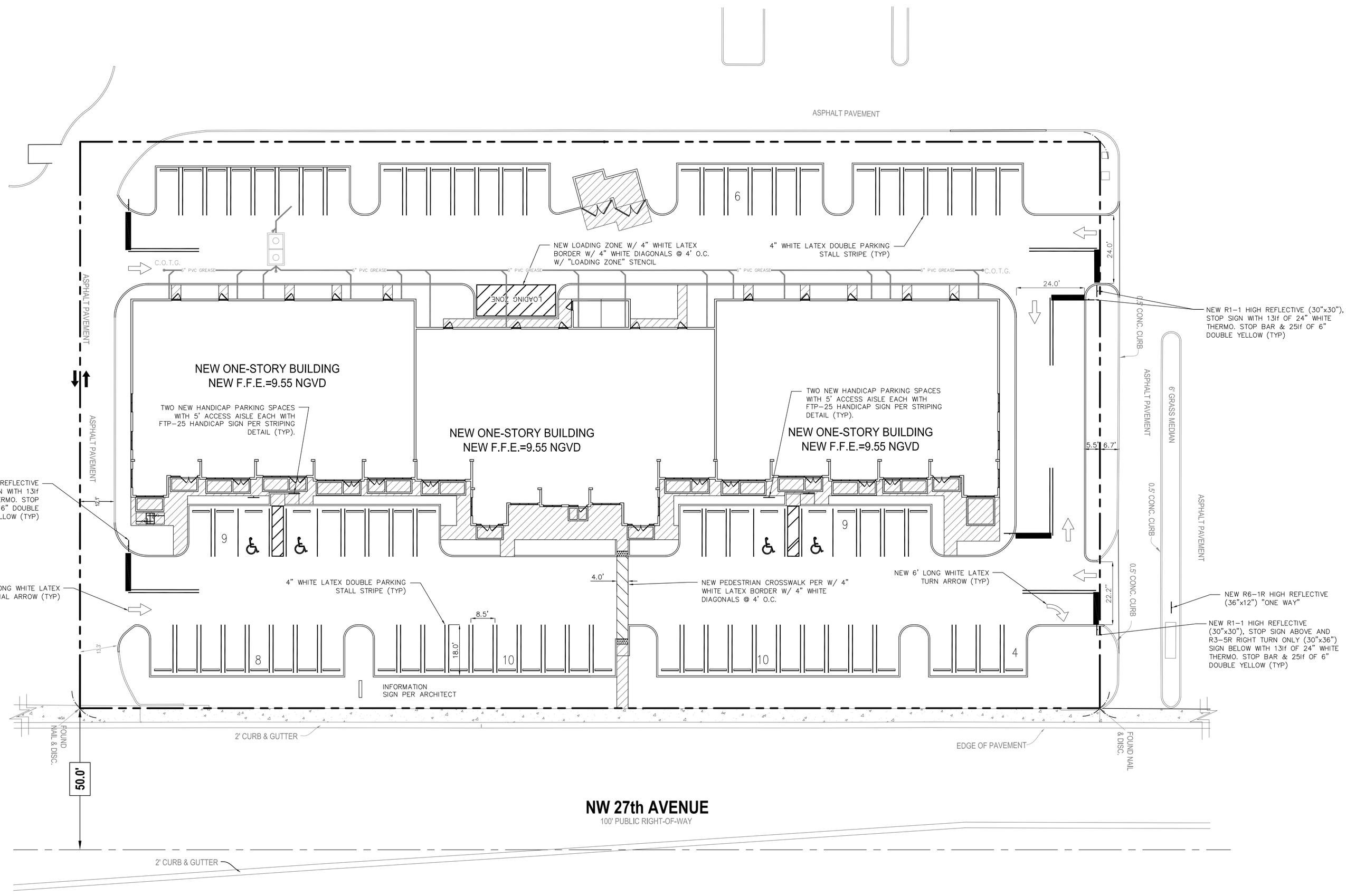
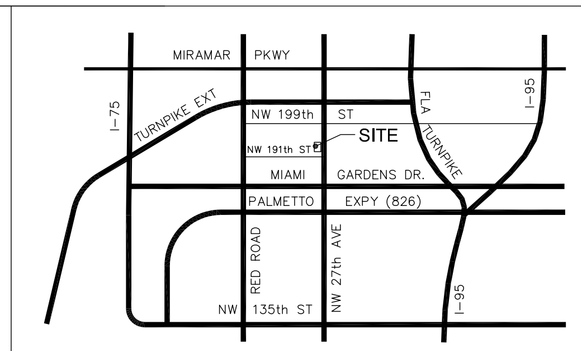
NORTH
SCALE 1" = 20'-0"
SECTION 4 TOWNSHIP 52S, RANGE 41E





