



SOUTH POINTE MIXED-USE DEVELOPMENT

MIAMI LAKES



SITE PLAN APPROVAL
MARCH 23, 2018

WOLFBERG ALVAREZ

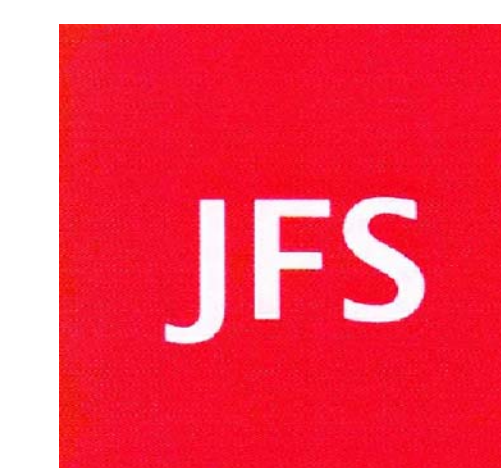


75 VALENCIA AVE., SUITE 1050
CORAL GABLES, FLORIDA 33134
V 305.666.5474
F 305.666.4994
WOLBERGALVAREZ.COM
AA 002416 EB 002354



SCHWEBKE SHISKIN
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3240 CORPORATE WAY
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CIVIL ENGINEER



JFS DESIGN, INC
1833 NW 140 TERRACE
PEMBROKE PINES, FL 33028
T 954-447-1852
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LANDSCAPE ARCHITECT



SEAL

[illegible]

MARCEL R. MORLOTE, A.I.A.
FL. ARCHITECT
FL. ARCH. REG. NO. 9564

PROJECT NO.: 21716.00

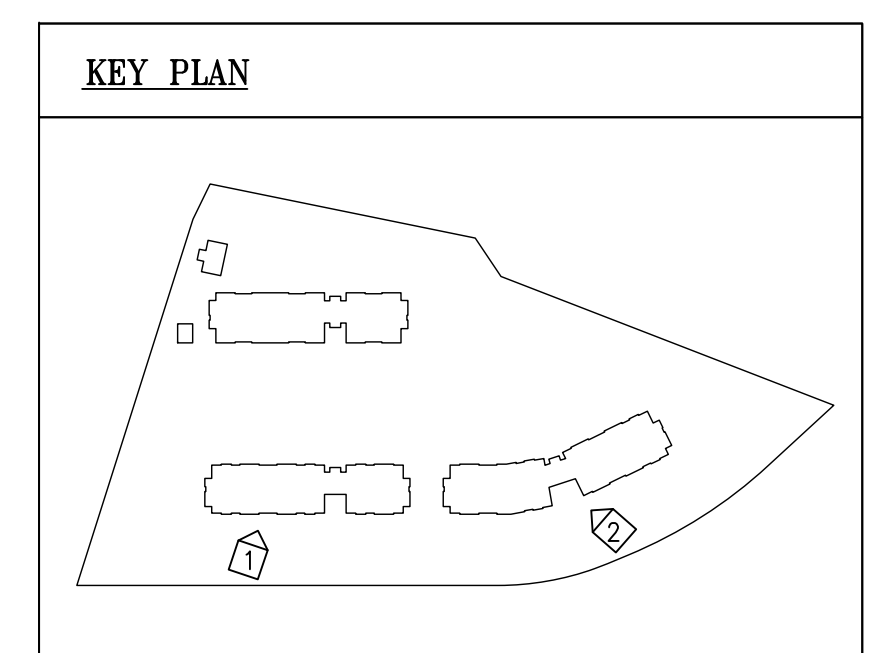
ISSUE DATE
03/23/2018

[illegible]

