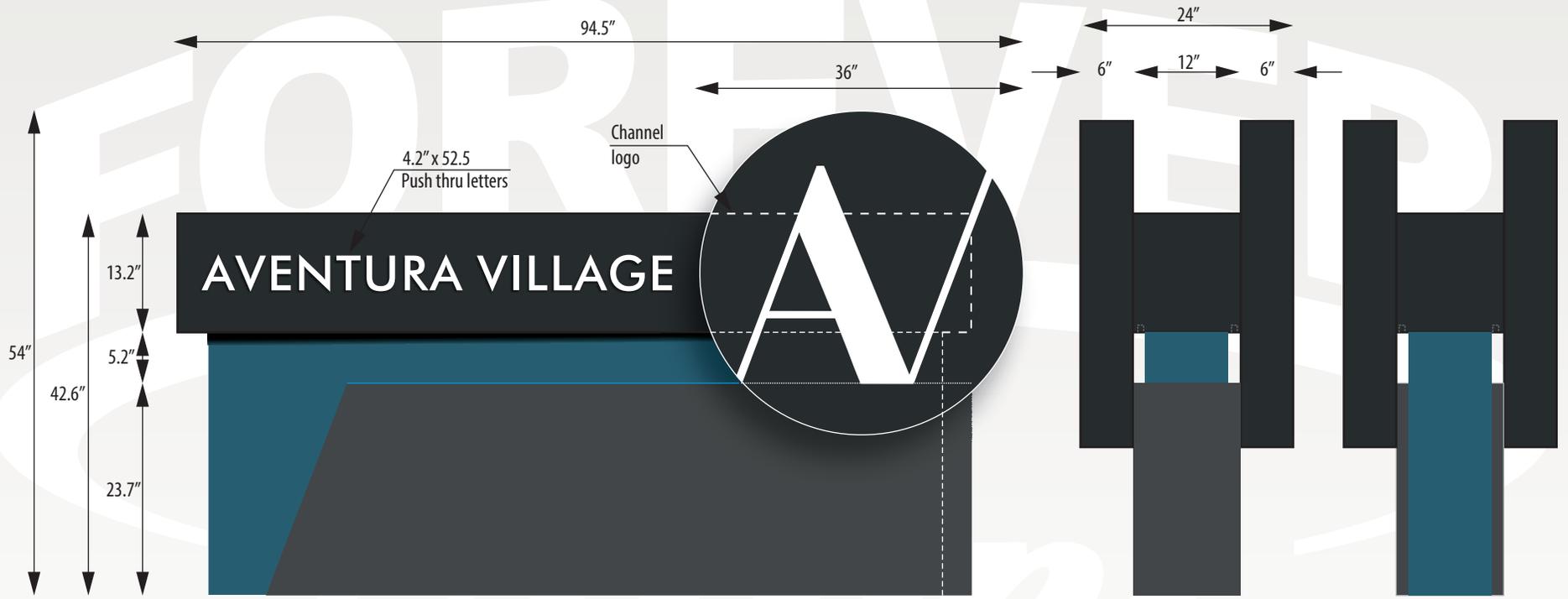
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2400 W 3rd Ct, Hialeah, FL 33010





Transversal view

Front view

Back view

Total Sign Area
35.43 sq ft

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Alejandro Vargas PE License # 63894
 1025 Cedar Falls Dr Weston FL 33327



Project: Aventura Village

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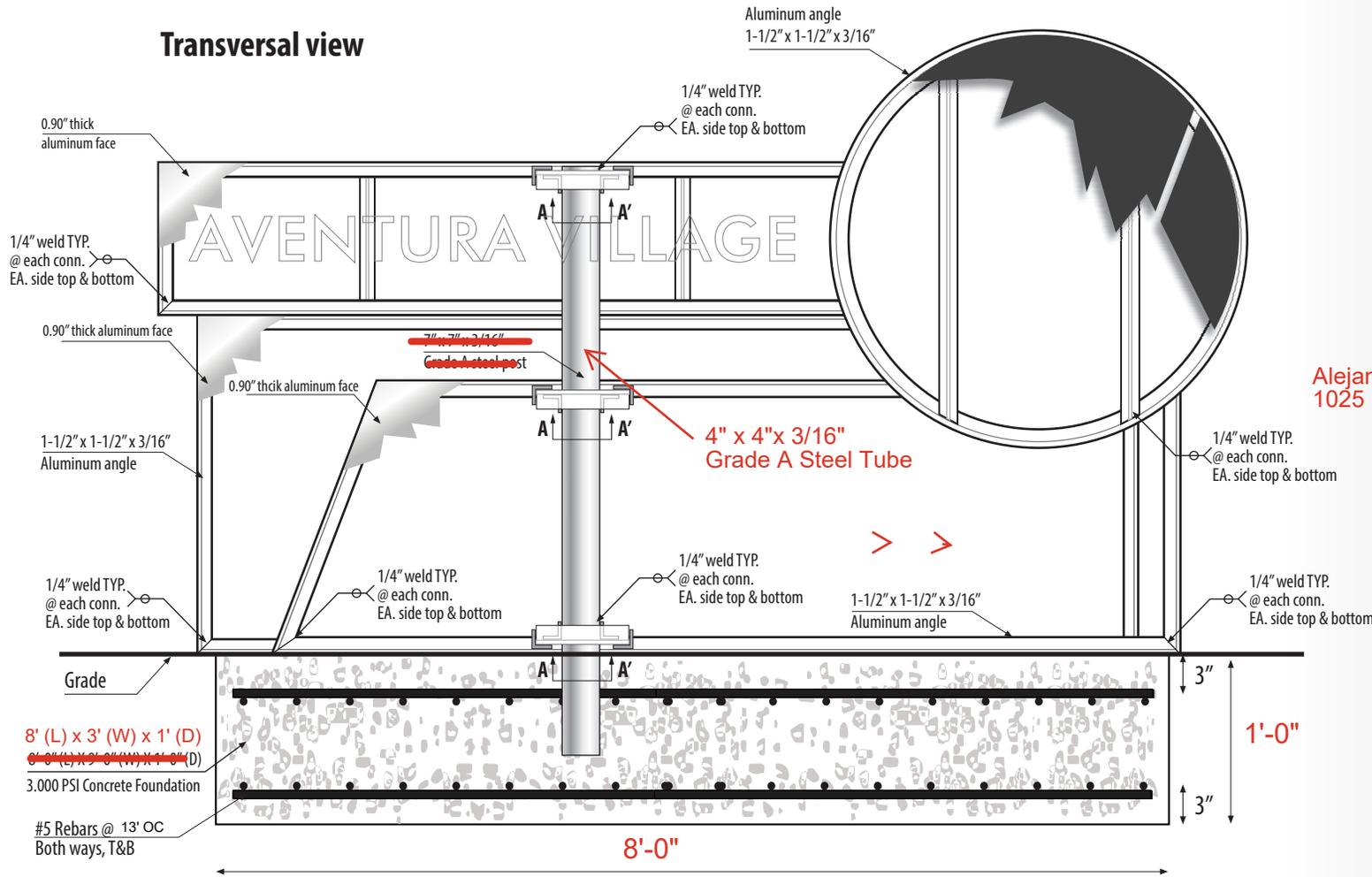
305.885.3411

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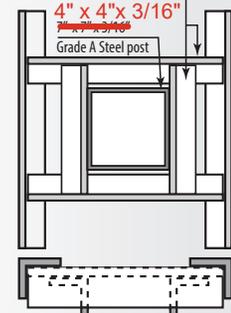


Transversal view



DETAIL A-A'

1-1/2\"/>



Alejandro Vargas PE License # 63894
1025 Cedar Falls Dr Weston FL 33327

Building Codes: 2023 FBC 8th Edition
ASCE 7-22. Wind Speed 175 MPH
Exposure C. Risk Category II

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Project: Aventura Village

Sales Rep: Robin Perez

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WEST ELEVATION

MONUMENT SIGN



6 Commercial Units
108 Residential Units
114 Units Total
Entrance Monument Sign
is to be located inside
the existing median; no
need to
calculate safe distance
triangle.

Landscaping to be restored
like for like by owner

This monument sign has
been reviewed and
approved by
all departments pending
Zoning for entrance feature
review approval under
process
number C2025170557.



AVENTURA VILLAGE
CONDO WESTSIDE DIXIE
PB 173-92 TRACT AAS
DESC IN
DECL OR 32085-4069
LOT SIZE 152229 SQ FT
M/L FAU
30-2204-058-0010



Digitally signed
by Alejandro
Vargas
Date:
2025.08.08
14:44:59 -04'00'



Project: Aventura Village

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BRIGHTLINE WEST AVENTURA STATION

WATER AS-BUILT



LOCATION MAP

SCALE 1"=300'
A PORTION OF SECTION 3, TWP 52 S, RGE 42 E

CPO #	NORTHING	EASTING	DESCRIPTION	LOCATION
CPO # 1	591625.5666	936258.5034	FND NAIL & DISC	33' E OF NE CORNER OF TRACT "A" ON THE C/L OF WEST DIXIE HWY
CPO # 2	591335.3224	936269.5320	FND NAIL & DISC	33' E OF SE CORNER OF TRACT "A" ON THE C/L OF WEST DIXIE HWY

STATE PLAN COORDINATES
ADJUSTMENT NAD 83 FLORIDA EAST ZONE.
SOURCE OF DATA: M-DWASD GPS/GIS PROJECT
STATION: 3 MARGOLIS ID:
N 585879.599 (sff)
E 928646.709 (sff)

THE STATION IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF NE 182 ST AND NE 15 AVE AND IS EAST OF THE DRIVE FOR 1495. THE MARK IS A CONCRETE MONUMENT WITH A METRO-DADE GPS CONTROL PT. BRASS DISK AND IS STAMPED "MARGOLIS"

CERTIFIED TO CITY OF NORTH MIAMI BEACH:

This certifies that this as built survey was prepared under my supervision, and that this survey meets the applicable standards of practice, as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.052 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

LAST DATE OF FIELD WORK: SEPTEMBER 26th, 2022.
B.M.: N-3106 NEW ELEV.= 4.61' (NGVD29)
NE 199th ST - 52 FT SOUTH OF C/L
NE 26th AVE - 25 FT WEST OF C/L
PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK.

LEGAL DESCRIPTION:

"WEST AVENTURA STATION" AS RECORDED IN PLAT BOOK 176, PAGE OF 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

SURVEYOR'S NOTES:

- This is not a Boundary Survey.
- All elevations refer to N.G.V.D. 1929 in feet
- State Plane Coordinates hereon are based on the Florida East Zone, NAD 1983 (1990 Adjustment)
- Not valid unless sealed with an embossed surveyor's seal.
- Surveyor has Professional Liability Insurance

THE INFORMATION SHOWN HERE ON WAS COLLECTED BY REPRESENTATIVES OF THIS CORPORATION DURING CONSTRUCTION OF THIS PROJECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS COMPLETE, TRUE AND CORRECT.

INDEX SHEET

- W-1 COVER
- W-2 PLAN
- W-3 PROFILES
- W-4 DETAILS
- W-5 DETAILS

LEGEND

<p>A.C.-ASBESTOS CEMENT AVE.- AVENUE ASSY.- ASSEMBLY C.I.P.- CAST IRON PIPE C.- CENTERLINE COR.- CORNER CORP.- CORPORATION C.B.- CATCH BASIN CONC.- CONCRETE CPO - CONTROL POINT OCCUPATION D.I.P.- DUCTILE IRON PIPE. E.- EAST EL.- ELEVATION EXIST.- EXISTING F.H.- FIRE HYDRANT F.M - FORCE MAIN F.V.- FLUSHING VALVE G.V.- GATE VALVE INV.- INVERT LN.- LANE L.P.- LIGHT POLE MDWASD- MIAMI-DADE WATER AND SEWER DEPARTMENT MH - MANHOLE MIN.- MINIMUM M - MONUMENT LINE N.- NORTH NGVD - NATIONAL GEODETIC VERTICAL DATUM No. - NUMBER</p>	<p>O.R.B.- OFFICIAL RECORD BOOK P.L.- PROPERTY LINE P.C.- POINT OF CURVATURE POC- POINT OF CONNECTION POT - POINT OF TERMINATION PL.- PLATE P.B.- PLAT BOOK PG.-PAGE P.V.C.- POLYVINYL CHLORIDE REST.-RESTRAINED R/W - RIGHT OF WAY RGE.- RANGE S.- SECTION LINE SQ. FT. - SQUARE FEET ST.- STREET SAN.- SANITARY S.S.- SANITARY SEWER STA.- STATION SWK.- SIDEWALK T.V.- TAPPING VALVE T.S.- TAPPING SLEEVE TWP.- TOWNSHIP TYP.- TYPICAL U.P.- UTILITY POLE V.C.P.- VITRIFIED CLAY W.- WEST W/- WITH W.M.-WATER MAIN W/O- WITHOUT U.E.- UTILITY EASEMENT.</p>	<p>☒ CHECK VALVE ☒ NEW VALVE ☒ EXISTING VALVE ● NEW PLUG W/2" FVO ◐ EXIST. PLUG W/2" FVO T TEE ⊔ 90° BEND H BEND — WATER SERVICE W/METER BOX — DUAL DETECTOR CHECK VALVE — 2" REDUCER PRESSURE BACKFLOW PREVENTER ☒ NEW FIRE HYDRANT ☒ EXIST. FIRE HYDRANT ☒ CATCH BASIN ☒ DRAIN MANHOLE △ FLOW DIRECTION ○ EXIST. SEWER MANHOLE ● NEW SEWER MANHOLE ○ NEW SEWER LATERAL — EXIST. SEWER LATERAL — EXIST. PIPE LINE — NEW PIPE LINE — WATER METER BANK — SINGLE WATER SERVICE — DUAL WATER SERVICE</p>
---	--	---

