SHORT REPORT

General Information		Site Information	
Analyst	LAN	Intersection	NW 167 St. & NW 27 Ave.
Agency or Co.	Jacobs Carter Burgess	Area Type	All other areas
Date Performed	3/20/2008	Jurisdiction	Miami Gardens
Time Period	PM Peak Hour	Analysis Year	Existing (2008)

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	1	2	1	1	3	0	0	4	0
Lane group				L	LTR	R	L	T			TR	
Volume (vph)				188	239	329	152	1648			1431	39
% Heavy veh				1	2	1	0	0			1	0
PHF				0.82	0.82	0.82	0.87	0.87			0.97	0.97
Actuated (P/A)		P	P	P	P	P	P	P		P	P	P
Startup lost time				2.0	2.0	2.0	2.0	2.0			2.0	
Ext. eff. green				2.0	2.0	2.0	2.0	2.0			2.0	
Arrival type				3	3	3	3	3			3	
Unit Extension				3.0	3.0	3.0	3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0			0		0				0		0
Lane Width				12.0	12.0	12.0	12.0	12.0			12.0	
Parking/Grade/Parking	N		N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr				0	0	0	0	0			0	
Unit Extension				3.0	3.0	3.0	3.0	3.0			3.0	

Phasing	WB Only	Thru & RT	03	04	NS Perm	NB Only	07	08
Timing	G = 25.0	G = 25.0	G =	G =	G = 46.0	G = 5.0	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 4	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate				229	291	401	175	1894			1515	
Lane group cap.				372	1626	733	220	1984			2609	
v/c ratio				0.62	0.18	0.55	0.80	0.95			0.58	
Green ratio				0.21	0.46	0.46	0.47	0.38			0.38	
Unif. delay d1				43.1	19.2	23.5	46.6	36.0			29.3	
Delay factor k				0.50	0.50	0.50	0.50	0.50			0.50	
Increm. delay d2				7.4	0.2	2.9	25.0	12.0			1.0	
PF factor				1.000	1.000	1.000	1.000	1.000			1.000	
Control delay				50.6	19.4	26.4	71.6	48.0			30.3	
Lane group LOS				D	B	C	E	D			C	
Apprch. delay				30.2			50.0			30.3		
Approach LOS				C			D			C		
Intersec. delay	39.3			Intersection LOS						D		

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SHORT REPORT

General Information		Site Information	
Analyst	LAN	Intersection	NW 167 St. & NW 22 Ave.
Agency or Co.	Jacobs Carter Burgess	Area Type	All other areas
Date Performed	3/20/2008	Jurisdiction	Miami Gardens
Time Period	PM Peak Hour	Analysis Year	Future (2009) No Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	0	2	0	1	2	0	0	3	0
Lane group					LTR		L	T			TR	
Volume (vph)				113	75	56	197	898			456	17
% Heavy veh				3	1	2	0	0			0	0
PHF				0.85	0.85	0.85	0.89	0.89			0.81	0.81
Actuated (P/A)	P	P	P	P	P	P	P	P	P	P	P	P
Startup lost time					2.0		2.0	2.0			2.0	
Ext. eff. green					2.0		2.0	2.0			2.0	
Arrival type					3		3	3			3	
Unit Extension					3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0			0		0				0		0
Lane Width					12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N		N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr					0		0	0			0	
Unit Extension					3.0		3.0	3.0			3.0	

Phasing	EB Only	WB Only	03	04	NS Perm	06	07	08
Timing	G = 14.0	G = 25.0	G =	G =	G = 61.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 10	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate					287		221	1009			584	
Lane group cap.					696		406	1839			2617	
v/c ratio					0.41		0.54	0.55			0.22	
Green ratio					0.21		0.51	0.51			0.51	
Unif. delay d1					41.1		20.1	20.1			16.4	
Delay factor k					0.50		0.50	0.50			0.50	
Increm. delay d2					1.8		5.2	1.2			0.2	
PF factor					1.000		1.000	1.000			1.000	
Control delay					42.9		25.2	21.3			16.6	
Lane group LOS					D		C	C			B	
Apprch. delay				42.9			22.0			16.6		
Approach LOS				D			C			B		
Intersec. delay	23.3			Intersection LOS						C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LAN	Intersection	NW 167 St & NW 24 Ave
Agency/Co.	Jacobs Carter Burgess	Jurisdiction	Miami Gardens
Date Performed	3/20/2008	Analysis Year	Future (2009) No Project
Analysis Time Period	PM Peak Hour		

Project Description	New Way Residential		
East/West Street:	NW 167th Street	North/South Street:	NW 24th Avenue
Intersection Orientation:	East-West	Study Period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	0	0	0	0	280	10
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	0.93	0.93
Hourly Flow Rate (veh/h)	0	0	0	0	301	10
Proportion of heavy vehicles, P_{HV}	0	--	--	0	--	--
Median type	Raised curb					
RT Channelized?			0			0
Lanes	0	0	0	0	2	0
Configuration					T	TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	0	0	0	0	0	24
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	0.75
Hourly Flow Rate (veh/h)	0	0	0	0	0	32
Proportion of heavy vehicles, P_{HV}	0	0	0	0	0	0
Percent grade (%)		0			0	
Flared approach		N			N	
Storage		0			0	
RT Channelized?			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Control Delay, Queue Length, Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
Volume, v (vph)								32
Capacity, c_m (vph)								895
v/c ratio								0.04
Queue length (95%)								0.11
Control Delay (s/veh)								9.2

LOS								A
Approach delay (s/veh)	--	--				9.2		
Approach LOS	--	--				A		

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SHORT REPORT

General Information		Site Information	
Analyst	LAN	Intersection	NW 167 St. & NW 27 Ave.
Agency or Co.	Jacobs Carter Burgess	Area Type	All other areas
Date Performed	3/20/2008	Jurisdiction	Miami Gardens
Time Period	PM Peak Hour	Analysis Year	Future (2009) No Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	1	2	1	1	3	0	0	4	0
Lane group				L	LTR	R	L	T			TR	
Volume (vph)				190	241	332	154	1664			1445	39
% Heavy veh				1	2	1	0	0			1	0
PHF				0.82	0.82	0.82	0.87	0.87			0.97	0.97
Actuated (P/A)		P	P	P	P	P	P	P		P	P	P
Startup lost time				2.0	2.0	2.0	2.0	2.0			2.0	
Ext. eff. green				2.0	2.0	2.0	2.0	2.0			2.0	
Arrival type				3	3	3	3	3			3	
Unit Extension				3.0	3.0	3.0	3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0			0		0				0		0
Lane Width				12.0	12.0	12.0	12.0	12.0			12.0	
Parking/Grade/Parking	N		N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr				0	0	0	0	0			0	
Unit Extension				3.0	3.0	3.0	3.0	3.0			3.0	

Phasing	WB Only	Thru & RT	03	04	NS Perm	NB Only	07	08
Timing	G = 25.0	G = 25.0	G =	G =	G = 46.0	G = 5.0	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 4	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate				232	294	405	177	1913			1530	
Lane group cap.				372	1626	733	218	1984			2609	
v/c ratio				0.62	0.18	0.55	0.81	0.96			0.59	
Green ratio				0.21	0.46	0.46	0.47	0.38			0.38	
Unif. delay d1				43.2	19.2	23.6	47.0	36.2			29.4	
Delay factor k				0.50	0.50	0.50	0.50	0.50			0.50	
Increm. delay d2				7.7	0.2	3.0	27.0	13.4			1.0	
PF factor				1.000	1.000	1.000	1.000	1.000			1.000	
Control delay				50.9	19.4	26.6	74.0	49.6			30.4	
Lane group LOS				D	B	C	E	D			C	
Apprch. delay				30.4			51.6			30.4		
Approach LOS				C			D			C		
Intersec. delay	40.1			Intersection LOS						D		