DRAWING TITLE
LOCATION MAP

SHEET NUMBER

G2.02



SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

SEAL

ERCEL R. MORLOTE, A.I.A.
FL. ARCHITECT
L. ARCH. REG. NO. 9564

WA PROJECT NO.: 21716.00

ISSUE DATE

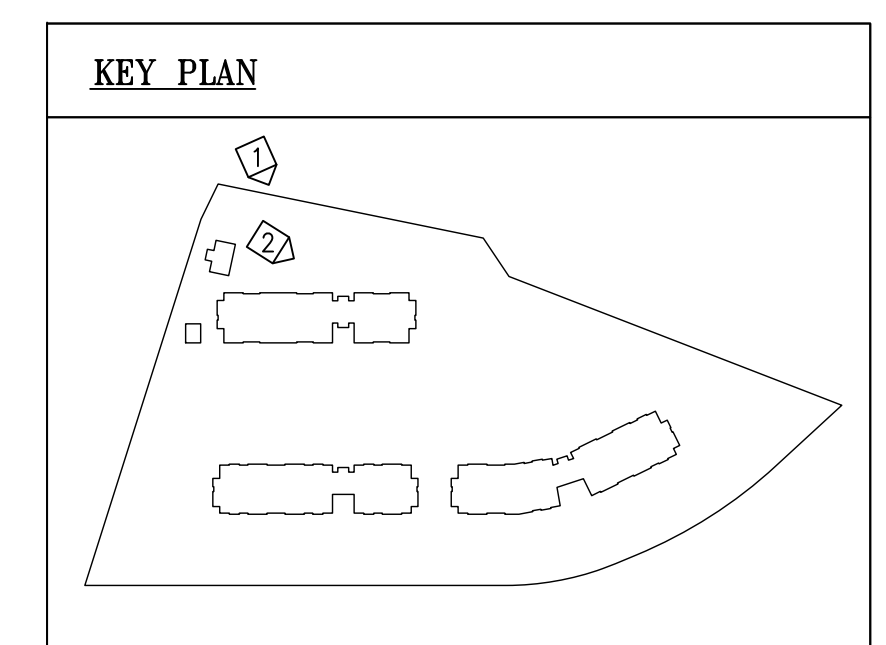
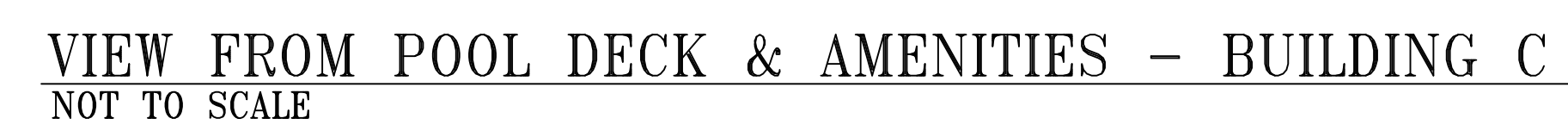
03/23/2018

[illegible]

