

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

REVISIONS		
Date	Remarks	By

HERNANDO J. NAVAS
LICENSE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN ELECTRONICALLY SIGNED & SEALED ON 02/28/2017 BY HERNANDO J. NAVAS, P.E. USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THESE SHEETS ARE NOT CONSIDERED AS SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES SHALL HAVE AN ORIGINAL SIGNATURE AND DATE.

GOVERNORS SQUARE ST. COMMUNITY
(AKA THE RESIDENCES AT GOVERNORS SQUARE)
GRADING PLAN
TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

EXISTING FEATURES LEGEND:

	DENOTES EXISTING FIRE HYDRANT		DENOTES FORCE MAIN MANHOLE		DENOTES SIGN POST
	DENOTES EXISTING ELEVATIONS		DENOTES FORCE MAIN VALVE		DENOTES ALUMINUM LIGHT POST
	DENOTES WATER VALVE		DENOTES F.P.L. ELECTRIC MANHOLE		
			DENOTES F.P.L. TRANSFORMER PAD		
			DENOTES CATCH BASIN		
	DENOTES PROPERTY LINE		DENOTES EXISTING TREE		
	DENOTES RIGHT OF WAY LINE		DENOTES EXISTING PAVING		
	DENOTES RIGHT OF WAY LINE		DENOTES IRRIGATION VALVE		
	DENOTES SANITARY SEWER CLEANOUT		DENOTES GUARD POST		
	DENOTES SANITARY SEWER MANHOLE		DENOTES STORM SEWER MANHOLE		

PROPOSED FEATURES LEGEND:

	DENOTES PROPOSED ELEVATION		DENOTES PROPOSED SIGN		DENOTES CROSS-SECTION NAME
	DENOTES PROPOSED FRENCH DRAIN		DENOTES PROPOSED WHEEL STOP		DENOTES PROPOSED CROSS-SECTION
	DENOTES PROPOSED W/ INLET		DENOTES PROPOSED CENTERLINE		DENOTES SHEET NUMBER
	DENOTES PROPOSED INVERT W/ BAFFLE		DENOTES MATCH EXISTING GRADE		
	DENOTES PROPOSED INVERT ELEVATION		DENOTES PROPOSED DRAINAGE MANHOLE		
	DENOTES PROPOSED SLOPE TIPS		DENOTES PROPOSED SAWCUT LINE		
	DENOTES FLOW DIRECTION		DENOTES EXISTING PAVING		
	DENOTES PROPOSED RIDGE LINE		DENOTES EXISTING PAVING		
	DENOTES RAMP UP DIRECTION				

SEE SHEET C-15

LAKE

Drawn By: MT Date: 12/12/16

Checked By: HJN Date: 02/28/17

Order No. 206440 FB 00000 Pg 00

Drawing Status: PERMIT

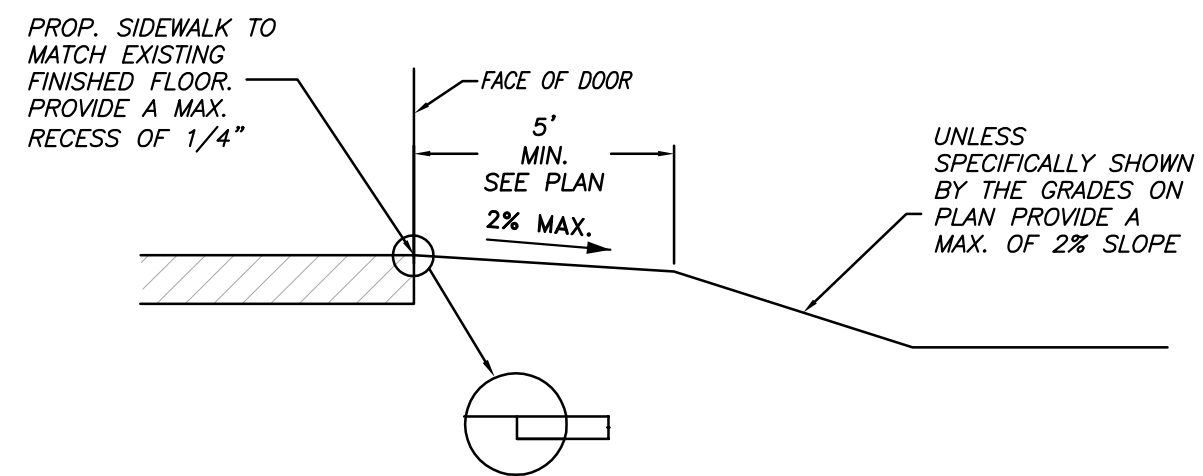
By: **Hernando J. Navas**
P.E., Principal
Registered Engineer No. 50635
State of Florida

Scale: As Noted

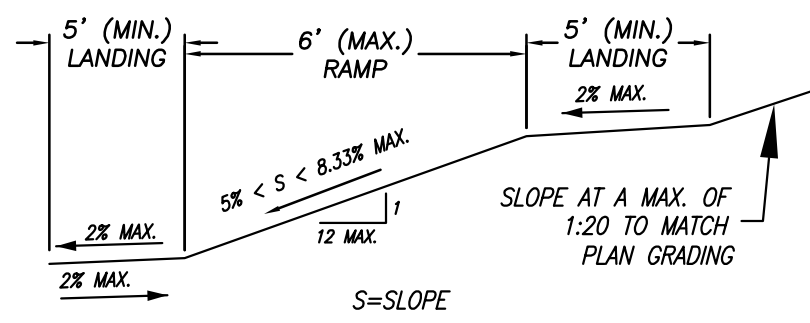
File No. **ML-1159**

Dwg. No.: **C-16**

OF: 30

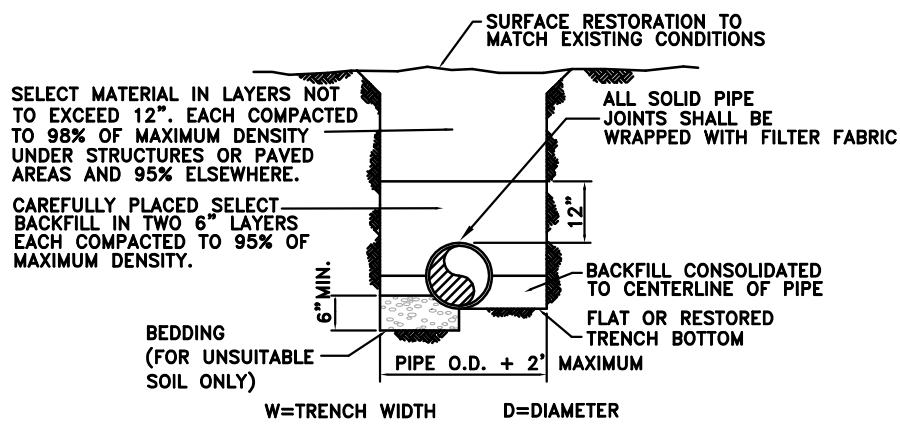


GRADING AT BUILDING EXITS/ENTRANCES



TYPICAL CURB RAMP PROFILE

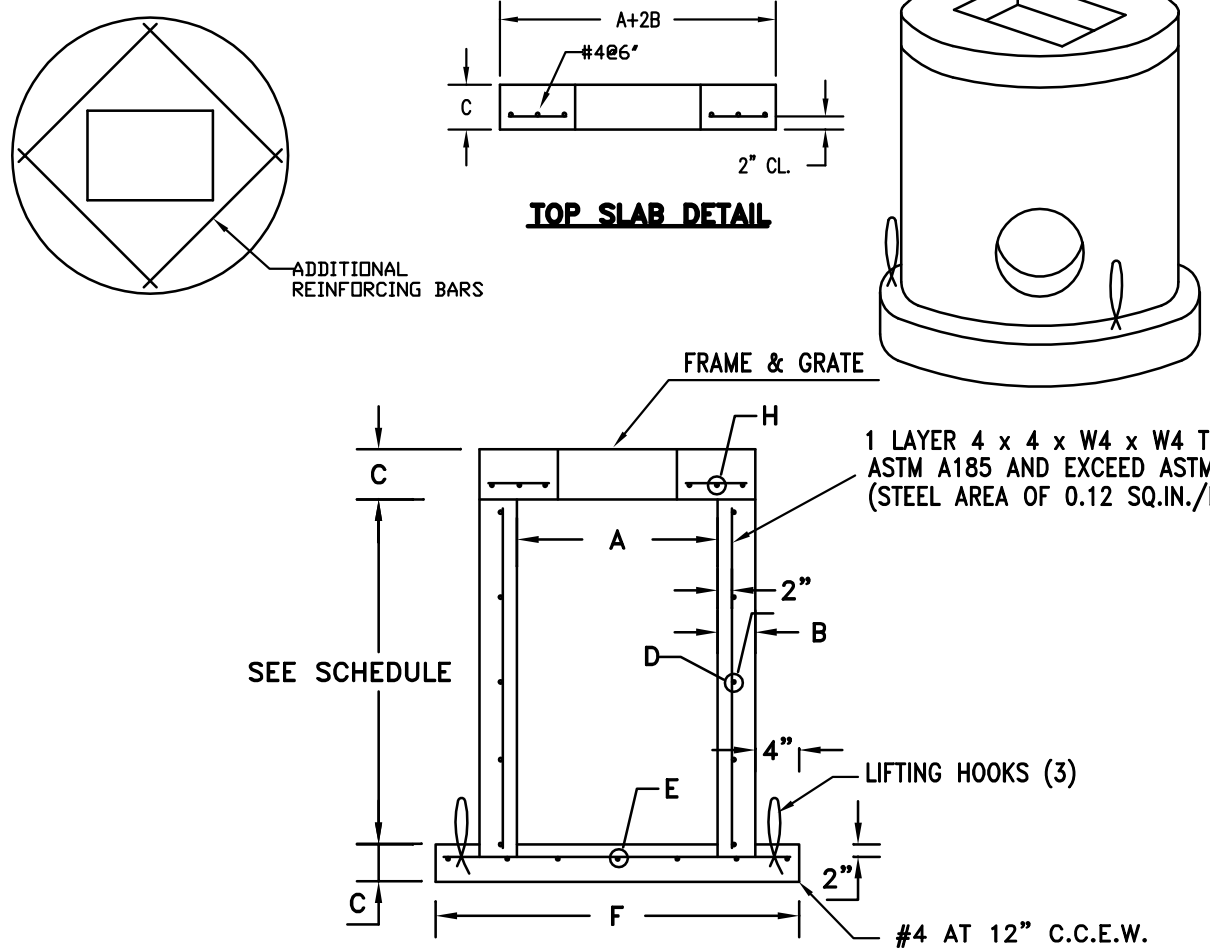
NOTE: RAMP RUN SLOPES EXCEEDING 5% SHALL BE 6\"/>



- NOTES:**
1. BEDDING MATERIAL WHEN NECESSARY, SHALL BE CLEAN SANDY SOIL WHENEVER AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED 3/4\"/>

TRENCH DETAIL

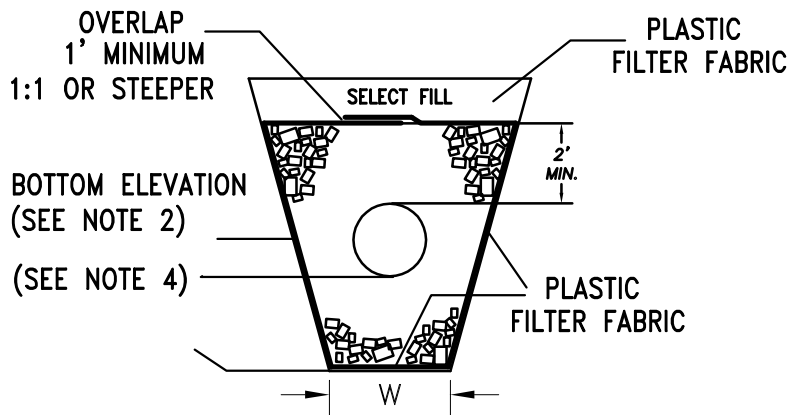
N.T.S.



AØ	B	C	D	E* C.C.E.W.	FØ	GØ	H* C.C.E.W.	HOLDING CAPACITY (gpm/ft.)
3'-6"	6"	8"	ASTM C-478	#4 AT 12"	5'-0"	4'-6"	#4 AT 6"	72
4'-0"	6"	8"	ASTM C-478	#4 AT 12"	6'-0"	5'-0"	#4 AT 6"	94
4'-0"	8"	8"	ASTM C-478	#4 AT 12"	6'-4"	5'-4"	#4 AT 6"	94
5'-0"	8"	8"	ASTM C-478	#5 AT 12"	7'-4"	6'-4"	#5 AT 6"	147
6'-0"	6"	8"	ASTM C-478	#5 AT 6"	8'-0"	7'-0"	#5 AT 6"	211
6'-0"	8"	8"	ASTM C-478	#5 AT 6"	8'-4"	7'-4"	#5 AT 6"	211

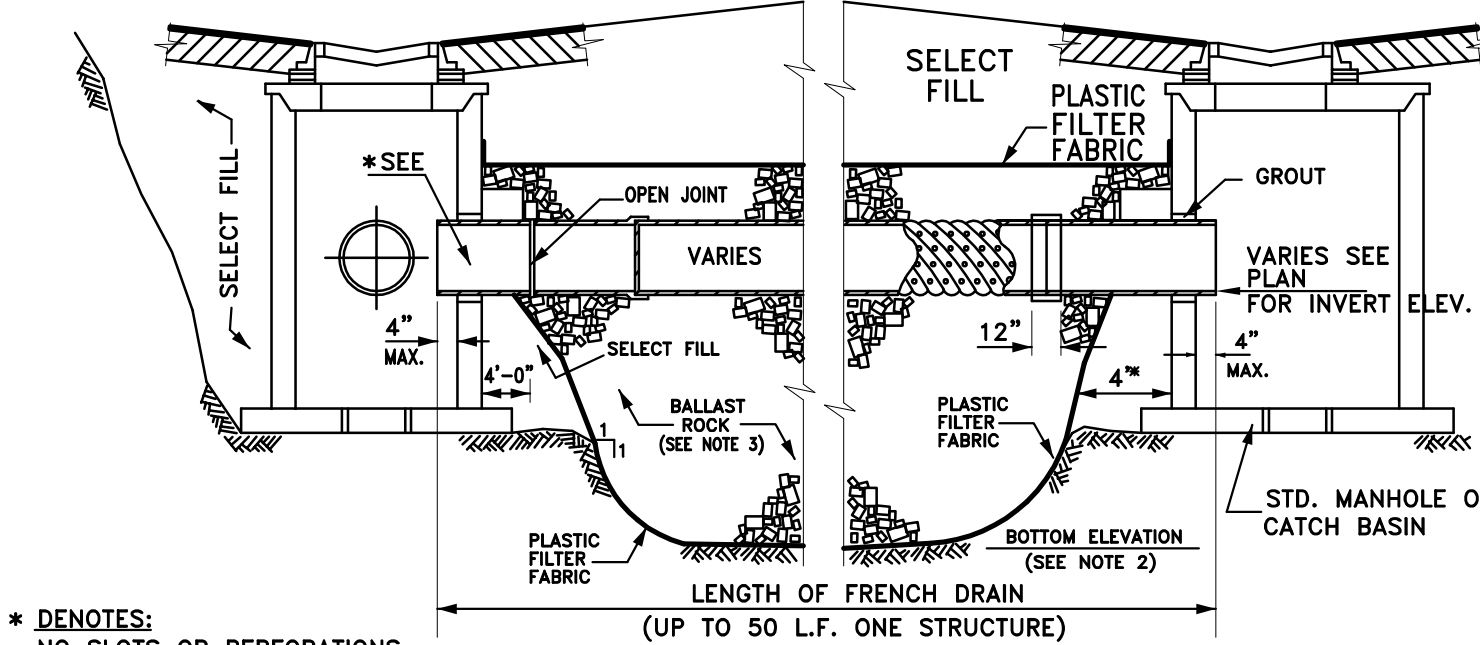
*GRADE 40, OR FOR EQUIVALENT STEEL DESIGNS.

**TYPE "C" CATCH BASIN
42"-120" ROUND STRUCTURE**



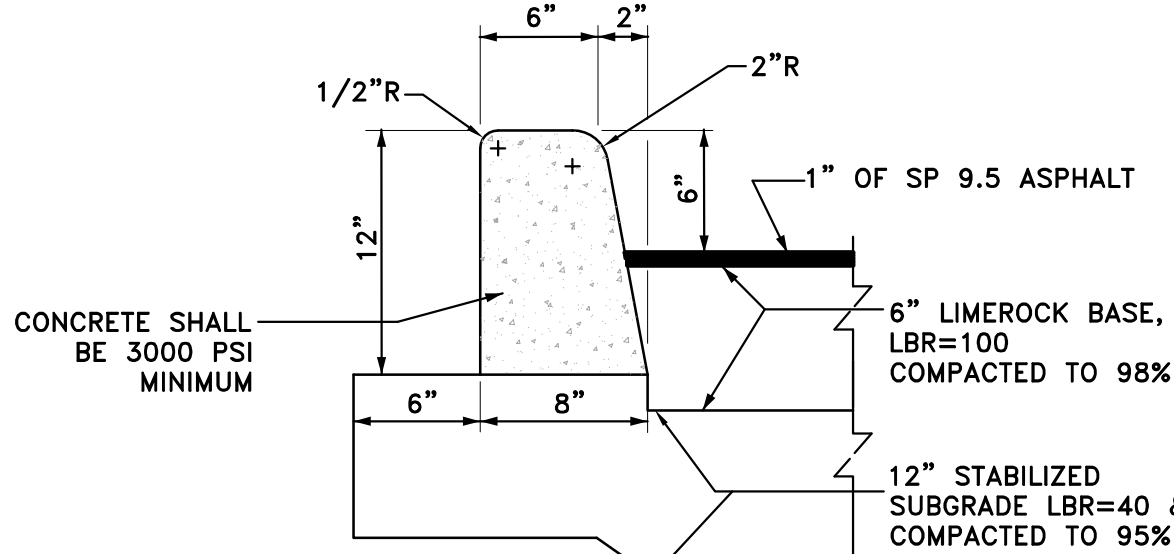
ALTERNATE TRANSVERSE SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.



LONGITUDINAL SECTION

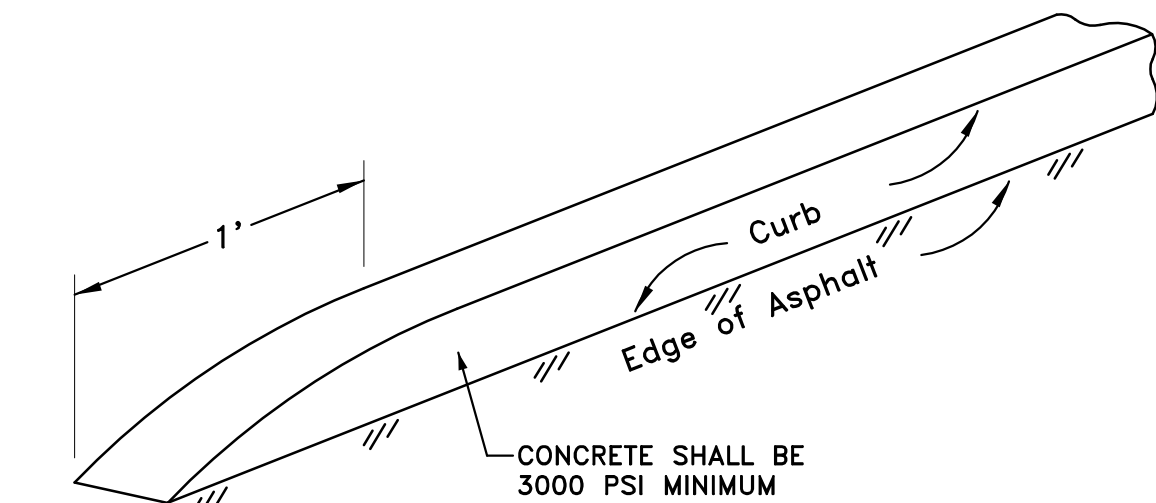
EXFILTRATION TRENCH



TYPE "D" CURB

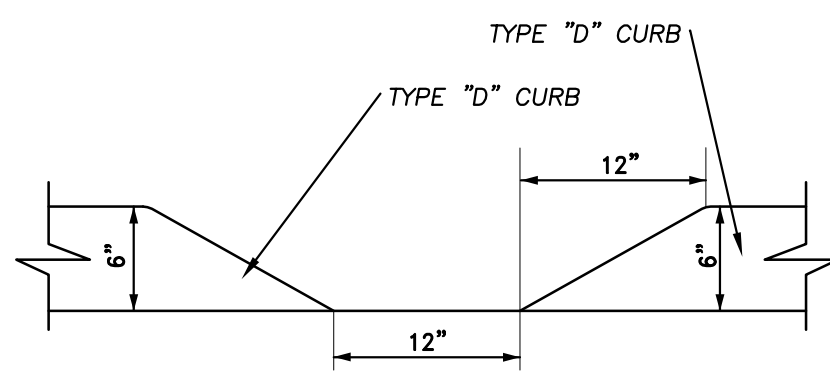
N.T.S.

NOTE: SAWCUTS REQUIRED AT 10' O.C. WITHIN 48 HOURS OF POUR



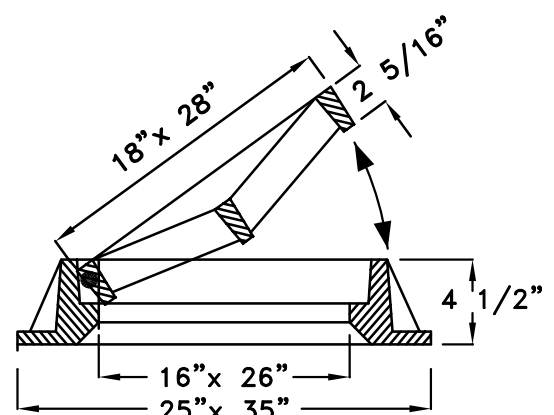
TYPICAL CURB ENDING

N.T.S.



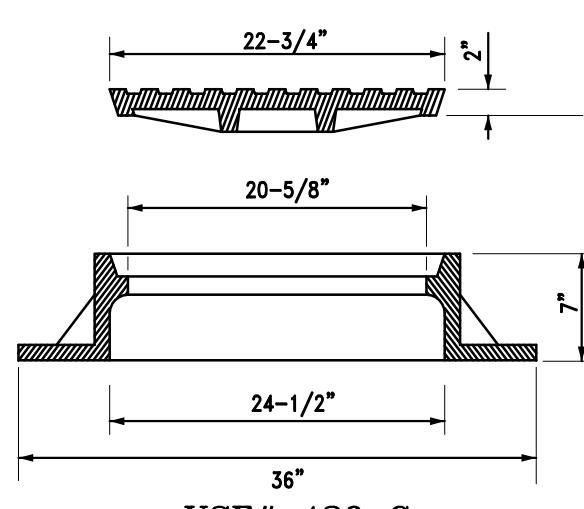
CURB OPENING

N.T.S.