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SHORT REPORT

General Information		Site Information	
Analyst	LAN	Intersection	NW 167 St. & NW 22 Ave.
Agency or Co.	Jacobs Carter Burgess	Area Type	All other areas
Date Performed	3/20/2008	Jurisdiction	Miami Gardens
Time Period	PM Peak Hour	Analysis Year	Future (2009) With Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	0	2	0	1	2	0	0	3	0
Lane group					LTR		L	T			TR	
Volume (vph)				113	97	56	229	898			456	40
% Heavy veh				3	1	2	0	0			0	0
PHF				0.85	0.85	0.85	0.89	0.89			0.81	0.81
Actuated (P/A)	P	P	P	P	P	P	P	P	P	P	P	P
Startup lost time					2.0		2.0	2.0			2.0	
Ext. eff. green					2.0		2.0	2.0			2.0	
Arrival type					3		3	3			3	
Unit Extension					3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0			0		0				0		0
Lane Width					12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N		N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr					0		0	0			0	
Unit Extension					3.0		3.0	3.0			3.0	

Phasing	EB Only	WB Only	03	04	NS Perm	06	07	08
Timing	G = 14.0	G = 25.0	G =	G =	G = 61.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 10	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate					313		257	1009			612	
Lane group cap.					700		395	1839			2599	
v/c ratio					0.45		0.65	0.55			0.24	
Green ratio					0.21		0.51	0.51			0.51	
Unif. delay d1					41.5		21.7	20.1			16.5	
Delay factor k					0.50		0.50	0.50			0.50	
Increm. delay d2					2.1		8.1	1.2			0.2	
PF factor					1.000		1.000	1.000			1.000	
Control delay					43.5		29.7	21.3			16.7	
Lane group LOS					D		C	C			B	
Apprch. delay				43.5			23.0			16.7		
Approach LOS				D			C			B		
Intersec. delay	24.2			Intersection LOS						C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*LAN*	Intersection	*NW 167 St & NW 24 Ave*
Agency/Co.	*Jacobs Carter Burgess*	Jurisdiction	*Miami Gardens*
Date Performed	*3/20/2008*	Analysis Year	*Future (2009) With Project*
Analysis Time Period	*PM Peak Hour*		

Project Description *New Way Residential*	
East/West Street: *NW 167th Street*	North/South Street: *NW 24th Avenue*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	0	0	0	0	321	12
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	0.93	0.93
Hourly Flow Rate (veh/h)	0	0	0	0	345	12
Proportion of heavy vehicles, P_{HV}	0	--	--	0	--	--
Median type	Raised curb					
RT Channelized?			0			0
Lanes	0	0	0	0	2	0
Configuration					T	TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	0	0	0	0	0	24
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	0.75
Hourly Flow Rate (veh/h)	0	0	0	0	0	32
Proportion of heavy vehicles, P_{HV}	0	0	0	0	0	0
Percent grade (%)		0			0	
Flared approach		N			N	
Storage		0			0	
RT Channelized?			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Control Delay, Queue Length, Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
Volume, v (vph)								32
Capacity, c_m (vph)								870
v/c ratio								0.04
Queue length (95%)								0.11
Control Delay (s/veh)								9.3

LOS								A
Approach delay (s/veh)	--	--				9.3		
Approach LOS	--	--				A		

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SHORT REPORT

General Information		Site Information	
Analyst	LAN	Intersection	NW 167 St. & NW 27 Ave.
Agency or Co.	Jacobs Carter Burgess	Area Type	All other areas
Date Performed	3/20/2008	Jurisdiction	Miami Gardens
Time Period	PM Peak Hour	Analysis Year	Future (2009) With Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	1	2	1	1	3	0	0	4	0
Lane group				L	LTR	R	L	T			TR	
Volume (vph)				216	249	339	154	1664			1445	39
% Heavy veh				1	2	1	0	0			1	0
PHF				0.82	0.82	0.82	0.87	0.87			0.97	0.97
Actuated (P/A)		P	P	P	P	P	P	P		P	P	P
Startup lost time				2.0	2.0	2.0	2.0	2.0			2.0	
Ext. eff. green				2.0	2.0	2.0	2.0	2.0			2.0	
Arrival type				3	3	3	3	3			3	
Unit Extension				3.0	3.0	3.0	3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0			0		0				0		0
Lane Width				12.0	12.0	12.0	12.0	12.0			12.0	
Parking/Grade/Parking	N		N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr				0	0	0	0	0			0	
Unit Extension				3.0	3.0	3.0	3.0	3.0			3.0	

Phasing	WB Only	Thru & RT	03	04	NS Perm	NB Only	07	08
Timing	G = 25.0	G = 25.0	G =	G =	G = 46.0	G = 5.0	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 5	Y = 4	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate				263	304	413	177	1913			1530	
Lane group cap.				372	1626	733	218	1984			2609	
v/c ratio				0.71	0.19	0.56	0.81	0.96			0.59	
Green ratio				0.21	0.46	0.46	0.47	0.38			0.38	
Unif. delay d1				44.1	19.3	23.7	47.0	36.2			29.4	
Delay factor k				0.50	0.50	0.50	0.50	0.50			0.50	
Increm. delay d2				10.8	0.3	3.1	27.0	13.4			1.0	
PF factor				1.000	1.000	1.000	1.000	1.000			1.000	
Control delay				54.9	19.5	26.9	74.0	49.6			30.4	
Lane group LOS				D	B	C	E	D			C	
Apprch. delay				32.1			51.6			30.4		
Approach LOS				C			D			C		
Intersec. delay	40.4			Intersection LOS						D		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*LAN*	Intersection	*NW 167 St & Project Driveway*
Agency/Co.	*Jacobs Carter Burgess*	Jurisdiction	*Miami Gardens*
Date Performed	*3/20/2008*	Analysis Year	*Future (2009) With Project*
Analysis Time Period	*PM Peak Hour*		

Project Description *New Way Residential*	
East/West Street: *NW 167th Street*	North/South Street: *Project Driveway*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	0	0	0	0	289	77
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	0.93	0.93
Hourly Flow Rate (veh/h)	0	0	0	0	310	82
Proportion of heavy vehicles, P_{HV}	0	--	--	0	--	--
Median type	Raised curb					
RT Channelized?			0			0
Lanes	0	0	0	0	2	0
Configuration					T	TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	0	0	0	0	0	43
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	0.75
Hourly Flow Rate (veh/h)	0	0	0	0	0	57
Proportion of heavy vehicles, P_{HV}	0	0	0	0	0	0
Percent grade (%)	0			0		
Flared approach		N			N	
Storage		0			0	
RT Channelized?			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Control Delay, Queue Length, Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
Volume, v (vph)								57
Capacity, c_m (vph)								850
v/c ratio								0.07
Queue length (95%)								0.22

Control Delay (s/veh)								9.5
LOS								A
Approach delay (s/veh)	--	--				9.5		
Approach LOS	--	--				A		

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CITY'S TRAFFIC IMPACT STUDY
THE CORRADINO GROUP

CITY OF MIAMI GARDENS
PROPOSED LAND DEVELOPMENTS
TRAFFIC IMPACT STUDY (TIS) - 2ND REVIEW

Proposed Development: **NEW WAY RESIDENTIAL - THE GATEHOUSE GROUP**

Traffic Impact Study Report by and Date: Supplemental Traffic Impact Analysis by Jacobs Engineering Group Inc., January, 2009

Received by TCG Jan/30/2009
Reviewer / Date:RDA / Feb/5/2009

Reviewed by: The Corradino Group
TCG # 3693-05

Results of the Traffic Impact Study Review:

[ ] **Recommend approval by the City**

[X] **Recommend approval by the City subject to satisfactorily addressing the comment(s) below.**

[ ] **DO NOT Recommend approval by the City. The comment(s) below need to be satisfactorily addressed.**

[ ] **Recommended for DEFERRAL based on:**

Affected Roadway(s): NW 27 Ave; NW 22 Ave and SR 826/NW 167 St Frontage Rd.