AS BUILT SCOPE OF WORK FOR:

- 1- TAPPED EXIST. 12" DIP WM WITH 6" DIP FOR A NEW FIRE HYDRANT. INSTALLED 8.00 LF - 6" DIP WM
- 2- TAPPED EXIST. 12" DIP WM WITH 10" DIP AND INSTALLED 30.10 LF OF 10" DIP WM AND 10.20 LF OF 8" DIP WM.
2.1-10.40 LF- 3" DIP WATER SERVICE, 3" BACKFLOW PREVENTER W/3" ABOVE GROUND METER
2.2 - 7.30' - 2" HDPE IRRIGATION SERVICE, 1-1/2" METER, AND -1-1/2" PRESSURED VACUUMED BREAKER
2.3 - 7.80 LF - 6" DIP FIRE LINE W/6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRE PROTECTION
(1)- 4" RSGV, (1)-8" RSGV

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

WATER "AS-BUILT"

W-1 COVER

PAGE 1 OF 5



REVISIONS

DATE	DESCRIPTION
08/30/22	SUBMITTED
09/27/22	SUBMITTED
10/17/22	SUBMITTED
10/28/22	SUBMITTED

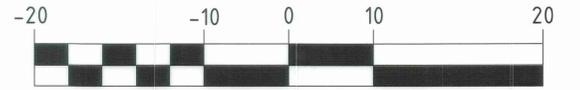
Patricia Grau
PATRICIA GRAU 10/28/22
PROFESSIONAL SURVEYOR AND
MAPPER LS7434 - State of Florida.

GGIS
GRAUPHICS GEOMATICS SERVICES, CORP.
L.B. 8520
1465 S.E. 20th Road, Homestead, FL 33035.
Phone 786-308-0820 / Fax 786-601-8101
E-mail: info@grauphics.com / web page: www.grauphics.com

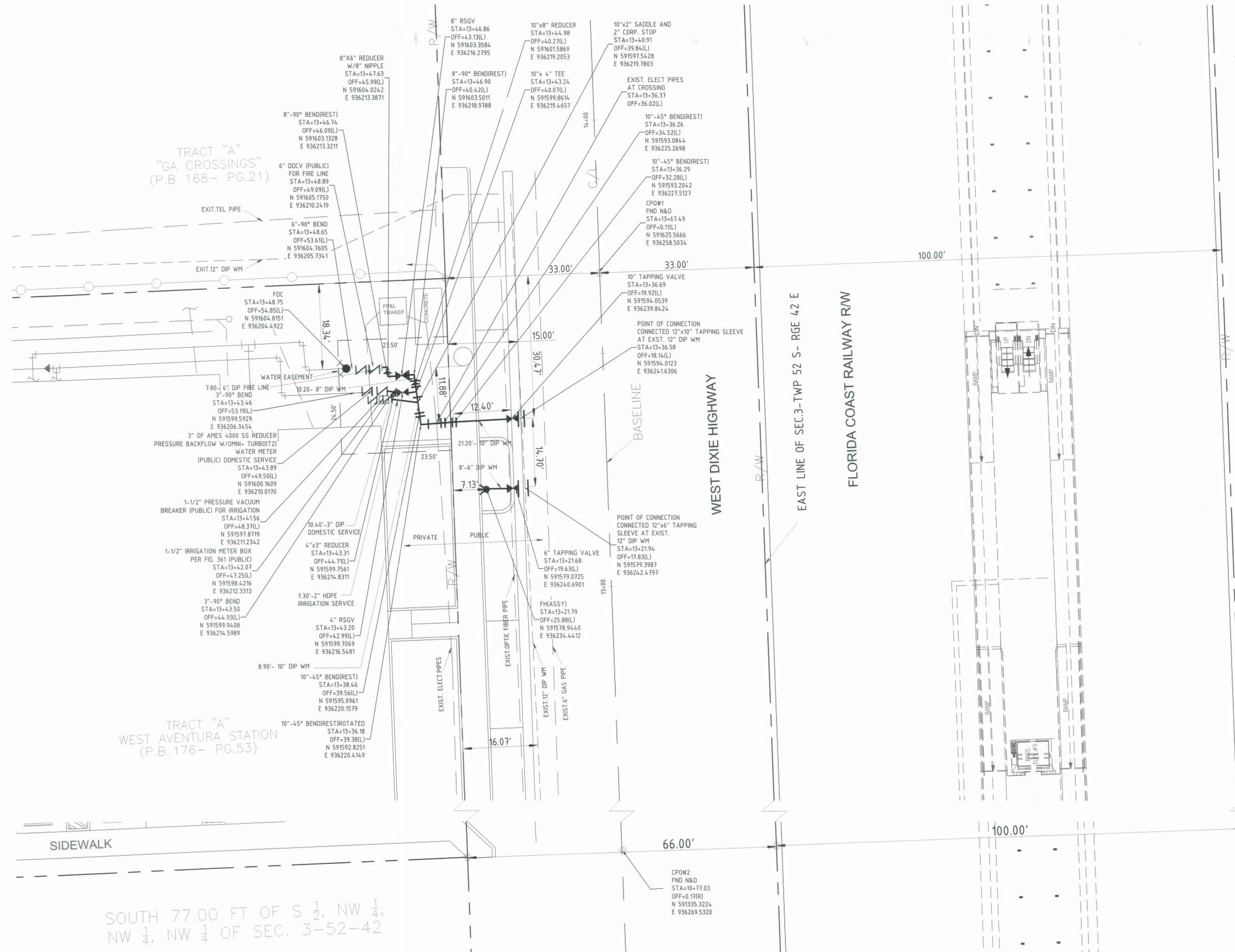
Field Date	Scale	Drawn by	Dwg #
09/26/22	AS SHOWN	P.G.	FB.011 PG.10/17

BRIGHTLINE WEST AVENTURA STATION
19796 W. DIXIE HIGHWAY,
MIAMI, FL 33180

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



BRIGHTLINE WEST AVENTURA STATION
19796 W. DIXIE HIGHWAY, MIAMI, FL 33180

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

WATER "AS-BUILT"

W-2 PLAN

PAGE 2 OF 5



REVISIONS

08/30/22	SUBMITTED
09/27/22	SUBMITTED
10/17/22	SUBMITTED
10/28/22	SUBMITTED

Patricia Grau
PATRICIA GRAU
PROFESSIONAL SURVEYOR AND MAPPER LS7434 - State of Florida

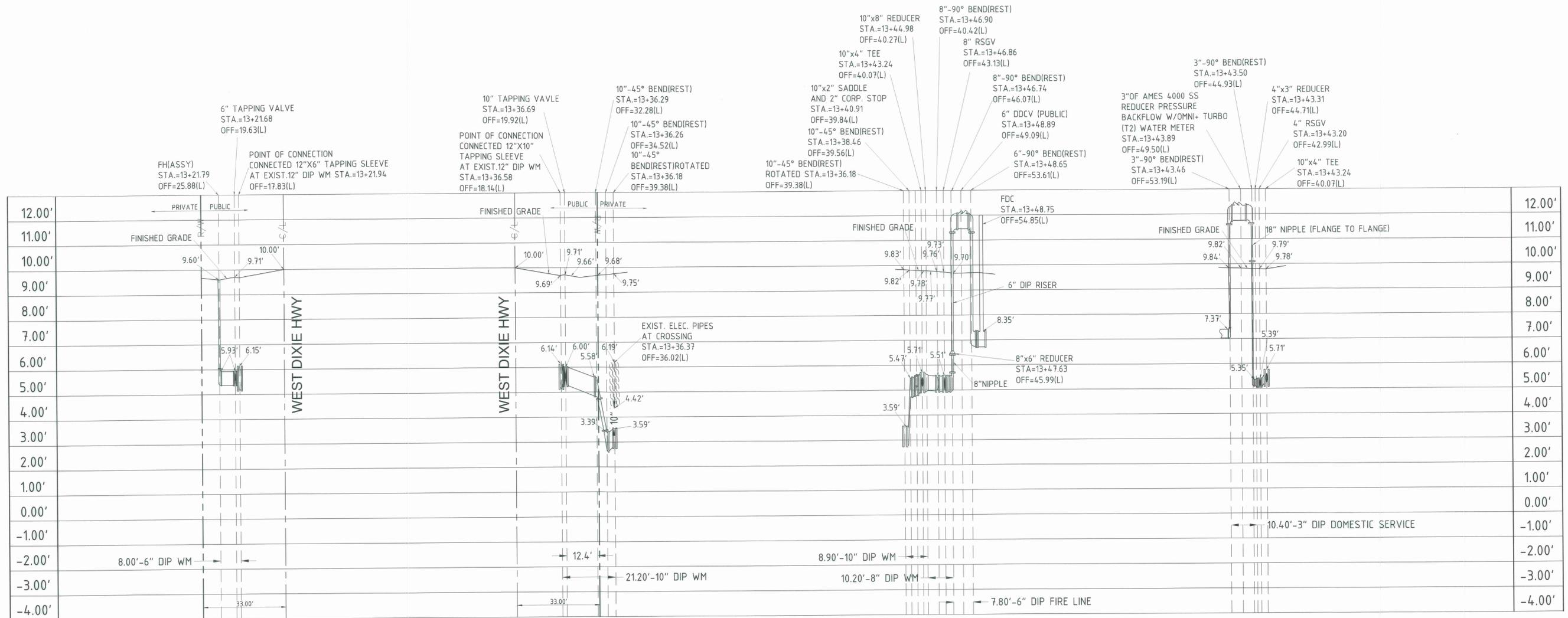
GGTS
GRAPHICS GEOMATICS SERVICES, CORP.

L.B. 8520
1465 S.E. 20th Road, Homestead, FL 33035
Phone 786-308-0620 / Fax 786-601-9101
E-mail: info@graphics.com / web page: www.graphics.com

Field Date	Scale	Drawn by	Dwg #
09/26/22	AS SHOWN	P.G.	FB.011 PG.10/17

BRIGHTLINE WEST AVENTURA STATION

WATER AS-BUILT



SCALE HORIZONTAL 1"=20'
VERTICAL 1"=2'

FIRE HYDRANT
PROFILE (SOUTH VIEW)

10" DIP WM (PUBLIC)
PROFILE (NORTH VIEW)

6" DDCV (PUBLIC)
FIRE LINE PROFILE (EAST VIEW)

3" BACKFLOW PREVENTER (PUBLIC)
DOMESTIC SERVICE PROFILE (SOUTH VIEW)

**BRIGHTLINE WEST AVENTURA
STATION**
19796 W. DIXIE HIGHWAY,
MIAMI, FL 33180

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licensed Surveyor
and Mapper.