DRAWING TITLE
VIEWS

SHEET NUMBER

G5.00



SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

7470

10

MARCEL R. MORLOTE, A.I.A.
FL. ARCHITECT
FL. ARCH. REG. NO. 9564

WA PROJECT NO.: 21716.00

ISSUE DATE
03/23/2018

NO.	REVISION DATE

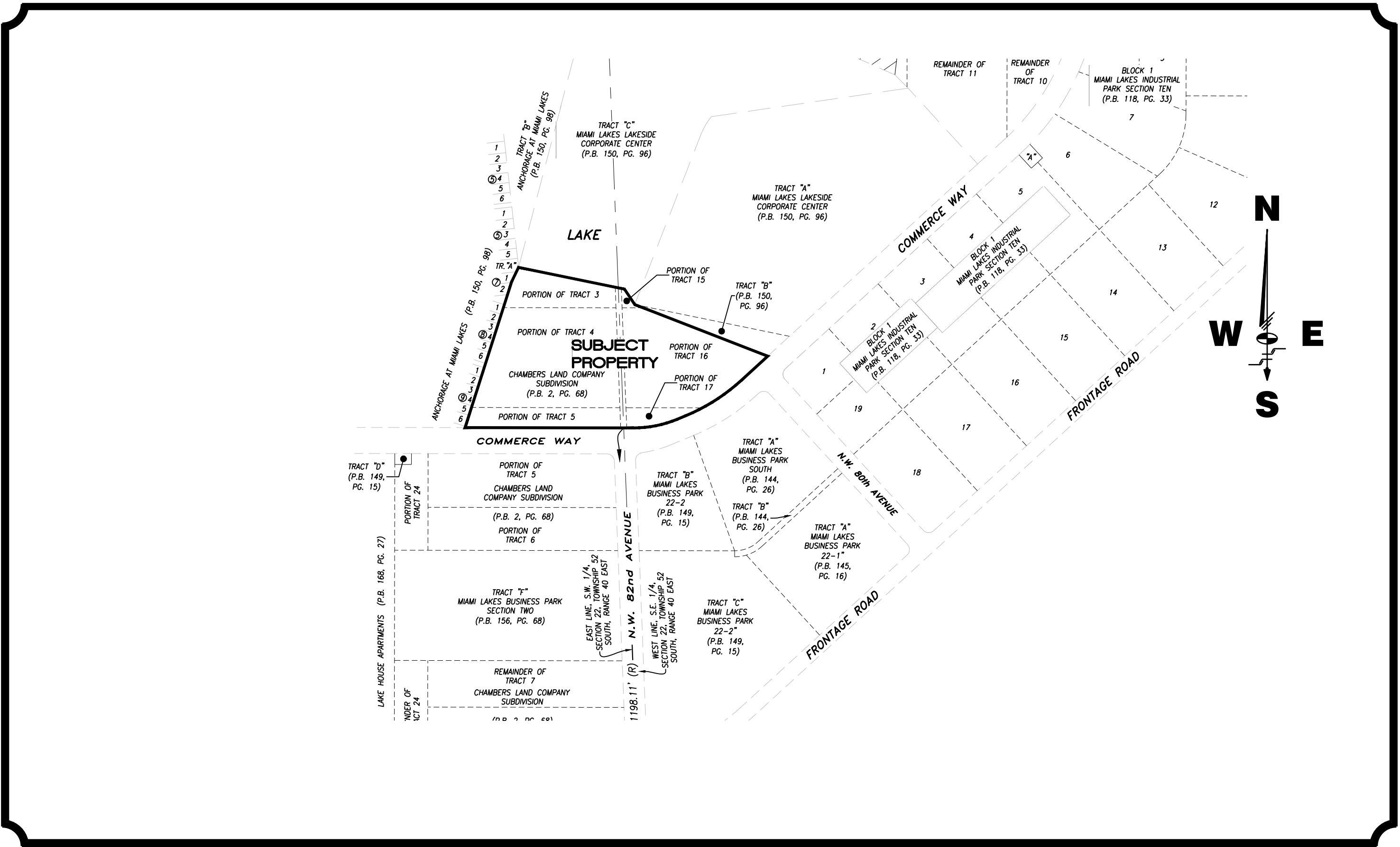
DRAWING TITLE
VIEWS

SHEET NUMBER

G5.01

SOUTH POINTE MIXED USE DEVELOPMENT
TOWN OF MIAMI LAKES, FLORIDA SEC. 22, TWP. 52, RGE. 40

WOLFBERG ALVAREZ
ARCHITECTURE-ENGINEERING
75 VALENCIA AVE., SUITE 1050
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Schwebke Shiskin & Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87
3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284



LEGAL DESCRIPTION:
A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON THE PLAT OF 'CHAMBERS LAND COMPANY SUBDIVISION' AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEON AT THE MOST SOUTHERLY CORNER OF TRACT 'B', 'MIAMI LAKES LAKESIDE CORPORATE CENTER', AS RECORDED IN PLAT BOOK 150 AT PAGE 36 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 68 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT 'B', FOR 470.90 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 39 SECONDS WEST FOR 61.11 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 28 SECONDS WEST FOR 357.57 FEET; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF TRACT 'C', AS SHOWN ON THE SAID PLAT OF 'MIAMI LAKES LAKESIDE CORPORATE CENTER'); THENCE SOUTH 25 DEGREES 48 MINUTES 43 SECONDS WEST FOR 51.84 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 34 SECONDS WEST FOR 508.79 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTERLY BOUNDARY OF THE PLAT OF 'PANCHORAGE - AT MIAMI LAKES', AS RECORDED IN PLAT BOOK 150 AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST FOR 556.25 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 374.50 FEET AND A CENTRAL ANGLE OF 22 DEGREES 35 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 30 MINUTES 16 SECONDS EAST FOR 30.00 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF 'MIAMI LAKES BUSINESS PARK 22-2', AS RECORDED IN PLAT BOOK 149 AT PAGE 15 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 629.07 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 219.50 FEET TO THE POINT OF TANGENCY; (SAID LAST COURSE BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF 'MIAMI LAKES BUSINESS PARK SOUTH' AS RECORDED IN PLAT BOOK 144 AT PAGE 26 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTH 47 DEGREES 30 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF 'MIAMI LAKES INDUSTRIAL PARK SECTION TEN' AS RECORDED IN PLAT BOOK 118 AT PAGE 33 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 117.77 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO.'S 32-2022-001-0520