MEETS CONCURRENCY? **YES**

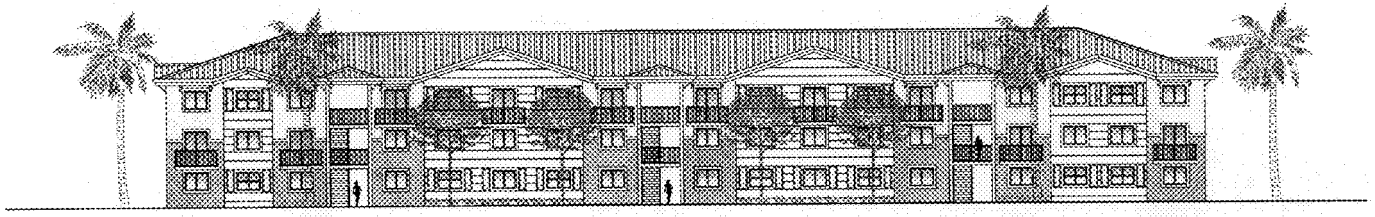
COMMENTS

Page	*Description*	*Comments*
16	Conclusion	1. The report indicates that NW 23 Ave would serve only the traffic generated by the proposed development. However, the site plan provided in Appendix A, although very small in size, appeared to indicate a connection between NW 23 Ave and 171 Terrace. Therefore, unless prevented by a gate or other physical barrier, NW 23 Ave would provide access to all vehicular traffic, not only to the proposed site, but between NW 171 Terr and the 167 St Frontage Rd. Furthermore, the site plan appears to provide another connection between NW 23 Ave and 170 Terrace, which may not be accepted by area residents, according to input received during the public participation process.
16	Conclusion	2. The report indicates that the proposed development would direct all traffic towards NW 167 Street and the Palmetto Expressway and away from the surrounding neighborhood streets. Reviewer disagrees. According to information obtained from figures 4 and 5 of the report, the proposed project generated vehicular traffic on NW 171 Terrace would be significant. Approximately 37% of the total generated traffic in the AM peak hour and approximately 27% of the total generated traffic during the PM peak.

SUBMITTED PLANS

New Way Fellowship Church

Intergenerational Community



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Mansfield, Massachusetts 02048
Tel: (508) 337-2507

ARCHITECTS
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 Biscayne Blvd. Suite 200
Miami , Florida 33137
Tel: (305) 573-1818
Fax: (305) 573-3766

LANDSCAPE ARCHITECT
JFS DESIGN INC.
12060 MIRAMAR PARKWAY
Miramar , Florida 33027
Tel: (954) 447-1852
Fax: (954) 447-8225

DRAWING INDEX

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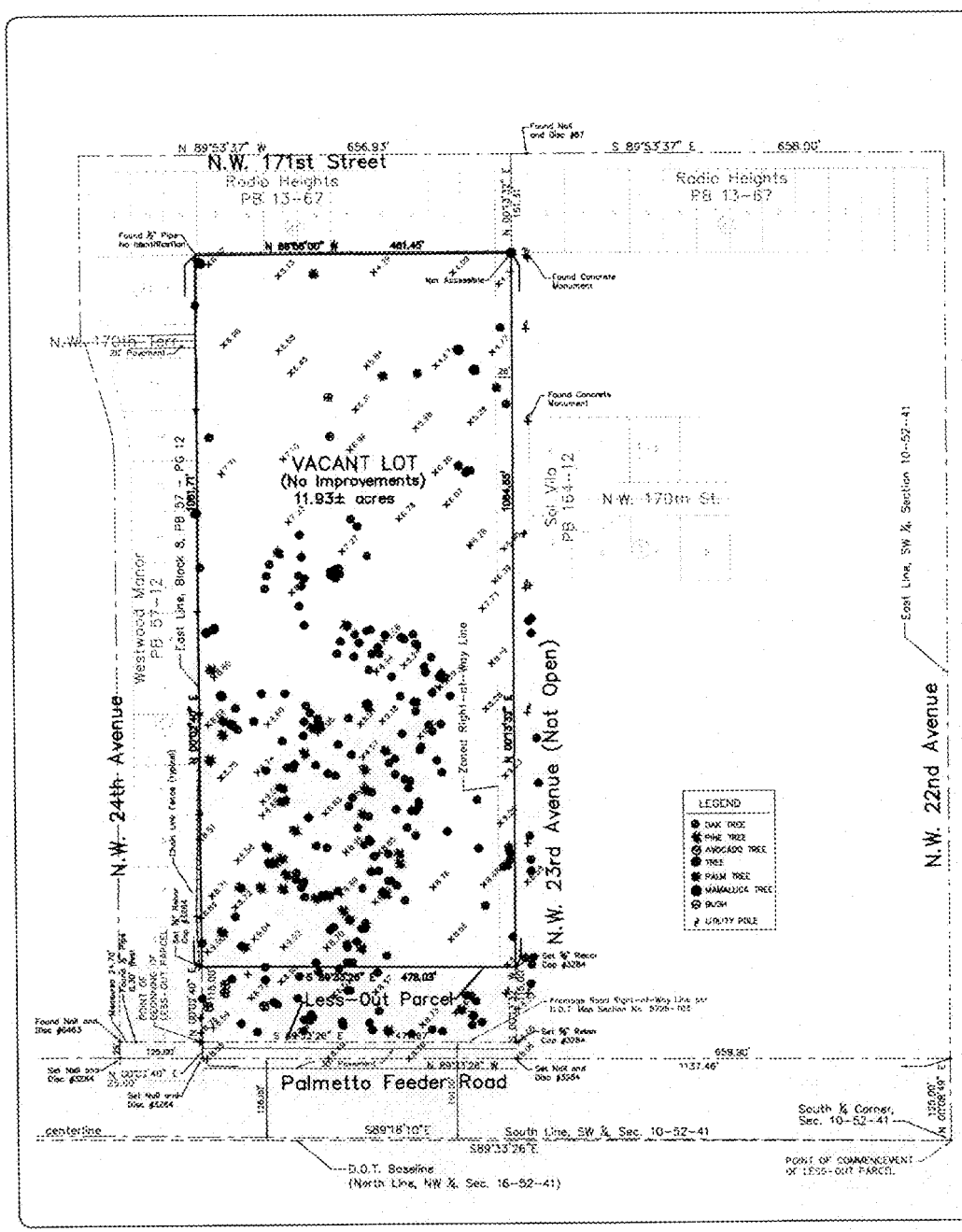
REVISIONS - SUBMISSIONS

0808

New Way Fellowship Church

COVER SHEET

A-000



LOCATION SKETCH: NOT TO SCALE

1) LEGAL DESCRIPTION: Tracts 51 and 52, LESS the South 30 feet taken for road purposes, in Section 16, Township 52 South, Range 41 East, of MIAMI GARDENS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 26, of the Public Records of Dade County, Florida; now known as Miami-Dade County, Florida;

ALSO:
The East 1/2 of lots 193 through 200, of RADIO GARDENS SUBDIVISION, Plat Book 6, Page 97, according to the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida;