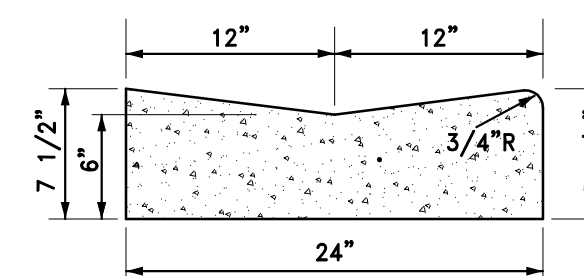


**USF #4700 & 6223 GRATE
HINGED FRAME**

N.T.S.

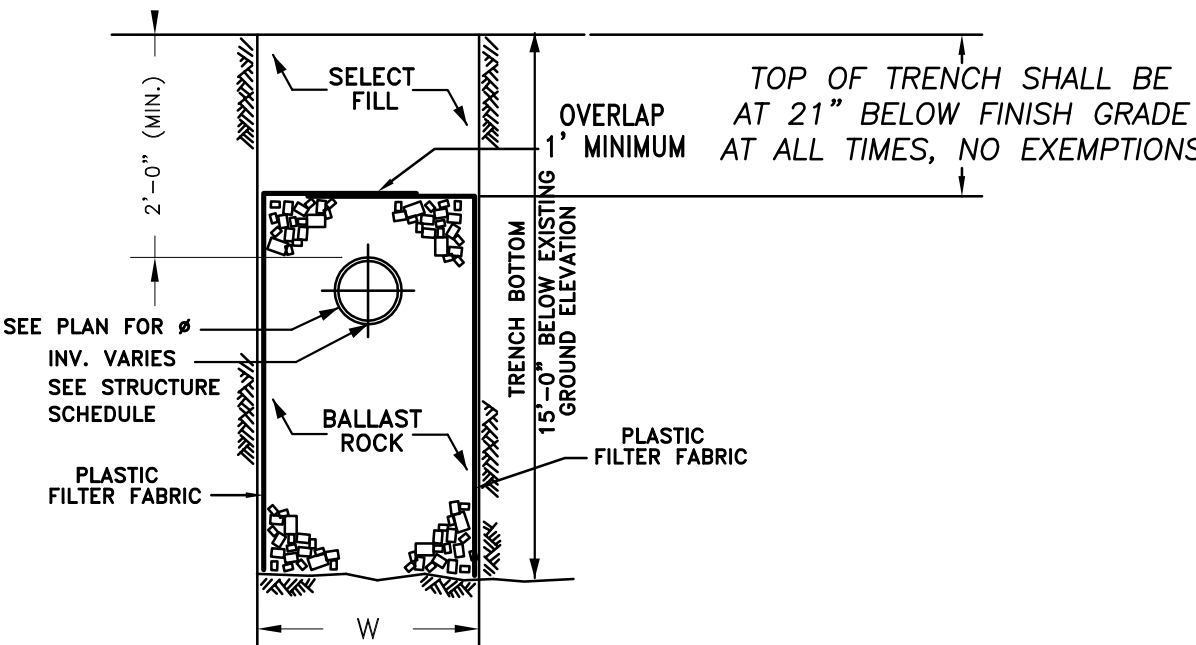


**USF# 420 C
MANHOLE FRAME & LID**



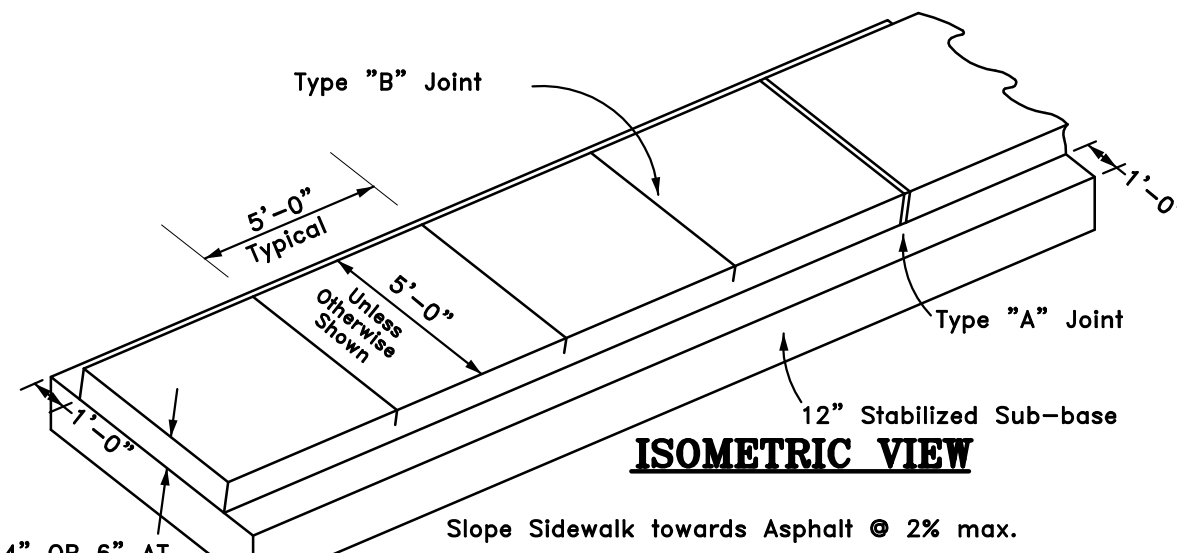
2' VALLEY GUTTER

N.T.S.

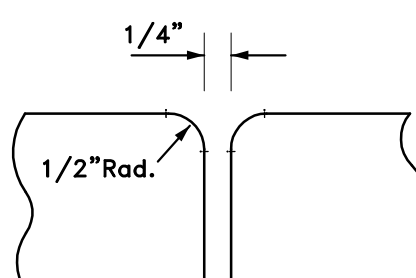


TRANSVERSE SECTION

- NOTES:**
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS, AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. INVERT ELEVATION TO BE AS SHOWN IN THE STRUCTURE TABLE
AVERAGE OCTOBER GROUND WATER ELEV.= 3.40'
 5. FILTER FABRIC SHALL BE MIRAFI FW404 OR EQUAL.

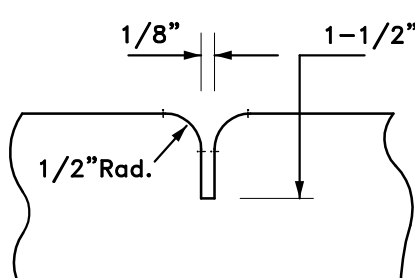


ISOMETRIC VIEW



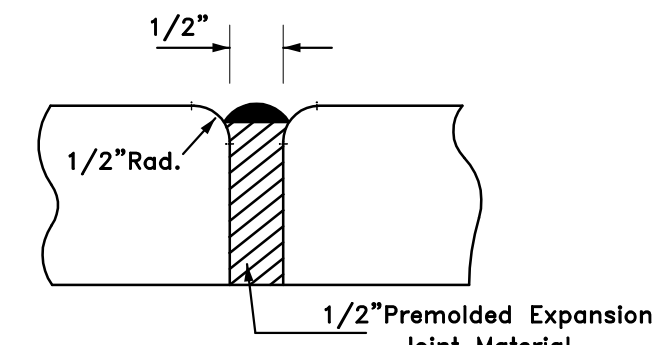
TYPE "A" JOINT

- all P.C.& P.T.s of Sidewalk,
- Junctions with Existing Sidewalk, &
- 20 L.F. Intervals.



TYPE "B" JOINT

- 5 L.F. Intervals

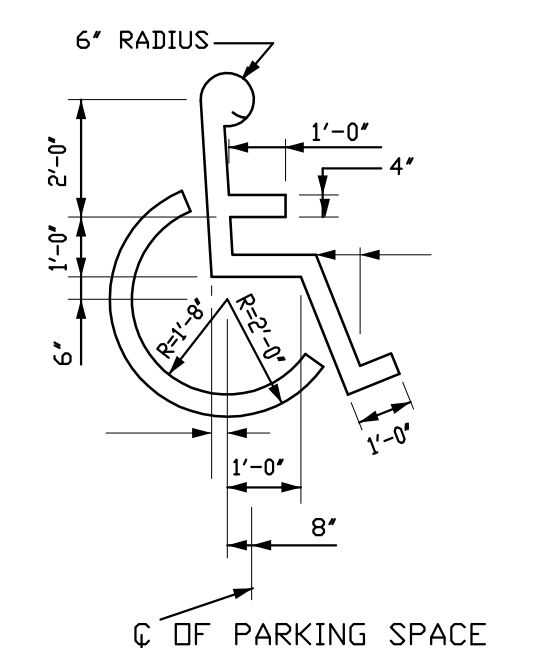


TYPE "C" JOINT

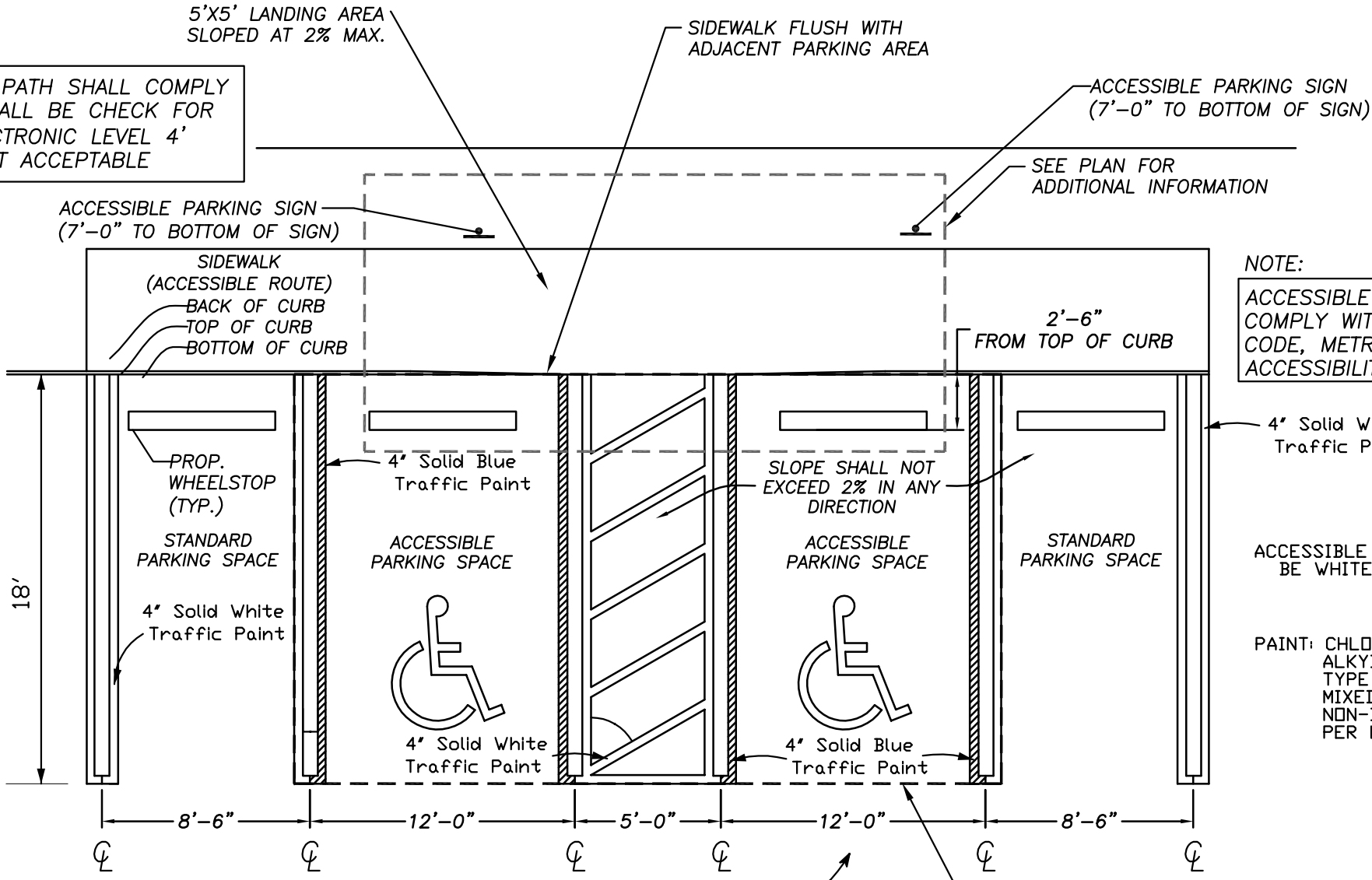
Where Sidewalk Abuts Driveways and Concrete Curbs etc.

SIDEWALK DETAILS

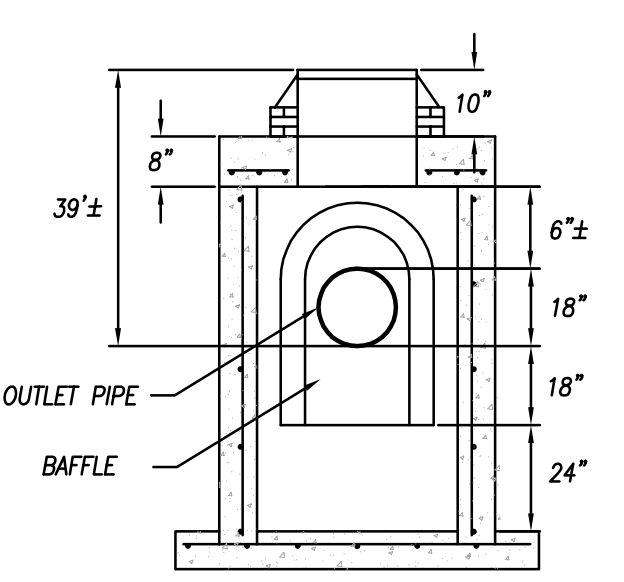
NOTE: ALL ADA STALLS, RAMPS & PATH SHALL COMPLY WITH ADA SLOPES. SAID SLOPE SHALL BE CHECK FOR COMPLIANCE WITH A 2' LONG ELECTRONIC LEVEL 4' LONG ELECTRONIC LEVELS ARE NOT ACCEPTABLE



NOTE: ALL ADA FEATURES SHALL BE QUALITY CONTROL WITH A 2' LONG CALIBRATED ELECTRONIC LEVEL.

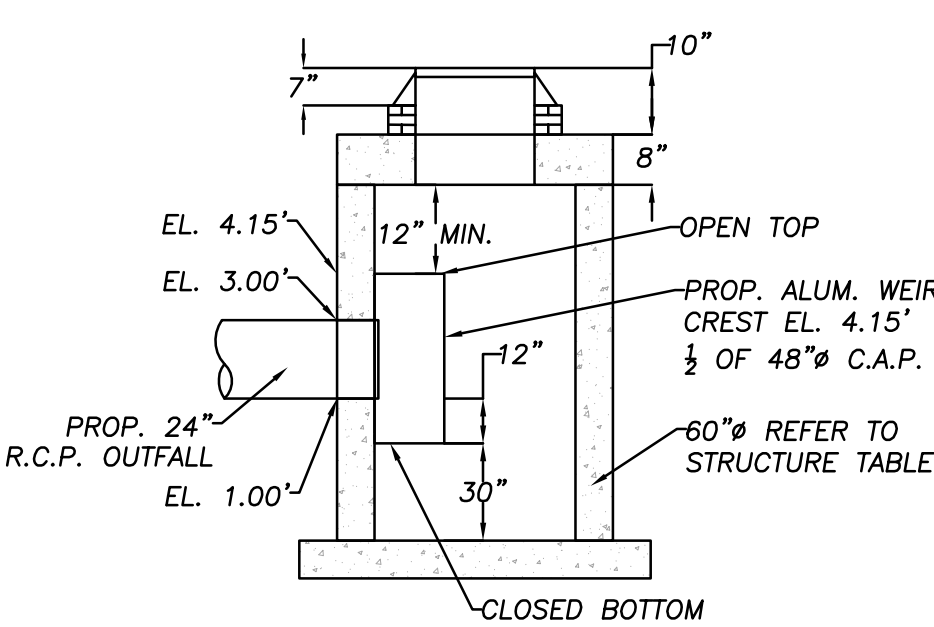


ACCESSIBLE SYMBOL & PARKING DETAIL



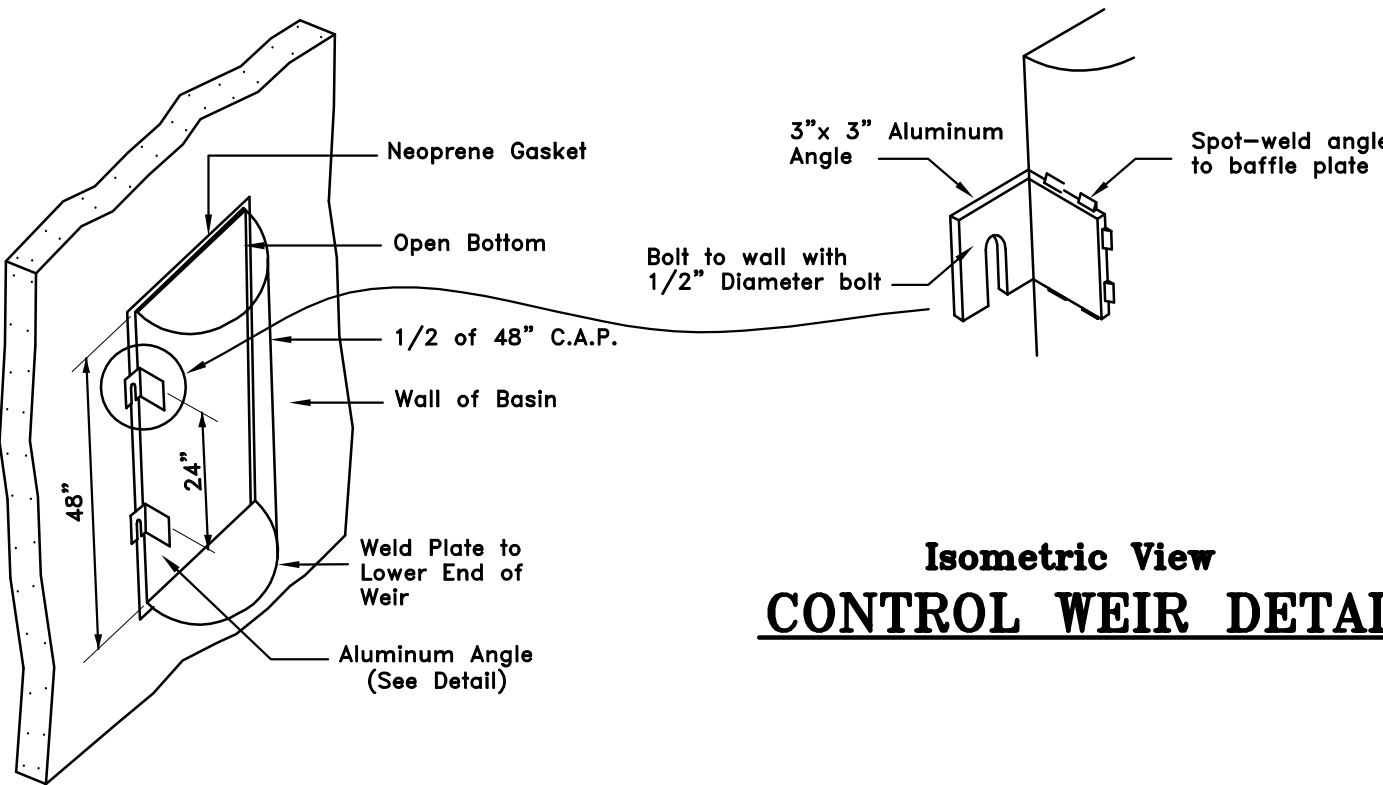
BAFFLE INSTALLATION

N.T.S.

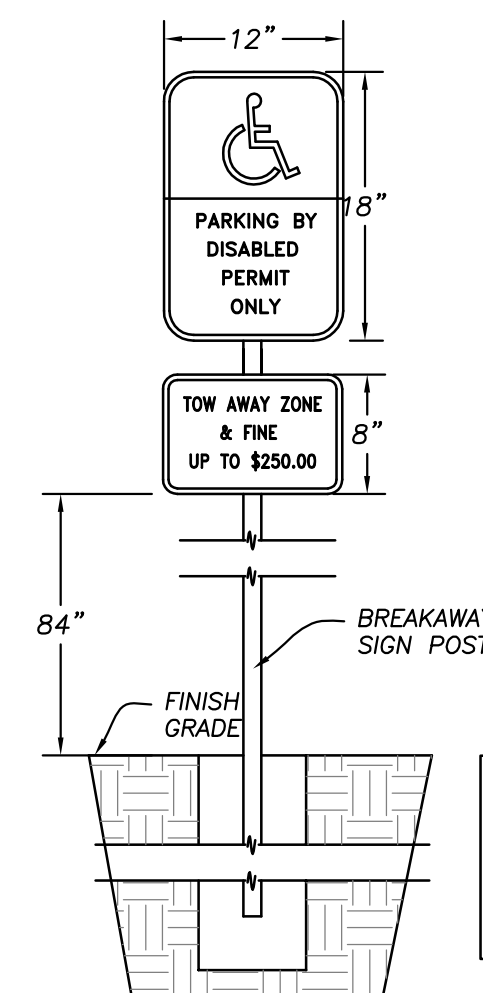


CONTROL STRUCTURE

N.T.S.



**Isometric View
CONTROL WEIR DETAIL**



ACCESSIBLE PARKING SIGN

(N.T.S.)

SEE MIAMI-DADE COUNTY PUBLIC WORKS DETAIL R18.3 FOR ADDITIONAL SIGN SPECIFICATIONS

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Shiskin &**

Associates, Inc.