NOT PART OF M-DWASD NOTES NOR APPROVAL

FLOOD CRITERIA NOTES
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)
1.MIAMI-DADE COUNTY FLOOD CRITERIA = 6.60' N.G.V.D.
2.FEMA FLOOD ELEVATION = FLOOD ZONE AE 6.0 PER COMMUNITY PANEL NO. 1206860114L MAP DATED ON 9/11/2009.
3.MIAMI-DADE COUNTY OCT. W.T. =3.40' N.G.V.D.

Always call 811 two full business days before you dig
Sunshine811.com

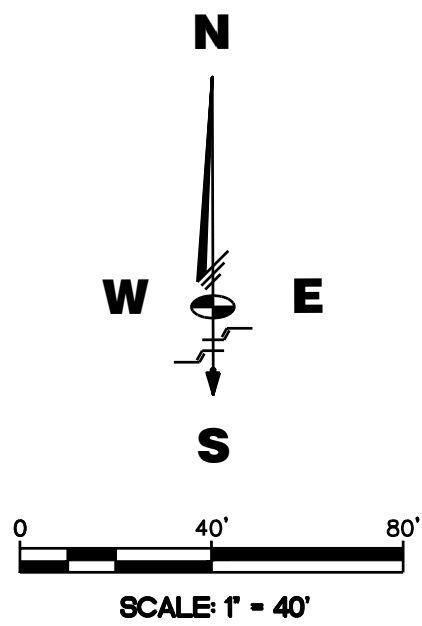
LOCATION SKETCH
1" = 300'

prepared by
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY, MIRAMAR, FL. 33025
LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87)
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



















SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

Professional Engineer Seal for John C. Tello, No. 71567, State of Florida.

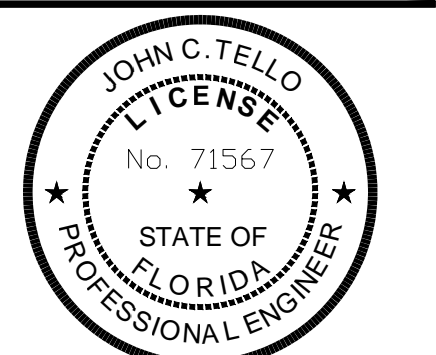
Table with 2 columns: NO., REVISION DATE. Includes drawing title 'CIVIL PLANS COVER SHEET' and sheet number 'C1.01'.



LEGEND
(NOT PART OF M-DWASD NOTES OR APPROVAL)

- | | |
|---|--|
|  | DENOTES EXISTING TREE |
|  | DENOTES PROPERTY LINE |
|  | DENOTES RIGHT OF WAY LINE |
|  | DENOTES CENTER LINE |
|  | DENOTES EXISTING FENCE |
|  | DENOTES EXISTING POWER POLE |
|  | DENOTES EXISTING ASPHALT |
|  | DENOTES EXISTING WATER VALVE |
|  | DENOTES EXISTING DRAINAGE MANHOLE |
|  | DENOTES EXISTING SANITARY MAN HOLE |
|  | DENOTES EXISTING INLET |
|  | DENOTES PROPOSED STORM INLET/IN. |
|  | DENOTES PROPOSED FRENCH DRAIN |
|  | DENOTES PROPOSED BOLLARD |
|  | DENOTES PROPOSED VACUUM BREAKER IRRIGATION |
|  | DENOTES PROPOSED DOUBLE FLOW PREVENTER |
|  | DENOTES PROPOSED DOUBLE DETECTOR CHECK VALVE |
|  | DENOTES PROPOSED FIRE HYDRANT |
|  | DENOTES PROPOSED WATER VALVE |
|  | DENOTES PROPOSED WATER TEE |
|  | DENOTES PROPOSED 90° BEND |