ALSO:
Lot 192 and East 1/2 of Lot 191, RADIO GARDENS SUBDIVISION, Plat Book 6, Page 97, LESS the South 25 feet, of aforesaid;

ALSO:
The East 9.8 feet of the West 52.5 feet of Lot 191, of RADIO GARDENS SUBDIVISION, Plat Book 6, of Page 97, LESS the South 25 feet thereof, according to the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida; All LESS the parcel dedicated as right-of-way for State Road No. 826 (Palmetto Expressway)

LESS-OUT PARCEL:
COMMENCE at the Southeast corner of the Southwest ¼ of Section 10, Township 52, South, Range 41 East, lying and being in Miami-Dade County, Florida; thence North 00 degrees 08 minutes 49 seconds East, along the East line of the Southwest ¼ of said Section 10, for 1325.50 feet; thence North 89 degrees 33 minutes 26 seconds West, along a line parallel to and 126.00 feet North of the North line of the Northwest ¼ of Section 16, Township 52 South, Range 41 East, lying and being in Miami-Dade County, Florida, for 1137.46 feet; thence North 00 degrees 52 minutes 40 seconds East for 25.00 feet to the POINT OF BEGINNING; thence continue North 00 degrees 52 minutes 40 seconds East, along the East boundary line of Block 8, WESTWOOD MANOR, as recorded in Plat Book 57 of Page 12 of the Public Records of Miami-Dade County, Florida, for 115.00 feet; thence South 89 degrees 33 minutes 26 seconds East, along a line parallel to and 265.00 feet North of the North line of the Northwest ¼ of Section 16, for 478.03 feet; thence South 00 degrees 17 minutes 30 seconds West for 115.00 feet; thence South 89 degrees 33 minutes 26 seconds East, along a line parallel to and 140.00 feet North of the North line of the Northwest ¼ of Section 16, for 477.67 feet to the POINT OF BEGINNING. Containing 54,922.54 square feet or 1.26 acres, more or less

SURVEY NOTE:

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G-17-6 Florida Administrative Code Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC.

DELTA SURVEYORS, INC.
12082 SW 133RD COURT
MIAMI, FLORIDA 33186
SIGNED:

MARIO F. PAEZ DATE
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 3386
STATE OF FLORIDA

305-255-0809
FAX: 305-255-0933

2) FLOOD ZONE X PANEL NO. 0080 J
COMMUNITY NO. 120635 DATE OF MAP 9-11-85
3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
4) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
5) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES, ABSTRACT NOT REVIEWED
6) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
7) OWNERSHIP IS SUBJECT TO: (1) OPINION OF TITLE
8) TYPE OF SURVEY: BOUNDARY SURVEY
9) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION, PROVIDED BY CLIENT
10) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
11) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
12) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREON DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
13) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
14) ACCORDING TO THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-7.002), IS "SUBURBAN", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF SECONDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
15) IN SOME DISTANCES, DRAWING REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
16) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
17) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR ZONING AND ZONING INFORMATION.
18) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
O.S. DENOTES EXISTING ELEVATION.
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: A-255 ELEVATION: +7.55'
LOCATION INDEX: 2122

BEARINGS HEREIN REFERS TO AN ASSUMED VALUE OF N 89 33'26" W FOR THE CENTERLINE OF PALMETTO FEEDER ROAD

FIELD SURVEY DATE: 6-15-08 SCALE: 1" = 60' DRAWN BY: M.A.B.
DRAWING DATE: 7-20-08 FIELD SKETCH DRAWING NO: 08-0172

SEAL

Delta Surveyors, Inc.
12082 SW 133RD COURT MIAMI, FL 33186
PHONE: 305-255-0809 FAX: 305-255-0933
Log Power & Right

BOUNDARY SURVEY

REVISIONS	
DATE:	07-18-08
SCALE:	1"= 60'
DRAWN BY:	M.A.B.
DRAWING NO:	08-0172 J
SHEET NO:	1 OF 1

PROJECT DATA

LEGAL DESCRIPTION: Tracts 61 and 62, LESS the South 30 feet taken for road purposes, in Section 10, Township 52 South, Range 41 East, of MIAMI GARDENS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 96, of the Public Records of Dade County, Florida; now known as Miami-Dade County, Florida;

ALSO:
The East 1/2 of lots 193 through 201, of RADIO GARDENS SUBDIVISION, Plat Book 8, Page 97, according to the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida;

ALSO:
Lot 192 and East 1/2 of Lot 191, RADIO GARDENS SUBDIVISION, Plat Book 8, Page 97, LESS the South 25 feet, of aforesaid;

ALSO:
The East 2.5 feet of the West 52.5 feet of Lot 191, of RADIO GARDENS SUBDIVISION, Plat Book 8, at Page 97, LESS the South 25 feet thereof, according to the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida, ALL LESS the parcel dedicated as right-of-way for State Road No. 826 (Palmetto Expressway)

LESS-OUT PARCEL:
COMMENCE at the Southeast corner of the Southwest ¼ of Section 10, Township 52 South, Range 41 East, lying and being in Miami-Dade County, Florida; thence North 00 degrees 08 minutes 49 seconds East, along the East line of the Southwest ¼ of said Section 10, for 125.00 feet; thence North 89 degrees 33 minutes 26 seconds West, along a line parallel to and 125.00 feet North of the North line of the Northwest ¼ of Section 16, Township 52 South, Range 41 East, lying and being in Miami-Dade County, Florida, for 1137.46 feet; thence North 00 degrees 02 minutes 40 seconds East for 25.00 feet to the POINT OF BEGINNING; thence continue North 00 degrees 02 minutes 40 seconds East, along the East boundary line of Block 8, WESTWOOD MANOR, as recorded in Plat Book 57 at Page 12 of the Public Records of Miami-Dade County, Florida, for 115.00 feet; thence South 89 degrees 33 minutes 26 seconds East, along a line parallel to and 265.00 feet North of the North line of the Northwest ¼ of Section 16, for 478.03 feet; thence South 00 degrees 13 minutes 32 seconds West for 115.00 feet; thence South 89 degrees 33 minutes 26 seconds East, along a line parallel to and 150.00 feet North of the North line of the Northwest ¼ of Section 16, for 477.67 feet to the POINT OF BEGINNING. Containing 54,952.84 square feet or 1.26 acres, more or less.

ZONING INFORMATION

ZONING CLASSIFICATION: RU-1

PROPOSED USE: PLANNED AREA DEVELOPMENT DISTRICT (PAD)

FLOOD ZONE: "X"

TYPE OF OCCUPANCY: PHASE 1 & 2 – RESIDENTIAL (AFFORDABLE HOUSING FOR FAMILIES AND THE ELDERLY)
PHASE 3 – COMMERCIAL CENTER

NET LOT AREA: 520,028 SF / 11.93 ACRES

DENSITY: PROPOSED = 25 UNITS PER ACRE

LOT COVERAGE
PROVIDED: 98,440 SF (19%)

OPEN SPACE
PROVIDED: 268,322 SF (51%)

FLOOR AREA
PROVIDED: 313,400 SF

BUILDING SETBACKS
PROVIDED:

PHASE I (THE LAUREL)
NORTH 75'-8"
SOUTH 18'-0" (TO PROPOSED LOT LINE/ PHASE LINE)
EAST 19'-10"
WEST 60'-6"

PHASE II (THE JASMINE)
NORTH 149'-4" (TO PROPOSED LOT LINE/ PHASE LINE)
SOUTH 45'-11" (TO COMMERCIAL BLDG)
EAST 64'-6"
WEST 60'-6"

BUILDING HEIGHT
PROVIDED:

THE LAUREL COMMUNITY
TOP OF RIDGE 37'-4"
TOP OF ROOF 32'-4"