**WATER
"AS-BUILT"**

**W-3
PROFILES**

PAGE 3 OF 5



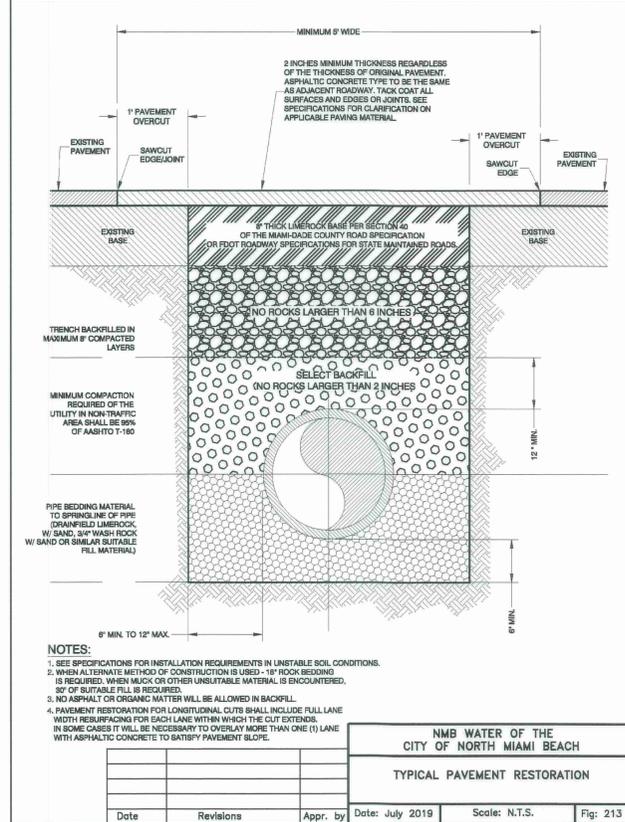
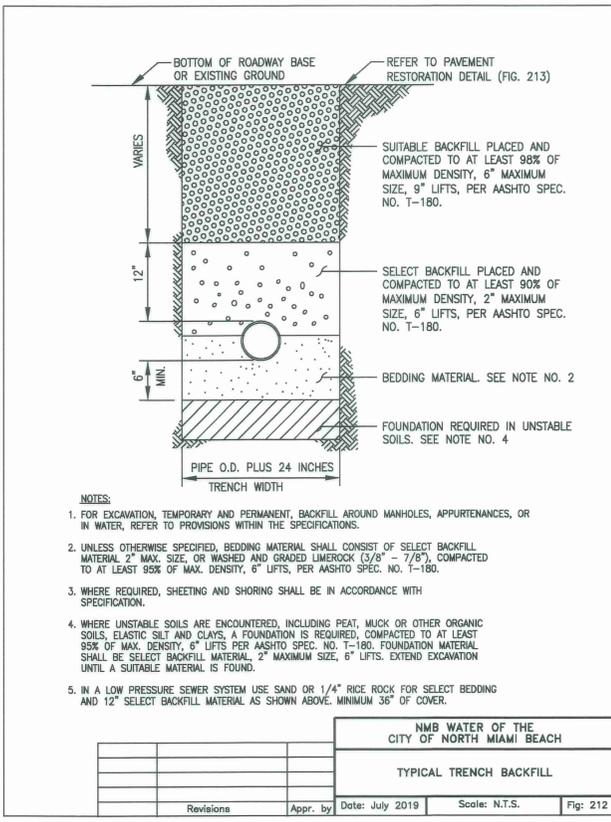
REVISIONS

Date	Description
08/30/22	SUBMITTED
09/27/22	SUBMITTED
10/17/22	SUBMITTED
10/28/22	SUBMITTED

PATRICIA GRAU 10/28/22
PROFESSIONAL SURVEYOR AND
MAPPER LS7434 - State of Florida.

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09/26/22	AS SHOWN	P.G.	FB.011 PG.10/17



GENERAL NOTES & SPECIFICATIONS FOR WATER MAIN INSTALLATIONS

- All materials and construction under this project shall be in strict accordance with the requirements of NMB Water and/or Miami-Dade County Public Works Department (MDCPWD) and/or the Florida Department of Transportation (FDOT) and shall conform to the standards and specifications available and on file with the department. As a minimum requirement, the standards of the AWWA shall apply.
- Minimum cover over water mains shall be 3'-0" unless specific written exception is issued or required by an authorized representative of NMB Water.
- Detector tape shall be installed 18" above the centerline of water mains and services.
- All water main line valves shall be installed complete with 10' riser pipes and No. 3 valve boxes. Fire hydrants and service valves shall be installed complete with 5' riser pipes and No. 2 valve boxes.
- All water meters up to 2" will be installed by NMB Water personnel providing the appropriate charges have been pre-paid. Provision of service pipes, backflow preventers, valves and meter or pits will be in accordance with construction plans and specifications approved by NMB Water.
- Fire hydrant requirements (number and location) shall be as required by the Miami-Dade County Fire Department or the appropriate fire agency with installations in accordance with NMB Water standards.
- Contractor MUST call the NMB Water and all other applicable permitting agencies to arrange for a Pre-Construction Meeting at least 72 hours prior to proposed start of construction.
- NMB Water personnel will inspect all facilities previously approved. All other requirements of the permitting agency shall be in accordance with their standards and requirements.
- Work performed under this project will not be considered as complete until final acceptance of the system by the department and until the following documents are received and approved by NMB Water:
 - Easements, if required (whether by deed or plat suitably recorded)
 - Contractor's Waiver and Release of Lien
 - Absolute Bill of Sale
 - Contractor's Letter of Warranty (i.e. Letter Agreement)
 - Contractor's Maintenance Bond (for 1 year)
 - As-Built 4 mi. by 24" x 36" showing specific locations, depths, etc. of all water facilities as located by a licensed surveyor, along with two (2) copies of the "As-Built" which have been signed and sealed by a registered surveyor or Engineer of record and endorsed by the Contractor in accordance with NMB Water standards.
- All new connections from existing NMB Water mains to be inspected by NMB Water personnel prior to backfill.

11. The Contractor shall be responsible for verifying all locations, dimensions, and elevations of all underground structures and utilities prior to the start of construction. The locations shown on the plans are not guaranteed accurate or correct by the known utility companies.

12. Thrust blocks and restraints shall be provided at all bends, tees, and plugs in accordance with NMB Water standard details.

13. All new fittings at reaction points shall be fitted with megalug retainer glands or approved equal meeting NMB Water requirements. All valves are to be restrained with retainer glands.

14. Pipe installation, cleaning, flushing, testing, and disinfecting, as per NMB Water and State of Florida Department of Environmental Protection (FDEP) Standards for the installation of water mains by customer donation projects.

15. Preliminary cleaning of all water mains 12" and larger to be accomplished by use of a poly-pig per NMB Water standards.

16. The Contractor is responsible for the cost of inspections for any construction activities occurring outside normal working hours (8:00 a.m. to 5:00 p.m.) weekends and holidays. Arrangements for inspections outside normal working hours must be made a minimum of 48 hours in advance of the construction activity.

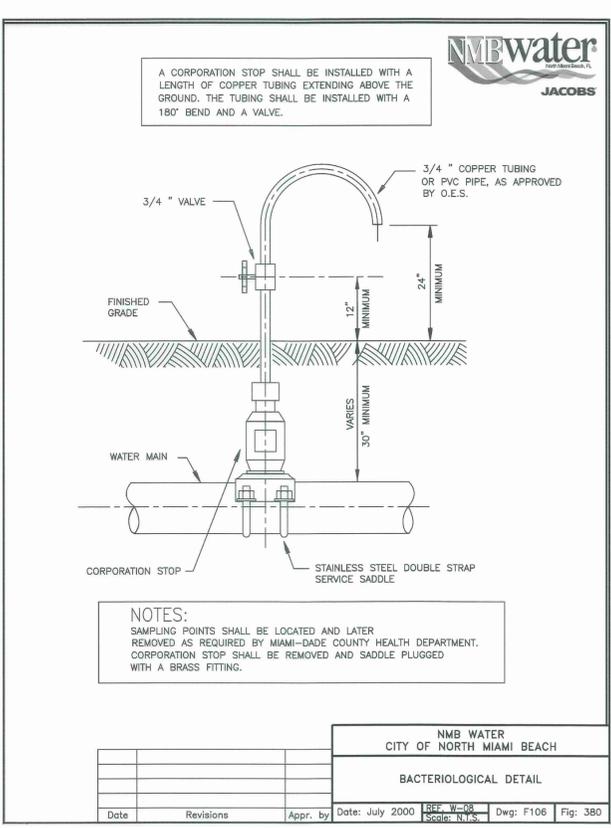
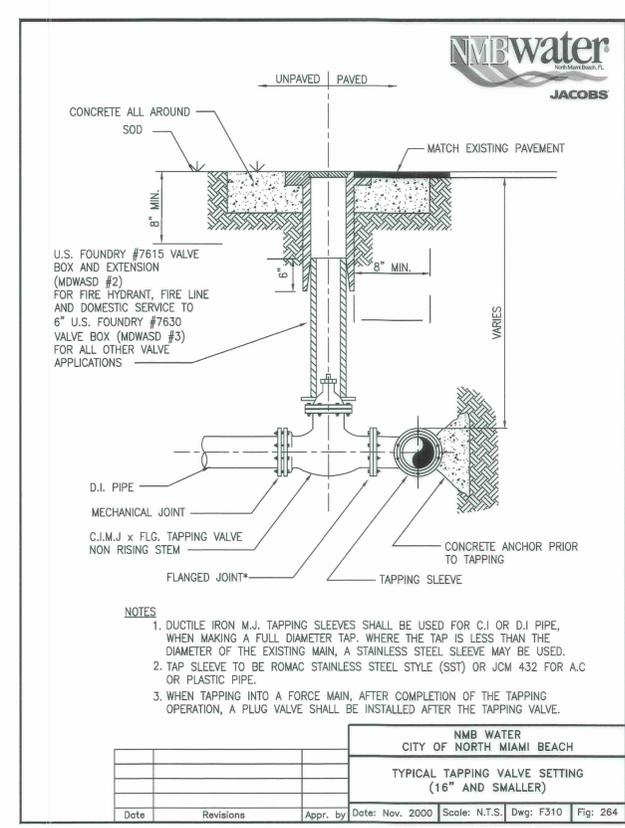
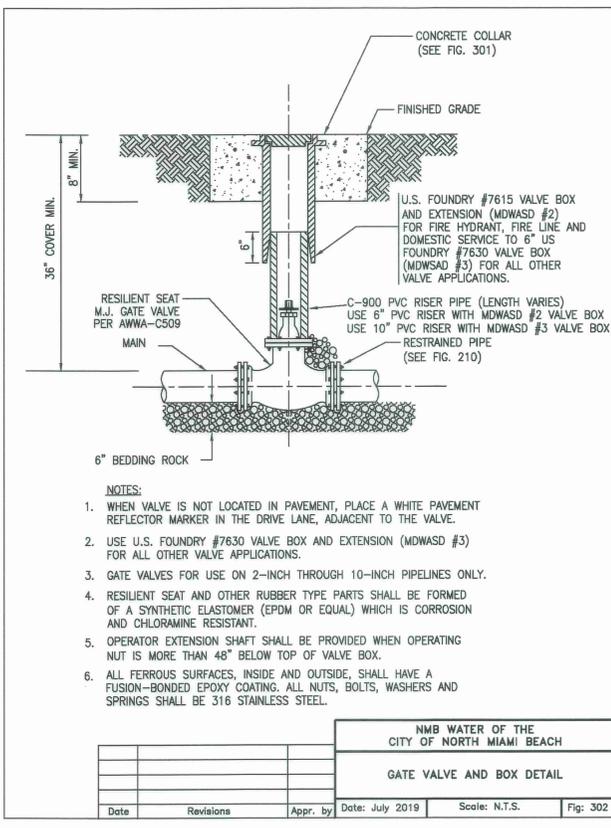
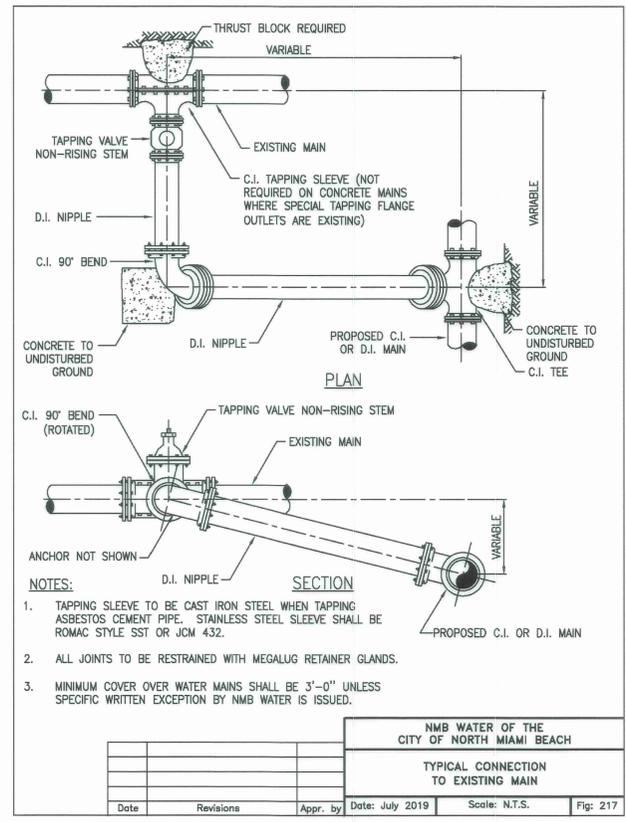
17. All trenches to be over-excavated a minimum of 6" to provide for installation of rock bedding in accordance with NMB Water Standards.

18. Surface restoration, pavement replacement, sidewalk replacement, trench backfilling and compaction shall comply with the applicable current NMB, MDCPWD, Miami Gardens, Aventura, Sunny Isles Beach, North Miami, and FDOT Standards.

19. All gate valves to be resilient seat per AWWA-C508.

20. Where field conditions require, as determined by NMB Water, the water main shall be polyethylene encased in accordance with AWWA-C105.

21. The Contractor shall be responsible for providing NMB Water with Miami-Dade Department of Health (DOH) Letter of Clearance to Place a Public Drinking Water Facility into Service. The Engineer of Record shall provide NMB Water with a signed and sealed pressure test report certifying pressure test results.



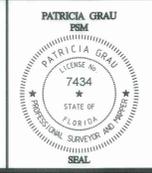
BRIGHTLINE WEST AVENTURA STATION
19796 W. DIXIE HIGHWAY, MIAMI, FL 33180

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WATER "AS-BUILT"

W-4 DETAILS

PAGE 4 OF 5



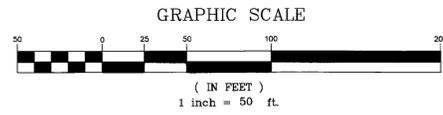
REVISIONS	
08/30/22	SUBMITTED
09/27/22	SUBMITTED
10/28/22	SUBMITTED

PATRICIA GRAU
 PROFESSIONAL SURVEYOR AND MAPPER LS7434, State of Florida.