LOCATION SKETCH NTS

NORTH

LEGEND:

- PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY MAIN
- WATER METER & R.P.Z.
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- EXISTING CONCRETE
- VALVE
- EXISTING ELEVATION
- C.O.T.G. CLEANOUT TO GRADE
- PROPOSED CONCRETE
- DIRECTION OF SURFACE DRAINAGE
- PROPOSED ELEVATION
- SAMPLE POINT
- PROPOSED CATCH BASIN

LEGAL DESCRIPTION:

THAT PORTION OF TRACTS 33, 34, 63 AND 64 OF "MIAMI GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE EAST 415.00 FEET OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 52, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE RIGHT OF WAY DEDICATED FOR N.W. 27TH AVENUE AND N.W. 191ST STREET.

CONTAINING 1.653 ACRES, MORE OR LESS.

SEE SURVEY FOR FULL LEGAL DESCRIPTION

SURVEYOR'S NOTES:

SEE SURVEY FOR ALL NOTES.

ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D 1929 VERTICAL DATUM UNLESS OTHERWISE NOTED.

SITE DATA:

PROPERTY FOLIO#/ID #: 34-2104-001-0010

SITE AREA: 1.653 acres

CITY: MIAMI GARDENS

SEASONAL HIGH WATER TABLE ELEVATION= 2.0 NGVD

F.E.M.A.: THIS PROPERTY LIES IN FLOOD ZONE X, PANEL No. 12086C0128L

WATER SYSTEM AUTHORITY: MIAMI-DADE WATER AND SEWER AUTHORITY

WASTEWATER SYSTEM AUTHORITY: MIAMI-DADE WATER AND SEWER AUTHORITY

PAVEMENT MARKINGS AND SIGNAGE NOTES:

SEE ARCHITECT'S PLAN FOR ADDITIONAL MONUMENT AND INFORMATIONAL SIGNAGE

ROADWAY DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.

COORDINATES SHOWN FOR CORNER OF BUILDINGS ARE OUTER EDGE OF BUILDING. REFER TO ARCHITECT'S PLANS FOR OVERALL BLDG. DIMENSIONS & SETBACKS, DETAILS, ETC.

PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), FOR STREET AND HIGHWAYS.

ALL STOP BARS AND DOUBLE YELLOW STRIPING AND PARKING STALL STRIPING SHALL BE APPROVED LATEX PAINT.

MDC
MUNSON DESIGN AND CONSULTING, INC.
PO BOX 771058
CORAL SPRINGS, FL. 33077
PHONE: 954-340-5291
AUTHORIZATION No. 9327

PAVEMENT MARKING AND SIGNAGE PLAN

REVISIONS:

THE VILLAGE SHOPS AT STADIUM CORNERS

PROJECT ADDRESS:
IN THE VICINITY OF THE NWC OF N.W. 191st STREET AND N.W. 27th AVENUE
MIAMI GARDENS, FLORIDA 33056

Phase:
PERMIT
DOCUMENTS

SIGNATURE AND SEAL

Scale: 1"=20'	
Job No. 2018-500	Sheet No. C1
Date 02/20/2018	
Drawn by SM	Plot Date 08/13/2019
Appr. by MD	1 of 8