THE JASMINE COMMUNITY
TOP OF RIDGE 52'-11"
TOP OF ROOF 43'-4"

PARKING COUNT
PROVIDED:

THE LAUREL COMMUNITY
1.25 SPACES/UNIT X 156 UNITS = 195 SPACES — 195 PARKING SPACES PROVIDED

THE JASMINE COMMUNITY
1.00 SPACES/UNIT X 150 UNITS = 150 SPACES — 150 PARKING SPACES PROVIDED

TOTAL — 375 PARKING SPACES PROVIDED

UNIT COUNT
PROVIDED:

THE LAUREL COMMUNITY PHASE 1

BUILDING TYPE "A"

1 BED (558 SF) - LEVEL 1 TO 3	2 UNITS	6 UNITS
2 BED (805 SF) - LEVEL 1 TO 3	4 UNITS	12 UNITS
3 BED (1045 SF) - LEVEL 1 TO 3	2 UNITS	6 UNITS
		24 UNITS X 5 BLDGS
		120 UNITS

BUILDING TYPE "B"

1 BED (558 SF) - LEVEL 1 TO 3	4 UNITS	12 UNITS
2 BED (805 SF) - LEVEL 1 TO 3	6 UNITS	18 UNITS
3 BED (1045 SF) - LEVEL 1 TO 3	2 UNITS	6 UNITS
		36 UNITS

SUB-TOTAL

1 BED (558 SF)	**42 UNITS**
2 BED (805 SF)	**78 UNITS**
3 BED (1045 SF)	**36 UNITS**
TOTAL	**156 UNITS**

THE JASMINE COMMUNITY PHASE 2

BUILDING TYPE "A"

1 BED (652 SF) - LEVEL 1 TO 5	8 UNITS	40 UNITS
2 BED (814 SF) - LEVEL 1 TO 5	8 UNITS	40 UNITS
		80 UNITS

BUILDING TYPE "B"

1 BED (652 SF) - LEVEL 1 TO 5	6 UNITS	30 UNITS
2 BED (814 SF) - LEVEL 1 TO 5	8 UNITS	40 UNITS
		70 UNITS

SUB-TOTAL

1 BED (558 SF)	**70 UNITS**
2 BED (805 SF)	**80 UNITS**
TOTAL	**150 UNITS**

GRAND TOTAL — 306 UNITS

REVISIONS / SUBMISSIONS

0808

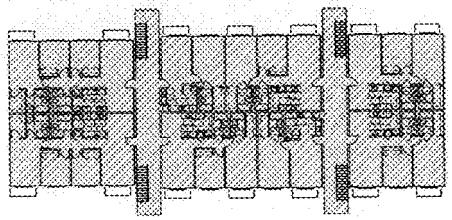
New Way Fellowship Church
Address
Miami-Dade, FL

DATA SHEET

ARCHITECTURE, INTERIOR DESIGN, PLANNING
AIA ASID NCARB
WWW.KOBIKARF.COM
KOBI KARF

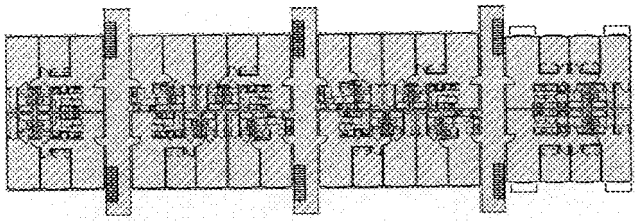
A-002

FAMILY BUILDING-PHASE I



FAMILY BUILDING TYPE A - LEVELS 1-3

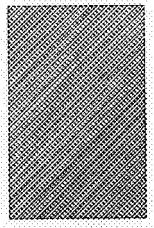
FLOOR AREA = 8706 S.F. / BUILDING
X 5 BLDG.
43530 S.F. (TOTAL)

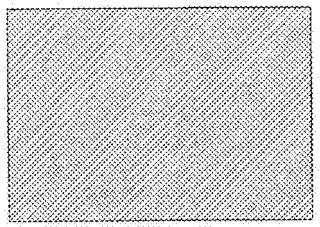


FAMILY BUILDING TYPE B - LEVELS 1-3

FLOOR AREA = 12508 S.F. (TOTAL)

COMMERCIAL BUILDINGS-PHASE III

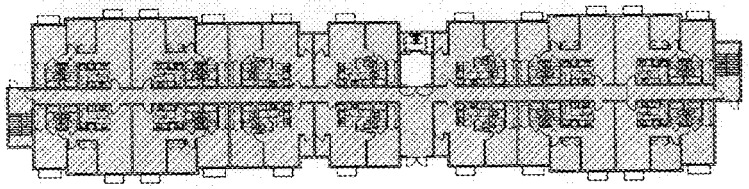




COMMERCIAL BUILDINGS

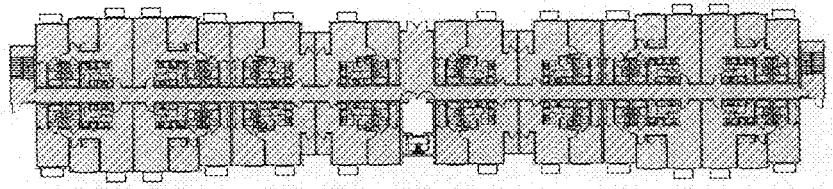
FLOOR AREA = 11,806 S.F. (TOTAL)

ELDERLY BUILDING-PHASE II



ELDERLY BUILDING TYPE A - LEVELS 1-5

FLOOR AREA = 12614 S.F. (TOTAL)



ELDERLY BUILDING TYPE B - LEVELS 1-5

FLOOR AREA = 14102 S.F. (TOTAL)

FLOOR AREA

FLOOR AREA RATIO CALCULATIONS

(SHADED AREAS DENOTES SQ.FT. INCLUDED IN FAR)

PHASE I - FAMILY BUILDING TYPE A LEVELS 1-3 (3 FLOORS X 43,530)	130,590 S.F.
PHASE I - FAMILY BUILDING TYPE B LEVELS 1-3 (3 FLOORS X 12,508)	37,524 S.F.
PHASE II - ELDERLY BUILDING TYPE A LEVELS 1-5 (5 FLOORS X 12,614)	63,170 S.F.
PHASE II - ELDERLY BUILDING TYPE B LEVELS 1-5 (5 FLOORS X 14,102)	70,510 S.F.
PHASE III - COMMERCIAL BUILDINGS	11,806 S.F.
SUB TOTAL	313,400 S.F.