GGIS
 GRAUPHICS GEOMATICS SERVICES, CORP.

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 Phone 786-308-0520 / Fax 786-601-8101
 E-mail: info@grauphics.com / web page: www.grauphics.com

Field Date	Scale	Drawn by	Dwg #
09/26/22	AS SHOWN	P.G.	FB.011 PG.10/17



SURVEYOR'S NOTES:
 1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC. CERTIFICATE OF AUTHORIZATION NO. LB2836 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
 3. BENCHMARK DESCRIPTION 1: MDC BM #N-3106; PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF NE 199TH ST AND NE 26TH AVENUE; ELEVATION: 4.61' NGVD 1929 (SEE PAGE W-4).
 4. BENCHMARK DESCRIPTION 2: NAIL AND TIN TAB IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NE 200TH ST. AND NE 26TH AVENUE; ELEVATION: 5.31' NGVD 1929 (SEE PAGE W-3).

LAST DATE OF FIELD WORK: 02/10/17
SURVEYOR'S CERTIFICATION

THE INFORMATION SHOWN HEREON WAS COLLECTED BY REPRESENTATIVES OF THIS CORPORATION DURING CONSTRUCTION OF THIS PROJECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS COMPLETE, TRUE AND CORRECT.
 I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY DATA IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

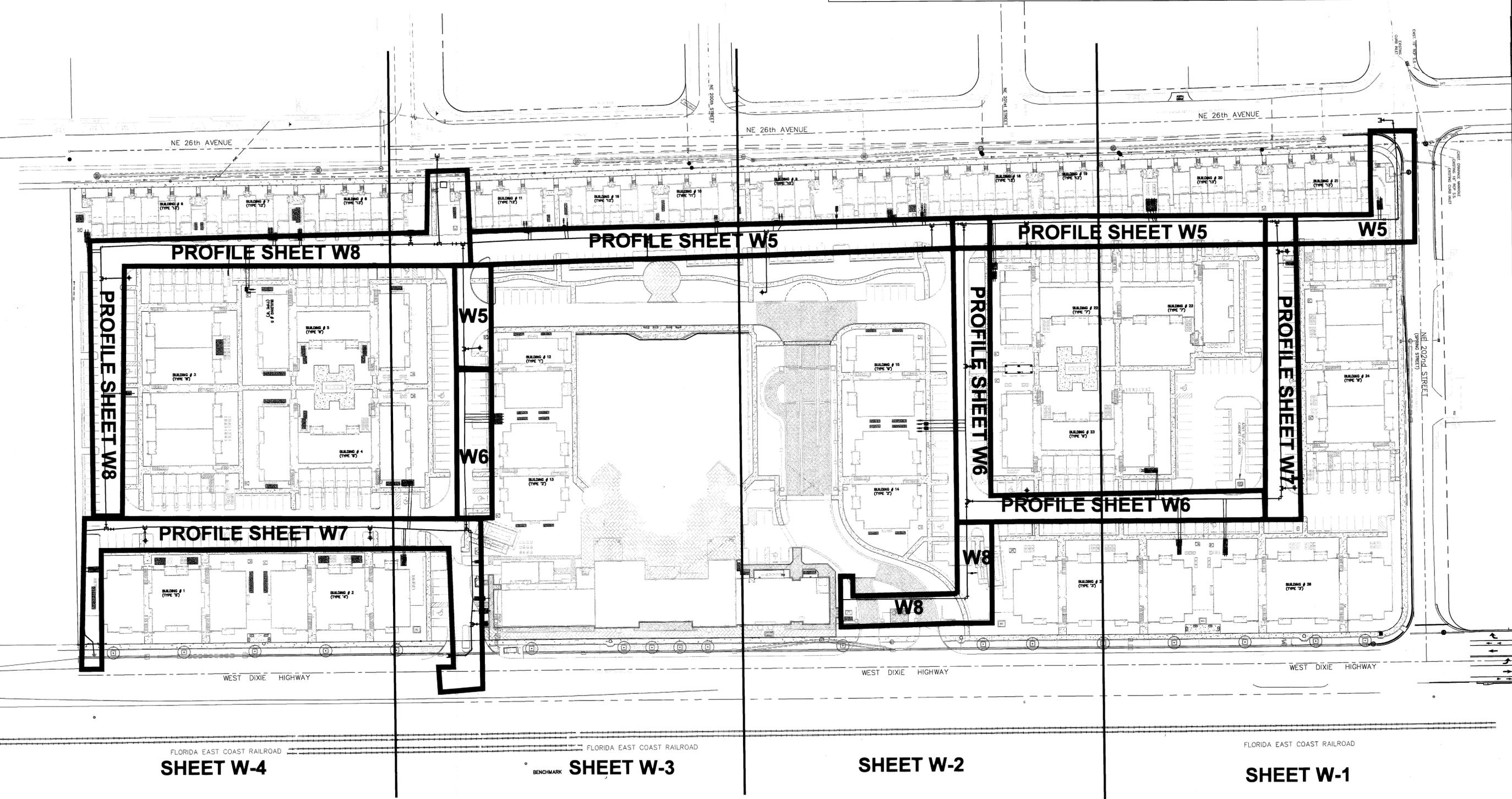
LONDON M. CROSS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 153348

AS-BUILT SURVEY PREPARED BY:

CARNAHAN · PROCTOR · CROSS, INC.
 CONSULTING ENGINEERS · SURVEYORS · PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
 PHONE: 954-972-3959 FAX: 954-972-4178

PROJECT NO. 130808	03-10-16	DD	DCW
REVISIONS	F.B./P.G.	DATE	BY

DESCRIPTION	UNIT	SHEET NUMBERS								GRAND TOTAL	FINAL TOTAL
		W-1		W-2		W-3		W-4			
		ORIG.	FINAL	ORIG.	FINAL	ORIG.	FINAL	ORIG.	FINAL		
8" DIP WATER MAIN	LF									3387	3387
12" DIP WATER MAIN	LF									728	728
12" X 8" TEE	EA									2	2
8" X 8" TEE	EA	1	1	2	2	2	2			5	5
8" X 6" TEE	EA	2	2	5	5	3	3	1	1	11	11
8" X 6" TEE	EA									284	284
6" DIP FIRE LINE	LF									1534	1534
2" WATER SERVICE LINE AND FIRE LINE	EA	8	8	6	6	8	8	6	6	28	28
2" SERVICE/METER BOXES	EA	3	3	4	4	5	5	1	1	13	13
6" GATE VALVE	EA	2	2	6	6	4	4	4	4	15	15
FIRE HYDRANT ASS W/ 6" GV.	EA	1	1			1	1			2	2
8" X 8" TAP	EA					1	0			1	0
24" X 12" REDUCER	EA					1	3	2	2	3	5
12" GATE VALVE	EA					1	1	2	2	3	3
12" X 6" TEE	EA					0	1			1	1
24" X 12" TAP	EA										



REVISIONS	BY	DATE	NO

CARNAHAN · PROCTOR · CROSS, INC.
 CONSULTING ENGINEERS · SURVEYORS · PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
 PHONE: 954-972-3959 FAX: 954-972-4178

CPC AUTH. NO. 00002836

GABLES AVENTURA
 MIAMI DADE, FLORIDA
 GABLES RESIDENTIAL

AS-BUILT KEY SHEET

SCALE: 1"=50'
 DATE: 03/10/16
 DRAWN BY: GBH
 CHECKED BY: DAT
 DESIGNED BY: GBH

FLORIDA EAST COAST RAILROAD

DAN TINTNER, P.E.
 LICENSE No. 39656
 STATE OF FLORIDA

DAN TINTNER, P.E.
 FLORIDA REGISTRATION NO. - 39656

SHEET W-4

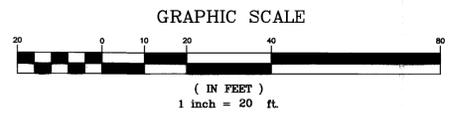
SHEET W-3

SHEET W-2

SHEET W-1

AS-BUILT # W-0792

SHEET K-1



- LEGEND**
- WATER MAIN TEE
 - GATE VALVE
 - D.D.C.V.
 - WATER METER WITH B.F.P.
 - WATER MAIN PLUG
 - FIRE HYDRANT
 - VERTICAL BENDS
 - TEE NUMBER
 - DEFLECTION OR BEND

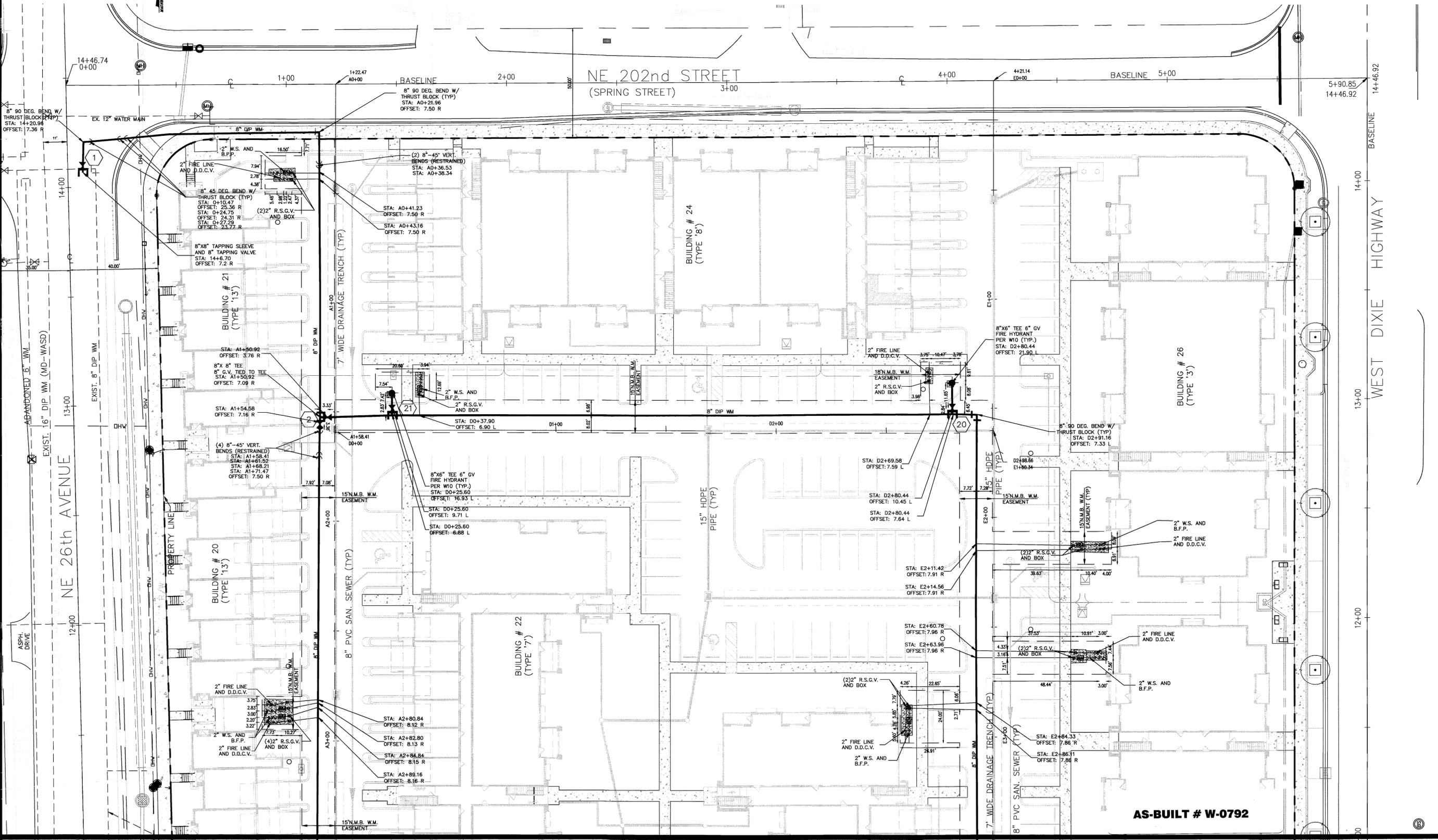
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- BENCHMARK DESCRIPTION 1: MDC BM #1-316; PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF NE. 19TH ST AND NE. 26TH AVENUE; ELEVATION: 4.61' NGVD 1929 (SEE PAGE W-4)
- BENCHMARK DESCRIPTION 2: NAIL AND TIN TAB IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NE. 20TH ST. AND NE. 26TH AVENUE; ELEVATION: 5.31' NGVD 1929 (SEE PAGE W-3)

LAST DATE OF FIELD WORK: 02/10/17
 SURVEYOR'S CERTIFICATION
 THE INFORMATION SHOWN HEREON WAS COLLECTED BY REPRESENTATIVES OF THIS CORPORATION DURING CONSTRUCTION OF THIS PROJECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS COMPLETE, TRUE AND CORRECT.
 I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5A17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY DATA IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 LANDON M. CROSS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. L33348

