



Know what's below.
Call before you dig.

SITE PLAN NOTES:

1. MIAMI-DADE COUNTY DERM, MIAMI-DADE COUNTY FIRE DEPARTMENT AND MIAMI-DADE WATER & SEWER DEPARTMENT APPROVAL SHALL BE OBTAINED PRIOR TO OBTAINING BUILDING PERMIT.
2. A CONSTRUCTION, DEMOLITION AND MATERIALS MANAGEMENT PLAN (CDMMP) SHALL BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT.
3. APPROVAL FROM THE MIAMI-DADE COUNTY TRAFFIC DEPARTMENT SHALL BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THE FOLLOWING FEATURES HAVE BEEN ADDED TO COMPLY WITH CODE SECTION 3-80.1:

1. PATIO WITH A MINIMUM OF 1,000 SQUARE FEET WITH A SHADED AREA.
2. PEDESTRIAN PLAZA WITH A MINIMUM OF 1,000 SQUARE FEET IN AREA WITH BENCHES.
3. OUTDOOR SHADED PLAYGROUND AREA WITH A MINIMUM 1,000 SQUARE FEET IN AREA.
4. TWO (2) OUTDOOR ARTWORK FEATURES.

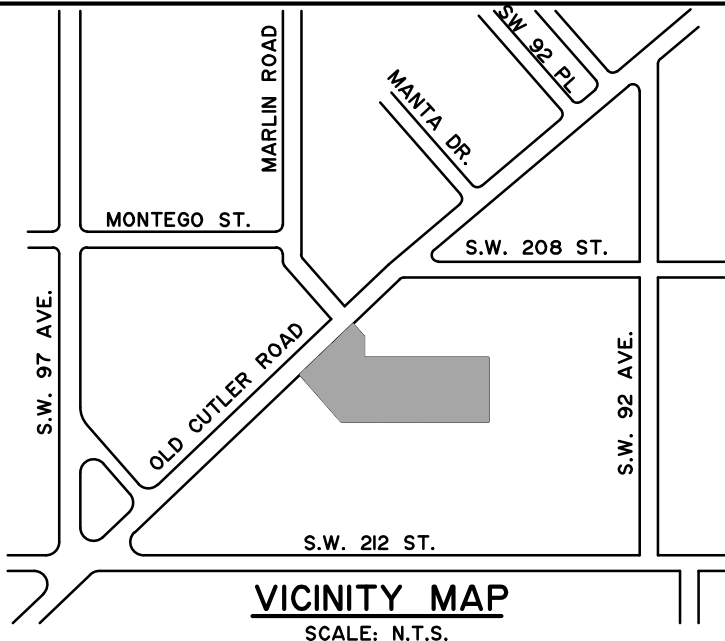
SITE PLAN SHOPPES OF CUTLER BAY

WATER & SEWER:

WATER & SEWER WILL BE PROVIDE BY THE MIAMI-DADE WATER & SEWER DEPARTMENT. NEW WATER & SEWER MAINS WILL BE PROVIDED WITH THIS PROJECT.

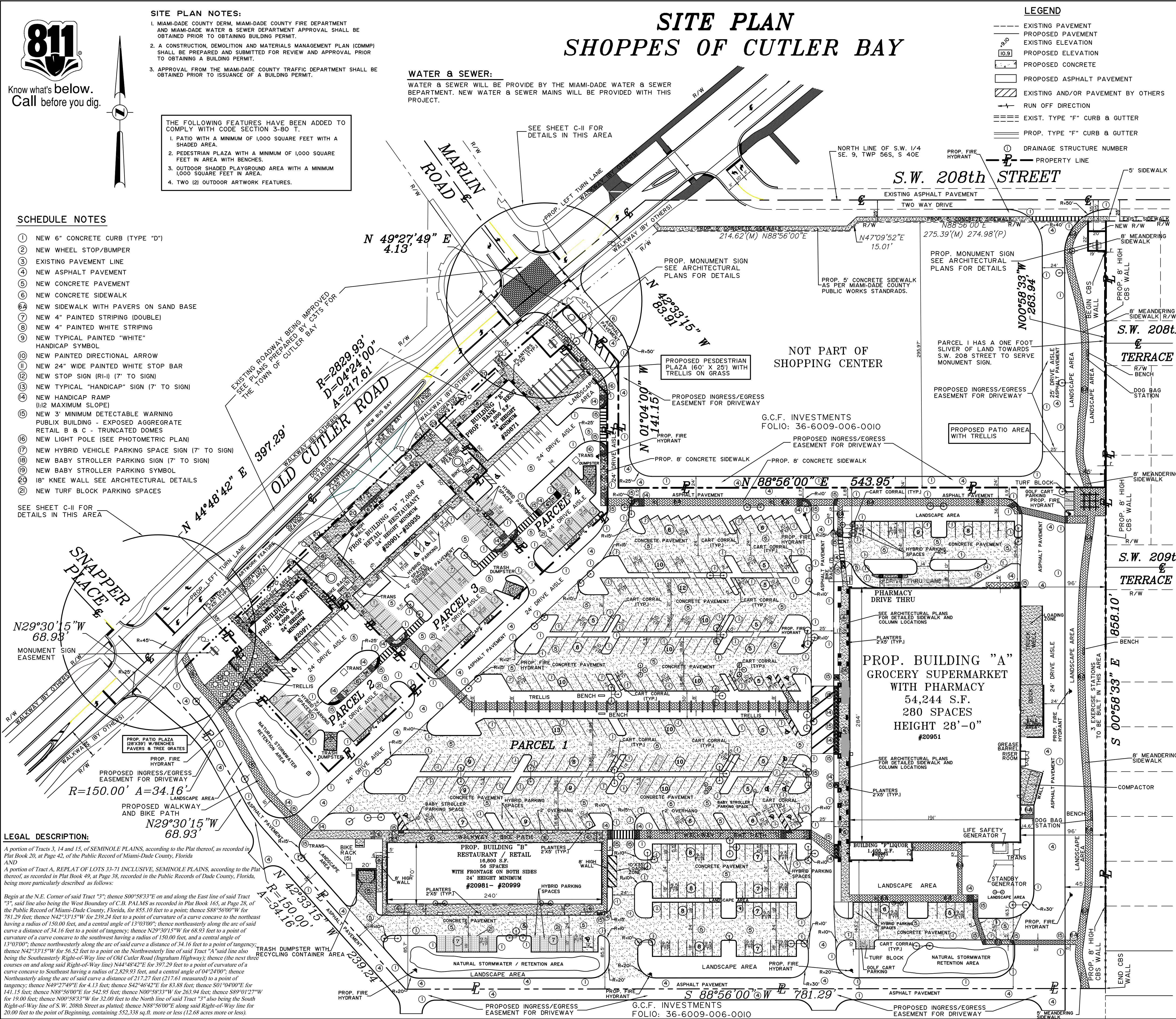
LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING AND/OR PAVEMENT BY OTHERS
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- DRAINAGE STRUCTURE NUMBER
- PROPERTY LINE