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GOVERNORS SQUARE ST. COMMUNITY
(AKA THE RESIDENCES AT GOVERNORS SQUARE)
PAVING, GRADING AND DRAINAGE DETAILS
TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16

Checked By: HJN Date: 02/28/17

Order No. 208440 FB. 00000 Pg.00

Drawing Status: PERMIT

By: Hernando J. Navas

P.E., Principal

Registered Engineer No. 50835

State of Florida

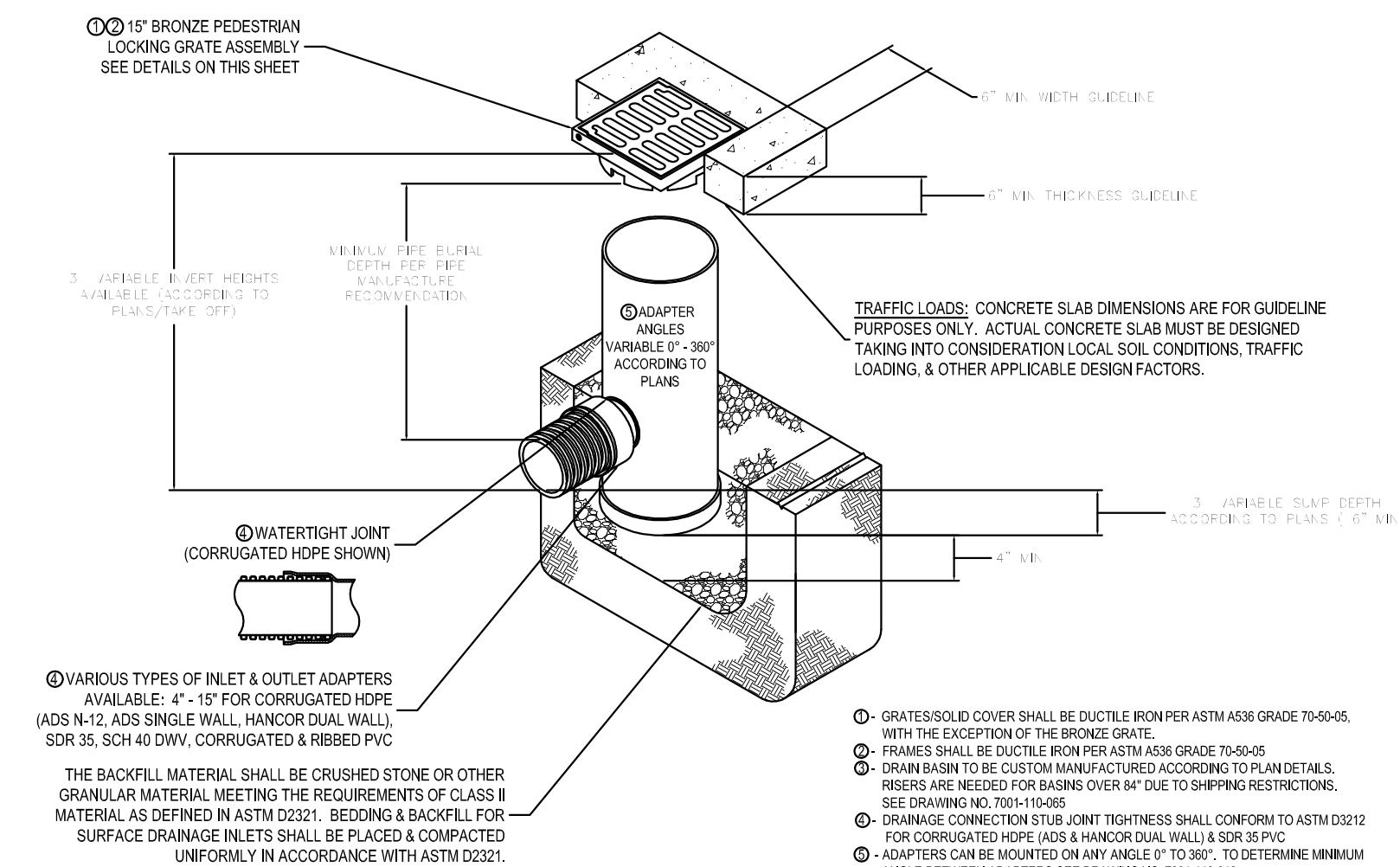
Scale: As Noted

File No. ML-1159

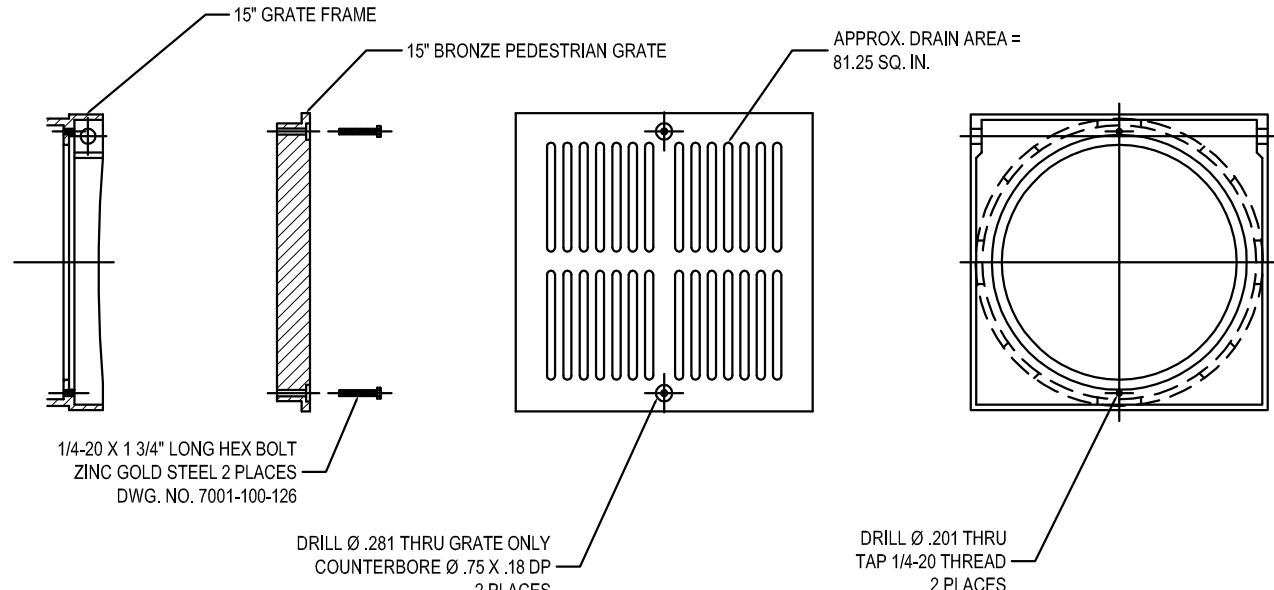
Dwg. No:

C-17

OF: 30

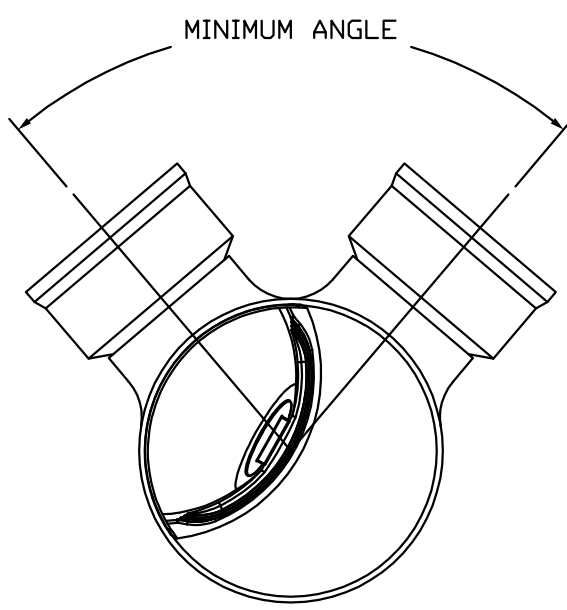


NYLOPLAST 15" DRAIN BASIN
N.T.S.



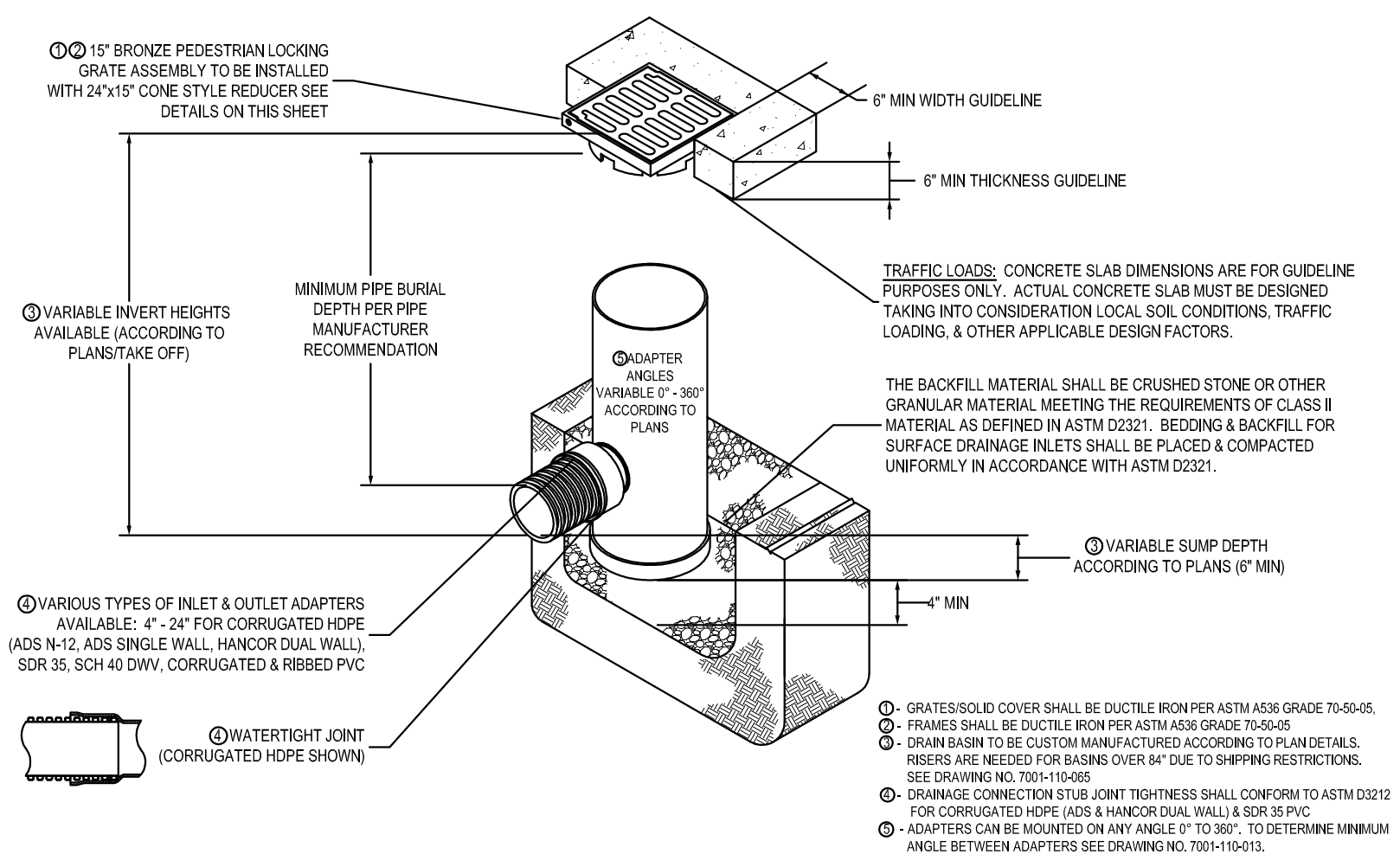
15" BRONZE PEDESTRIAN LOCKING GRATE ASSEMBLY
(LOCATION OF LOCKING DEVICE MAY VARY)
N.T.S.

ADAPTER SIZE	18" BASIN	24" BASIN	30" BASIN
4" - 4"	40"	30"	24"
4" - 6"	46"	35"	27"
4" - 8"	52"	40"	31"
4" - 10"	58"	45"	35"
4" - 12"	64"	50"	39"
4" - 14"	70"	55"	43"
4" - 16"	76"	60"	47"
4" - 18"	82"	65"	51"
4" - 24"	-	107"	69"
4" - 30"	-	-	105"
6" - 6"	52"	38"	31"
6" - 8"	58"	44"	34"
6" - 10"	64"	50"	38"
6" - 12"	70"	56"	42"
6" - 14"	76"	62"	46"
6" - 16"	82"	68"	50"
6" - 24"	-	111"	73"
6" - 30"	-	-	109"
8" - 8"	66"	48"	38"
8" - 10"	72"	54"	42"
8" - 12"	78"	60"	46"
8" - 14"	84"	66"	50"
8" - 16"	90"	72"	54"
8" - 24"	-	116"	77"
8" - 30"	-	-	112"
10" - 10"	82"	61"	49"
10" - 12"	88"	67"	53"
10" - 14"	94"	73"	57"
10" - 16"	100"	79"	61"
10" - 24"	-	122"	84"
10" - 30"	-	-	117"
12" - 12"	98"	70"	56"
12" - 14"	104"	76"	60"
12" - 16"	110"	82"	64"
12" - 24"	-	128"	84"
12" - 30"	-	-	120"
15" - 15"	-	88"	69"
15" - 18"	-	94"	73"
15" - 24"	-	133"	89"
15" - 30"	-	-	132"
18" - 18"	-	137"	79"
18" - 24"	-	143"	97"
18" - 30"	-	-	133"
24" - 24"	-	-	115"
24" - 30"	-	-	151"

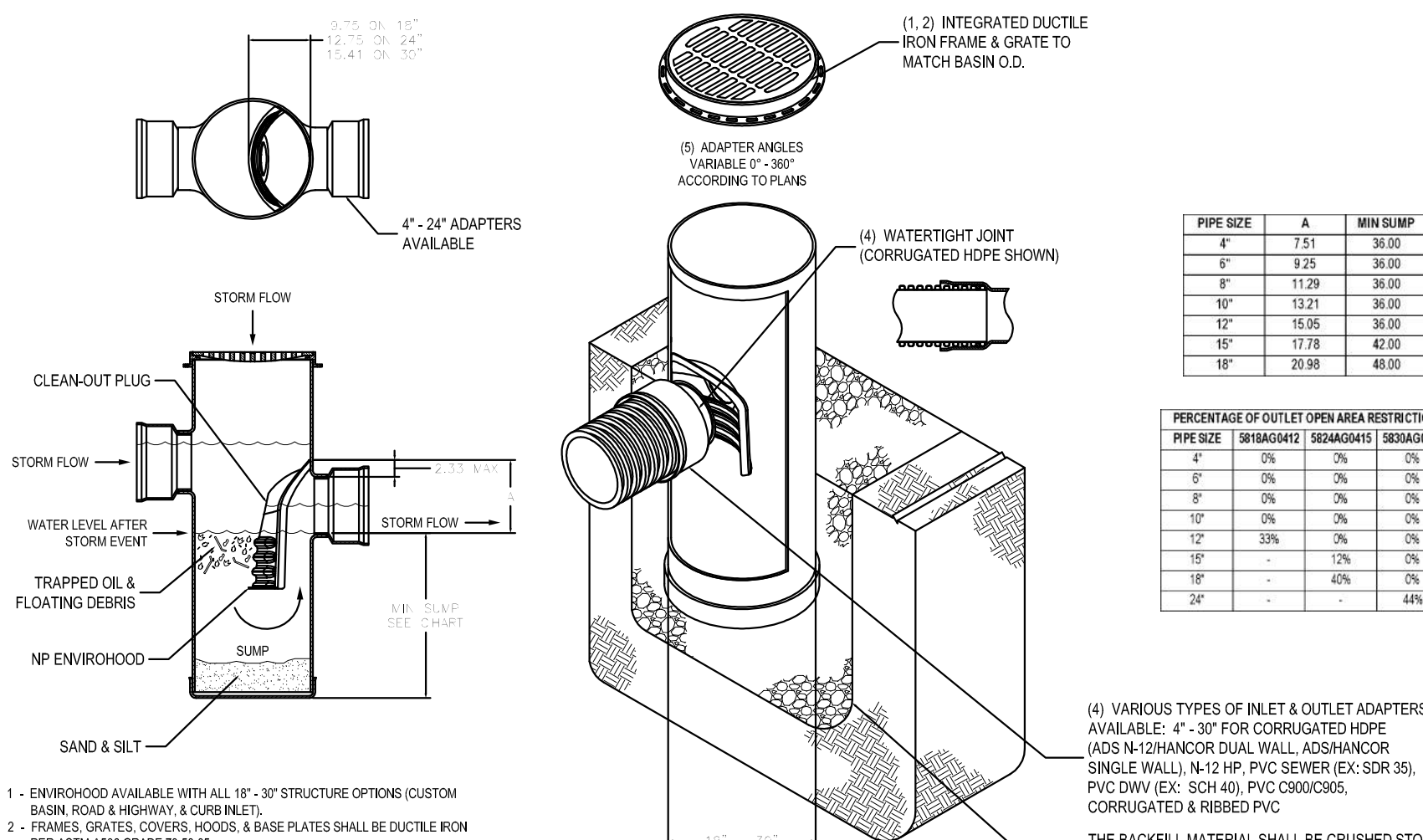


1. ENVIROHOOD FOR 18" BASIN COVERS 4" - 12" ADAPTERS.
ENVIROHOOD FOR 24" BASIN COVERS 4" - 18" ADAPTERS.
ENVIROHOOD FOR 30" BASIN COVERS 4" - 24" ADAPTERS.
2. THE MINIMUM ANGLE CHART ONLY APPLIES TO BASINS WITH 2 ADAPTERS. CALL FOR MINIMUM ANGLE BETWEEN ADAPTERS FOR BASINS WITH A HOOD & MORE THAN 2 ADAPTERS.

8"-30" MINIMUM ANGLE BETWEEN ADAPTERS WITH ENVIROHOOD
(THIS CHART DOES NOT APPLY WHEN USING ADD-A-BRANCH OR DRINK-A-THEE)
N.T.S.

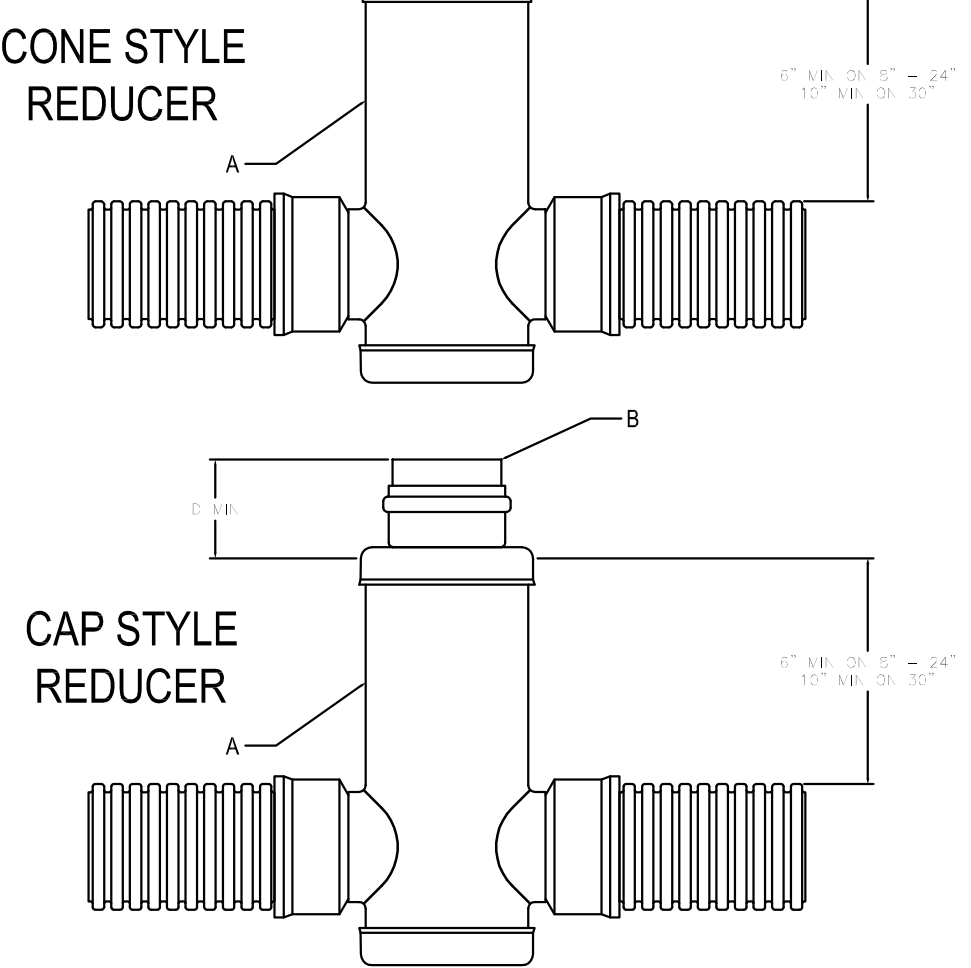


NYLOPLAST 24" DRAIN BASIN
N.T.S.



NYLOPLAST DRAIN BASIN W/ENVIROHOOD
N.T.S.

A	B	C	D
10"	8"	6.00	9.00
12"	8"	12.00	9.00
12"	10"	6.00	10.00
15"	8"	18.50	9.00
15"	10"	12.50	10.00
15"	12"	6.50	11.00
18"	8"	25.50	9.00
18"	10"	19.50	10.00
18"	12"	13.50	11.50
18"	15"	7.00	12.00
24"	8"	36.50	9.00
24"	10"	30.50	10.00
24"	12"	24.50	11.00
24"	15"	18.00	12.00
24"	18"	11.00	-
30"	8"	46.50	9.00
30"	10"	40.50	10.00
30"	12"	34.50	11.50
30"	15"	28.00	12.00
30"	18"	21.00	14.50
30"	24"	10.00	-



DRAIN BASIN REDUCER OPTIONS
N.T.S.