AS-BUILT SURVEY PREPARED BY:

CARNAHAN-PROCTOR-CROSS, INC.			
CONSULTING ENGINEERS SURVEYORS PLANNERS			
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442			
PHONE: 954-972-3959 FAX: 954-972-4178			
PROJECT NO. 130808	F.B.P.G.	DATE	DD DCW
REVISIONS		BY	CKD



NO	DATE	BY	CKD	REVISIONS
3.	06/30/17	LAC		REVISIONS PER N.M.B. COMMENTS
2.	04/05/17	GBH		N.M.B. AS-BUILT SUBMITTAL
1.	03/10/16	GBH		N.M.B. MAIN LINE AS-BUILT SUBMITTAL

CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS - SURVEYORS - PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
 PHONE: (954) 972-3959 FAX: (954) 972-4178

GABLES AVENTURA
MIAMI DADE, FLORIDA
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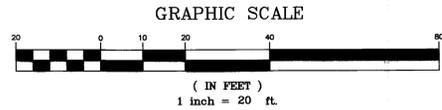
WATER MAIN AS-BUILT PLAN

SCALE: 1"=20'
 DATE: 03/10/16
 DRAWN BY: GBH
 CHECKED BY: DAT
 DESIGNED BY: GBH

DAN TIMMER, P.E.
 FLORIDA REGISTRATION NO. - 39656

MATCHLINE - SEE SHEET W2 OF 8

AS-BUILT # W-0792



LEGEND

- WATER MAIN TEE
- GATE VALVE
- D.D.C.V.
- WATER METER WITH B.F.P.
- WATER MAIN PLUG
- FIRE HYDRANT
- VERTICAL BENDS
- TEE NUMBER
- DEFLECTION OR BEND

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 3. BENCHMARK DESCRIPTION 1: MOC BM #N-3106; PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF NE 19TH ST AND NE 26TH AVENUE; ELEVATION: 4.81' NAVD 1929 (SEE PAGE W-4).
 4. BENCHMARK DESCRIPTION 2: NAIL AND TIN TAB IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NE 20TH ST. AND NE 26TH AVENUE; ELEVATION: 5.31' NAVD 1929 (SEE PAGE W-3).

LAST DATE OF FIELD WORK: 02/10/17
SURVEYOR'S CERTIFICATION
 THE INFORMATION SHOWN HEREON WAS COLLECTED BY REPRESENTATIVES OF THIS CORPORATION DURING CONSTRUCTION OF THIS PROJECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS COMPLETE, TRUE AND CORRECT.
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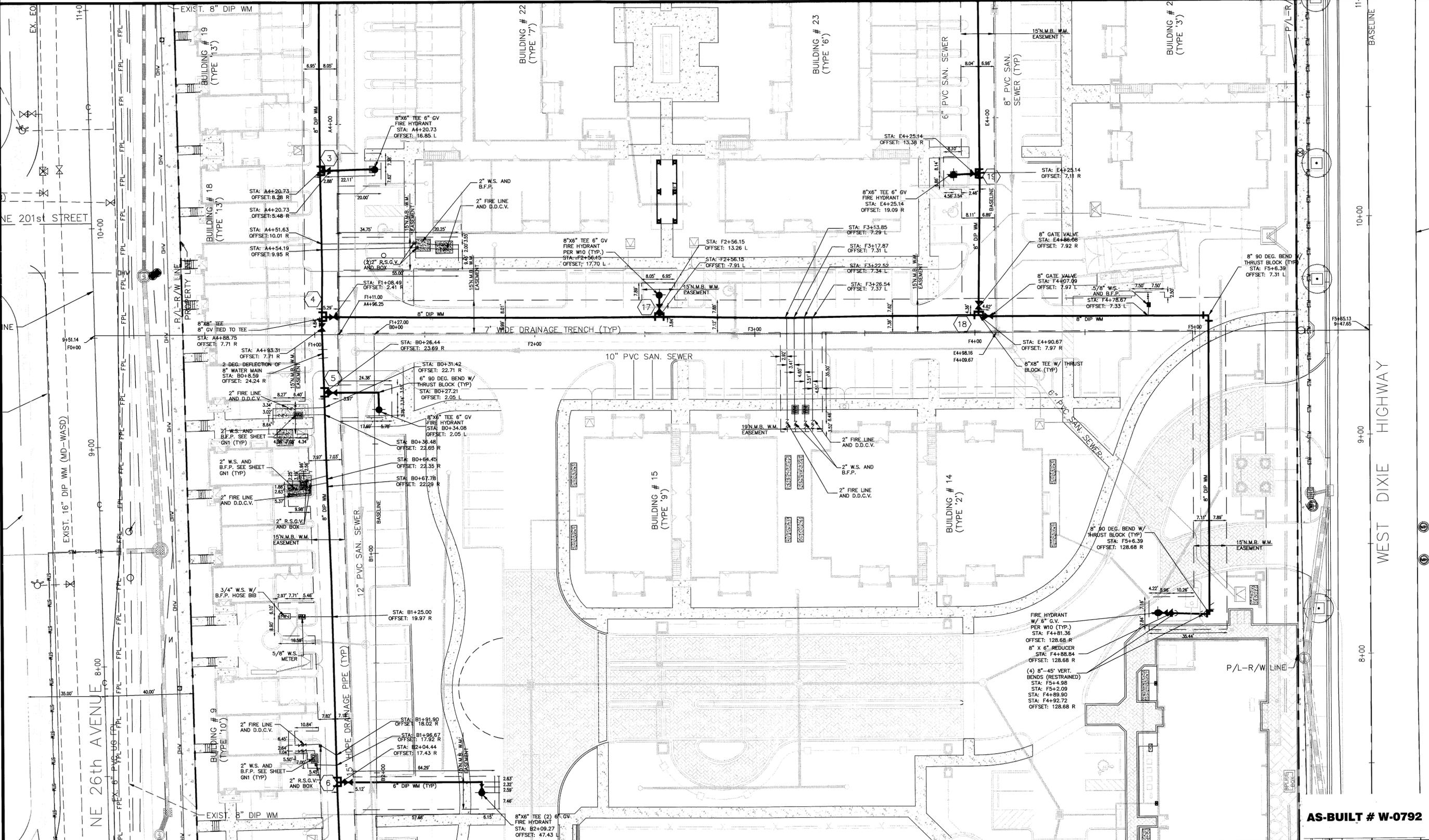
LANDON W. CROSS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 153348

AS-BUILT SURVEY PREPARED BY:

CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS SURVEYORS PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
 PHONE: 954-872-3959 FAX: 954-872-4178

PROJECT NO: 130808	F.B.P.G.	03-10-16	DD	DCW
REVISIONS	DATE	BY	BY	CKD

MATCHLINE - SEE SHEET W1 OF 8



MATCHLINE - SEE SHEET W3 OF 8

AS-BUILT # W-0792

NO	DATE	BY	CKD	REVISIONS
3.	05/00/17	LAC		REVISIONS PER N.M.B. COMMENTS
2.	04/05/17	GBH		N.M.B. AS-BUILT SUBMITTAL
1.	03/10/16	GBH		N.M.B. MAIN LINE AS-BUILT SUBMITTAL

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 CONSULTING ENGINEERS • SURVEYORS • PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
 PHONE: (954) 872-3959 FAX: (954) 872-4178

FILE NO. 130808

GABLES AVENTURA
MIAMI DADE, FLORIDA
GABLES RESIDENTIAL

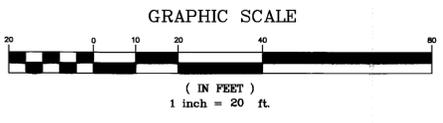
WATER MAIN AS-BUILT PLAN

SCALE: 1"=20'
 DATE: 03/10/16
 DRAWN BY: GBH
 CHECKED BY: DAT
 DESIGNED BY: GBH

AS-BUILT # W-0792

SHEET W2 OF 8

DAN TINTNER, P.E.
 FLORIDA REGISTRATION NO. 39656



- LEGEND**
- WATER MAIN TEE
 - GATE VALVE
 - D.D.C.V.
 - WATER METER WITH B.F.P.
 - WATER MAIN PLUG
 - FIRE HYDRANT
 - VERTICAL BENDS
 - TEE NUMBER
 - DEFLECTION OR BEND

SURVEYOR'S NOTES:

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC. CERTIFICATE OF AUTHORIZATION NO. L28238 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- BENCHMARK DESCRIPTION 1: MDC BM #N-3106; PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF NE. 199TH ST AND NE. 26TH AVENUE; ELEVATION: 4.61' NAVD 1983 (SEE PAGE W-4)
- BENCHMARK DESCRIPTION 2: NAIL AND TIN TAB IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NE. 200TH ST. AND NE. 26TH AVENUE; ELEVATION: 5.31' NAVD 1983 (SEE PAGE W-3)

LAST DATE OF FIELD WORK: 02/10/17
SURVEYORS CERTIFICATION
 THE INFORMATION SHOWN HEREON WAS COLLECTED BY REPRESENTATIVES OF THIS CORPORATION DURING CONSTRUCTION OF THIS PROJECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS COMPLETE, TRUE AND CORRECT.
 I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 517, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY DATA IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

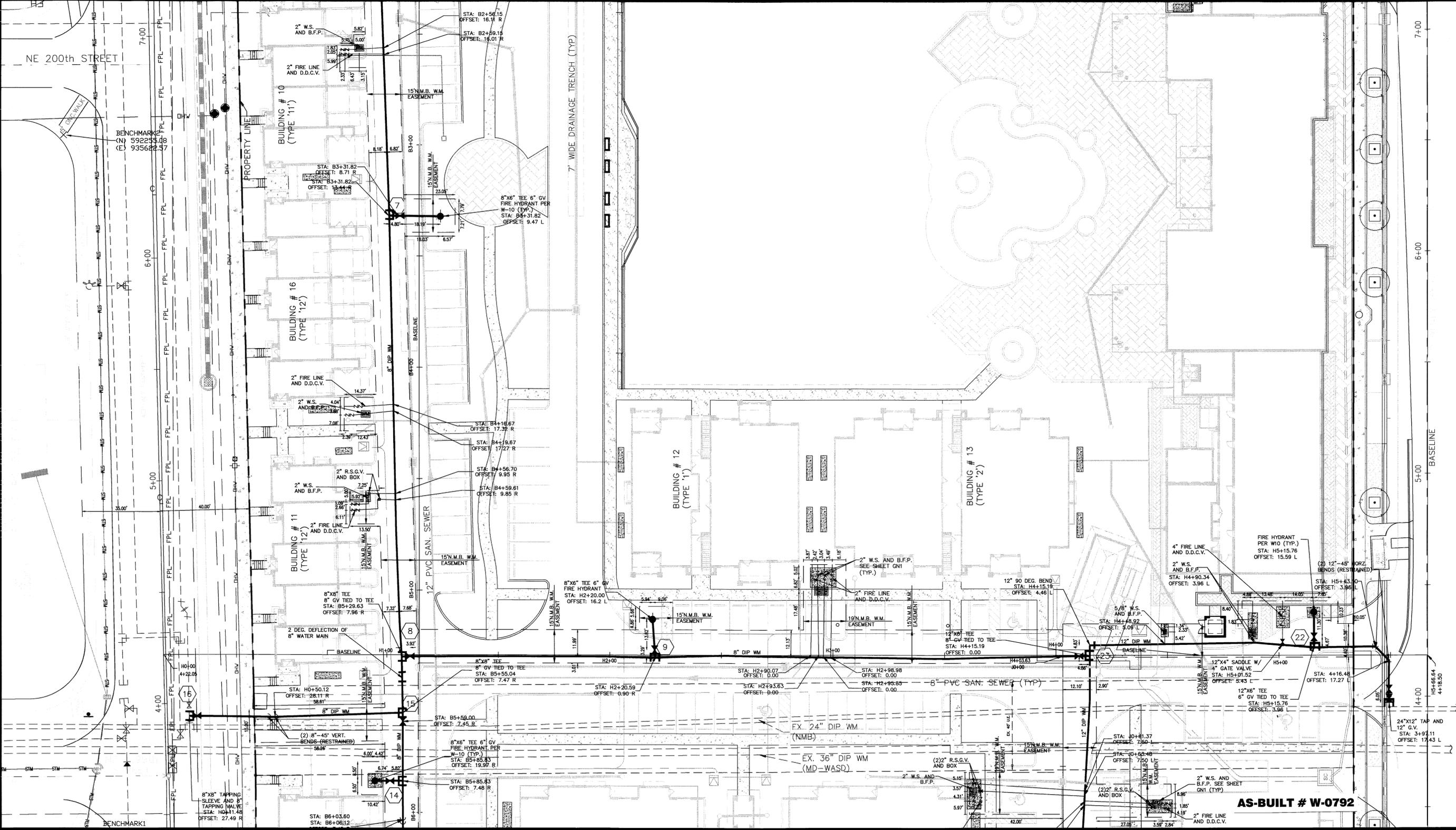
LONDON M. CROSS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. L33348

AS-BUILT SURVEY PREPARED BY:

CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS SURVEYORS-PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
 PHONE: 954-972-3959 FAX: 954-972-4178

PROJECT NO.: 130808	F.B.P.G.	DATE	DD	DCW
REVISIONS			BY	CKD

MATCHLINE - SEE SHEET W2 OF 8



MATCHLINE - SEE SHEET W4 OF 8

AS-BUILT # W-0792
 SHEET W3 OF 8

REVISIONS	NO	DATE	BY	CKD
1.	03/10/16		GBH	
2.	04/05/17		GBH	
3.	06/30/17		TC	

FILE NO. 130808

CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS SURVEYORS-PLANNERS
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL. 33442
 PHONE: 954-972-3959 FAX: 954-972-4178

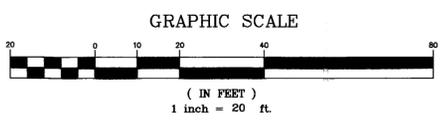
FLORIDA LICENSE NO. 39656

DAN TIMMER, P.E.
 FLORIDA REGISTRATION NO. - 39656

**GABLES AVENTURA
 MIAMI DADE, FLORIDA
 GABLES RESIDENTIAL**

WATER MAIN AS-BUILT PLAN

SCALE: 1"=20'
 DATE: 03/10/16
 DRAWN BY: GBH
 CHECKED BY: DAT
 DESIGNED BY: GBH



- LEGEND**
- WATER MAIN TEE
 - GATE VALVE
 - D.D.C.V.
 - WATER METER WITH B.F.P.
 - WATER MAIN PLUG
 - FIRE HYDRANT
 - VERTICAL BENDS
 - TEE NUMBER
 - DEFLECTION OR BEND

SURVEYOR'S NOTES:

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- THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC. CERTIFICATE OF AUTHORIZATION NO. L28238 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- BENCHMARK DESCRIPTION 1: MDC BM #N-3106; PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF NE. 19TH ST AND NE. 26TH AVENUE; ELEVATION: 4.61' NAVD 1929 (SEE PAGE W-4)
- BENCHMARK DESCRIPTION 2: NAIL AND TIN TAG IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NE. 20TH ST. AND NE. 26TH AVENUE; ELEVATION: 5.31' NAVD 1929 (SEE PAGE W-3)

LAST DATE OF FIELD WORK: 02/10/17
SURVEYOR'S CERTIFICATION

THE INFORMATION SHOWN HEREON WAS COLLECTED BY REPRESENTATIVES OF THIS CORPORATION DURING CONSTRUCTION OF THIS PROJECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS COMPLETE, TRUE AND CORRECT.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON COMPLES WITH STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5117, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY DATA IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

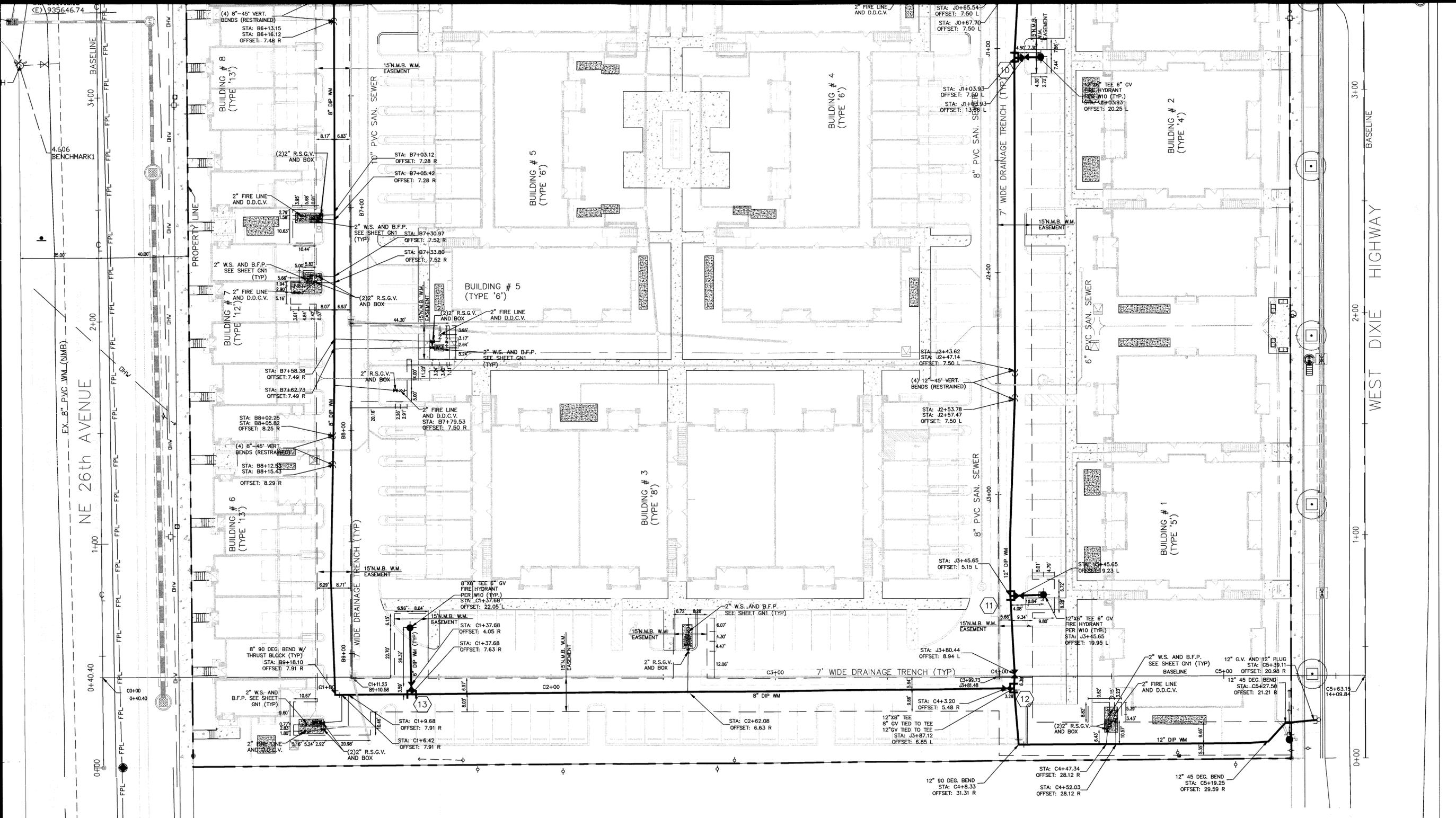
LONDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. L53348

AS-BUILT SURVEY PREPARED BY:

CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS SURVEYORS PLANNERS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
PHONE: 954-972-3859 FAX: 954-972-4178

PROJECT NO.: 130808	F.B./P.G.	03-10-16	DD	DCW
REVISIONS	DATE	BY	CKD	

MATCHLINE - SEE SHEET W3 OF 8



AS-BUILT # W-0792

REVISIONS	NO	DATE	BY	CKD
1.	03/10/16	GBH		
2.	04/05/17	GBH		
3.	06/30/17	GBH		

REVISIONS PER N.M.B. COMMENTS
N.M.B. AS-BUILT SUBMITTAL
N.M.B. MAIN LINE AS-BUILT SUBMITTAL

CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS SURVEYORS PLANNERS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
PHONE: 954-972-3859 FAX: 954-972-4178

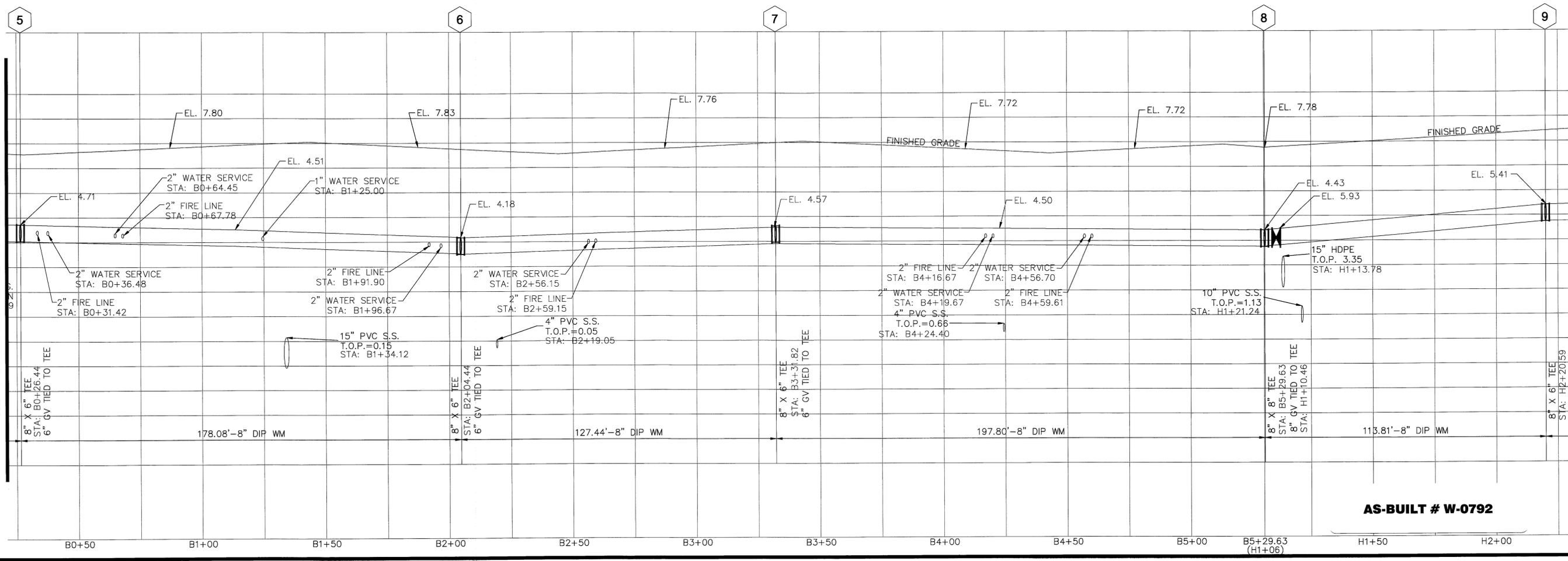
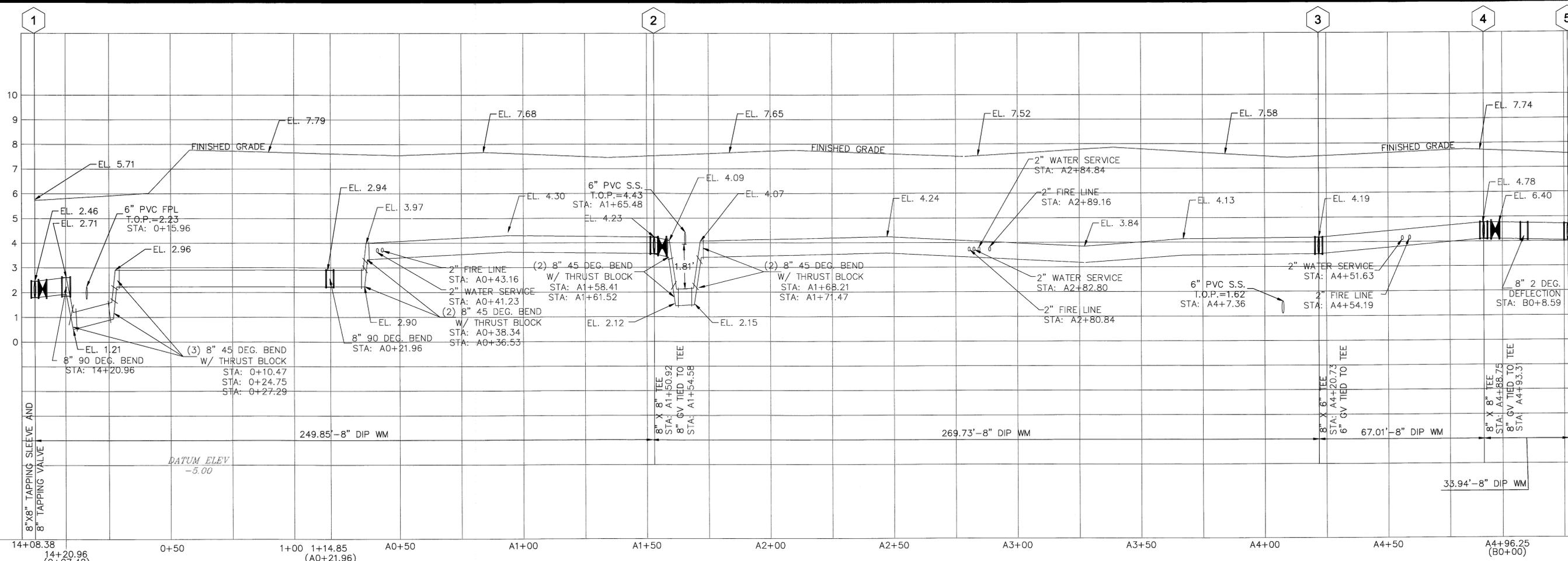
**GABLES AVENTURA
MIAMI DADE, FLORIDA
GABLES RESIDENTIAL**