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA



THIS SHEET HAS BEEN ELECTRONICALLY
SIGNED & SEALED ON
BY JOHN C. TELLO, P.E. USING A DIGITAL
SIGNATURE

JOHN C. TELO, P.E.
FL. ENGINEER
FL. ENG. REG. NO. 71567

WA PROJECT NO.: 21716.00

ISSUE DATE
02/23/2018

	REVISION DATE
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[illegible]

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DRAWING TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C1 02

01.02

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 110.3.7.4.4 and Chapter 633, Florida Statutes.

SOUTH POINTE
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8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA



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JOHN C. TELO, P.E.
FL. ENGINEER
ENG. REG. NO. 71567

MA PROJECT NO.: 21716.00

ISSUE DATE

REVISION DATE

REVISION DATE _____

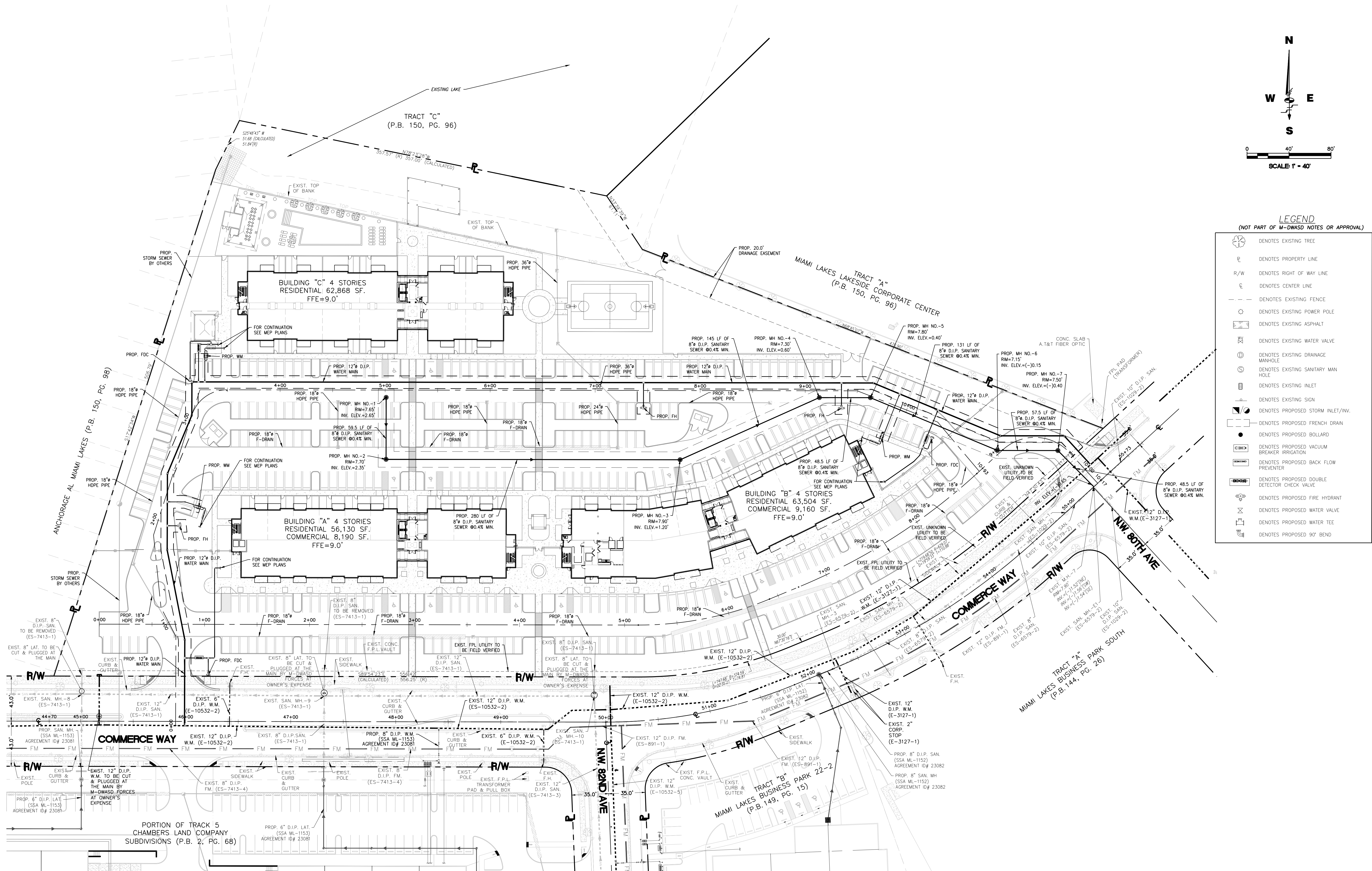
RAWING TITLE

WATER & SEWER PL

SHEET NUMBER

0103

51.05



To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 110.3.7.4.4 and Chapter 633, Florida Statutes.



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FL. ENGINEER