FAR STUDY

1" = 20'-0"

REVISIONS / SUBMISSIONS

1 RESUBMISSION 21 APRIL 06

0808

New Way Fellowship Church

Address
City/State/Zip

F.A.R CALCULATIONS

LIC. # AR0010579

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID HOARB

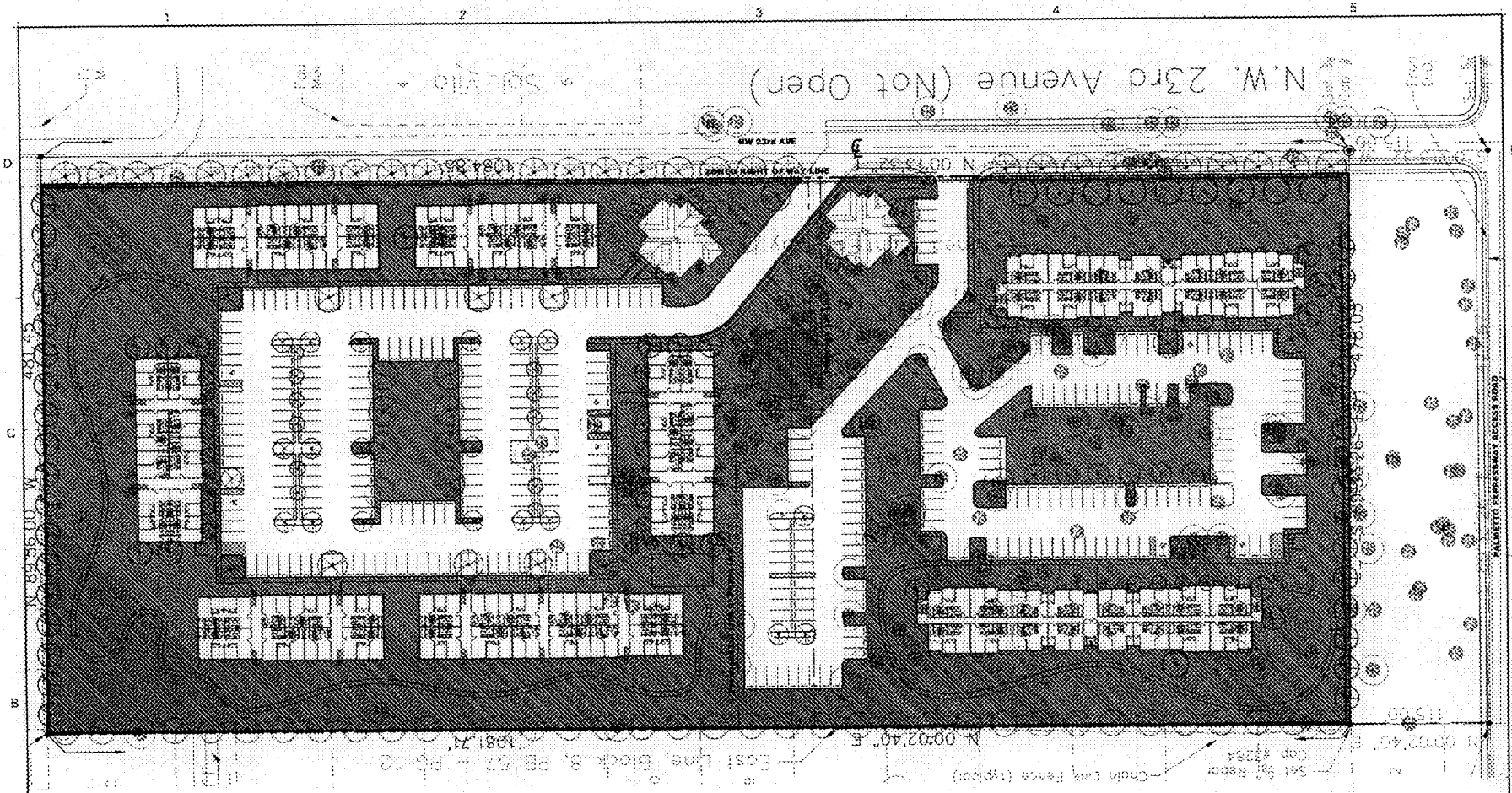
City Square Building
Suite 200
Oak Brook, Illinois 60523
T: 630.573.5700

WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:
REVIEWED BY:
DATE: 21 APRIL 06

A-003



OPEN SPACE CALCULATIONS

OPEN SPACE AT GROUND LEVEL	268,322 S.F.
TOTAL OPEN SPACE	268,322 S.F.

OPEN SPACE

OPEN SPACE CALCULATION

1"=40'-0"

REVISIONS / SUBMISSIONS

0808

New Way Fellowship Church

OPEN SPACE

CALCULATIONS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

WWW.KOBIKARP.COM

A-004

Northwest 60th Terrace
Northwest 60th Street
Northwest 61st Street
Northwest 62nd Street
Northwest 63rd Street
Northwest 64th Avenue
Northwest 64th Court
Palmetto Expressway
Northwest 67th Avenue
Northwest 67th Court
Northwest 67th Terrace
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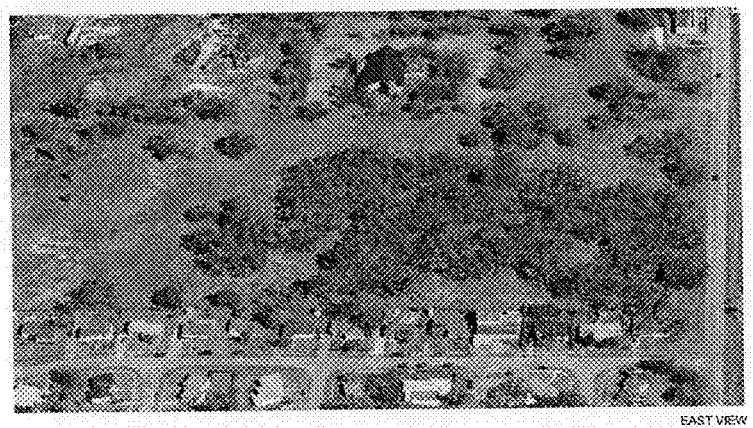
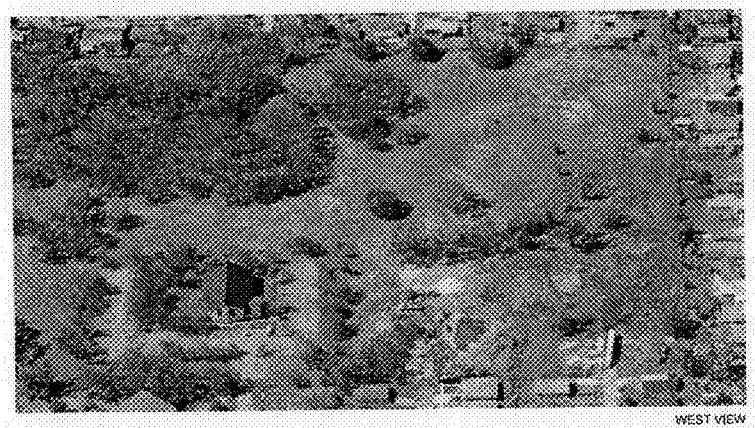
Northwest

NORTH VIEW



EAST VIEW

SOUTH VIEW



WEST VIEW

AERIAL VIEWS

N.T.S

REVISIONS / SUBMISSIONS

0808

New Way Fellowship Church

AERIAL VIEWS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

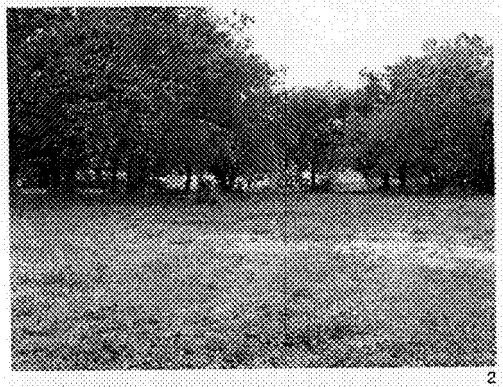
AIA ASID NCARB

WWW.KOBIKARP.COM

KOBI KARP

A-006

1



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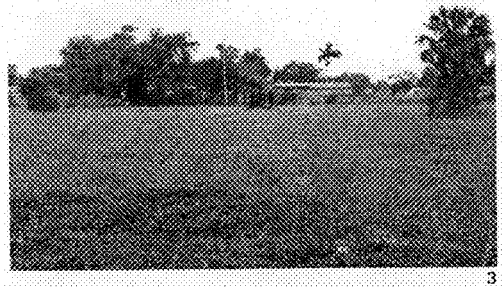

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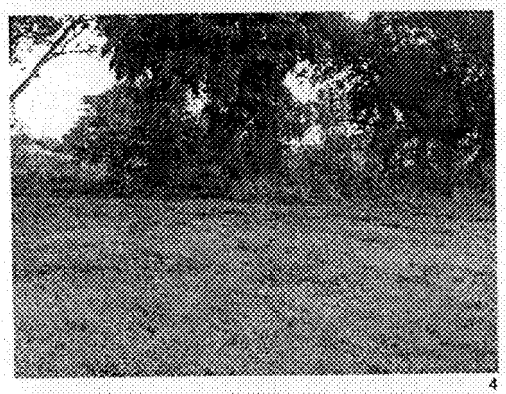

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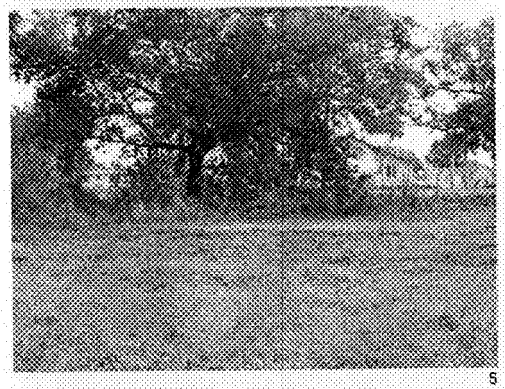

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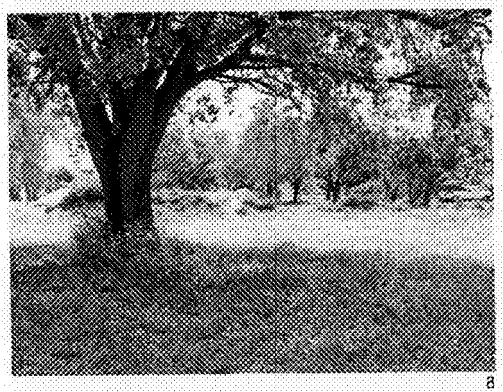


8

KEY PLAN OF CONTEXT PICTURES

N.T.S

REVISIONS / SUBMISSIONS

0808

New Way Fellowship Church

Address

City/State/Zip

CONTEXT PICTURES

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ARID NCARB

WWW.KOBIKARP.COM

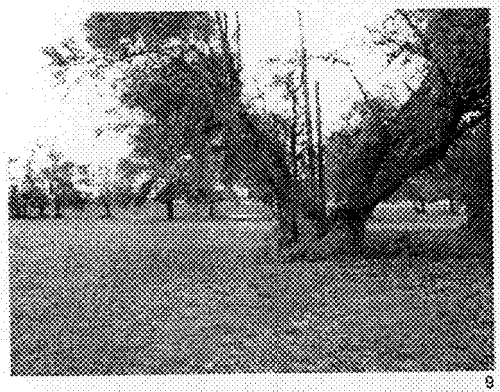
KOBI KARP

DRAWN BY:

CHECKED BY:

DATE: 27 APRIL 08

A-007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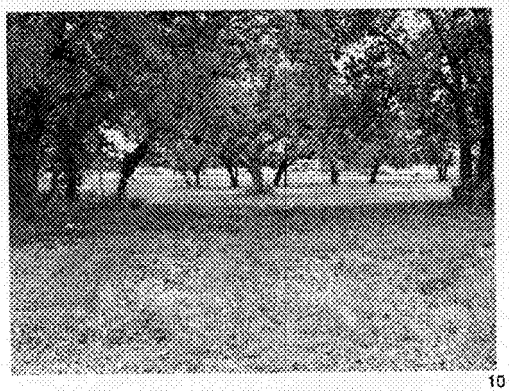
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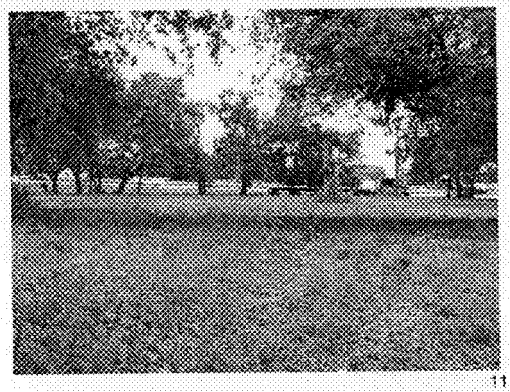
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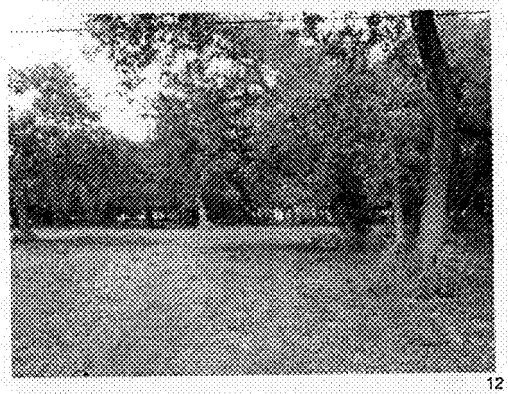
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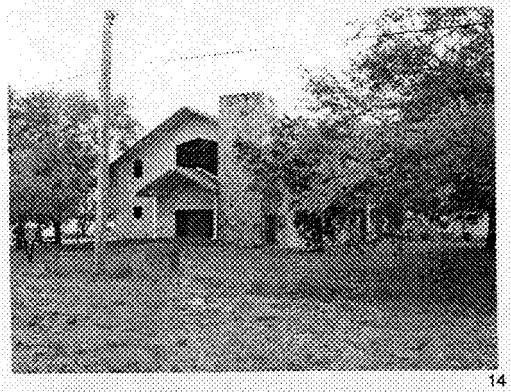
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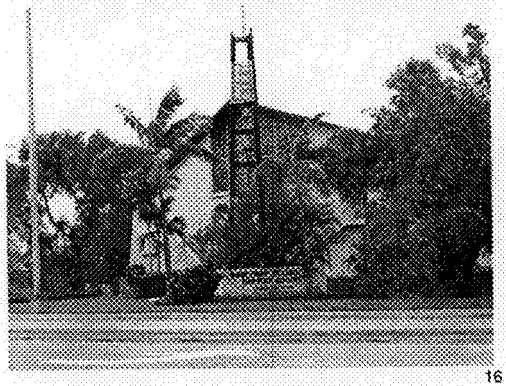
16

KEY PLAN OF CONTEXT PICTURES

N.T.S

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New Way Fellowship Church

CONTEXT PICTURES

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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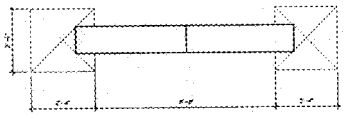
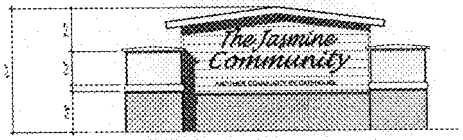
A-008