ON-SITE STRUCTURE SCHEDULE									
STRUCTURE NUMBER	RIM ELEVATION	INVERT ELEVATION				FLOOR ELEVATION	GRATE TYPE	STRUCTURE TYPE	REMARKS
		N	S	E	W				
1	6.10	N/A	2.55	2.55*	2.55*	(-)0.95	USF# 5129-6176	60"	
2	6.10	N/A	N/A	N/A	2.55	0.55	USF# 5129-6176	42"	
3	6.10	2.55	2.55	2.55	1.75	(-)0.25	USF# 5129-6176	48"	
3A	0.00	N/A	N/A	1.75	1.25	(-)0.75	USF# 420C	42"	
4	6.50	N/A	2.55	1.25	2.55*	(-)0.95	USF# 5129-6176	48"	
5	6.10	N/A	2.55	N/A	2.55	0.55	USF# 4700-6223	48"	
6	0.00	2.55	N/A	2.55*	N/A	(-)0.95	USF# 420C	48"	
7	6.10	N/A	2.55*	2.55	2.55*	(-)0.95	USF# 4700-6223	60"	ALUM BAFFLE 1/2 36"
8	7.20	2.55*	1.00	N/A	N/A	(-)1.00	USF# 420C	60"	CNTRL. STR. 1/2 48" WEIR @ 4.15'
9	7.60	N/A	1.30	2.55*	2.55*	(-)0.95	USF# 420C	60"	
10	6.10	N/A	2.55*	2.55*	2.55*	(-)0.95	USF# 420C	60"	
11	6.80	2.55*	2.00	N/A	2.55	(-)0.95	USF# 420C	60"	ALUM BAFFLE 1/2 36"
12	6.50	N/A	2.80	2.80	N/A	0.80	USF# 4700-6223	42"	
13	6.80	0.25	N/A	2.55*	2.55*	(-)1.75	USF# 420C	42"	
13A	0.00	2.55*	0.25	N/A	N/A	(-)1.75	USF# 420C	42"	
13B	0.00	N/A	N/A	2.55*	0.75	(-)1.25	USF# 420C	42"	
14	6.10	N/A	2.55*	N/A	2.55*	(-)0.95	USF# 4700-6223	48"	
15	7.40	N/A	3.20	0.75	0.75	(-)1.25	USF# 420C	48"	
16	0.00	N/A	0.75	2.55*	2.55*	(-)1.25	USF# 420C	60"	
17	6.10	N/A	2.55	2.55	2.55*	(-)0.95	USF# 4700-6223	60"	
18	6.10	N/A	N/A	2.55*	2.55*	(-)0.95	USF# 4700-6223	60"	
19	6.10	N/A	2.55*	2.55*	2.55*	(-)0.95	USF# 4700-6223	60"	
20	6.60	N/A	2.55	2.55*	2.55*	(-)0.95	USF# 4700-6223	60"	ALUM BAFFLE 1/2 36"
21	7.50	2.55*	2.55*	N/A	3.10	(-)0.95	USF# 5129-6176	60"	
22	6.45	2.55*	2.55	N/A	0.50	(-)1.50	USF# 5129-6176	60"	
23	6.60	2.55	2.20	N/A	N/A	0.20	USF# 5129-6176	42"	
24	6.10	2.55*	N/A	1.75	N/A	(-)0.95	USF# 4700-6223	48"	
25	7.40	2.55	N/A	2.55*	1.75	(-)0.95	USF# 420C	60"	ALUM BAFFLE 1/2 36"
26	8.10	2.55	N/A	1.00	2.55*	(-)1.00	USF# 420C	60"	CNTRL. STR. 1/2 48" WEIR @ 4.15'
27	6.50	N/A	2.55	N/A	N/A	0.55	USF5129-6176	42"	
28	6.90	N/A	2.55	2.55*	N/A	(-)0.95	USF# 420C	48"	
29	6.60	2.55	N/A	N/A	2.55*	(-)0.95	USF# 4700-6223	48"	
30	7.20	N/A	N/A	2.00	1.00	(-)1.00	USF# 420C	60"	CNTRL. STR. 1/2 48" WEIR @ 4.15'
31	7.10	2.00	1.00	N/A	N/A	(-)1.00	USF# 420C	60"	CNTRL. STR. 1/2 48" WEIR @ 4.15'
32	6.40	N/A	N/A	2.55	2.55	0.55	USF# 4700-6223	42"	

ON-SITE STRUCTURE SCHEDULE									
STRUCTURE NUMBER	RIM ELEVATION	INVERT ELEVATION				FLOOR ELEVATION	GRATE TYPE	STRUCTURE TYPE	REMARKS
		N	S	E	W				
100	6.40	3.00	3.50	N/A	N/A	1.50	PEDESTRIAN TYPE	12" ADS	
101	6.40	3.50	3.50	N/A	N/A	2.00	PEDESTRIAN TYPE	12" ADS	
102	6.40	3.70	3.70	N/A	N/A	2.20	PEDESTRIAN TYPE	12" ADS	
103	6.40	3.70	N/A	N/A	N/A	2.20	PEDESTRIAN TYPE	12" ADS	
104	6.40	N/A	N/A	3.70	N/A	2.20	PEDESTRIAN TYPE	12" ADS	
105	6.40	N/A	N/A	3.70	3.70	2.20	PEDESTRIAN TYPE	12" ADS	
106	6.40	3.70	N/A	N/A	3.70	2.20	PEDESTRIAN TYPE	12" ADS	
107	6.40	3.50	3.70	N/A	N/A	2.00	PEDESTRIAN TYPE	12" ADS	
108	6.40	3.50	3.50	N/A	N/A	2.00	PEDESTRIAN TYPE	12" ADS	
109	6.40	3.50	3.50	N/A	N/A	2.00	PEDESTRIAN TYPE	12" ADS	
109A	6.40	N/A	3.50	3.50	3.00	1.50	PEDESTRIAN TYPE	12" ADS	
119B	8.00	N/A	N/A	3.50	2.80	0.80	PEDESTRIAN TYPE	12" ADS	
110	6.40	N/A	N/A	3.50	3.50	1.50	PEDESTRIAN TYPE	12" ADS	
111	6.40	N/A	N/A	3.50	3.50	1.50	PEDESTRIAN TYPE	12" ADS	
112	6.40	2.80	N/A	3.50	3.50	1.50	PEDESTRIAN TYPE	12" ADS	
113	6.40	N/A	N/A	3.50	3.50	1.50	PEDESTRIAN TYPE	12" ADS	
114	6.40	N/A	N/A	N/A	3.50	1.50	PEDESTRIAN TYPE	12" ADS	

TOWN OF MIAMI LAKES NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN LOCATIONS FOR ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN OF MIAMI LAKES ON THE LOCATION OF EXISTING UNDERGROUND FACILITIES, IF APPLICABLE.
2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE THE TOWN WITH THREE (3) SIGNED & SEALED "AS-BUILTS" SURVEYS OF THE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO PROVIDE ONE ELECTRONIC COPY OF THE "AS-BUILT" SURVEY IN AUTOCAD FORMAT.

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

REVISIONS		
Date	Remarks	By

HERNANDO J. NAVAS
LICENSED
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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(AKA THE RESIDENCES AT GOVERNORS SQUARE)
PAVING, GRADING AND DRAINAGE DETAILS
TOWN OF MIAMI LAKES, Florida
SEC. 22, Twp. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16
Checked By: HJN Date: 02/28/17
Order No. 208440 FB. 00000 Pg. 00
Drawing Status: PERMIT
By: Hernando J. Navas
P.E., Principal
Registered Engineer No. 50635
State of Florida

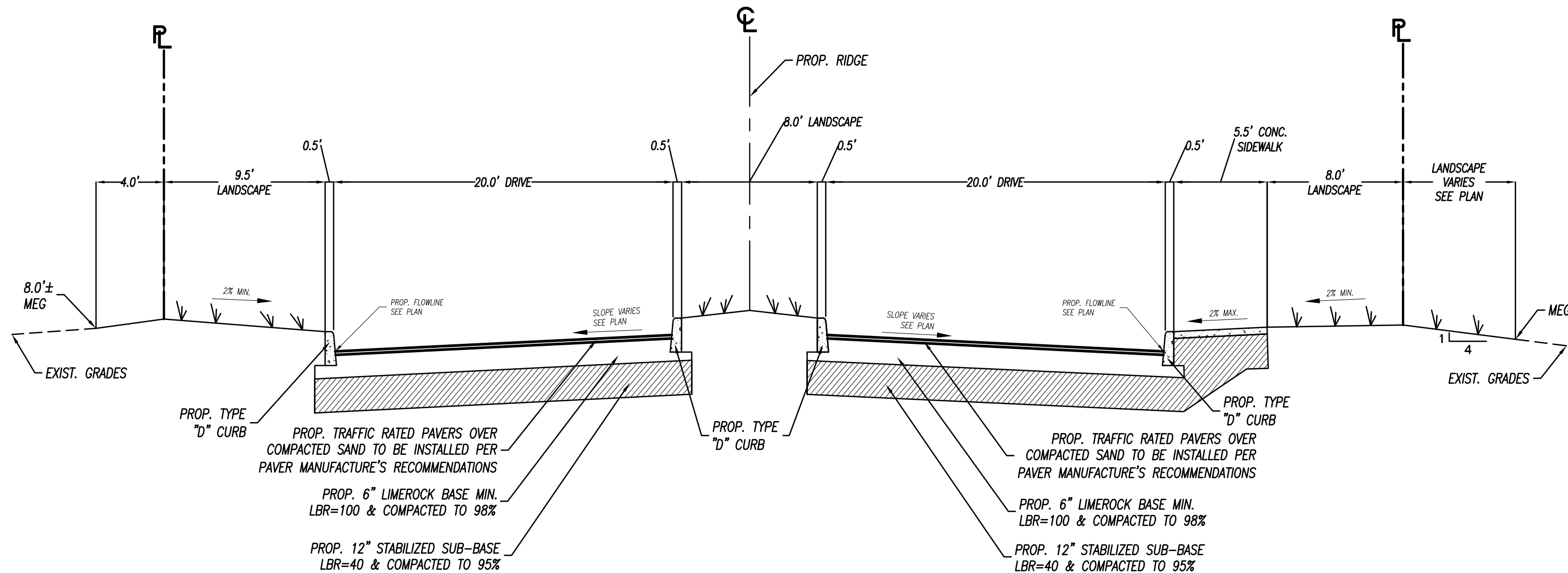
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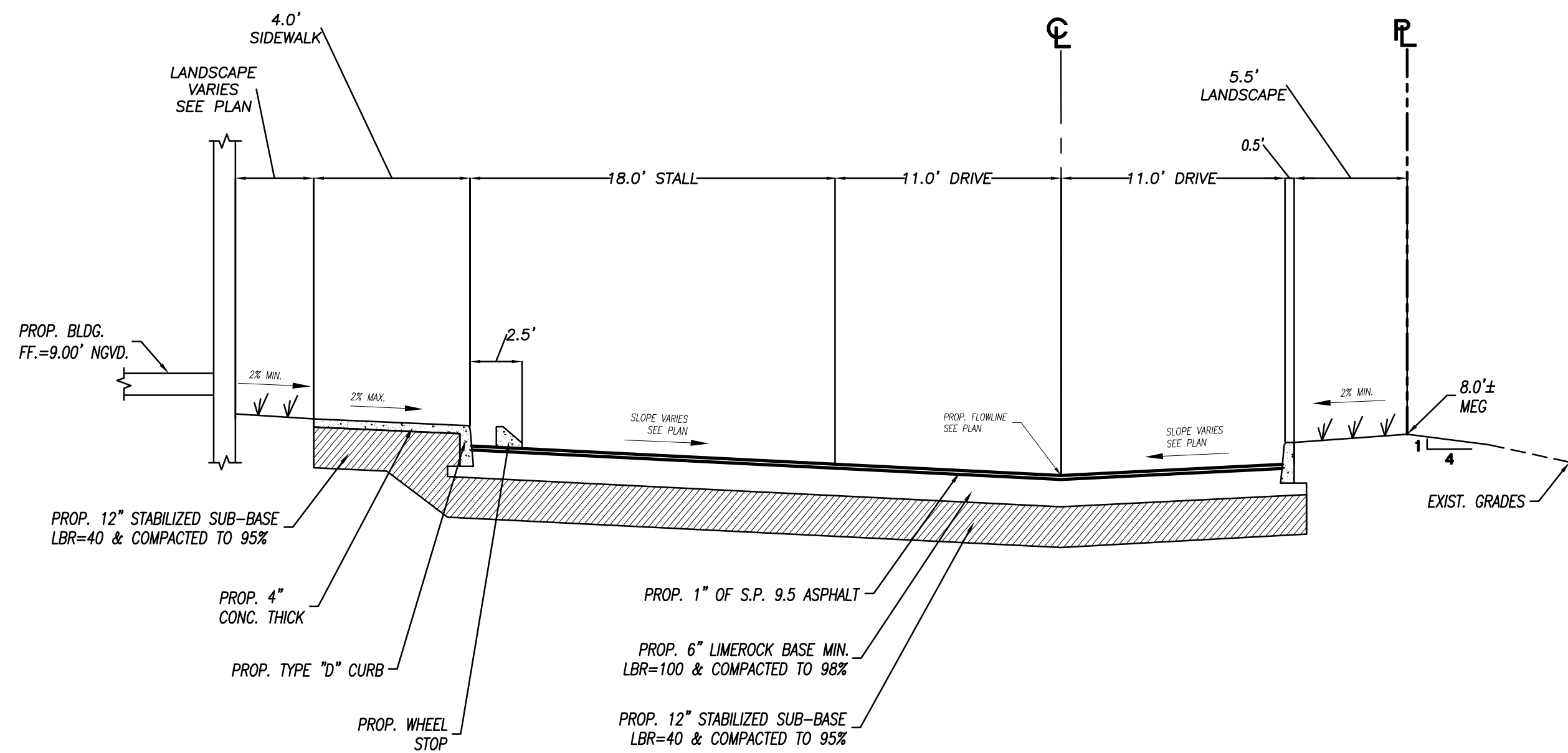
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C-19

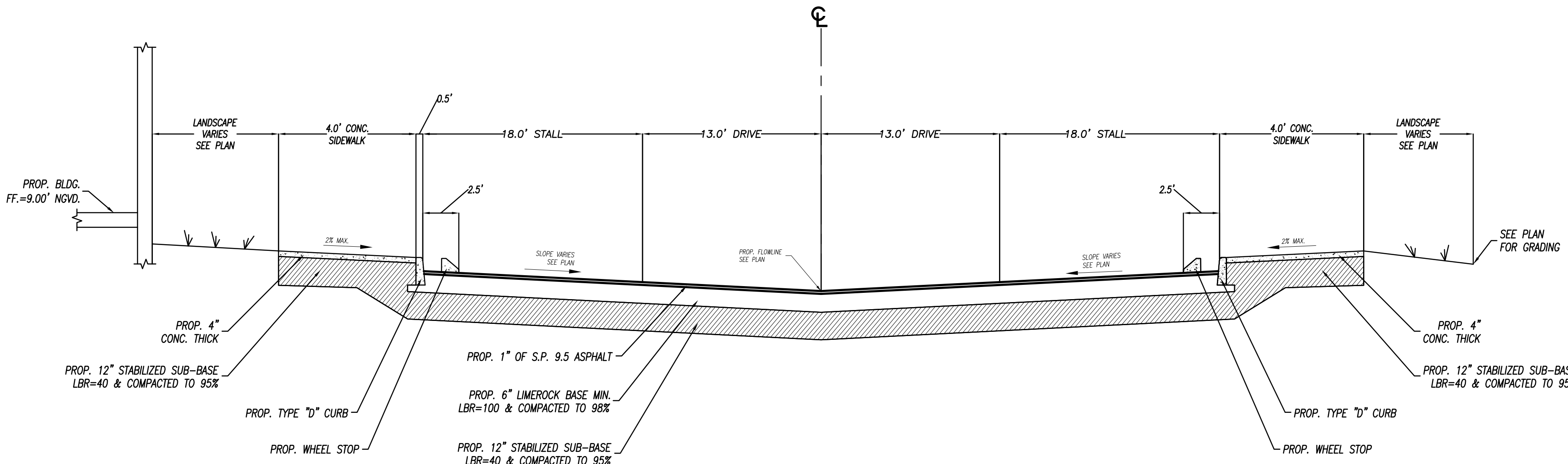
OF: 30



SECTION 'A'
NTS.



SECTION 'C'
NTS.



SECTION 'B'
NTS.

Schuelke 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

REVISIONS		
Date	Remarks	By

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LICENSE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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(AKA THE RESIDENCES AT GOVERNORS SQUARE)
PAVING, GRADING AND DRAINAGE CROSS SECTIONS
TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16
Checked By: HIN Date: 02/28/17
Order No. 208440 FB. 00000 Pg. 00
Drawing Status: PERMIT
By: **Hernando J. Navas**
P.E., Principal
Registered Engineer No. 50635
State of Florida

Scale: As Noted

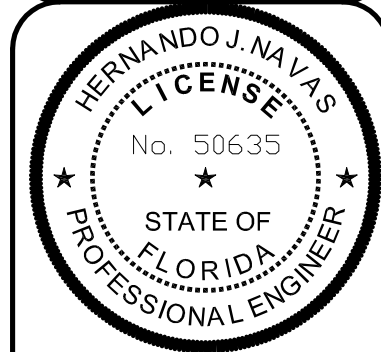
File No. **ML-1159**

Dwg. No:

C-20

OF: 30

REVISIONS		
Date	Remarks	By



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(AKA THE RESIDENCES AT GOVERNORS SQUARE)
PAVING, GRADING AND DRAINAGE CROSS SECTIONS
TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16

Checked By: HJN Date: 02/28/17

Order No. 208440 FB. 00000 Pg. 00

Drawing Status: PERMIT

By:
Hernando J. Navas
P.E., Principal
Registered Engineer No. 50635
State of Florida

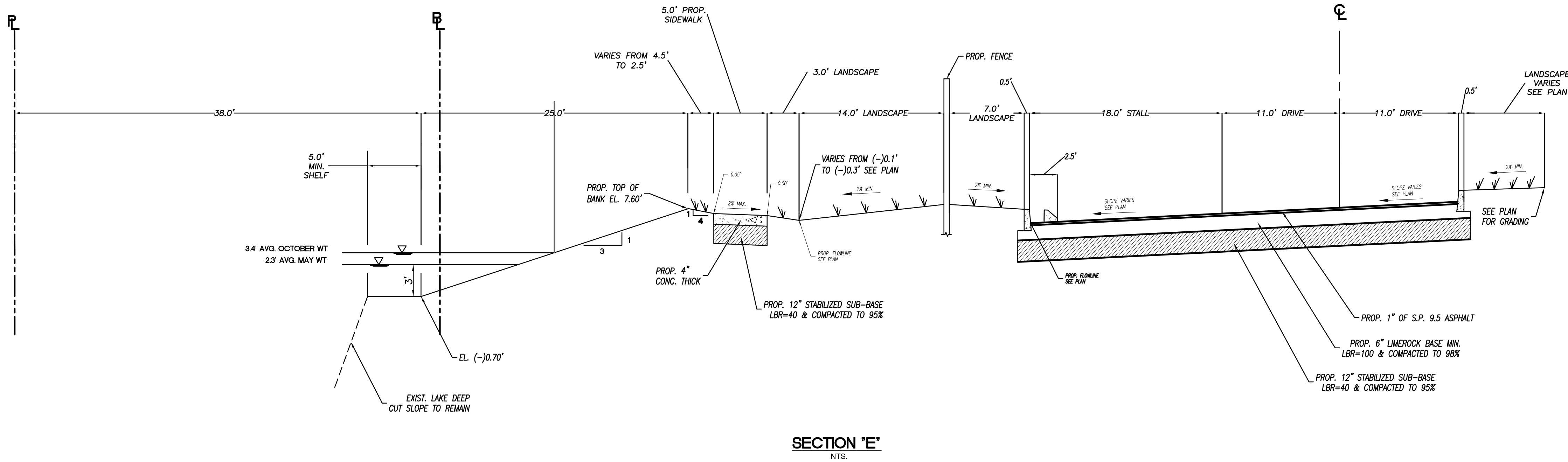
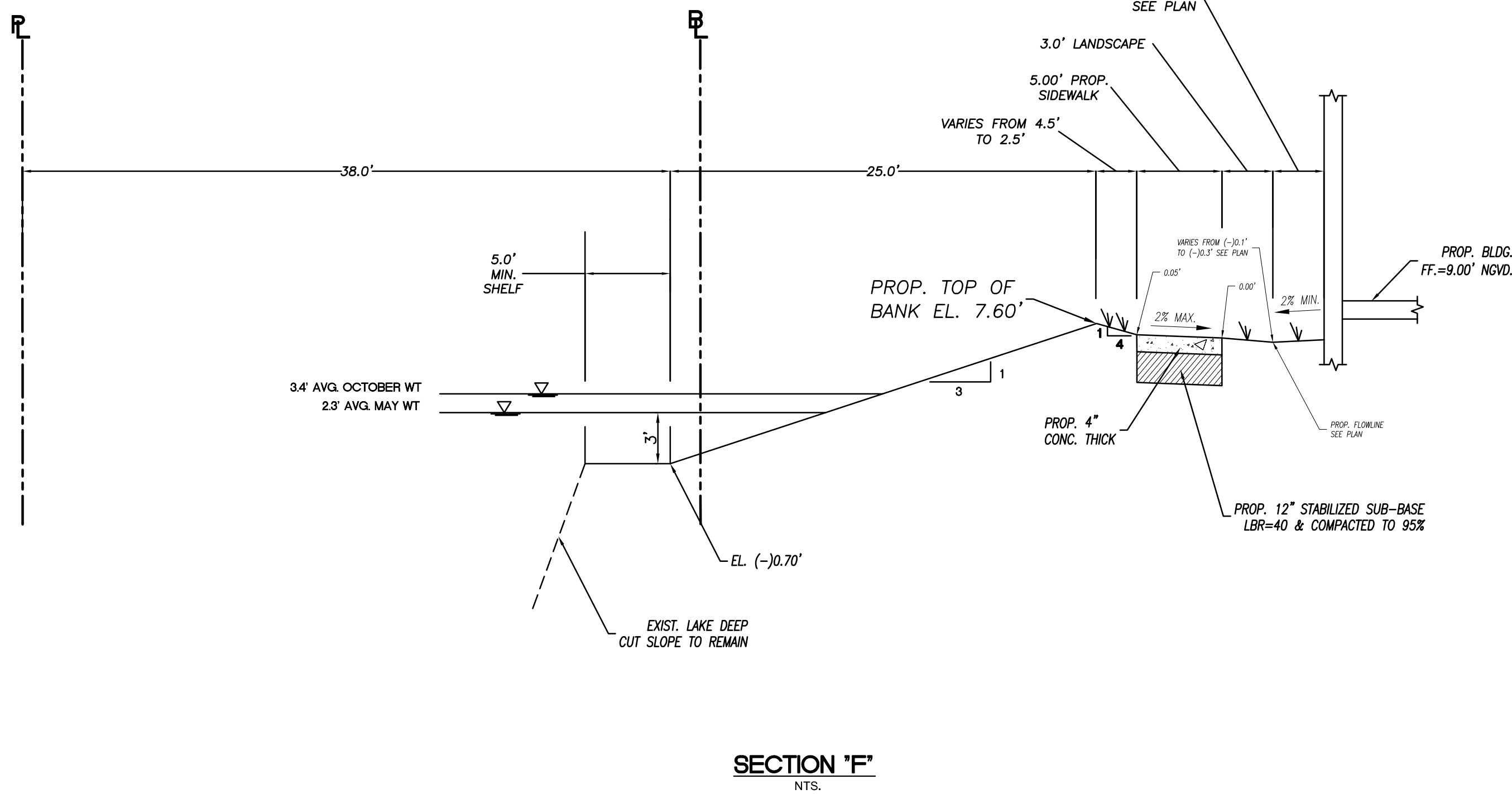
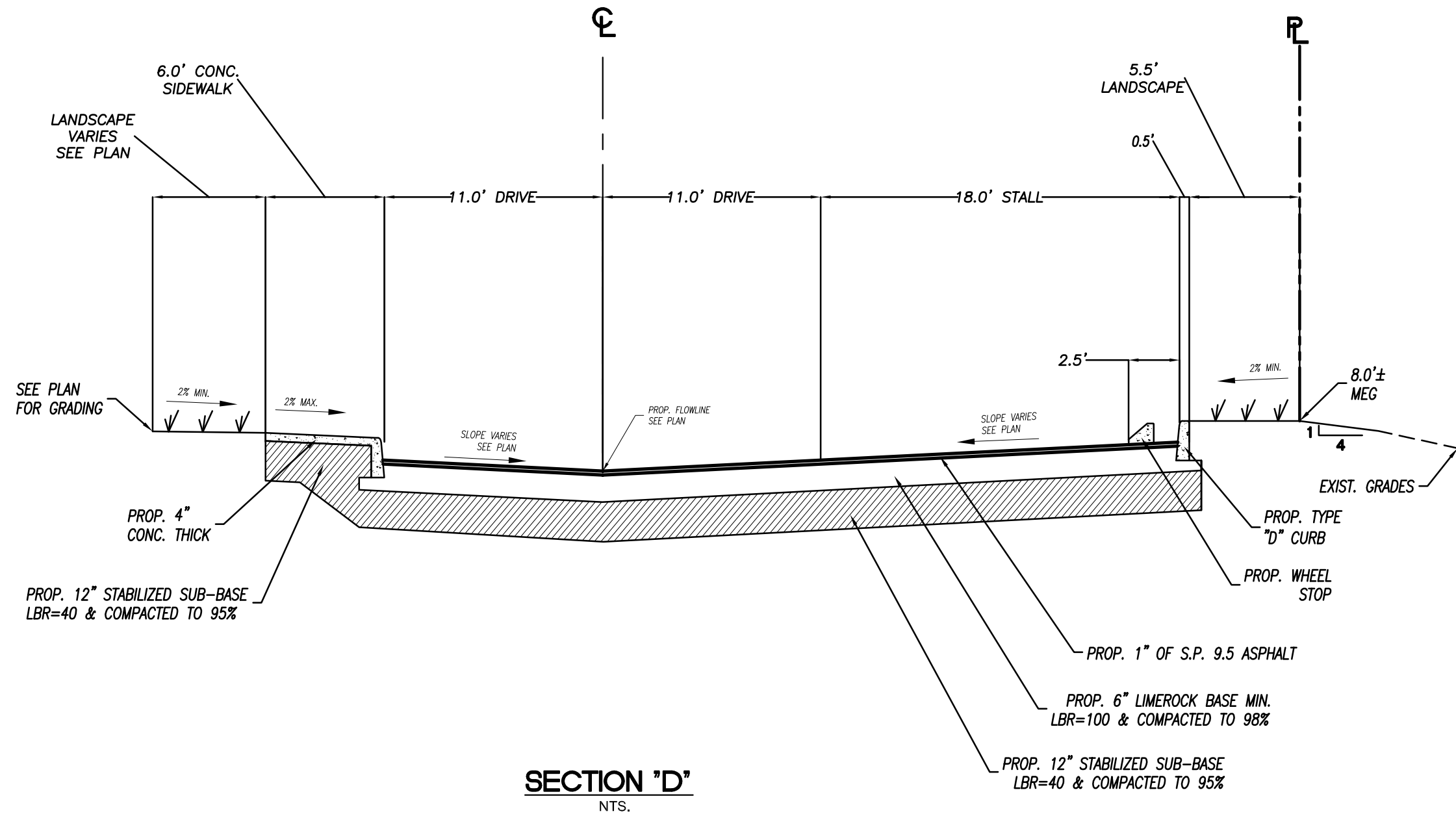
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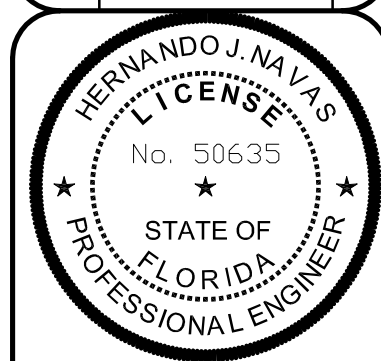
Dwg. No:

C-21

OF: 30



REVISIONS		
Date	Remarks	By



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PAVING, GRADING AND DRAINAGE CROSS SECTIONS
TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16

Checked By: HIN Date: 02/28/17

Order No. 208440 FB. 00000 Pg. 00

Drawing Status: PERMIT

By:
Hernando J. Navas
P.E., Principal
Registered Engineer No. 50635
State of Florida

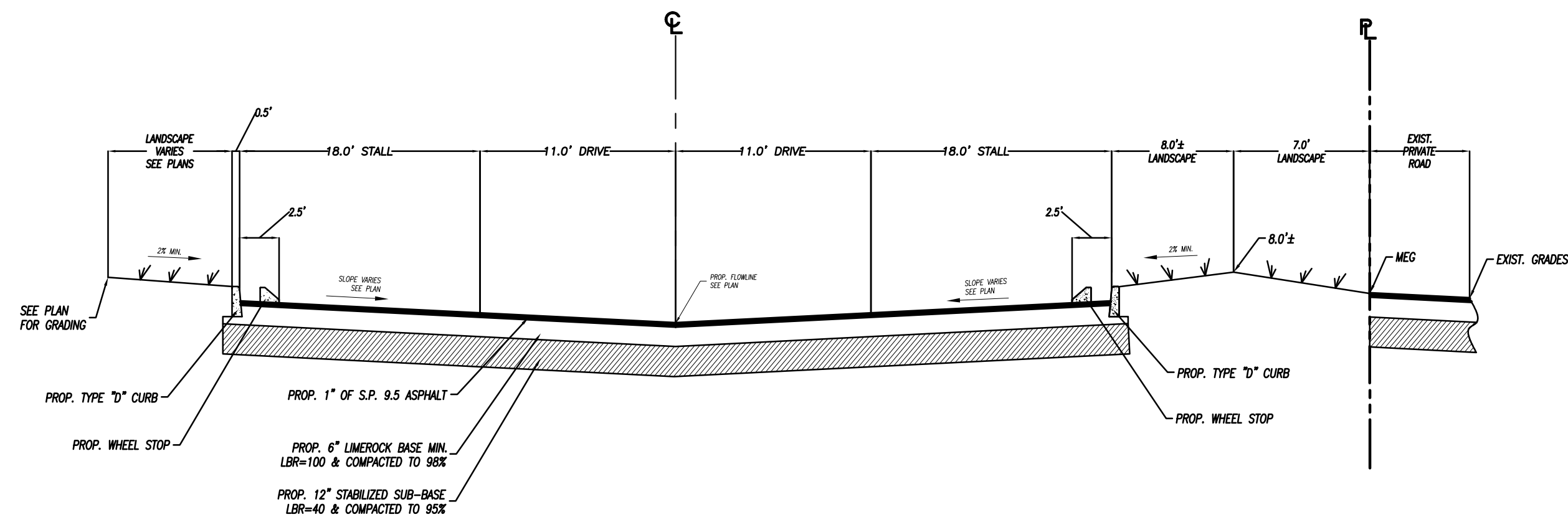
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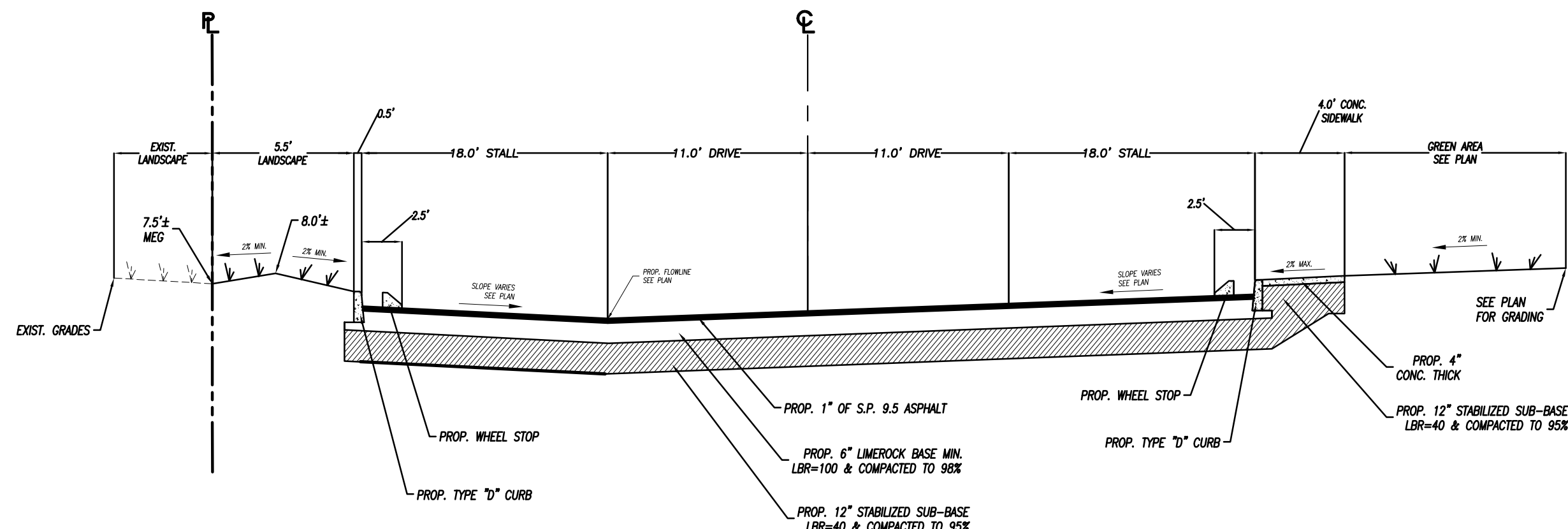
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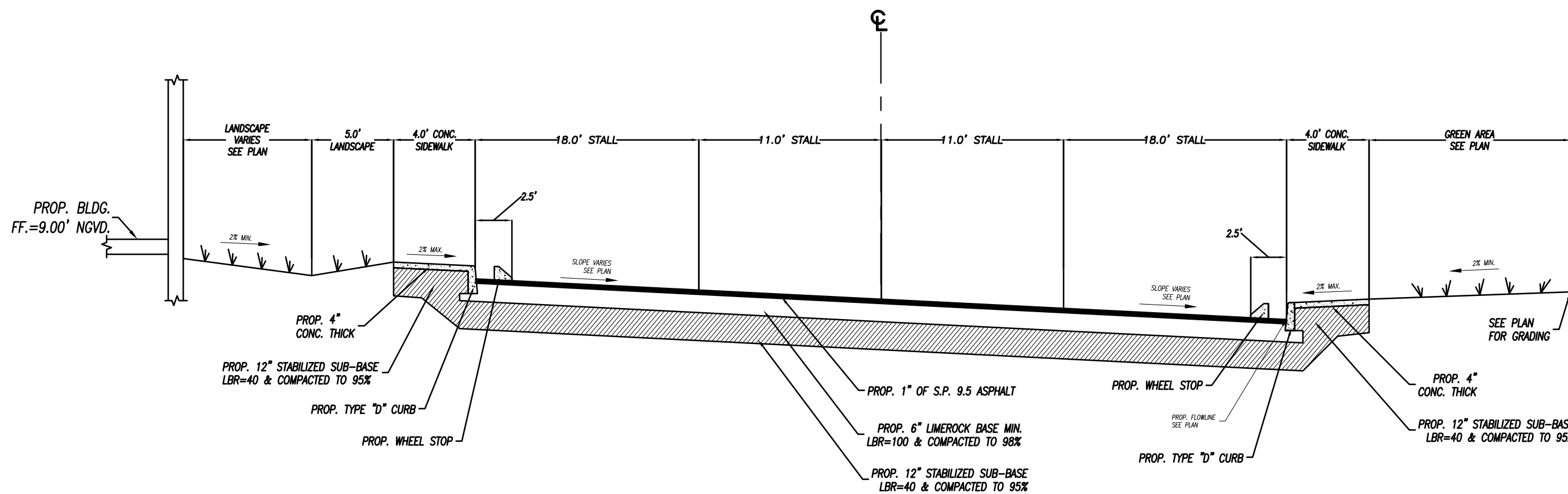
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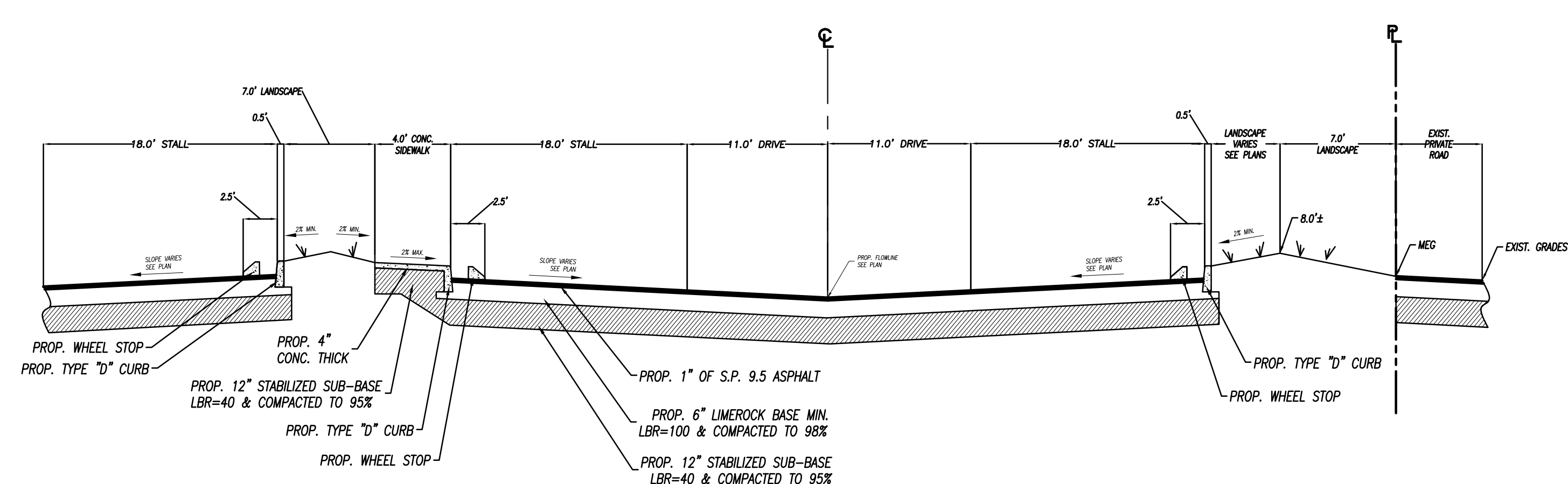
SECTION 'G'
NTS.



SECTION 'H'
NTS.



SECTION 'I'
NTS.



SECTION 'J'
NTS.

Schwebke Shiskin & Associates, Inc.

LAND SURVEYORS
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LB#87 CA#87

3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

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Date	Remarks	By

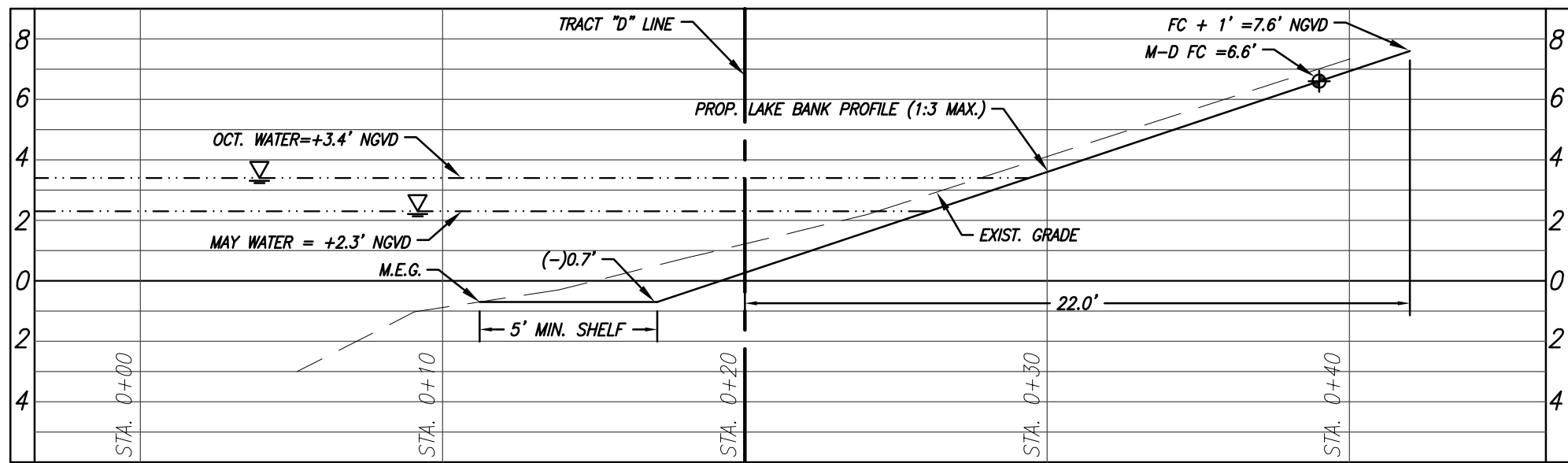
HERNANDO J. NAVAS
LICENSE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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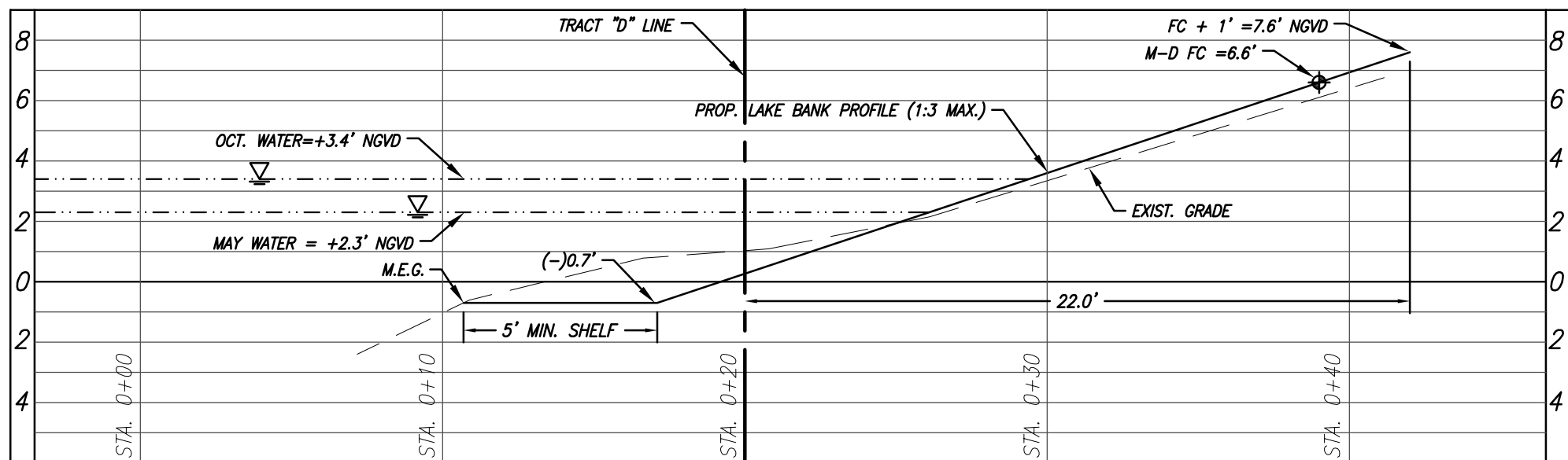
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LAKE CROSS SECTIONS PLAN
TOWN OF MIAMI LAKES, Florida SEC. 22, Trwp. 52, Rge. 40

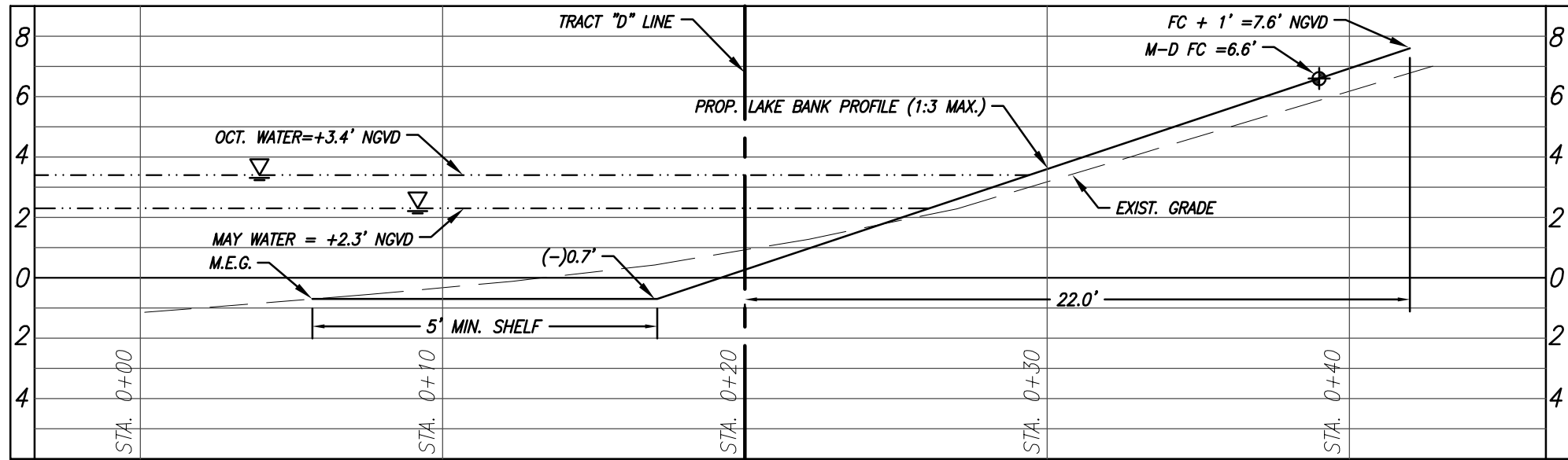
Drawn By: NC Date: 12/12/16
Checked By: HJN Date: 02/28/17
Order No. 206440 PB. 00000 Pg. 00
Sketches &
Drawing Status: PERMIT
By: **Hernando J. Navas**
P.E., Principal
Registered Engineer No. 50635
State of Florida
Scale: As Noted
File No. **ML-1159**
Dwg. No:
C-23
OF: 30