SCHEDULE NOTES

- 1 NEW 6" CONCRETE CURB (TYPE "D")
- 2 NEW WHEEL STOP/BUMPER
- 3 EXISTING PAVEMENT LINE
- 4 NEW ASPHALT PAVEMENT
- 5 NEW CONCRETE PAVEMENT
- 6 NEW CONCRETE SIDEWALK
- 7 NEW 4" PAINTED STRIPING (DOUBLE)
- 8 NEW 4" PAINTED WHITE STRIPING
- 9 NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- 10 NEW PAINTED DIRECTIONAL ARROW
- 11 NEW 24" WIDE PAINTED WHITE STOP BAR
- 12 NEW STOP SIGN (RH-1) (7" TO SIGN)
- 13 NEW TYPICAL "HANDICAP" SIGN (7" TO SIGN)
- 14 NEW HANDICAP RAMP (1:12 MAXIMUM SLOPE)
- 15 NEW 3" MINIMUM DETECTABLE WARNING PAVEMENT - EXPOSED AGGREGATE RETAIL B & C - TRUNCATED DOMES
- 16 NEW LIGHT POLE (SEE PHOTOMETRIC PLAN)
- 17 NEW HYBRID VEHICLE PARKING SPACE SIGN (7" TO SIGN)
- 18 NEW BABY STROLLER PARKING SIGN (7" TO SIGN)
- 19 NEW BABY STROLLER PARKING SYMBOL
- 20 18" KNEE WALL SEE ARCHITECTURAL DETAILS
- 21 NEW TURF BLOCK PARKING SPACES



LEGAL DESCRIPTION:

A portion of Tracts 3, 14 and 15, of SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 20, at Page 42, of the Public Record of Miami-Dade County, Florida

AND
A portion of Tract A, REPLAT OF LOTS 33-71 INCLUSIVE, SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 49, at Page 13, recorded in the Public Records of Dade County, Florida, being more particularly described as follows:

Begin at the N.E. Corner of said Tract "3"; thence S00°58'33"E on and along the East line of said Tract "3"; said line also being the West Boundary of C.B. PALMS as recorded in Plat Book 165, at Page 38, of the Public Record of Miami-Dade County, Florida, for 855.10 feet to a point; thence S88°56'00"W for 781.29 feet; thence N42°33'15"W for 239.24 feet to a point of curvature of a curve concave to the northeast having a radius of 150.00 feet, and a central angle of 13°03'00"; thence northeasterly along the arc of said curve a distance of 34.16 feet to a point of tangency; thence N29°30'15"W for 68.93 feet to a point of curvature of a curve concave to the southwest having a radius of 150.00 feet, and a central angle of 13°03'00"; thence northeasterly along the arc of said curve a distance of 34.16 feet to a point of tangency; thence N42°33'15"W for 56.52 feet to a point on the Northwest line of said Tract "A" said line also being the Southeast Right-of-Way line of Old Cutler Road (Ingraham Highway); thence (the next three courses on and along said Right-of-Way line) N44°48'42"E for 397.29 feet to a point of curvature of a curve concave to Southeast having a radius of 2,229.93 feet, and a central angle of 04°24'00"; thence Northeasterly along the arc of said curve a distance of 217.27 feet (217.61 measured) to a point of tangency; thence N49°27'49"E for 4.13 feet; thence S42°46'42"E for 83.88 feet; thence S01°04'00"E for 141.15 feet; thence N88°56'00"E for 542.95 feet; thence N00°58'33"W for 263.94 feet; thence S89°01'27"W for 19.00 feet; thence N00°58'33"W for 32.00 feet to the North line of said Tract "3" also being the South Right-of-Way line of S.W. 208th Street as platted; thence N88°56'00"E along said Right-of-Way line for 20.00 feet to the point of Beginning, containing 552,338 sq. ft. more or less (12.68 acres more or less).

REVISIONS:

NO.	DESCRIPTION	DATE

ZAMORA & ASSOCIATES, INC.
ENGINEERING
1410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801

PROJECT: SHOPPES OF CUTLER BAY
OWNER: PV - CUTLER BAY LLC

2901 RIGSBY LANE
SAFETY HARBOR, FLORIDA 34695 (727) 726-1115

SEAL:

JERRY ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

SCALE: 1" = 50'

DATE: 2/12/2013

DRAWN BY:

CHECKED BY: G.Z.

PROJECT No. 2011-92

SHEET No.

C-1