FL. ENG. REG. NO. 71567

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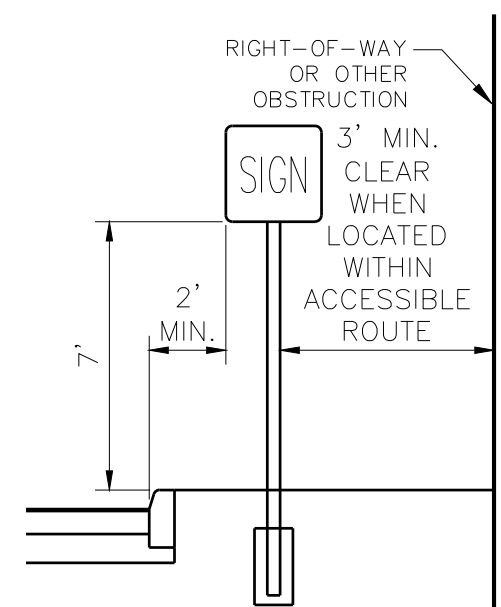
03/23/2018

[illegible]

DRAWING TITLE
SITE CROSS SECTION

SHEET NUMBER

C1.17



12"

18"

PARKING BY
DISABLED
PERMIT
ONLY

18"

TOW AWAY ZONE
& FINE
UP TO \$250.00

84"

BREAKAWAY
SIGN POST

FINISH GRADE

NOTE:
SIGN SHALL COMPLY WITH
FLORIDA ACCESSIBILITY CODE
FOR BUILDING CONSTRUCTION
LATEST EDITION AND WITH THE
LATEST REQUIREMENTS OF
GOVERNING BODIES HAVING
JURISDICTION.

2'-6"

2"

6"

6"

3000 P.S.I. CONC. (MIN.)

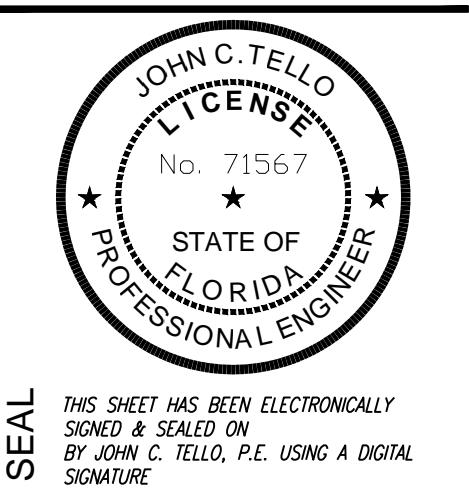
2 #3 CONTINUOUS

1 1/2"

ASPHALT

1 #4 AT EACH END
12" LONG (2)

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA



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CRASH INVESTIGATION, L.A.
FL. MEDICAL ENGINEER
RHL. BUCHHEIM, NO. 79567

WA PROJECT NO.: 21716.00

ISSUE DATE

NO.	REVISION DATE

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[illegible]

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DRAWING TITLE

PAVEMENT MARKING AND SIGNAGE PLAN

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

SHEET NUMBER

C. 8