WATER MAIN AS-BUILT PLAN

SCALE: 1"=20'
DATE: 03/10/16
DRAWN BY: GBH
CHECKED BY: DAT
DESIGNED BY: GBH

DAN TITNER, P.E.
FLORIDA REGISTRATION NO. - 39656

FILE NO. 130808
CPC AUTH. NO. 0002936



MATCHLINE - SEE LOWER LEFT

MATCHLINE - SEE TOP SHEET W6

NO.	DATE	BY	CHKD	REVISIONS

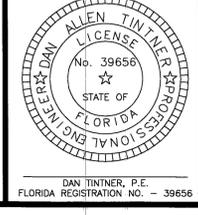
CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS
 9145 SOUTH WINDY TRAIL, OCEARBEACH, FL 33412
 PHONE: (888)723-3888 FAX: (888)972-2178

CPC AUTH. NO. 00002936
 FILE NO. 130808

GABLES AVENTURA
 MIAMI DADE, FLORIDA
 GABLES RESIDENTIAL

WATER MAIN AS-BUILT PROFILE

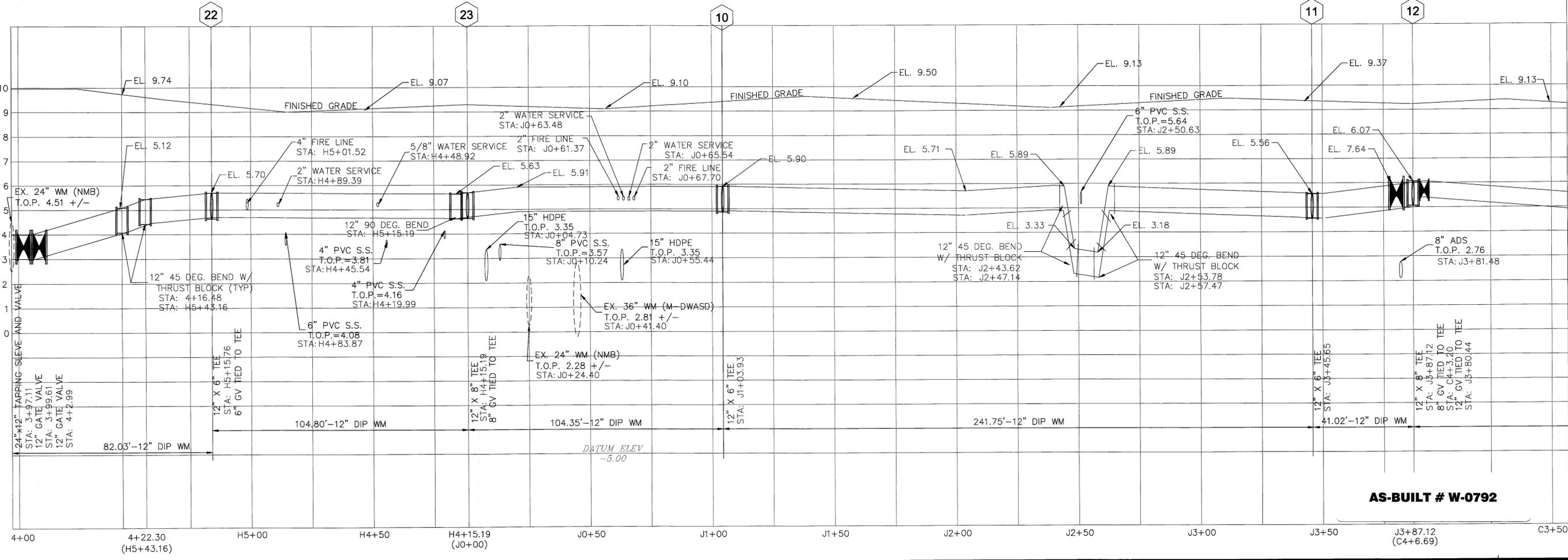
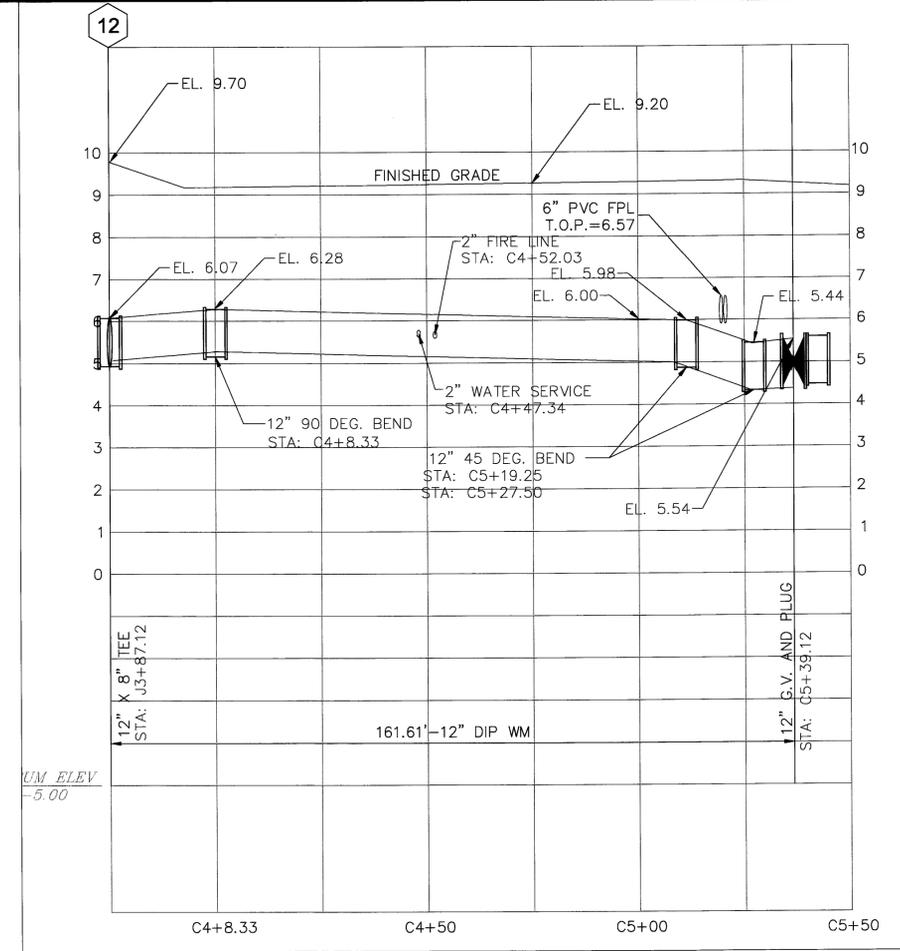
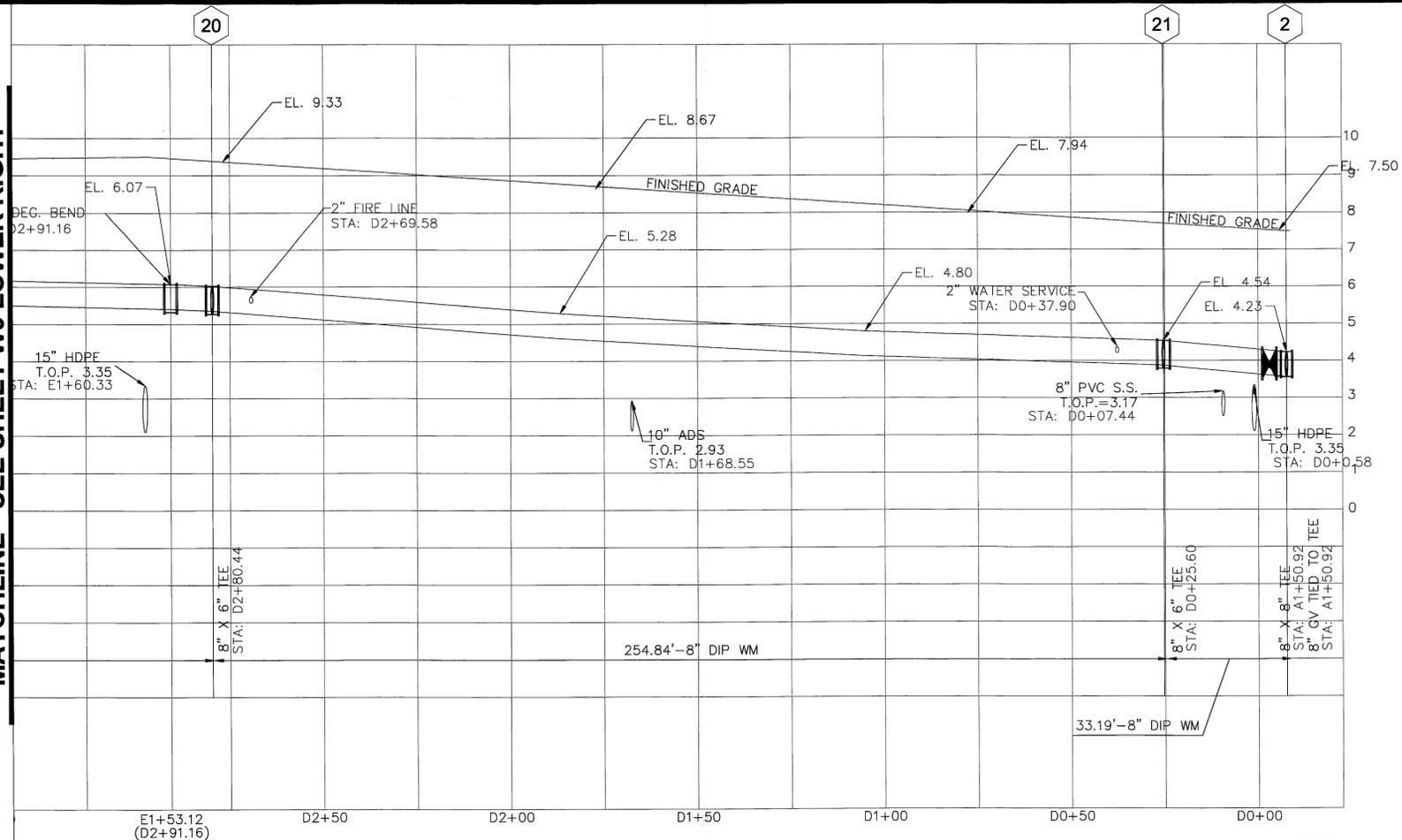
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AS-BUILT # W-0792

SHEET W6 OF 8

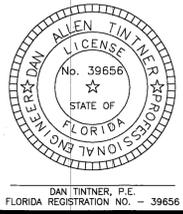
MATCHLINE - SEE SHEET W6 LOWER RIGHT



MATCHLINE - SEE TOP SHEET W8

GABLES AVENTURA
MIAMI DADE, FLORIDA
GABLES RESIDENTIAL
WATER MAIN AS-BUILT PROFILE

SCALE: 1"=20'H-1"=2'V
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SHEET W7 OF 8

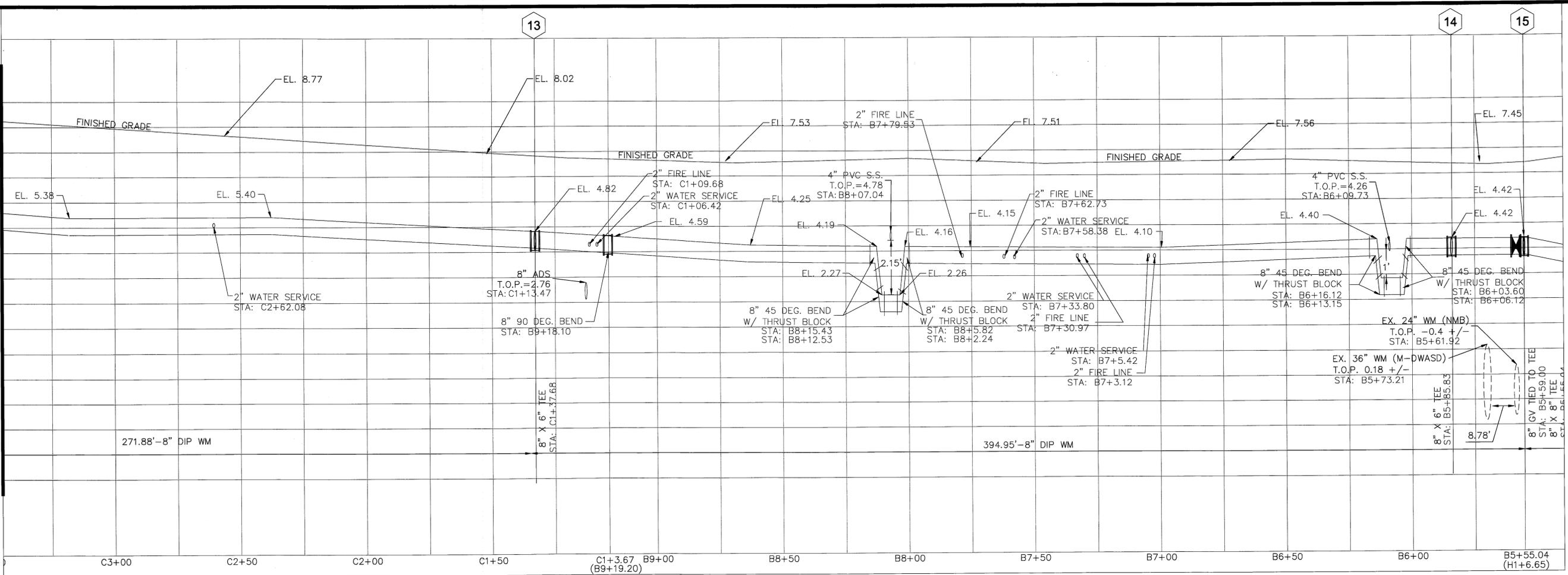
AS-BUILT # W-0792

CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS - SURVEYORS - PLANNERS
914 SW 36th Avenue, Suite 304C
Miami, FL 33135
PHONE: (305) 752-3889 FAX: (305) 752-4178