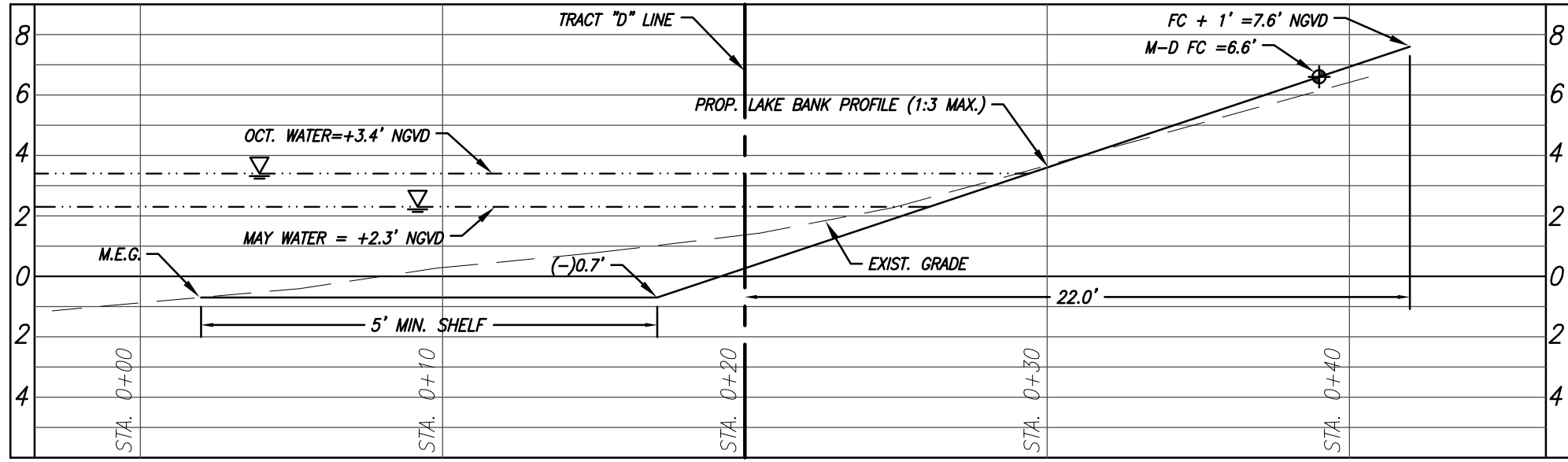
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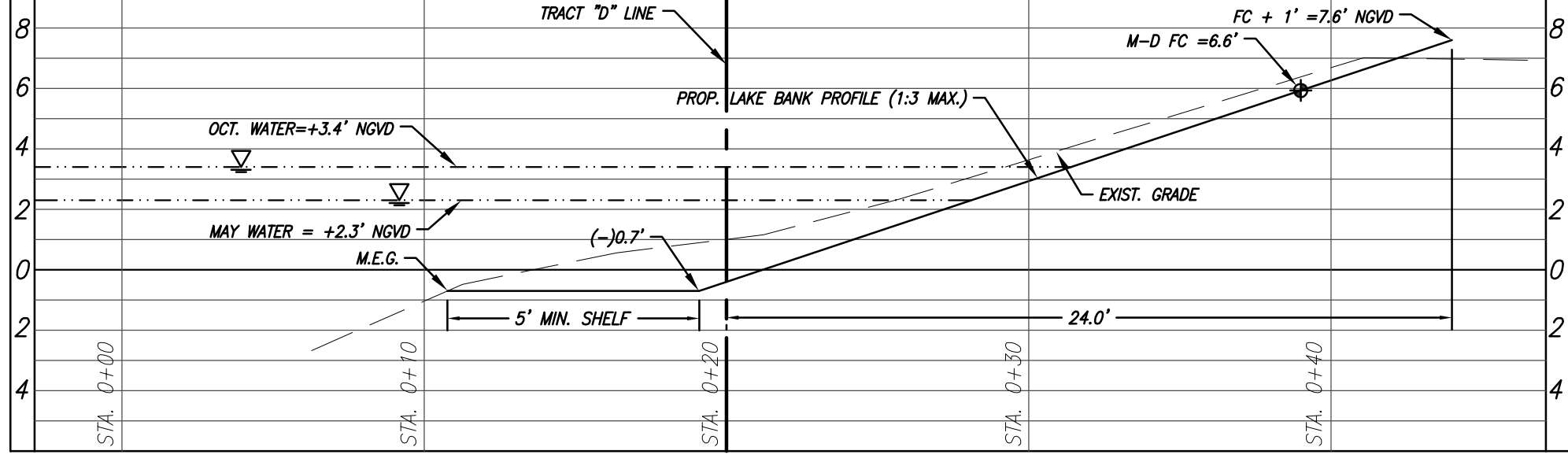
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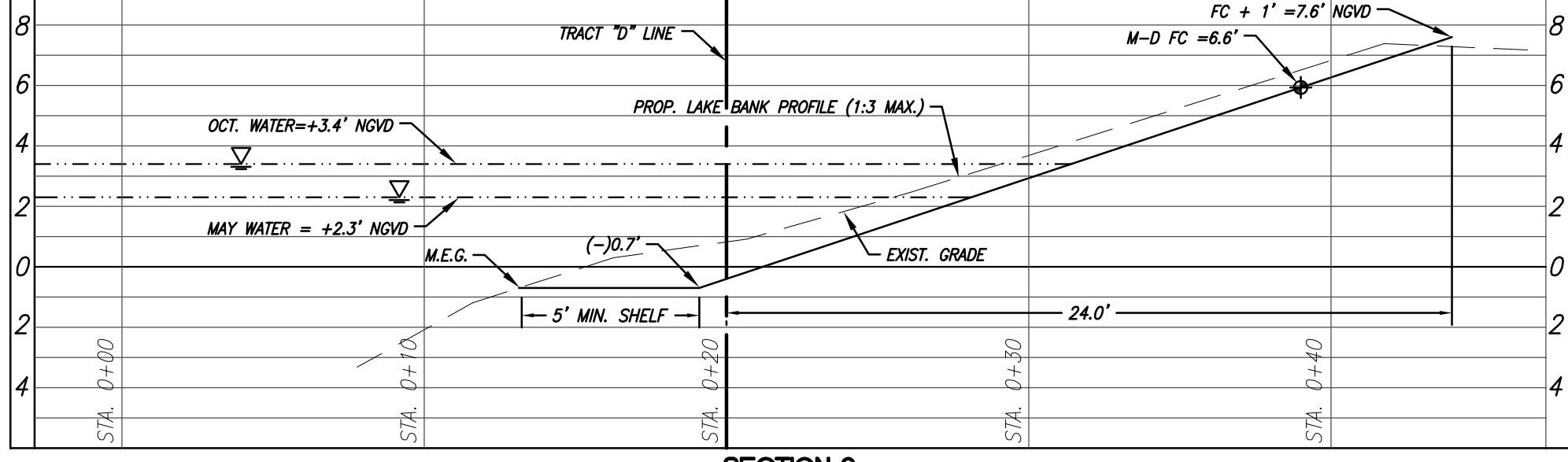
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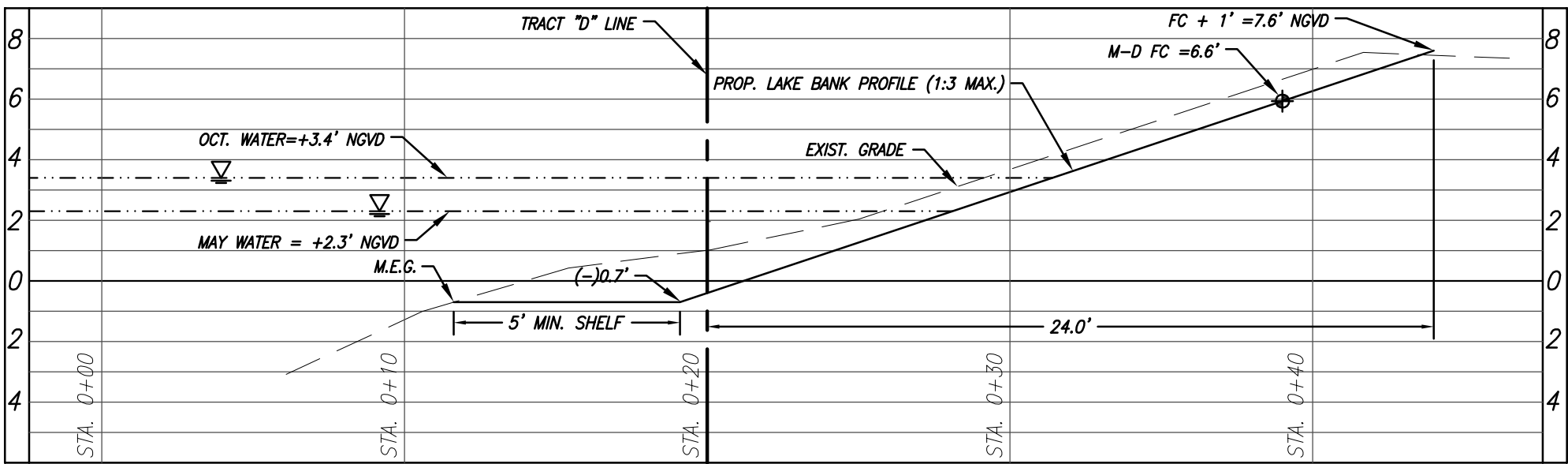
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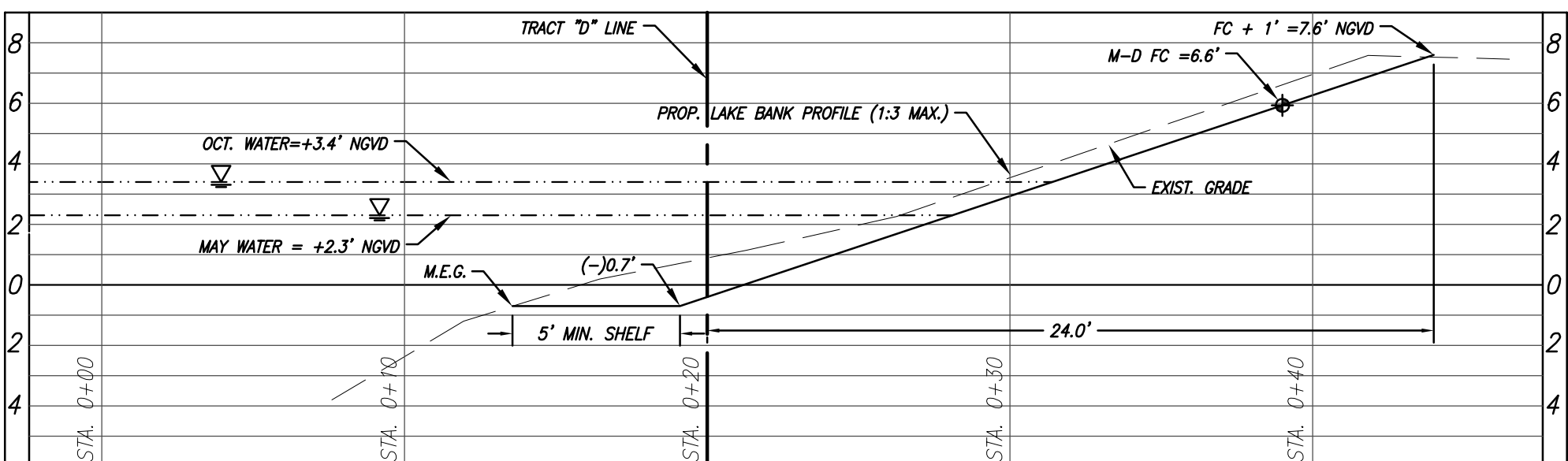
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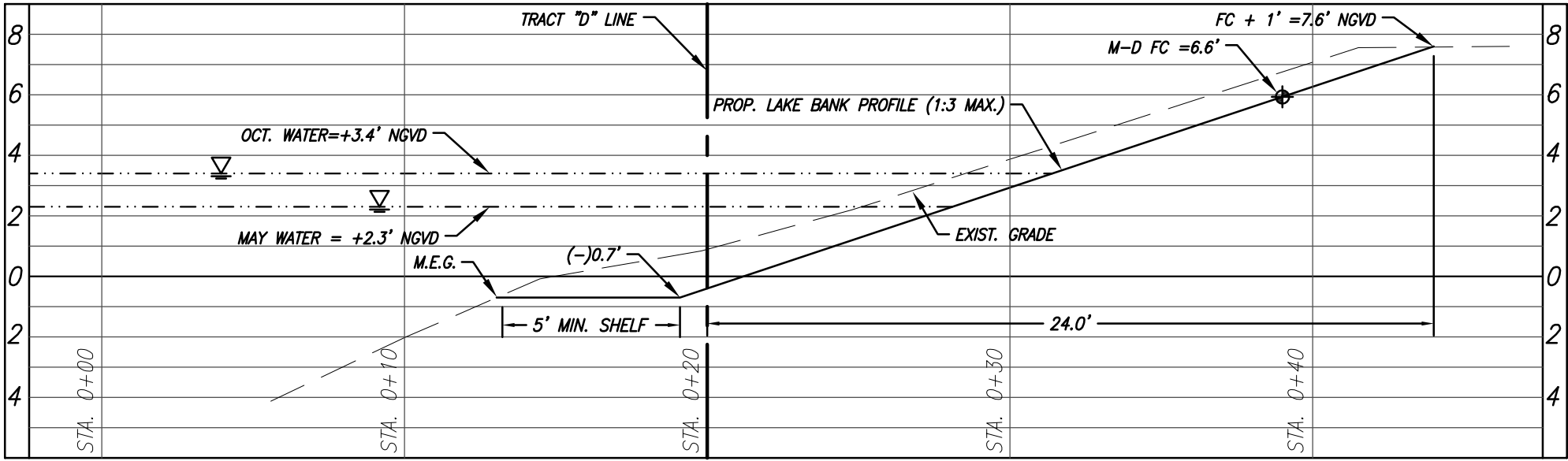
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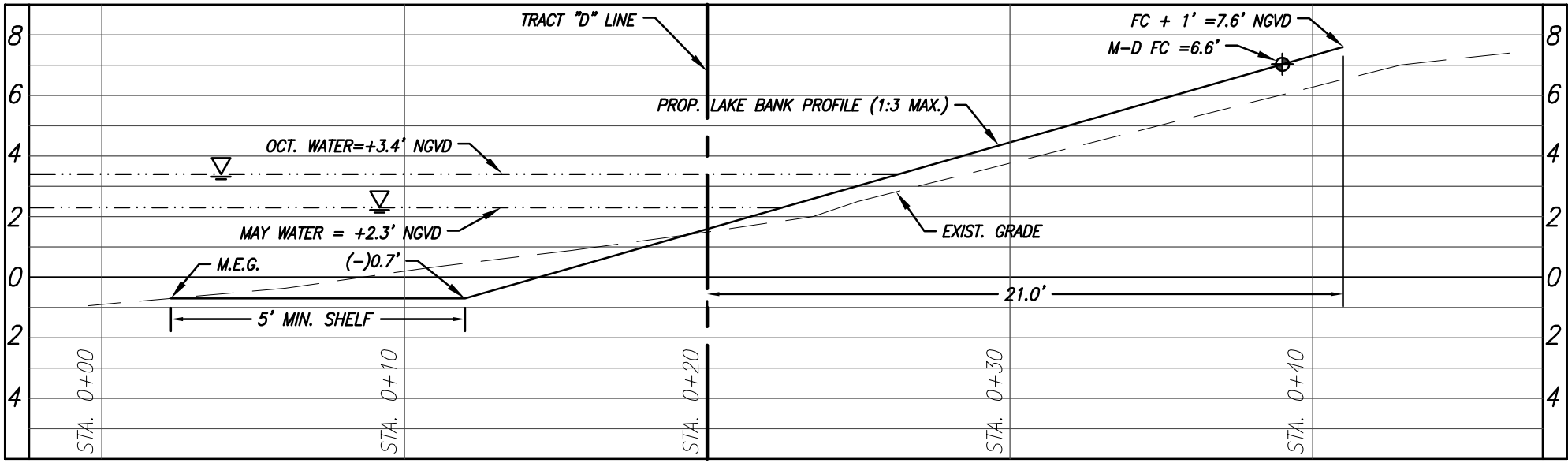
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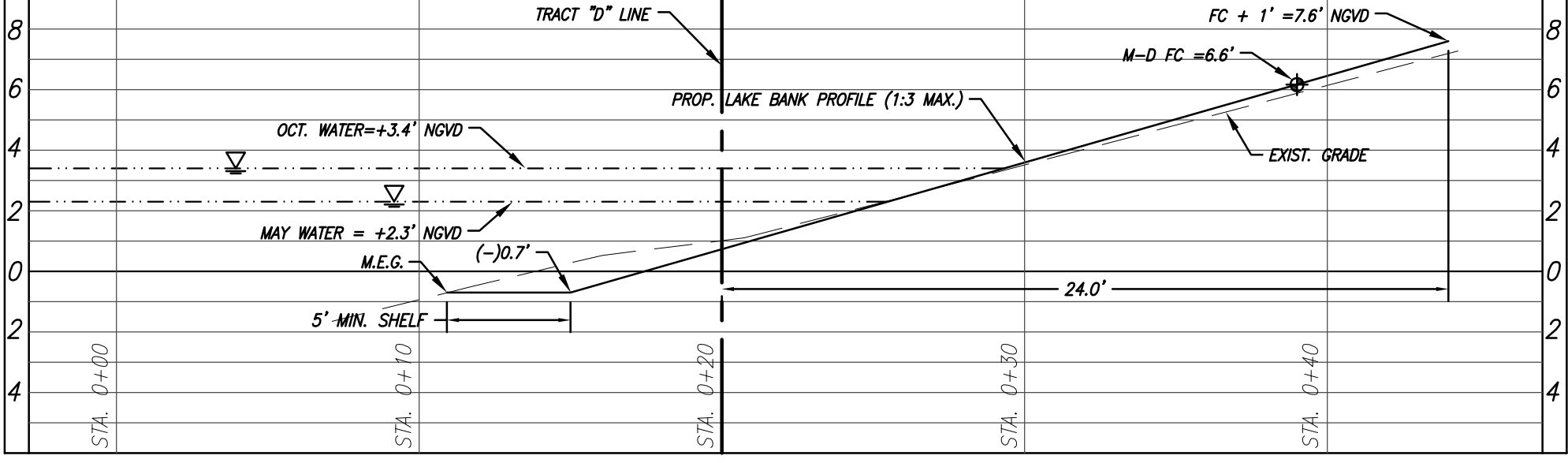
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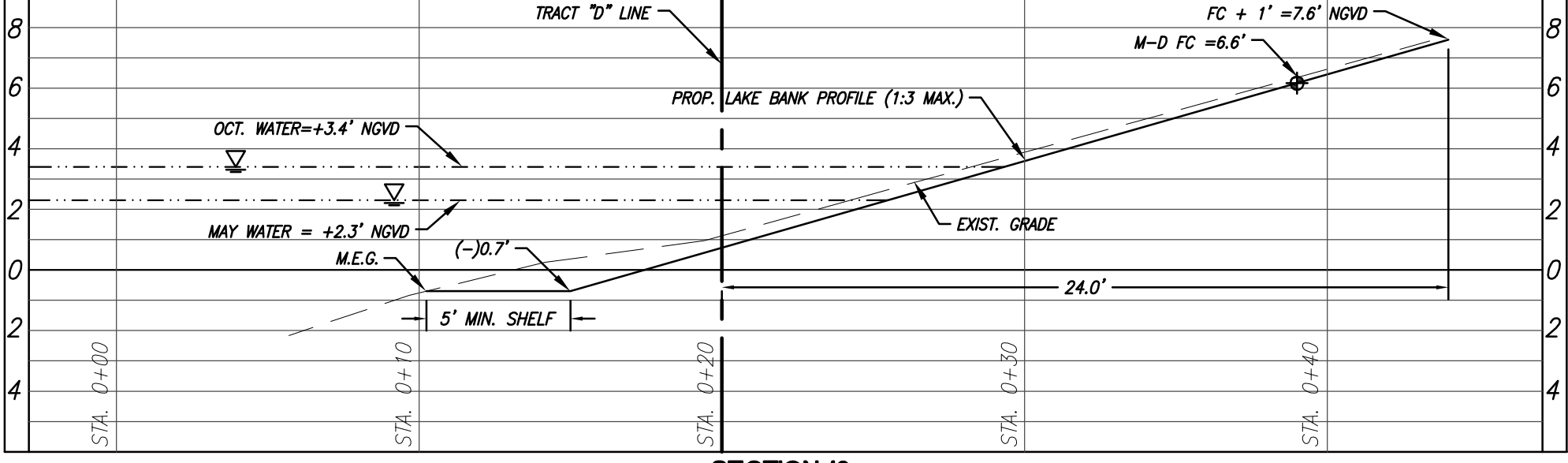
SECTION 9



SECTION 10



SECTION 11



SECTION 12

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

REVISIONS		
Date	Remarks	By

HERNANDO J. NAVAS
LICENSE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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(AKA THE RESIDENCES AT GOVERNORS SQUARE)
CROSS SECTIONS PLAN
TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

Drawn By: NC Date: 12/12/16

Checked By: HJN Date: 02/28/17

Order No. 206440 PB. 00000 Pg. 00

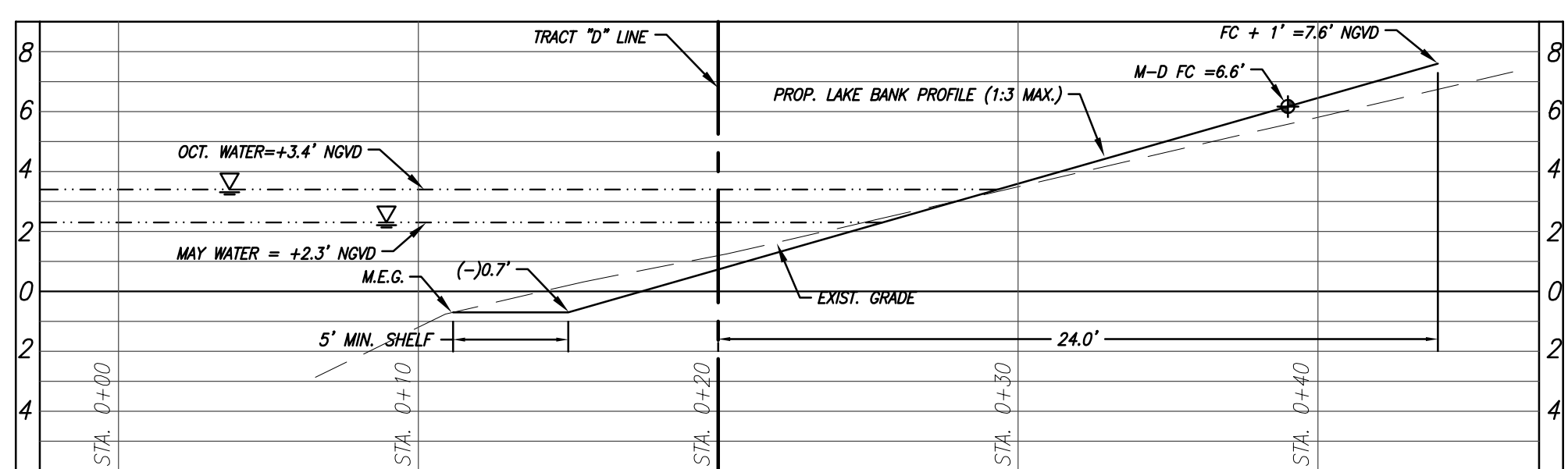
Drawing Status: PERMIT

By: **Hernando J. Navas**
P.E., Principal
Registered Engineer No. 50635
State of Florida

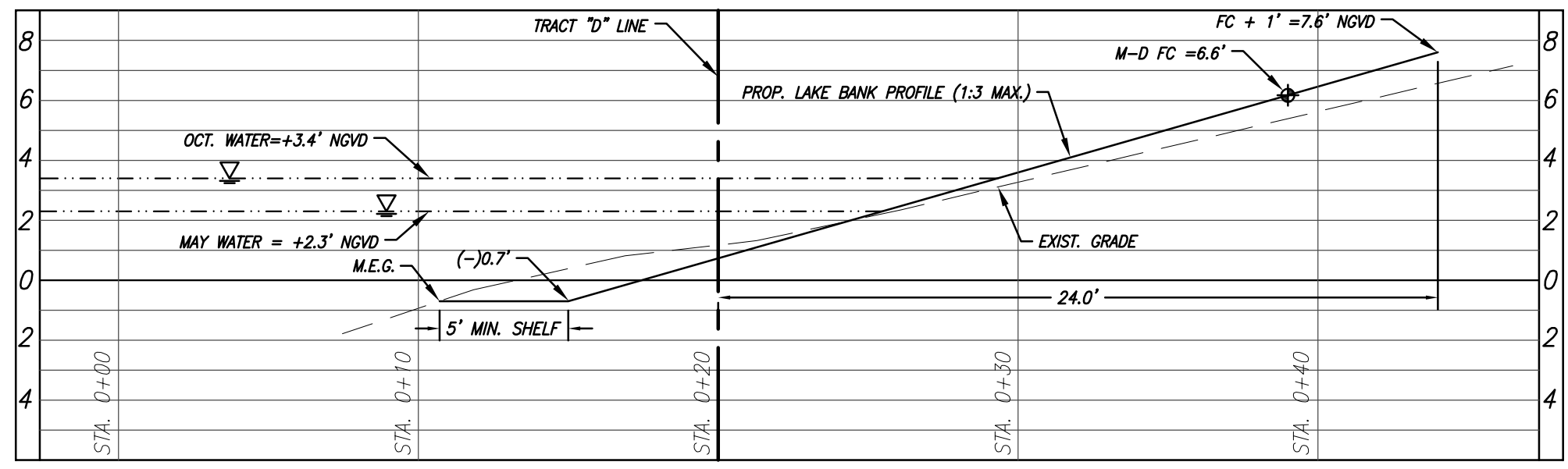
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File No. **ML-1159**

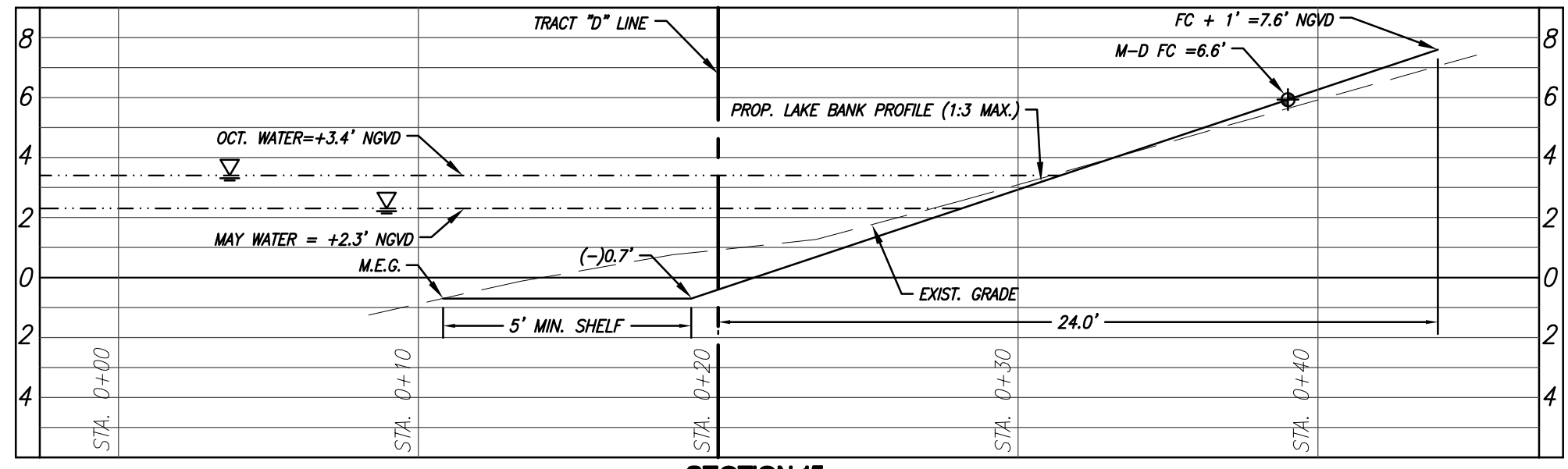
Dwg. No:
C-24
OF: 30



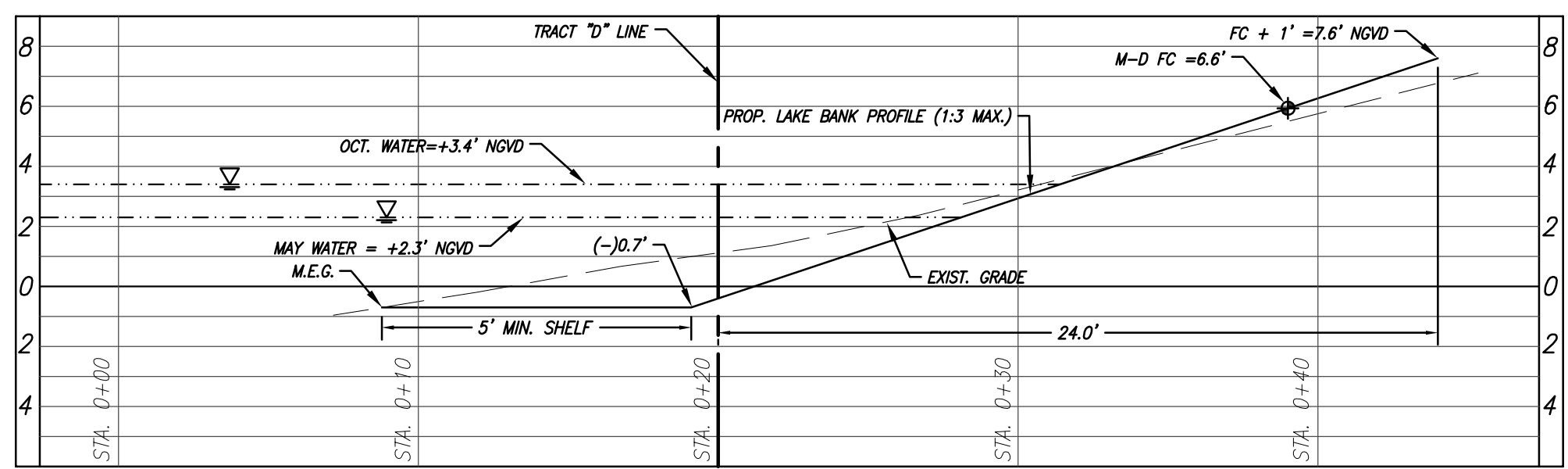
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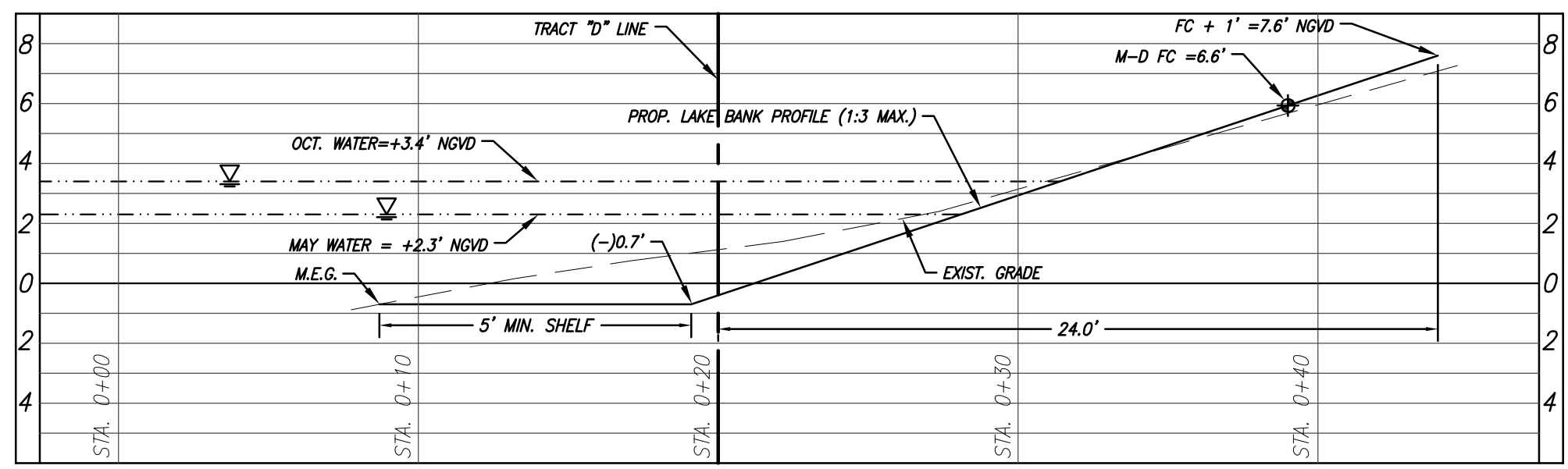
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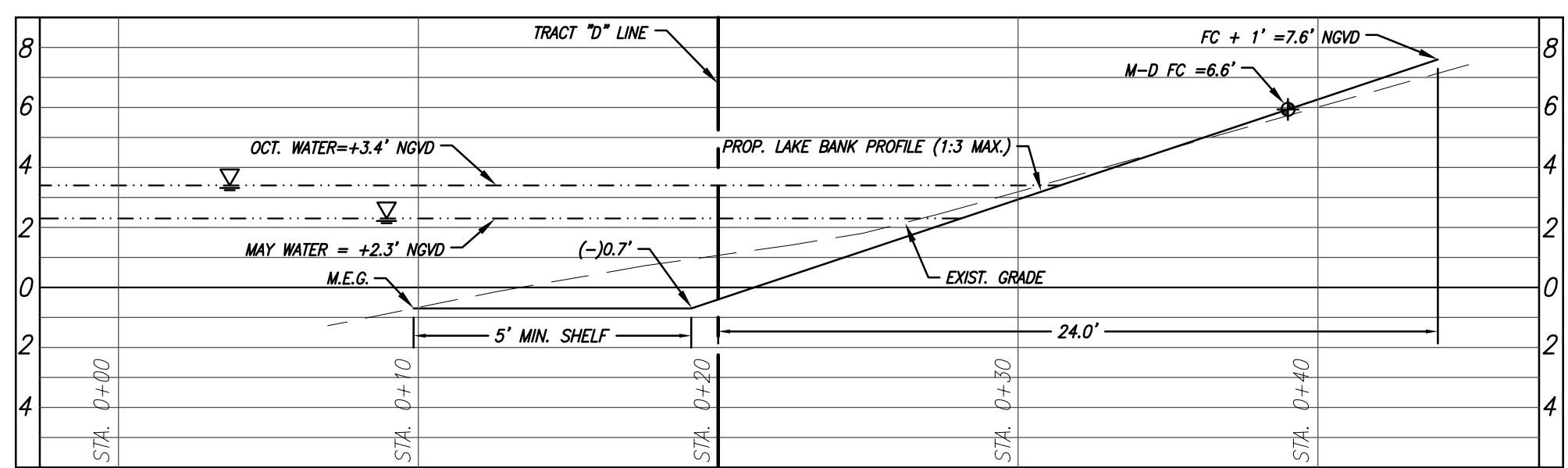
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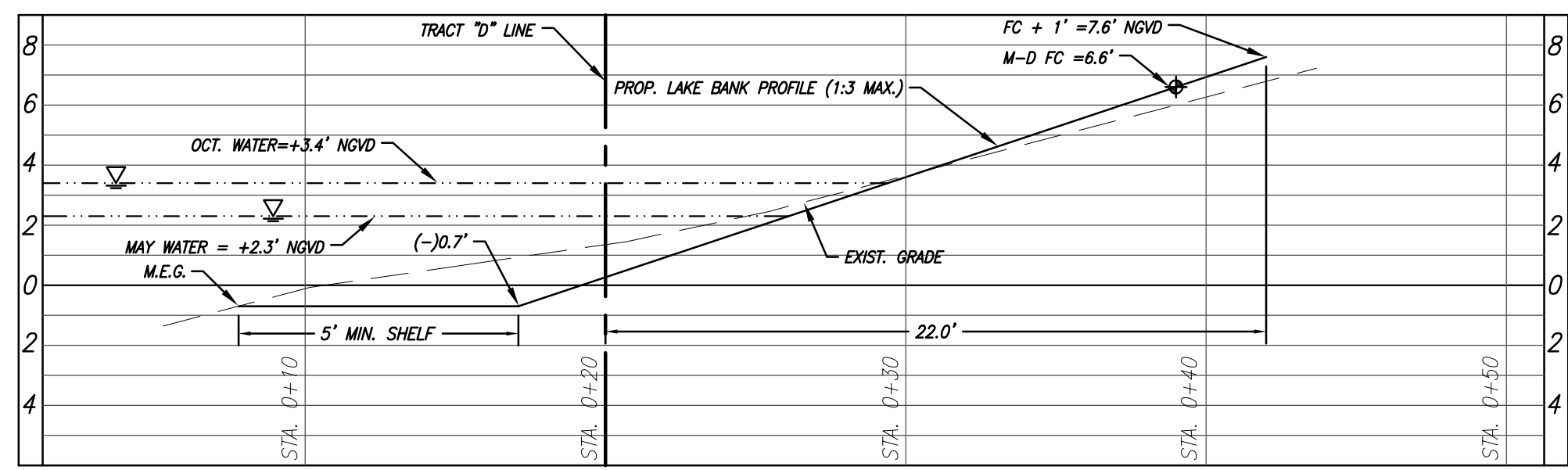
SECTION 16



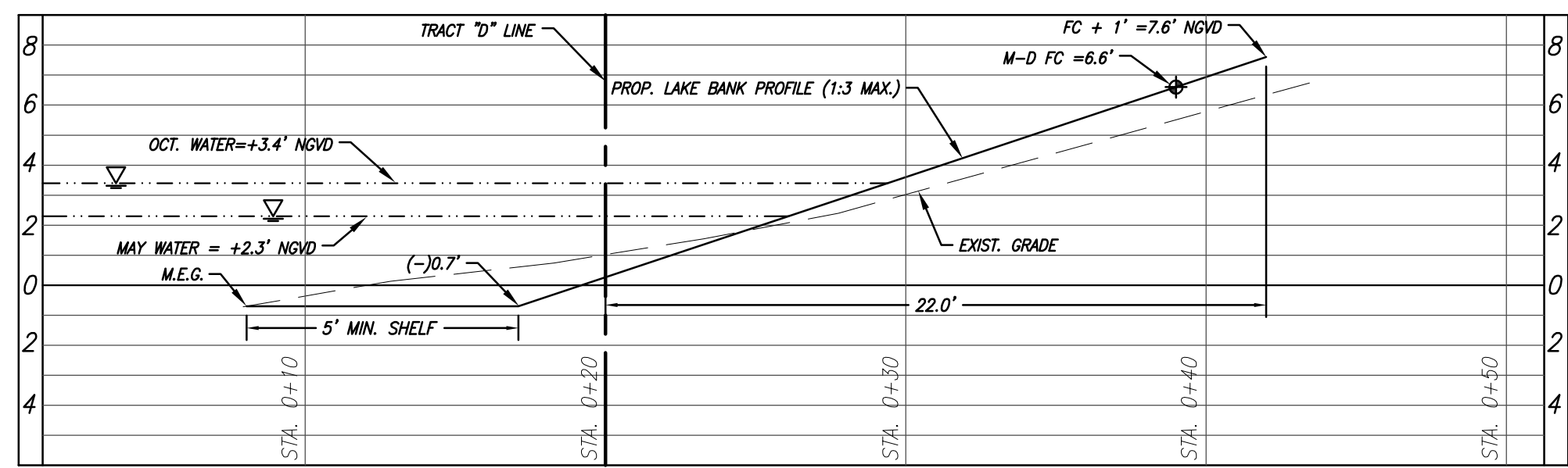
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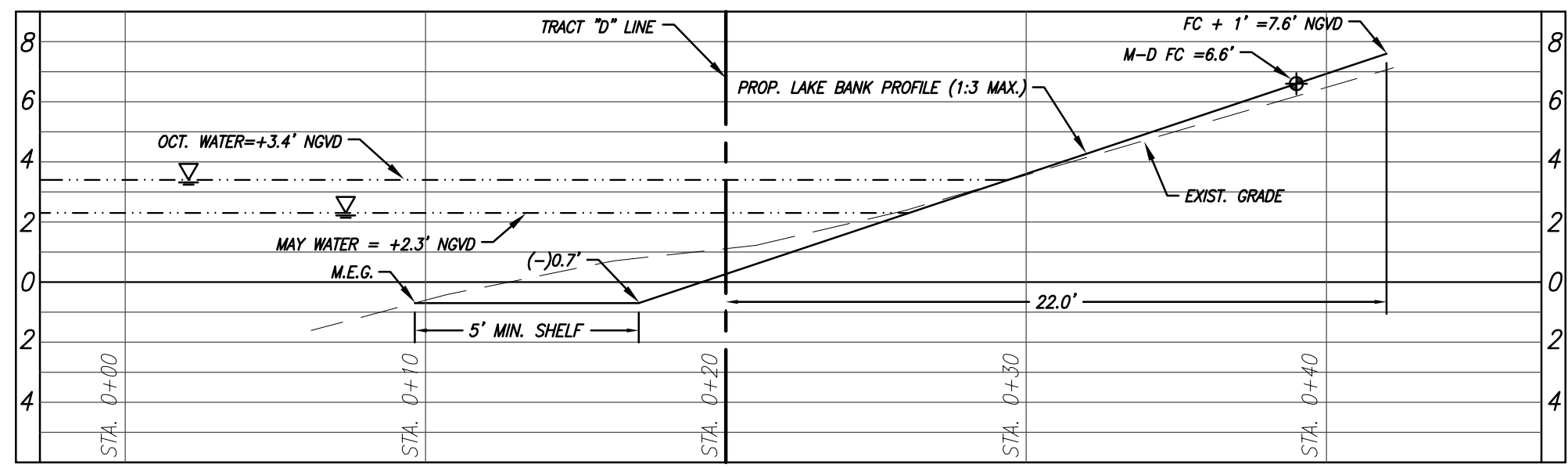
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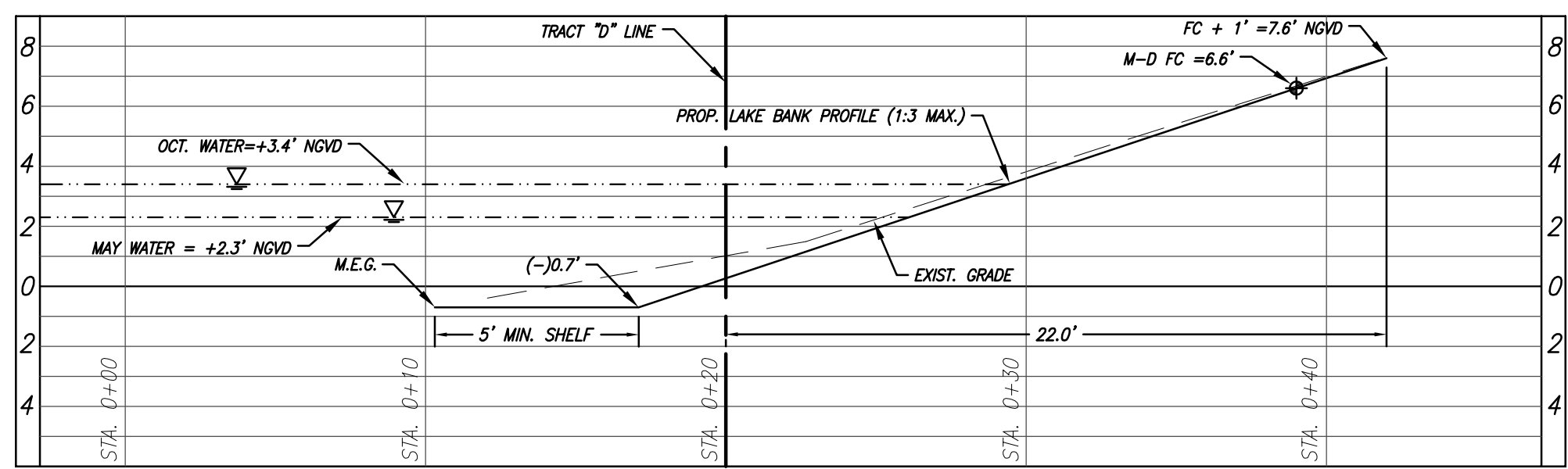
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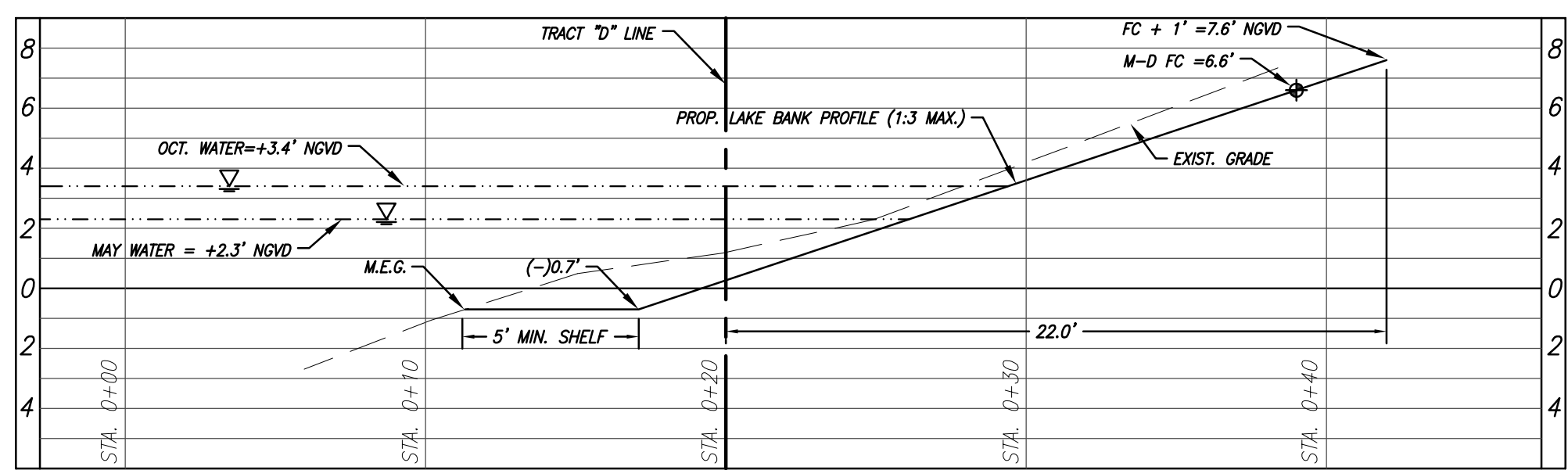
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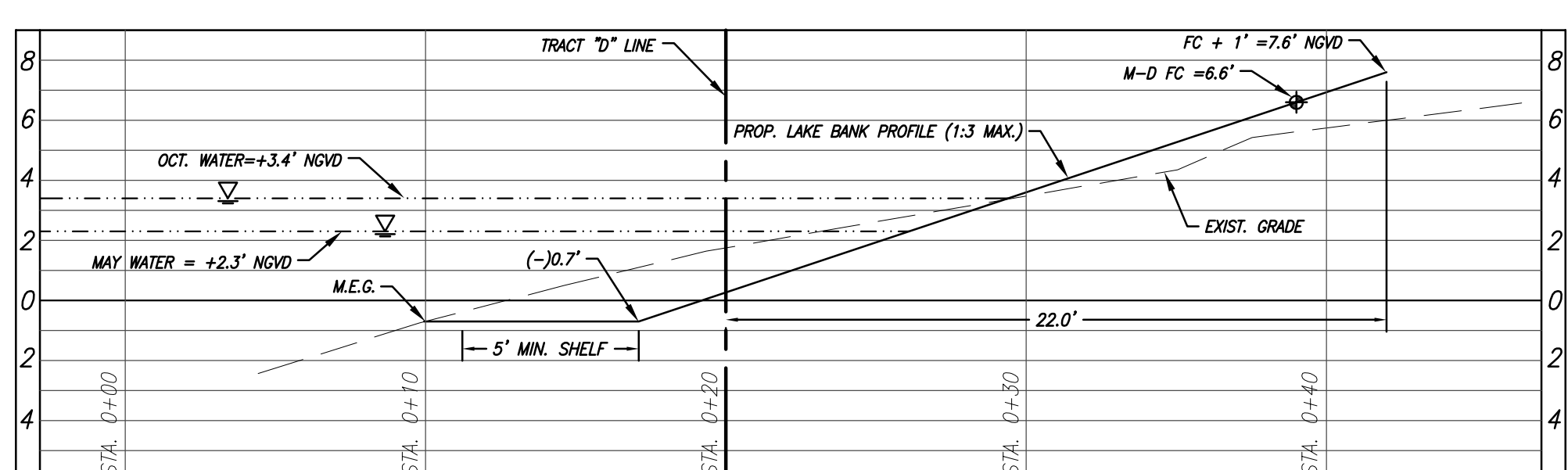
SECTION 21



SECTION 22



SECTION 23



SECTION 24

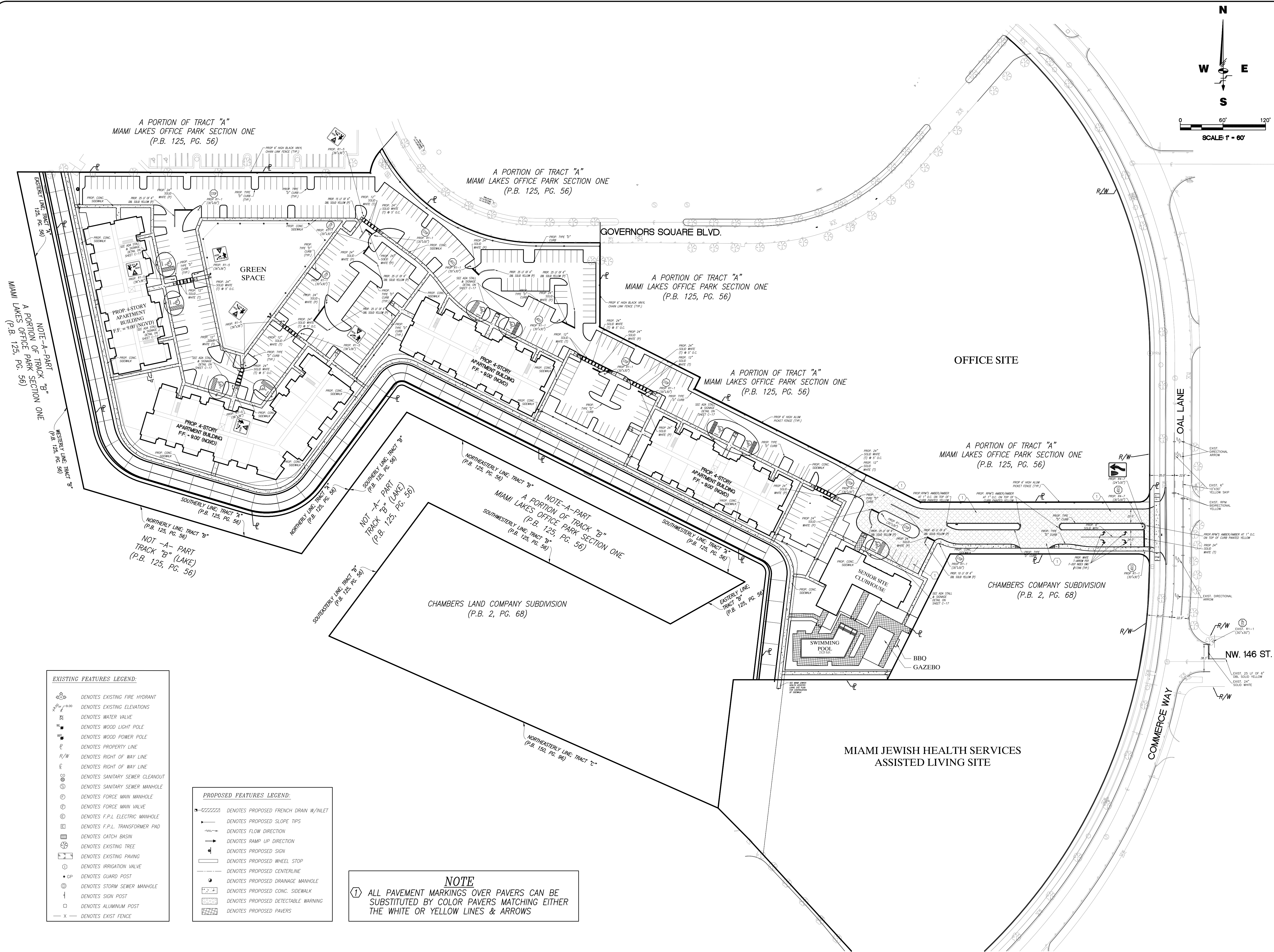
Schwebke Shiskin & Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87
3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

REVISIONS		
Date	Remarks	By

HERNANDO J. NAVAS
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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(AKA THE RESIDENCES AT GOVERNORS SQUARE)
PAVEMENT MARKING AND SIGNAGE PLAN
TOWN OF MIAMI LAKES, Florida SEC. 22, Trup. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16
Checked By: HJN Date: 02/28/17
Order No. 206440 TB 00000 Pg00
Drawing Status: PERMIT
By: Hernando J. Navas
P.E., Principal
Registered Engineer No. 50635
State of Florida
Scale: As Noted
File No. **ML-1159**
Dwg. No.: **C-25**
OF: 30



- EXISTING FEATURES LEGEND:**
- ⊙ DENOTES EXISTING FIRE HYDRANT
 - ⊕ DENOTES EXISTING ELEVATIONS
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES WOOD LIGHT POLE
 - ⊕ DENOTES WOOD POWER POLE
 - ⊕ DENOTES PROPERTY LINE
 - R/W DENOTES RIGHT OF WAY LINE
 - ⊕ DENOTES RIGHT OF WAY LINE
 - ⊕ DENOTES SANITARY SEWER CLEANOUT
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊕ DENOTES FORCE MAIN MANHOLE
 - ⊕ DENOTES FORCE MAIN VALVE
 - ⊕ DENOTES F.P.L. ELECTRIC MANHOLE
 - ⊕ DENOTES F.P.L. TRANSFORMER PAD
 - ⊕ DENOTES CATCH BASIN
 - ⊕ DENOTES EXISTING TREE
 - ⊕ DENOTES EXISTING PAVING
 - ⊕ DENOTES IRRIGATION VALVE
 - ⊕ DENOTES GUARD POST
 - ⊕ DENOTES STORM SEWER MANHOLE
 - ⊕ DENOTES SIGN POST
 - ⊕ DENOTES ALUMINUM POST
 - X — DENOTES EXIST FENCE

- PROPOSED FEATURES LEGEND:**
- DENOTES PROPOSED FRENCH DRAIN W/INLET
 - DENOTES PROPOSED SLOPE TIPS
 - DENOTES FLOW DIRECTION
 - DENOTES RAMP UP DIRECTION
 - DENOTES PROPOSED SIGN
 - DENOTES PROPOSED WHEEL STOP
 - DENOTES PROPOSED CENTERLINE
 - DENOTES PROPOSED DRAINAGE MANHOLE
 - DENOTES PROPOSED CONC. SIDEWALK
 - DENOTES PROPOSED DETECTABLE WARNING
 - DENOTES PROPOSED PAVERS

NOTE
① ALL PAVEMENT MARKINGS OVER PAVERS CAN BE SUBSTITUTED BY COLOR PAVERS MATCHING EITHER THE WHITE OR YELLOW LINES & ARROWS

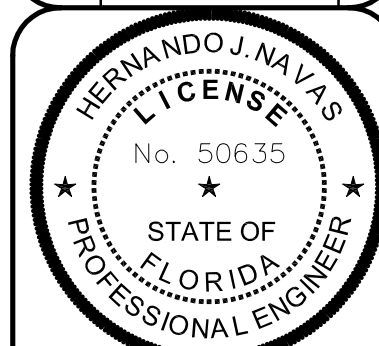
A PORTION OF TRACT "A"
MIAMI LAKES OFFICE PARK SECTION ONE
(P.B. 125, PG. 56)

LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87

**3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284**

REVISIONS

Date	Remarks	By



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GOVERNORS SQUARE St. COMMUNITY
(AKA THE RESIDENCES AT GOVERNORS SQUARE)
SITE GEOMETRIC PLAN

TOWN OF MIAMI LAKES, Florida SEC. 22, Twp. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16

Checked By: HJN Date: 02/28/1

Order No. 206440 PB. Sketches &

Drawing Status: PERMIT

By: _____

P.E., Principal

Registered Engineer No. 00000
State of Florida

— 200 —

[illegible]

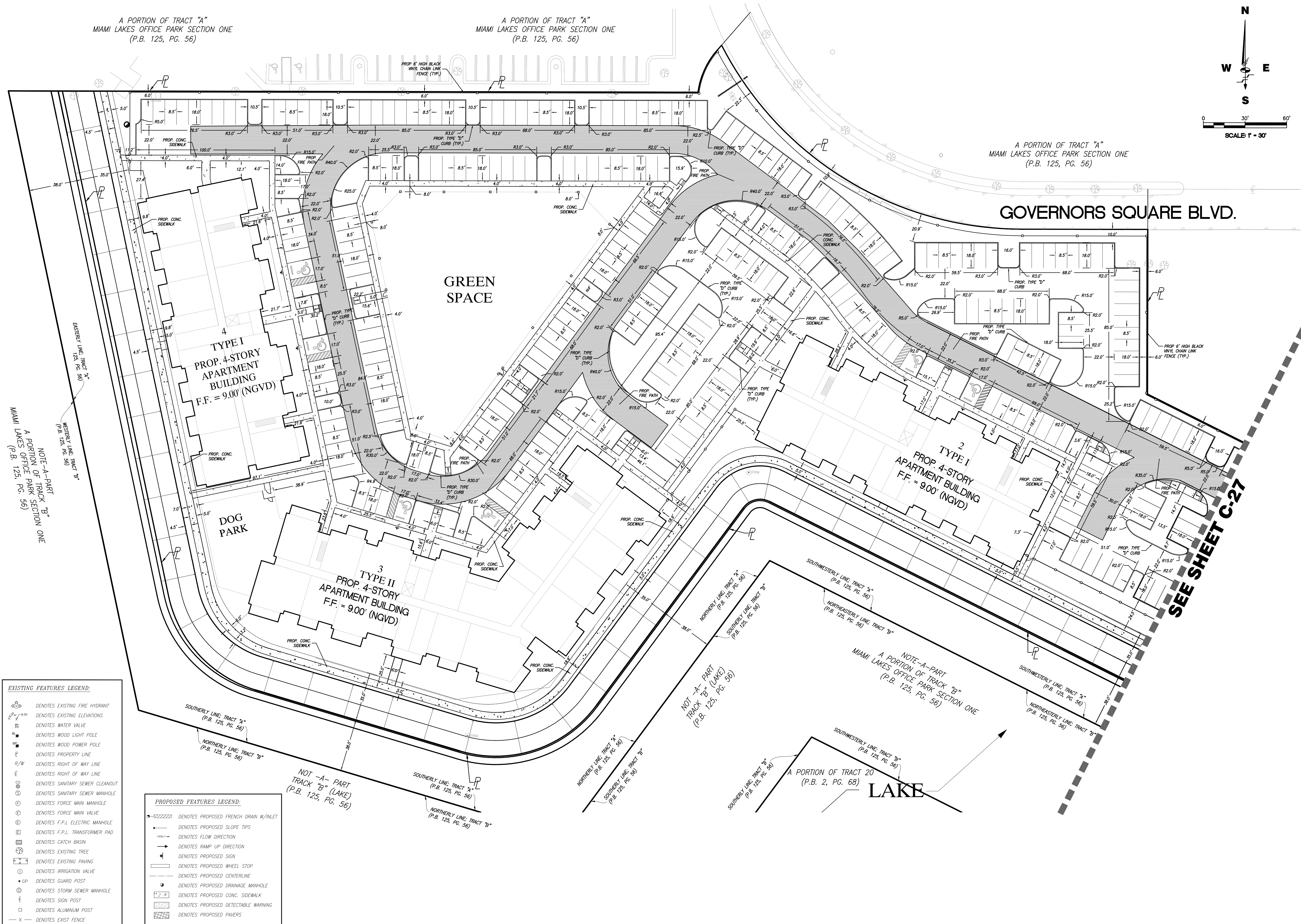
File No. **ME 1139**

Dwg. No:
























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









OF: 30



EXISTING FEATURES LEGEND:

	DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING ELEVATIONS
	DENOTES WATER VALVE
	DENOTES WOOD LIGHT POLE
	DENOTES WOOD POWER POLE
	DENOTES PROPERTY LINE
	DENOTES RIGHT OF WAY LINE
	DENOTES RIGHT OF WAY LINE
	DENOTES SANITARY SEWER CLEANOUT
	DENOTES SANITARY SEWER MANHOLE
	DENOTES FORCE MAIN MANHOLE
	DENOTES FORCE MAIN VALVE
	DENOTES F.P.L. ELECTRIC MANHOLE
	DENOTES F.P.L. TRANSFORMER PAD
	DENOTES CATCH BASIN
	DENOTES EXISTING TREE
	DENOTES EXISTING PAVING
	DENOTES IRRIGATION VALVE
	DENOTES GUARD POST
	DENOTES STORM SEWER MANHOLE
	DENOTES SIGN POST
	DENOTES ALUMINUM POST
	DENOTES EXIST FENCE

PROPOSED FEATURES LEGEND:

	DENOTES PROPOSED FRENCH DRAIN W/INLET
	DENOTES PROPOSED SLOPE TIPS
	DENOTES FLOW DIRECTION
	DENOTES RAMP UP DIRECTION
	DENOTES PROPOSED SIGN
	DENOTES PROPOSED WHEEL STOP
	DENOTES PROPOSED CENTERLINE
	DENOTES PROPOSED DRAINAGE MANHOLE
	DENOTES PROPOSED CONC. SIDEWALK
	DENOTES PROPOSED DETECTABLE WARNING
	DENOTES PROPOSED PAVERS

NOT -A- PART
TRACK "B" (LAKE)
(P.B. 125, PG. 56)

NOT -A- PART
TRACK "B" (LAKE)
(P.B. 125, PG. 56)

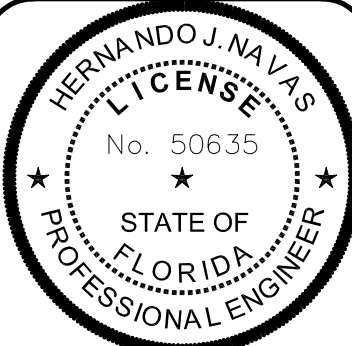
NOTE-A--PART
A PORTION OF TRACK "B"
MIAMI LAKES OFFICE PARK SECTION
(P.B. 125, PG. 56)

A PORTION OF TRAC
(P.B. 2, PG. 68)

LAKE

REVISIONS

Date	Remarks	By



THIS SHEET HAS BEEN ELECTRONICALLY
SIGNED & SEALED ON 08/15/2016
BY HERNANDO J. NAVAS, P.E. USING A
DIGITAL SIGNATURE

PRINTED COPIES OF THESE SHEETS ARE
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GOVERNORS SQUARE ST. COMMUNITY

(AKA THE RESIDENCES AT GOVERNORS SQUARE)

GEOMETRIC SITE PLAN

TOWN OF MIAMI LAKES, Florida SEC. 22, Trup. 52, Rge. 40

Drawn By: M.T. Date: 12/12/16

Checked By: HJN Date: 02/28/17

Order No. 206440 FB 00000 Pg 00

Drawing Status PERMIT

By: _____

Hernando J. Navas

P.E., Principal

Registered Engineer No. 50635

State of Florida

Scale: As Noted

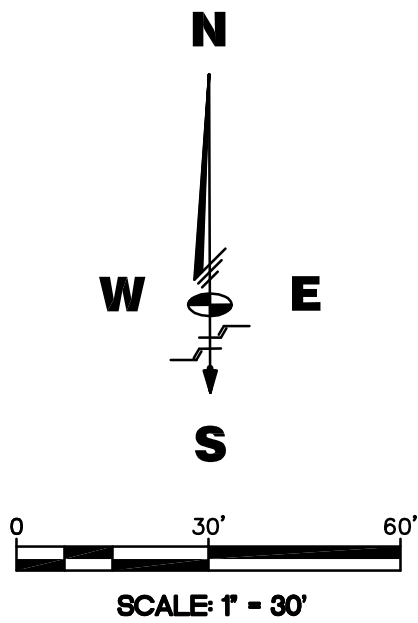
File No. ML-1159

Dwg. No:

C-27

OF: 30

OFFICE SITE



SEE SHEET C-26

NOTE-A-PART
A PORTION OF TRACK "A"
MIAMI LAKES OFFICE PARK SECTION ONE
(P.B. 125, PG. 56)

NOTE-A-PART
A PORTION OF TRACK "A"
MIAMI LAKES OFFICE PARK SECTION ONE
(P.B. 125, PG. 56)

NOTE-A-PART
A PORTION OF TRACK 23
(P.B. 2, PG. 28)

TYPE I
PROP. 4-STORY
APARTMENT BUILDING
F.F. = 9.00' (NGVD)

SENIOR SITE
CLUBHOUSE

SWIMMING
POOL
2125 S.F.

BBQ
GAZEBO

CHAMBERS COMPANY SUBDIVISION
(P.B. 2, PG. 68)

FUTURE
COMMUNITY
CENTER

OAK LANE

OAK LANE

NW 146TH ST.

COMMERCE
WAY

EXISTING FEATURES LEGEND:

- ⊙ DENOTES EXISTING FIRE HYDRANT
- ⊙ DENOTES EXISTING ELEVATIONS
- ⊙ DENOTES WATER VALVE
- ⊙ DENOTES WOOD LIGHT POLE
- ⊙ DENOTES WOOD POWER POLE
- DENOTES PROPERTY LINE
- R/W DENOTES RIGHT OF WAY LINE
- DENOTES RIGHT OF WAY LINE
- ⊙ DENOTES SANITARY SEWER CLEANOUT
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES FORCE MAIN MANHOLE
- ⊙ DENOTES FORCE MAIN VALVE
- ⊙ DENOTES F.P.L. ELECTRIC MANHOLE
- ⊙ DENOTES F.P.L. TRANSFORMER PAD
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES EXISTING TREE
- ⊙ DENOTES EXISTING PAVING
- ⊙ DENOTES IRRIGATION VALVE
- ⊙ DENOTES GUARD POST
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SIGN POST
- ⊙ DENOTES ALUMINUM POST
- X — DENOTES EXIST FENCE

PROPOSED FEATURES LEGEND:

- DENOTES PROPOSED FRENCH DRAIN W/INLET
- DENOTES PROPOSED SLOPE TIPS
- DENOTES FLOW DIRECTION
- DENOTES RAMP UP DIRECTION
- DENOTES PROPOSED SIGN
- DENOTES PROPOSED WHEEL STOP
- DENOTES PROPOSED CENTERLINE
- ⊙ DENOTES PROPOSED DRAINAGE MANHOLE
- DENOTES PROPOSED CONC. SIDEWALK
- DENOTES PROPOSED DETECTABLE WARNING
- DENOTES PROPOSED PAVERS

SEE MIAMI JEWISH
HEALTH ASSISTED
LIVING SITE PLAN
FOR CONTINUATION
OF SIDEWALK