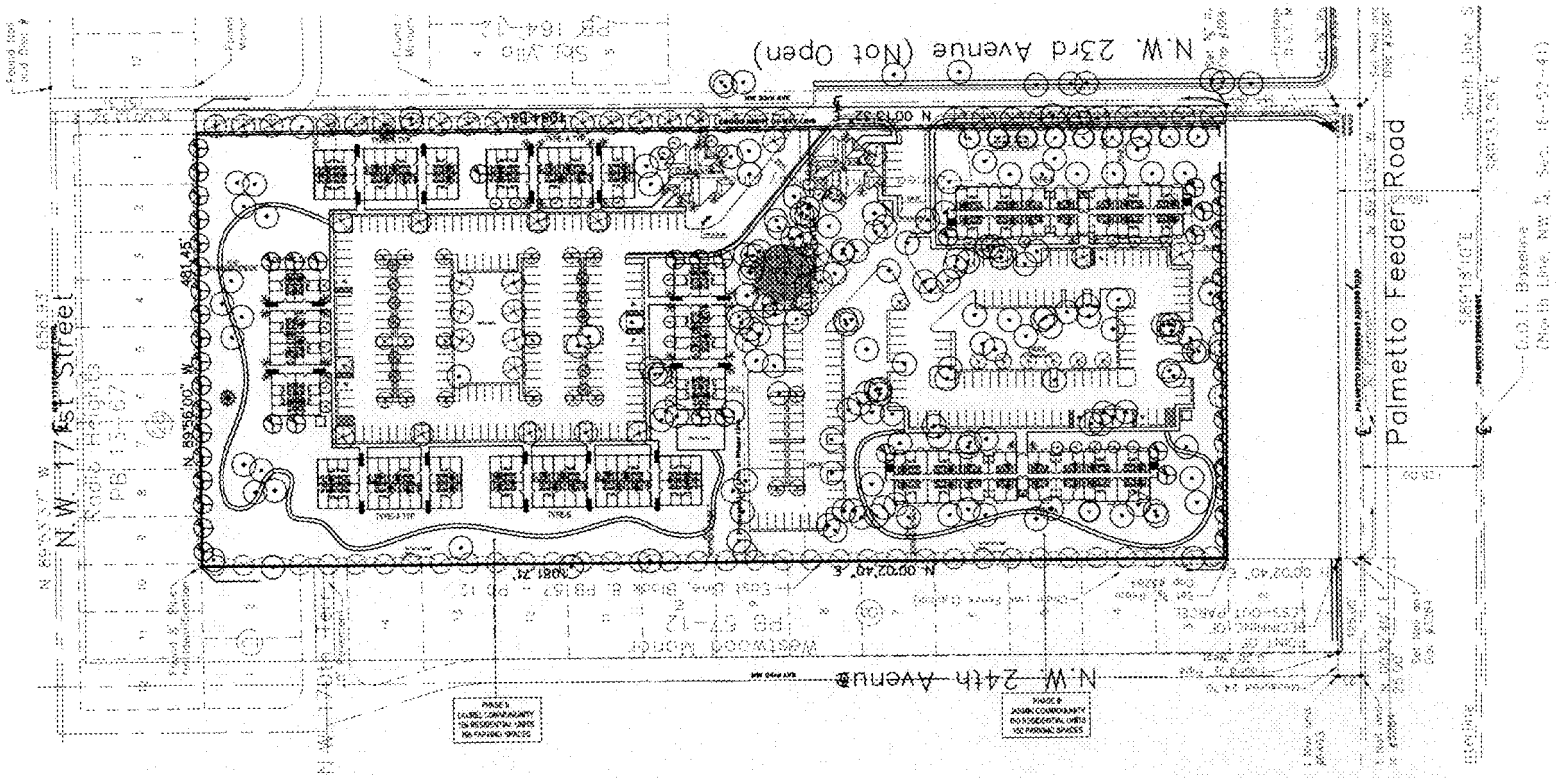
SIGN PLAN



SIGN ELEVATION

SIGN ELEVATION

MARQUEE SIGN



OVERALL SITE PLAN

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OVERALL SITE PLAN

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ARCHITECTURE INTERIOR DESIGN PLANNING

A-009

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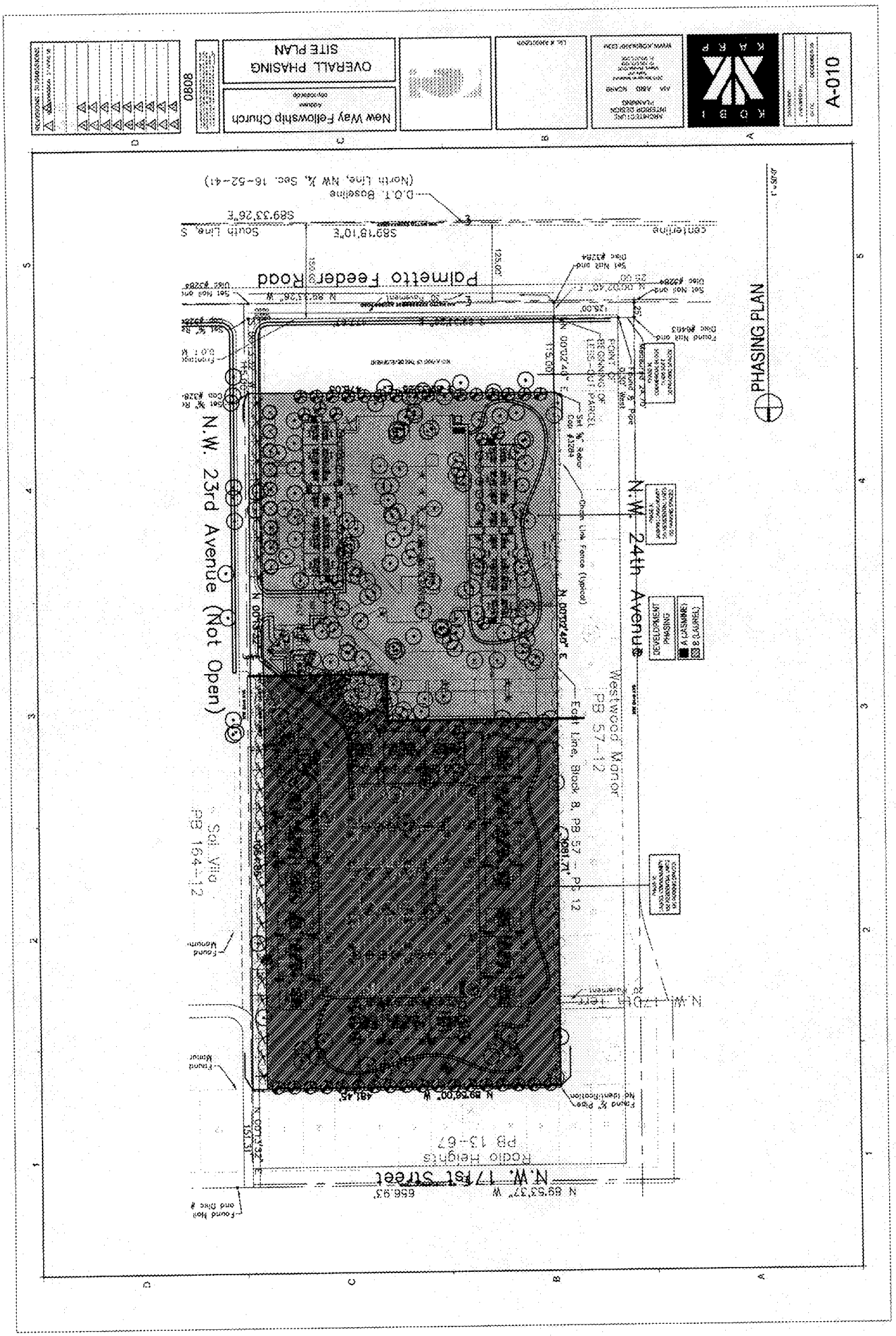
OVERALL PHASING
SITE PLAN
New Way Fellowship Church
A-010
PHASING PLAN
Palmetto Feeder Road
N.W. 23rd Avenue (Not Open)
N.W. 24th Avenue
N.W. 17th Street
Westwood Manor
PB 57-12
Sal Villa
PB 164-12
Radio Heights
PB 13-67
DEVELOPMENT PHASING
A (JASMINE)
B (LAUREL)