NO	DATE	BY	CKD	REVISIONS

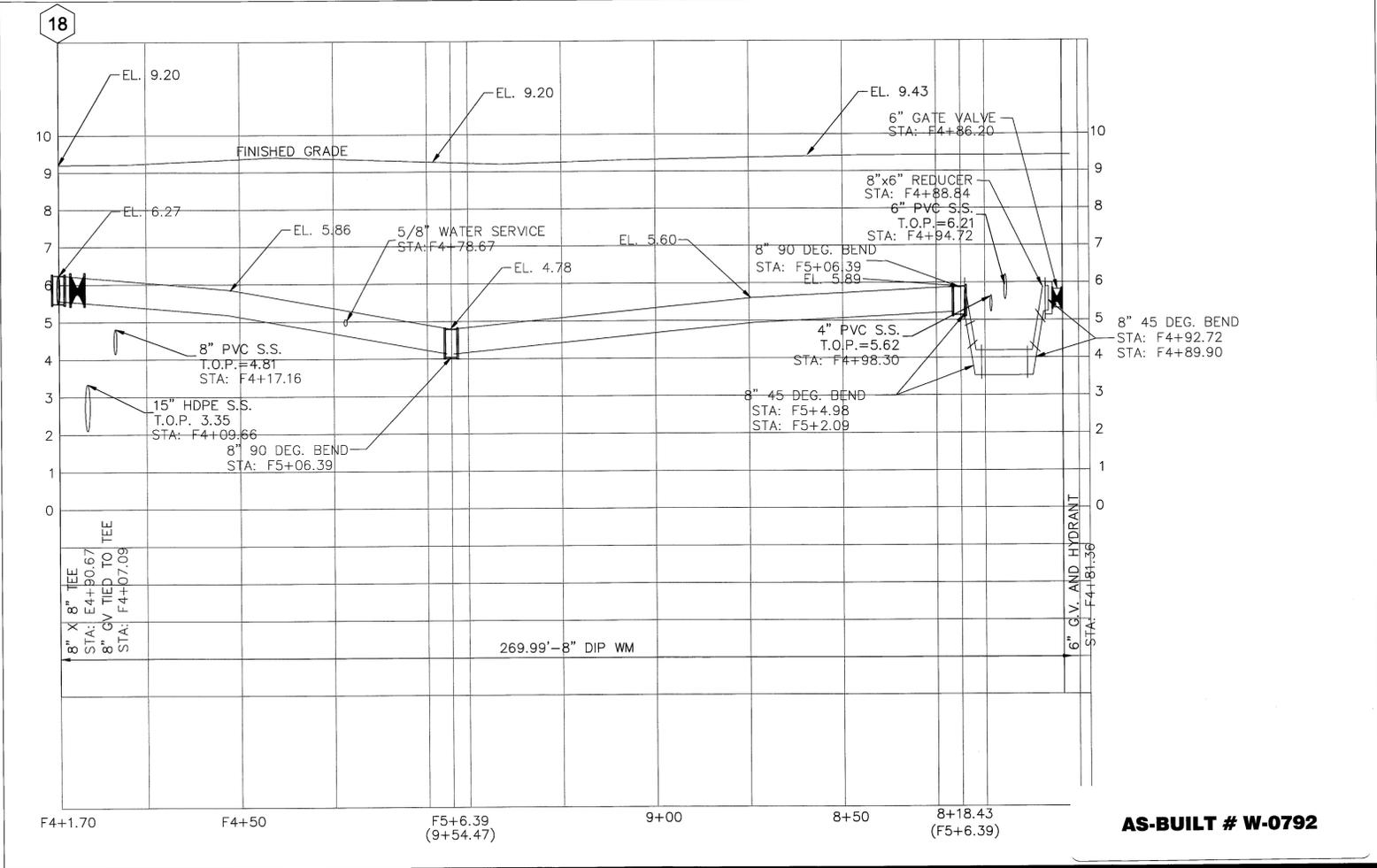
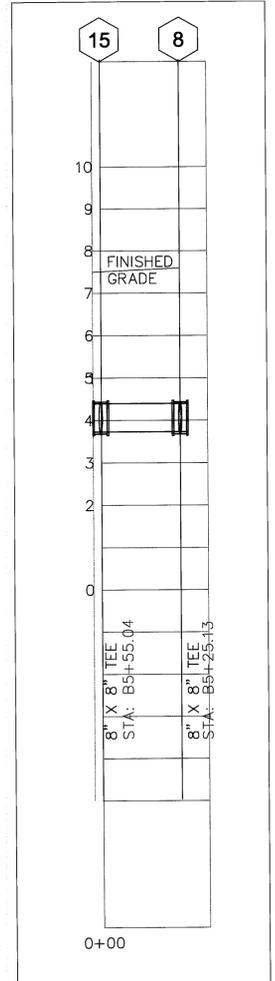
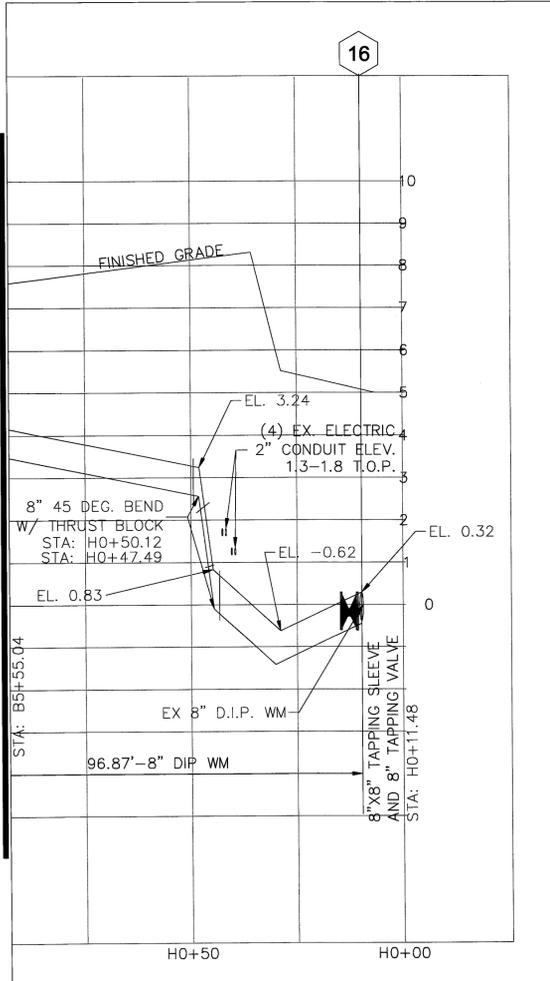
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MATCHLINE - SEE SHEET W7 LOWER RIGHT



MATCHLINE - SEE LOWER LEFT

MATCHLINE - SEE UPPER RIGHT



NO	DATE	BY	CRD	REVISIONS

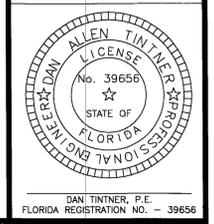
CARNAHAN-PROCTOR-CROSS, INC.
 CONSULTING ENGINEERS - SURVEYORS - PLANNERS
 9145 SW 11th Street, Suite 104
 Miami, Florida 33156
 PHONE: (305) 251-3888 FAX: (305) 251-4178

FILE NO. 130009
 GPC AUTH. NO. 00002838

GABLES AVENTURA
 MIAMI DADE, FLORIDA
 GABLES RESIDENTIAL

WATER MAIN AS-BUILT PROFILE

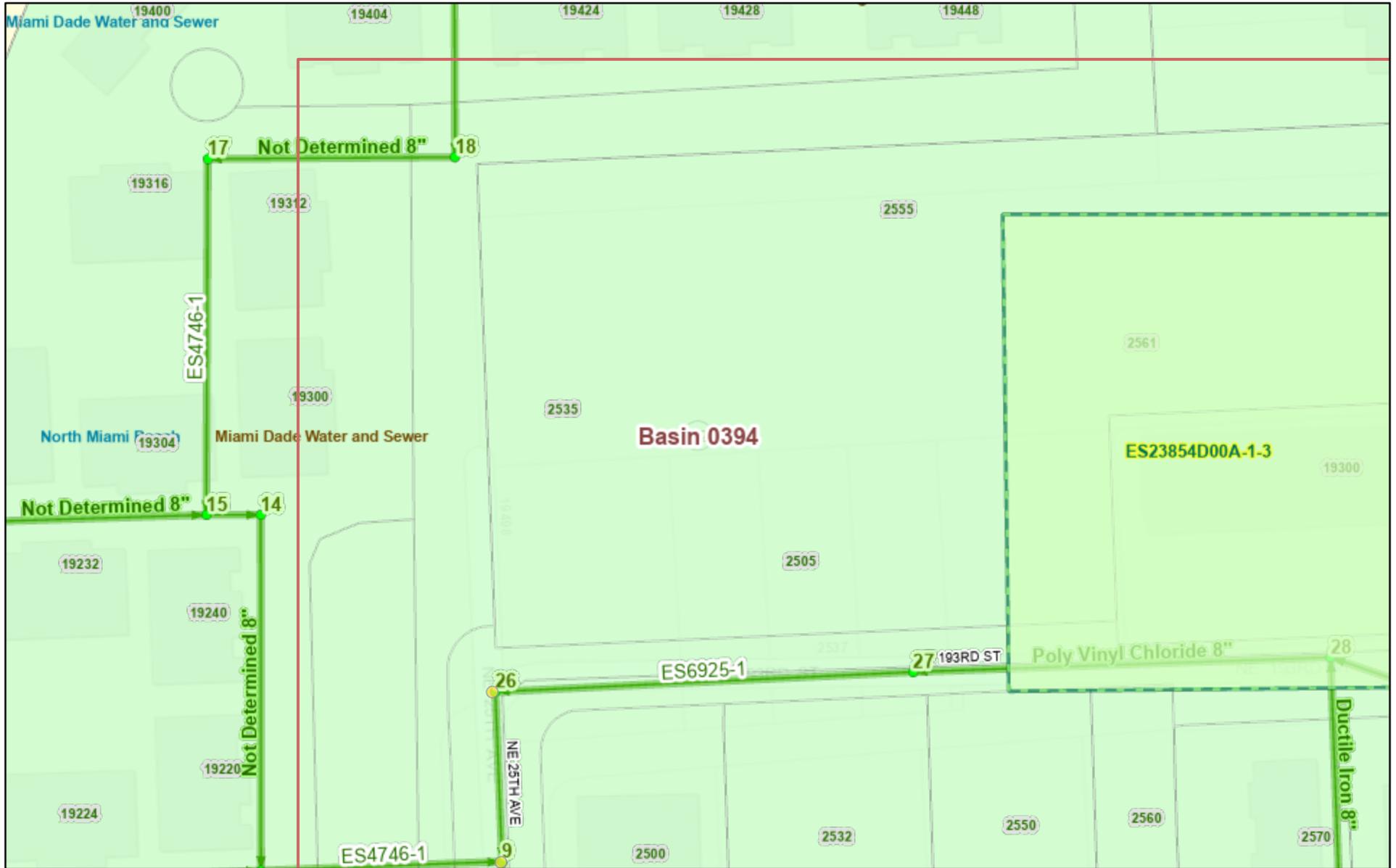
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DATE:	03/10/16
DRAWN BY:	GBH
CHECKED BY:	DAT
DESIGNED BY:	GBH



SHEET W8 OF 8

AS-BUILT # W-0792

WATER & SEWER ATLAS C2



12/8/2025, 1:39:38 PM

WASD FIELD SURVEY

- Manhole
- Sewer Projects - To Be Digitized

Sewer Asbuilts Annotation

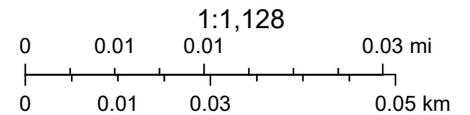
- Sewer Asbuilts
- Sewer Lines
- Gravity Main, Gravity
- Sewer Nodes
- ⏏ Fitting, Plug

- Manhole
- Manhole, Terminal
- Parcels
- Parcel House Number

- Streets
- Water Service Areas
- Miami Dade Water and Sewer
- North Miami Beach

Sewer Service Areas

- Miami Dade Water and Sewer
- Pump Station Basin
- No Moratorium
- Map Index



Miami-Dade County, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA