

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** July 24, 2007

**To:** Honorable Chairman Bruno A. Barreiro and Members,  
Board of County Commissioners

Agenda Item No. 5(U)

**From:** George M. Burgess  
County Manager

**Subject:** Class IV Permit Application by Atlas Property I, LLC and Century Grand I, LLLP, to Impact 251.93 Acres of Wetlands to Construct a Mixed Use Development and Restrictive Covenant to Preserve and Enhance 90.61 Acres On-site

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Attached, please find for your consideration an application by Atlas Property I, LLC and Century Grand I, LLLP, for a Class IV Permit and Restrictive Covenant. Also, attached is the recommendation of the Director of the Department of Environmental Resources Management and a Resolution seeking the Board's approval of the aforesaid Class IV Permit and Restrictive Covenant.

  
Assistant County Manager

**Date:** July 24, 2007

**To:** George M. Burgess  
County Manager

**From:** Carlos Espinosa, P.E., Director  
Environmental Resources Management

**Subject:** Class IV Permit Application by Atlas Property I, LLC and Century Grand I, LLLP, to Impact 251.93 Acres of Wetlands to Construct a Mixed Use Development and Restrictive Covenant to Preserve and Enhance 90.61 Acres On-site

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## **Recommendation**

I have reviewed the application for a Class IV Permit and Restrictive Covenant by Atlas Property I, LLC and Century Grand I, LLLP. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, I recommend that the Board of County Commissioners approve the issuance of a Class IV Permit and acceptance of the Restrictive Covenant for the reasons set forth below.

## **Scope**

The subject property is located between NW 107 and theoretical NW 97 Avenues and between NW 90 and theoretical 74 Streets, which is within County Commission District 12.

## **Fiscal Impact/Funding Source**

Not applicable.

## **Track Record/Monitor**

Not applicable.

## **Background**

The subject Class IV Permit application involves the proposed dredging and filling of 251.93 acres of wetlands not supporting halophytic vegetation to construct a mixed-use development and restrictive covenant to preserve and enhance 90.61 acres on-site. The subject property is located between NW 107 and theoretical NW 97 Avenues and between NW 90 and theoretical 74 Streets in Section 8, Township 53 South, Range 40 East, Miami-Dade County Florida. The proposed project site is adjacent to residential and mixed-use developments, quarried lakes and a wetland mitigation area for an adjacent residential development. The proposed project site is located within the Urban Development Boundary.

The wetlands that will be impacted within the project site are characterized as herbaceous with generally high densities of *Melaleuca*, an invasive exotic plant species. The majority of the high quality of wetlands on the site will be preserved (see attached vegetation map). The applicant has begun the removal of the *Melaleuca* trees consistent with Chapter 24 of the Code of Miami-Dade County. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities

will be accomplished by providing mitigation funds in the amount of \$11,322,768.36 to Everglades National Park for the purpose of restoring 246.23 acres of wetlands within the Hole-in-the-Donut Regional Off-Site Mitigation Area owned and managed by the Department of the Interior through Everglades National Park. The Hole-in-the-Donut project enhances property in Everglades National Park by removing exotic vegetation, restoring filled areas to natural wetland grade, and allowing the area to revegetate with native wetland plant species. In addition, a 90.61-acre on-site preservation and enhancement area complete with varied habitats, transitional buffers, and culvert crossings for terrestrial mammals will be covenanted. A total of 83.05 of the 90.61 acres are designated as wetlands with the remaining acreage being considered upland transitional buffers.

The proposed project has been designed in accordance with all relevant Miami-Dade County Class IV Permit criteria and is consistent with all other Miami-Dade County wetland protection provisions. Please find attached a Project Report from the Department of Environmental Resources Management (DERM) Wetland Resources Section, which sets forth in more detail the reasons this project is recommended for approval by DERM pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, Florida. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by reference hereto.

**Attachments**

- Attachment A: Class IV Permit Application  
Restrictive Covenant  
Site Plans
- Attachment B: Affidavits of Limited Liability Corporation
- Attachment C: Applicants/Agents Letter  
Engineer's Certification Letter
- Attachment D: Zoning Approval Letter  
DERM Water Control's Cut & Fill Approval  
Mitigation Acceptance Letter
- Attachment E: Adjacent Property Owner's List
- Attachment F: Project Report

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY ATLAS PROPERTY I, LLC AND CENTURY GRAND I, LLLP, FOR A CLASS IV TO IMPACT TO 251.93 ACRES OF WETLANDS TO CONSTRUCT A MIXED USE DEVELOPMENT AND APPROVE A RESTRICTIVE COVENANT TO PRESERVE AND ENHANCE 90.61 ACRES ON-SITE BETWEEN NW 107 AND THEORETICAL NW 97 AVENUES AND BETWEEN NW 90 AND THEORETICAL NW 74 STREETS IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

**NOTICE IS HEREBY GIVEN** pursuant to Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County that the Board of County Commissioners of Miami-Dade County will hold and conduct a Public Hearing on a request by Atlas Property I, LLC and Century Grand I, LLLP for a Class IV Permit to impact 251.93 acres of wetlands to construct a mixed use development and approve a restrictive covenant to preserve and enhance 90.61 acres on-site. Such Public Hearing will be held on the 24th day of July 2007, at 9:30 am, at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center in Miami, Florida.

Plans and details concerning the work requested in the application may be reviewed by interested persons at the office of the Miami-Dade County Department of Environmental Resources Management, 701 NW 1<sup>st</sup> Court, Suite 400, Miami, Florida, 33136-3912.

Oral statements will be heard and appropriate records made. For accuracy of records, all important facts and arguments should be prepared in writing in triplicate, with two copies being submitted to the Deputy Clerk of the County Commission at the hearing or mailed to her beforehand (Kay Sullivan, Deputy Clerk), 111 N.W. 1st Street, Stephen P. Clark Center, Suite 17-202, Miami, Florida 33128; and with one copy being submitted beforehand to the Miami-Dade County Department of Environmental Resources Management, 701 NW 1<sup>st</sup> Court, Suite 400, Miami, Florida, 33136.

A person who decides to appeal any decision made by any Board, Agency, or Commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY: \_\_\_\_\_  
Kay Sullivan, Deputy Clerk



# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: July 24, 2007

FROM:   
R.A. Cuevas, Jr.  
Acting County Attorney

SUBJECT: Agenda Item No. 5(U)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(U)

07-24-07

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO AN APPLICATION BY ATLAS PROPERTY I, LLC AND CENTURY GRAND I, LLLP FOR A CLASS IV PERMIT TO IMPACT 251.93 ACRES OF WETLANDS TO CONSTRUCT A MIXED USE DEVELOPMENT AND APPROVE A RESTRICTIVE COVENANT TO PRESERVE AND ENHANCE 90.61 ACRES ON-SITE BETWEEN NW 107 AND THEORETICAL NW 97 AVENUES AND BETWEEN NW 90 AND THEORETICAL NW 74 STREETS IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference ,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board having considered all the applicable factors contained within Section 24-48.3 of the Code of Miami-Dade County hereby approves the application by Atlas Property I, LLC and Century Grand I, LLLP for a Class IV Permit to impact 251.93 acres of wetlands to construct a mixed use development and approve a restrictive covenant to preserve and enhance 90.61 acres on-site, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Department of Environmental Resources Management, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicants from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of July, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency. *PST/mrs*

Peter S. Tell

By: \_\_\_\_\_  
Deputy Clerk

**ATTACHMENT A**

**Class IV Permit Application Form**

**Restrictive Covenant**

**Site Plans**



# Class IV Wetland Permit Application

For Official Use Only CORPS Application Number: DEP/SFWMD Application Number:	Date Received	Application Number
	June 20, 2007	05-089

**1. Applicant Information:**

Name: Atlas Property I, LLC & Century Grand I, LLLP  
 Address: 7270 NW 12th Street, Suite #410  
Miami, FL.  
 Zip Code: 33126 Phone # 305-599-8100  
 Email clano@centurypartners.com Fax # 305-470-1900

**2. Applicant's authorized permit agent:**

Name: Rainer W. Schael, RS Environmental Consulting, Inc.  
 Address: PO Box 161158  
Miami, FL  
 Zip Code: 33116-1158 Phone 305-383-3404  
 Email rainer@rs-env.com Fax # 305-383-3270

**3. Location where proposed activity exists or will occur:**

East of NW 107th Avenue & South of NW 90th Street  
 Street, road, or other descriptive location

Section: 30 and 25 City of Doral  
 Township: 52S and 52s Incorporated city or town  
 Range: 40e and 39E  
 Folio Number 35-3008-000-(0010, 0011, 0012, 0041)

**4. Proposed use:**

Private Single Dwelling	<input type="checkbox"/>	Commercial	<input type="checkbox"/>
Multi-Family Dwelling	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>
Multi-Single Family	<input type="checkbox"/>	Public	<input type="checkbox"/>
Please explain:		Other	<input checked="" type="checkbox"/>

Class IV Standard Form Permit Application Number FW 05-089, Doral Section 8 for the Dredging and Filling of 251.93 Acres of Wetlands for the Construction of a Mixed Use Development and the Enhancement of 83.05 Acres of Wetlands in Section 8, Township 53S, Range 40E.

**5. Description of Project (Use additional sheets, if necessary)**

Total Acreage of Wetlands to be Impacted 251.93 total

**A. Lake Excavation or Dredging:**

1. Total wetland acreage to be excavated or dredged 14.53

2. Cubic yards: Total for Project 468,835

a. Depth of excavated/dredged area 20' average depth

b. Type of material to be excavated/dredged Limerock

**B. Placement of Fill**

1. Total wetland acreage to be filled 251.93

a. Cubic yards 2,032,235

2. Type of material to be used Clean limerock fill

3. Source of fill material to be used On-site lake & nearby borrow pit

CONTINUED ON NEXT PAGE

5. Description of Project (continued)

C. Agriculture

- 1. Total wetland area to be cleared and/or plowed \_\_\_\_\_
- 2. Total area to be bedded for planting \_\_\_\_\_
- 3. Type of agriculture to be conducted (check any that apply):

- a. Row Crops
- b. Grove
- c. Field Nursery
- d. Container Nursery
- e. Shade House Nursery
- f. Other

(please explain) \_\_\_\_\_

- 4. If proposed project involves the construction of any drainage, water containment or conveyance facilities (i.e. ditches, diked areas, ponds, swales), please describe the proposed facilities:

The applicant proposes the construction of a mixed use development and its associated surface water management system including french drains, green areas and wetland preservation areas.

NOTE: If the project involves construction of any residential, office, storage facilities or other structures, or if the project involves the placement of a trailer on the property, separate approval from Miami-Dade County Building and Zoning Department (305-375-2500) is required:

6. Date activity is proposed to commence	<u>ASAP</u>
Date activity is proposed to be completed	<u>3 years</u>

7. Previous permits for this project (or any part thereof) have been:

	State*	Corps*
A. Denied (date) _____	_____	_____
B. Issued (date) _____	_____	_____
C. Other (please explain) _____	_____	

\*Differentiate between existing work and proposed work on the drawings.

8. ADDITIONAL ITEMS REQUIRED FOR APPLICATION SUBMITTAL. (Please note that, in addition to the information requested on this application form, there are several other items which must be submitted with your application. See Instruction pamphlet for the additional information required for this application.)

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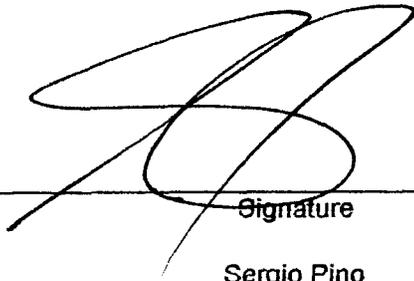
9. AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken.

I CERTIFY THAT I AM THE RECORD OWNER, LESSEE, OR RECORD EASEMENT HOLDER OF THE PROPERTY DESCRIBED BELOW.

NOTE: Lessees must provide a signed, notarized statement from the property owner indicating that the owner has reviewed the proposed project, including all proposed plans, and has agreed to allow the proposed project to occur on his or her lands.

LEGAL DESCRIPTION OF PROPERTY SITUATED IN MIAMI-DADE COUNTY, FLORIDA  
(use additional sheets if necessary)

Please see attached legal description

  
\_\_\_\_\_  
Signature

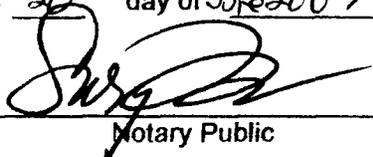
\_\_\_\_\_  
Sergio Pino  
Print Name

Atlas Property I, LLC by its Managing Member, Atlas Holdings Group, LLC by its Managing Member, Sergio Pino & Century Grand I, LLLP by its General Partner, Century Grand I Management Group, LLC by its Manager, Sergio Pino

\_\_\_\_\_  
Official Title

Sworn and subscribed before me at miami - Dade county, this 20 day of June 2007



  
\_\_\_\_\_  
Notary Public

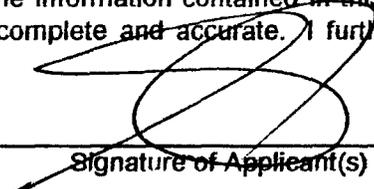
My commission expires: 01/19/08

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10. APPLICATION IS MADE FOR A PERMIT(S) TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN.

- A. I authorize the agent listed in Item #2 to negotiate modifications or revisions, when necessary, and accept or assent to any requirements on my behalf.
- B. I agree to provide entry to the project site for inspectors with proper identification or documents from Miami-Dade County Department of Environmental Resources Management for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.
- C. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the required state, federal or local permits **before** commencement of construction activities. I also understand that before commencement of this proposed project I must be granted separate permits or authorizations from the U.S. Army Corps of Engineers, the Department of Environmental Protection and the South Florida Water Management District, as necessary.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

  
\_\_\_\_\_  
Signature of Applicant(s)

6/20/07  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Sergio Pino  
Print Name

Atlas Property I, LLC by its Managing Member, Atlas Holdings Group, LLC by its Managing Member, Sergio Pino & Century Grand I, LLLP by its General Partner, Century Grand I Management Group, LLC by its Manager, Sergio Pino

\_\_\_\_\_  
Official Title

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Official Title

NOTE: THIS APPLICATION MUST BE SIGNED by the person(s) who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant, attach proof of authority for the agent to sign and bind the applicant.

NOTICE TO PERMIT APPLICANTS

This is a Class IV Permit Application; It is **NOT** A Class IV Permit! You Must Obtain **ALL** Required Local, State, and Federal Authorizations or Permits **BEFORE** Commencing work!!

Revised 6-7-07

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**EXHIBIT A**

Legal Description

PARCEL 1:

Tract "A"

A portion of Section 8, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 8, Township 53 South, Range 40 East, in Miami-Dade County, Florida; thence South  $01^{\circ}44'24''$  East along the East line of said Section 8 for a distance of 1,219.59 feet; thence South  $89^{\circ}39'25''$  West for a distance of 2,608.82 feet; thence North  $01^{\circ}44'24''$  West for a distance of 1,219.63 feet to a point on the North line of said Section 8; thence North  $89^{\circ}39'28''$  East along the North line of said Section 8 for a distance of 2,608.82 feet to the Point of Beginning.

Tract "B"

A portion of Section 8, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Section 8, Township 53 South, Range 40 East, in Miami-Dade County, Florida; thence North  $89^{\circ}39'55''$  East along the North line of said Section 8 for a distance of 570.17 feet; thence South  $01^{\circ}43'29''$  East for a distance of 240.00 feet; thence South  $89^{\circ}39'55''$  West for a distance of 50.00 feet; thence South  $01^{\circ}43'29''$  East for a distance of 250.00 feet; thence North  $89^{\circ}39'55''$  East for a distance of 450.00 feet; thence North  $01^{\circ}43'29''$  West for a distance of 490.00 feet; thence North  $89^{\circ}39'28''$  East along the North line of said Section 8 for a distance of 1686.10 feet; thence South  $01^{\circ}44'23''$  East for a distance of 3358.50 feet; thence South  $89^{\circ}39'25''$  West for a distance of 2657.09 feet to a point on the West line of said Section 8; thence North  $01^{\circ}43'29''$  West along the West line of said Section 8 for a distance of 3358.48 feet to the Point of Beginning.

Tract "C-1"

A portion of Section 8, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 8-53-40; thence North  $01^{\circ}43'29''$  West along the West line of said Section 8 for a distance of 960.41 feet to the Point of Beginning of the following described parcel of land; thence continue North  $01^{\circ}43'29''$  West along said line for a distance of 960.41 feet; thence North  $89^{\circ}39'25''$  East for a distance of 2657.09 feet; thence South  $01^{\circ}44'24''$  East for a distance of 960.42 feet; thence South  $89^{\circ}39'25''$  West for a distance of 2657.34 feet to the Point of Beginning.

LESS

The West 40 feet of said tracts "B" and "C-1" of Section 8, Township 53 South, Range 40 East for Right-of-Way of N.W. 107th Ave., Miami-Dade County, Florida.

**RESTRICTIVE COVENANT RUNNING WITH THE LAND IN FAVOR OF  
MIAMI-DADE COUNTY**

The undersigned, Atlas Property I, LLC and Century Grand I, LLLP, being the present owner(s) of the following real property (hereinafter called "the Property"), lying, being and situated in Miami-Dade County, Florida, to wit:

See Exhibit A

pursuant to Section 24-48.2(I)(B)(2)(b) of the Code of Miami-Dade County, Florida hereby proffers this executed Restrictive Covenant Running With The Land in Favor of Miami-Dade County, Florida as part of Miami-Dade County Department of Environmental Resources Management Class IV Permit Application Number FW 05-089:

1. The owners, their heirs, successors, assigns and grantees, covenant to Miami-Dade County to comply with all conditions set forth in the Miami-Dade County Class IV Wetland Permit No. FW 05-089 attached hereto as Exhibit B and incorporated herein by reference.
2. The owners, their heirs, successors, assigns and grantees, covenant to Miami-Dade County that neither native trees nor native understory shall be removed from the Property without the prior written consent of the Miami-Dade County Department of Environmental Resources.
3. The owners, their heirs, successors, assigns and grantees, shall notify Miami-Dade County in writing not later than thirty (30) days after any conveyance, sale, grant or transfer of the Property or any portion thereof, to any heirs, successors, assigns or grantees.
4. The owners, their heirs, successors, assigns and grantees, covenant to Miami-Dade County to prohibit and prevent public access to all areas of the Property. In the event that the Property is being degraded (i.e., the area is being destroyed or damaged, plants removed or trampled upon or trash and debris are accumulating in the area), then Miami-Dade County may require the owner(s) to install protective barriers around any area within the Property, which has been degraded.
5. This Restrictive Covenant shall run with the land and shall be recorded in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned, and their heirs, successors, grantees and assigns until such time as the same is modified or released in writing by Miami-Dade County, Florida.

6. The undersigned agree(s) and covenant(s) that this Restrictive Covenant and the provisions contained herein may be enforced against any person permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant by the Department of Environmental Resources Management, or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and attorney's fees in favor of Miami-Dade County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 3<sup>rd</sup> day of July, 2007

Witnesses:

sign [Signature]

print [Signature]

sign [Signature]

print Jessica E. Gonzalez

Property Owner

sign [Signature]

print SERGIO PINO

Title Managing Member, Atlas Holdings Group, LLC & Manager, Century Grand I Management Group, LLC

Address 2301 NW 87<sup>th</sup> Ave., 6<sup>th</sup> Floor Doral, Florida 33172

STATE OF FLORIDA, COUNTY OF DADE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2007 by SERGIO PINO as Managing Member of Atlas Holdings Group, LLC and Manager of Century Grand I Management Group, LLC, who is personally known to me or who has produced Known to me as identification and who did take an oath.

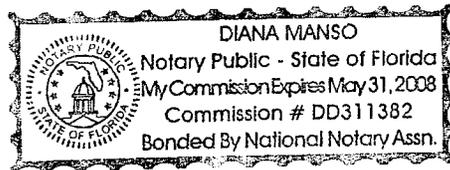
NOTARY PUBLIC:

sign [Signature]

print Diana Manso

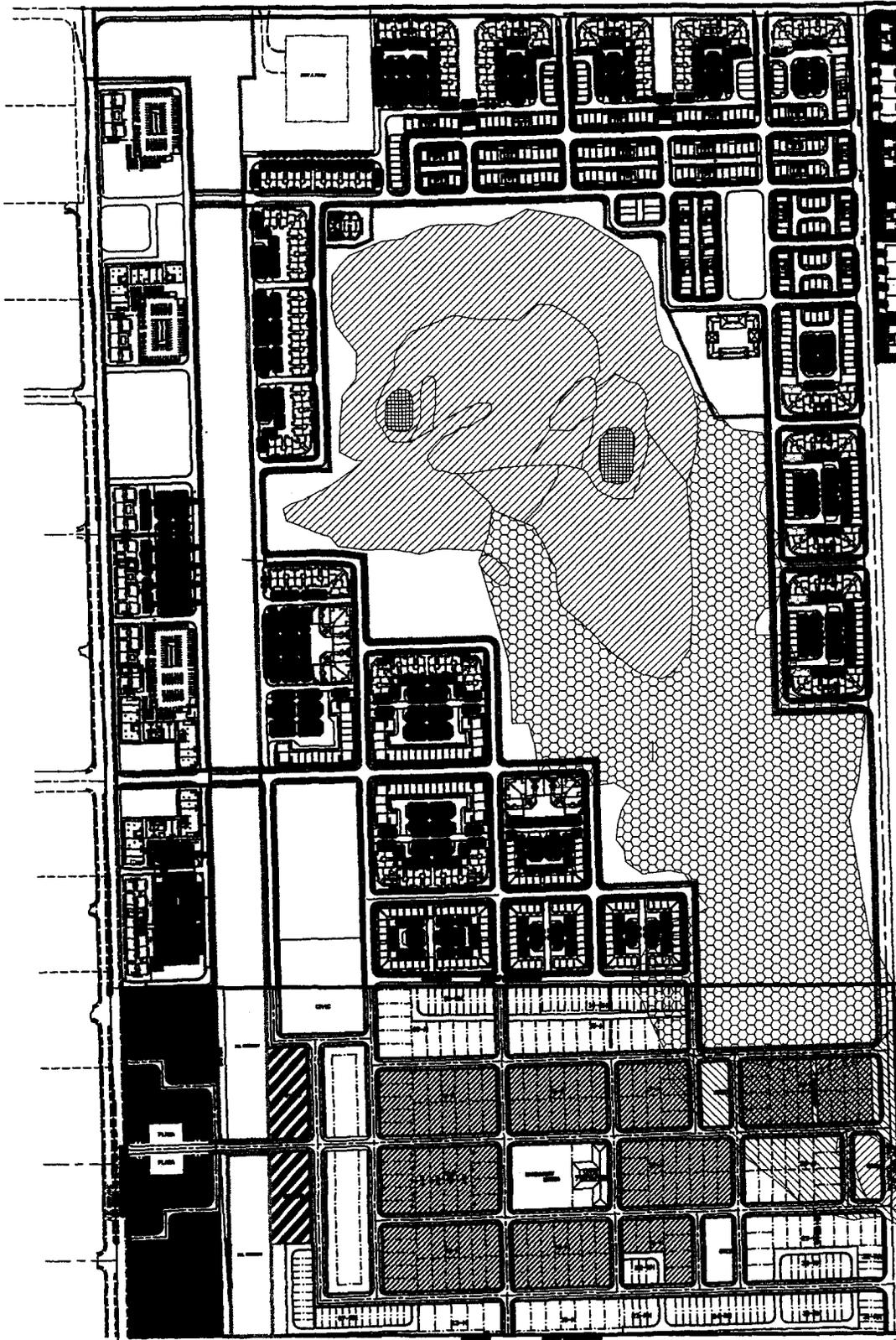
State of Florida at Large (Seal)

My Commission Expires:



Restrictive Covenant

Attachment A



RECEIVED  
APR 19 2007

DERM  
Environmental Resources Regulation Division

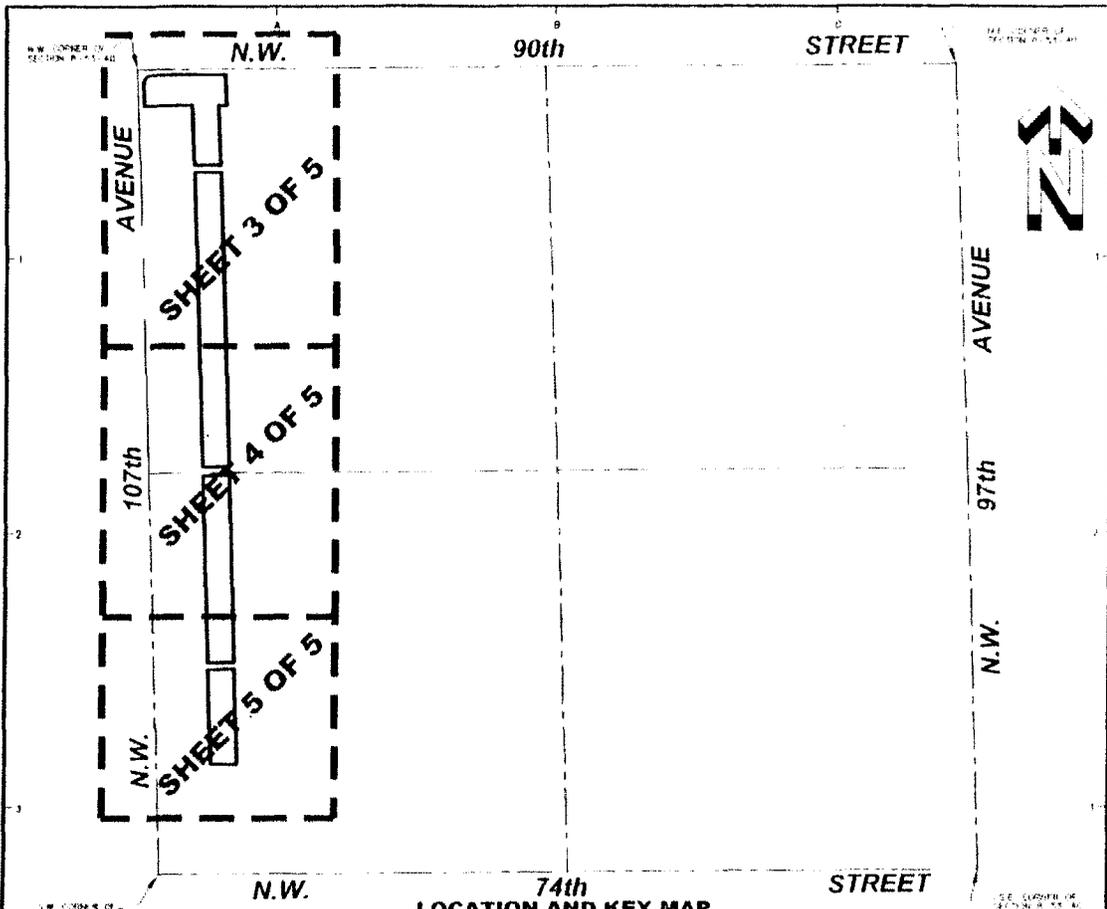
90.61 ACRE PRESERVE



RS Environmental Consulting, Inc.  
P.O. Box 161158  
Miami, FL 33116-1158  
Phone: (305) 383-3404  
Fax: (305) 383-3270  
[www.rs-env.com](http://www.rs-env.com)

PROJECT: DORAL SECTION 8		FIGURE: <b>1-A</b>
SHEET NAME: PRESERVATION BOUNDARY		
PREPARED FOR: ATLAS PROPERTY I		SECTION 8-53-40 MIAMI, FL
PROJECT No:		
DATE: 4-4-07	SCALE: NTS	

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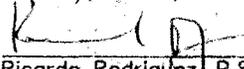
**LOCATION AND KEY MAP**  
**SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST**  
**DORAL, MIAMI-DADE COUNTY, FLORIDA.**

**SURVEYOR'S NOTES:**

- 1) - This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
- 3) - There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) - North arrow direction and Bearings shown hereon are based on assumed value of N89°39'28"E, along the North Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) - The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) - No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.  
*Ford, Armenteros & Manucy, Inc. L.B. 6557*  
 Date: JULY 6, 2007.  
 Revision: JULY 9, 2007 (ADD RADIUS)

  
 Ricardo Rodriguez, P.S.M.  
 Professional Surveyor and Mapper  
 State of Florida, Registration No.5936

**GRAND BAY AT DORAL & DORAL VILLAS - PRESERVE AREA**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET
SHEET NAME: LOCATION MAP AND NOTES		
PREPARED FOR: ATLAS PROPERTY, LLC		1
DRAWN BY: R. RODRIGUEZ	DATE: JULY 6, 2007	
DATE CHECKED BY:	SCALE: N/A	OF 5 SHEETS
CHECKED BY:	PROJECT No: 05 085 1029	

**LEGAL DESCRIPTION:**

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 94.25 feet; thence S00deg20min32secE for a distance of 40.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N89deg39min28secE, along a line parallel with and 40.00 feet South of the said North Line of said Section 8, for a distance of 476.88 feet; thence S01deg43min29secE for a distance of 200.06 feet; thence S89deg39min28secW for a distance of 50.01 feet to a point on the East Line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida; thence S01deg43min29secE, along the last described line for a distance of 386.15 feet to a point hereinafter refer to as Reference Point "A"; thence S89deg55min27secW for a distance of 107.47 feet to a point of curvature of a circular curve to the left, concave to the South; thence Westerly along the arc of said curve, having for its elements a radius of 2025.00 feet, through a central angle of 01deg38min56sec for an arc distance of 58.28 feet to a point of tangency; thence S88deg16min31secW for a distance of 4.31 feet to a point on the West Line of the said 170.00 feet Wide Florida Power and Light Easement; thence N01deg43min29secW, along the last described line for a distance of 386.33 feet; thence S89deg39min28secW for a distance of 310.09 feet; thence N01deg43min29secW, along a line parallel with and 40.00 feet East of the West Line of said Section 8, for a distance of 146.79 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northerly, Northeasterly and Easterly along the arc of said curve, having for its elements a radius of 52.00 feet, through a central angle of 91deg22min57sec for an arc distance of 82.94 feet to the POINT OF BEGINNING.

AND

COMMENCE at the aforementioned Reference Point "A"; thence S01deg43min29secE, along the East Line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 50.02 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01deg43min29secE, along the last described line for a distance of 1920.58 feet to a point hereinafter refer to as Reference Point "B"; thence S88deg16min31secW for a distance of 170.00 feet to a point on the West Line of the said 170.00 feet Wide Florida Power and Light Easement; thence N01deg43min29secW, along the last described line for a distance of 1924.53 feet; thence N88deg16min31secE for a distance of 4.31 feet to a point of curvature of a circular curve to the right, concave to the South; thence Easterly along the arc of said curve, having for its elements a radius of 1975.00 feet, through a central angle of 01deg38min56sec for an arc distance of 56.84 feet to a point of tangency; thence N89deg55min27secE for a distance of 108.90 feet to the POINT OF BEGINNING.

AND

COMMENCE at the aforementioned Reference Point "B"; thence S01deg43min29secE, along the East Line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 50.02 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01deg43min29secE, along the last described line for a distance of 1220.75 feet to a point hereinafter refer to as Reference Point "C"; thence S88deg16min22secW for a distance of 170.00 feet to a point on the West Line of the said 170.00 feet Wide Florida Power and Light Easement; thence N01deg43min29secW, along the last described line for a distance of 1220.76 feet; thence N88deg16min31secE for a distance of 170.00 feet to the POINT OF BEGINNING.

AND

COMMENCE at the aforementioned Reference Point "C"; thence S01deg43min29secE, along the East Line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 46.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01deg43min29secE, along the last described line for a distance of 625.92 feet; thence S89deg39min25secW for a distance of 170.05 feet to a point on the West Line of the said 170.00 feet Wide Florida Power and Light Easement; thence N01deg43min29secW, along the last described line for a distance of 621.81 feet; thence N88deg16min22secE for a distance of 170.00 feet to the POINT OF BEGINNING.

Containing 811,496.48 Square Feet or 18.63 Acres more or less.

**GRAND BAY AT DORAL & DORAL VILLAS - PRESERVE AREA**

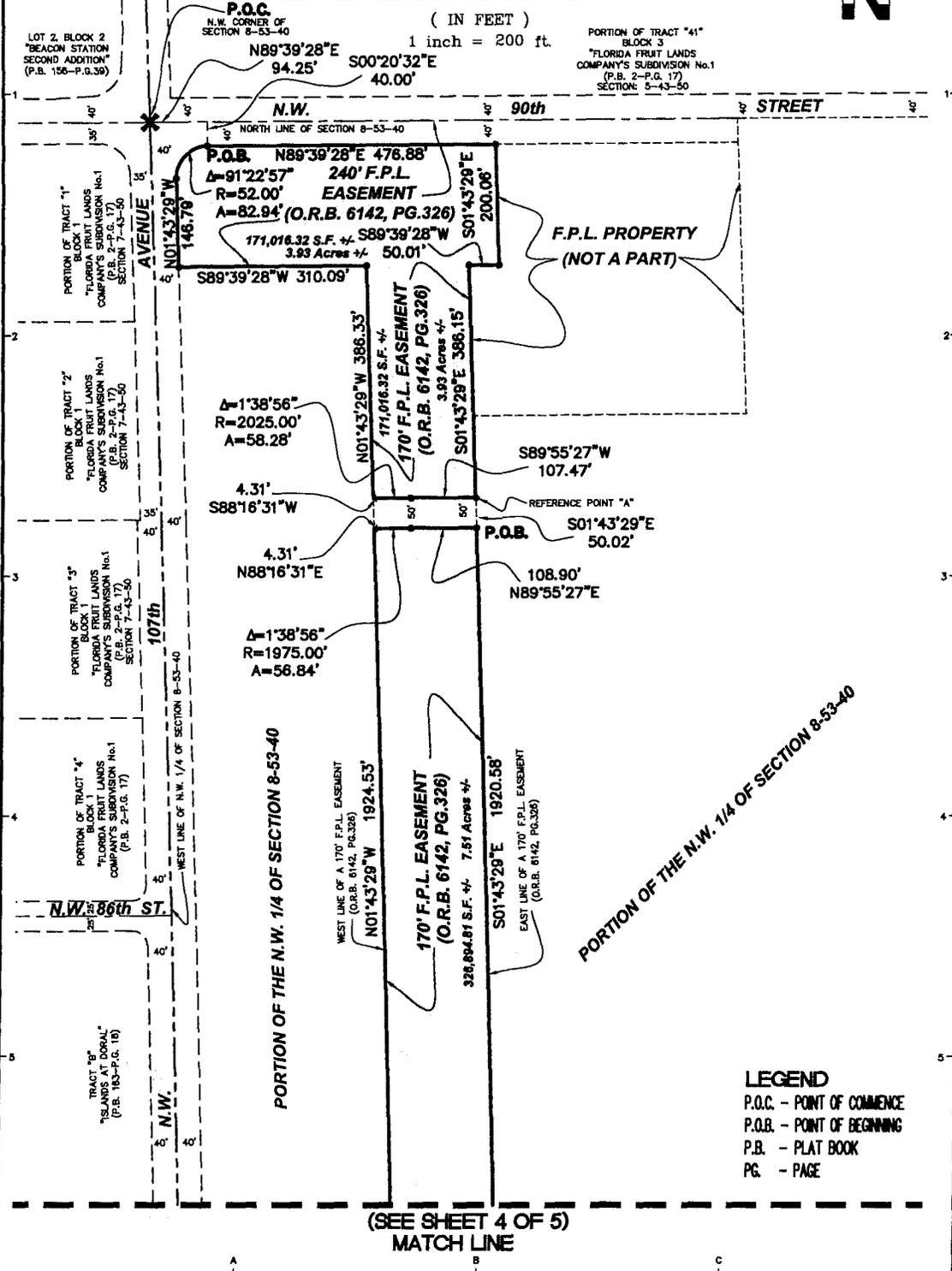


FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR: ATLAS PROPERTY, LLC			
DRAWN BY: R. RODRIGUEZ	DATE: JULY 6, 2007.	SHEET: 2	
DATE CHECKED BY:	SCALE: N/A	of 5 SHEETS	
CHECKED BY:	PROJECT No: 05-095-1029		

21

GRAPHIC SCALE



**LEGEND**  
P.O.C. - POINT OF COMMENCE  
P.O.B. - POINT OF BEGINNING  
P.B. - PLAT BOOK  
PG. - PAGE

**GRAND BAY AT DORAL & DORAL VILLAS - PRESERVE AREA**

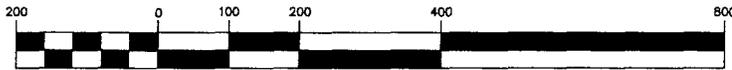


**FORD, ARMENTEROS & MANUCY, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		3
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: ATLAS PROPERTY, LLC		
DRAWN BY: R. RODRIGUEZ	DATE: JULY 6, 2007.	SHEET: 3 of 5 SHEETS
CHK. CHECKED BY:	SCALE: 1" = 200'	
CHECKED BY:	PROJECT No: 05-095-1029	

22

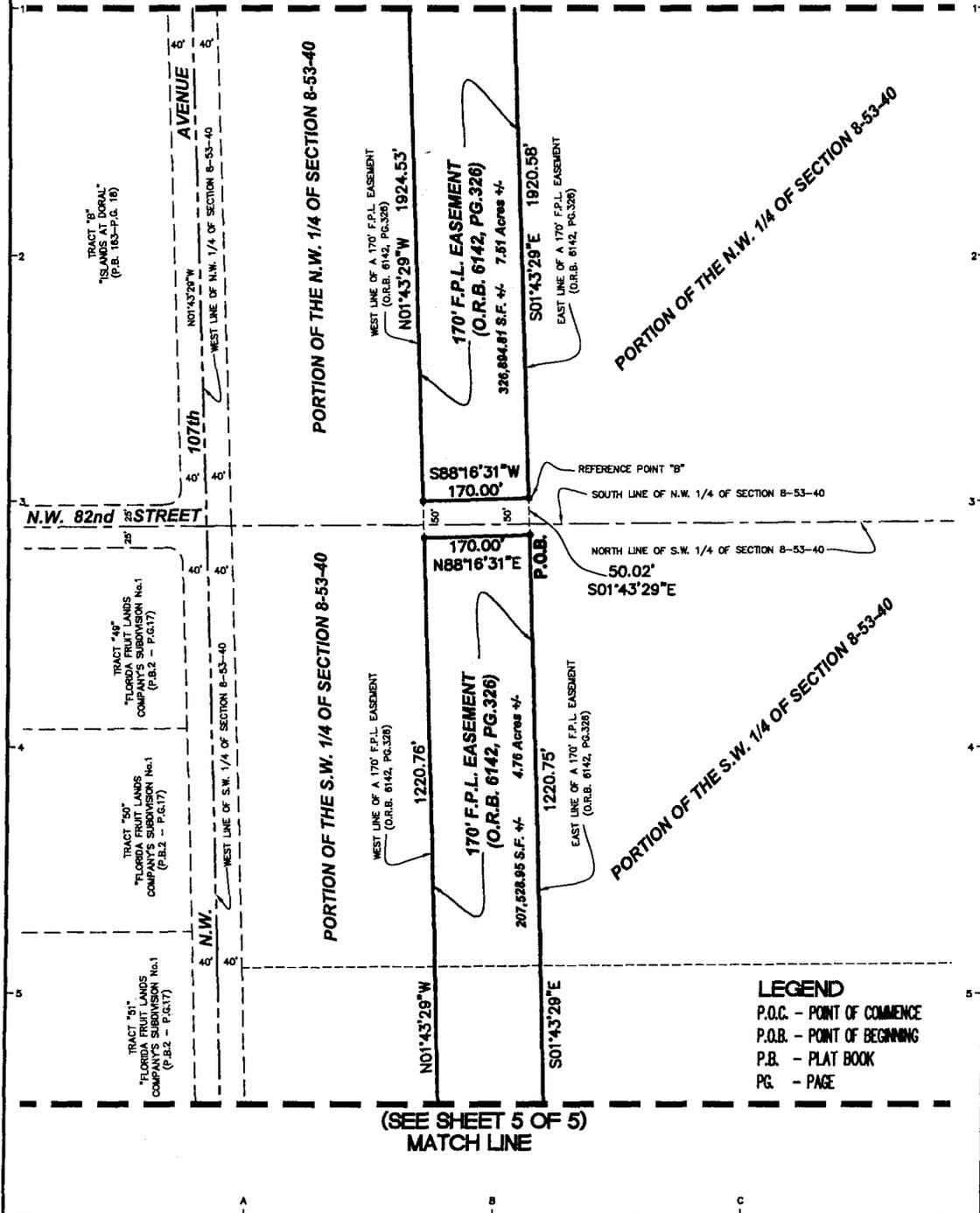
GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



MATCH LINE (SEE SHEET 3 OF 5)



(SEE SHEET 5 OF 5)  
MATCH LINE

- LEGEND**
- P.O.C. - POINT OF COMMENCE
  - P.O.B. - POINT OF BEGINNING
  - P.B. - PLAT BOOK
  - PG. - PAGE

GRAND BAY AT DORAL & DORAL VILLAS - PRESERVE AREA



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	ATLAS PROPERTY, LLC		
DRAWN BY:	R. RODRIGUEZ	DATE:	JULY 6, 2007.
DATE CHECKED BY:		SCALE:	1" = 200'
CHECKED BY:		PROJECT No:	05-095-1029
			SHEET: 4
			of 5 SHEETS

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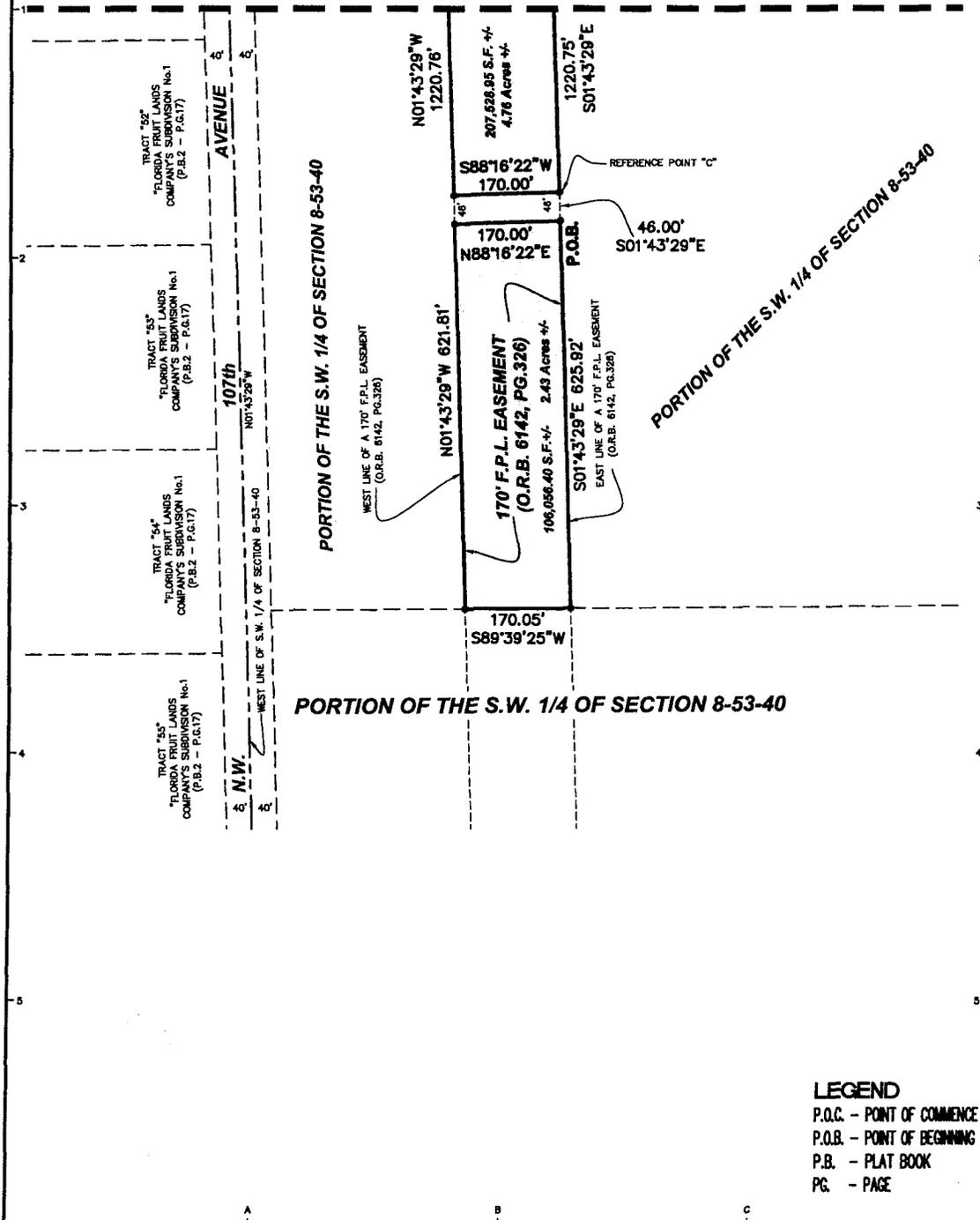
GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



MATCH LINE (SEE SHEET 4 OF 5)



LEGEND

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE

GRAND BAY AT DORAL & DORAL VILLAS - PRESERVE AREA



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	ATLAS PROPERTY, LLC	
DRAWN BY:	R. RODRIGUEZ	DATE: JULY 6, 2007.
DATE CHECKED BY:		SCALE: 1" = 200'
CHECKED BY:		PROJECT No: 05-095-1029

5

of 5 SHEETS

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**LEGAL DESCRIPTION:**

A portion of the West 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01deg43min29secE, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 808.48 feet; thence S89deg52min09secE for a distance of 772.78 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S89deg52min09secE for a distance of 102.45 feet; thence N66deg36min20secE for a distance of 63.31 feet; thence N00deg04min33secW for a distance of 112.69 feet; thence N89deg55min27secE for a distance of 18.98 feet; thence N88deg16min27secE for a distance of 748.62 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly and Southeaster along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 89deg57min11sec for an arc distance of 36.11 feet to a point of tangency; thence S01deg46min22secE for a distance of 68.72 feet; thence S58deg36min21secE for a distance of 69.34 feet; thence N88deg12min43secE for a distance of 103.97 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly and Southeaster along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90deg00min55sec for an arc distance of 36.13 feet to a point of tangency; thence S01deg46min22secE for a distance of 211.83 feet; thence S40deg36min26secE for a distance of 32.84 feet; thence S23deg41min35secE for a distance of 392.77 feet; thence N88deg17min29secE for a distance of 172.43 feet; thence S01deg43min56secE for a distance of 1019.63 feet; thence N88deg15min37secE for a distance of 299.23 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min59sec for an arc distance of 36.27 feet to a point of tangency; thence S01deg44min24secE for a distance of 1098.30 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly and Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec for an arc distance of 36.27 feet to a point of tangency; thence S88deg15min18secW for a distance of 553.08 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90deg00min31sec for an arc distance of 39.27 feet to a point of tangency; thence N01deg44min11secW for a distance of 549.10 feet; thence S88deg16min31secW for a distance of 302.12 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 24.00 feet, through a central angle of 90deg00min00sec for an arc distance of 37.70 feet to a point of tangency; thence N01deg43min29secW for a distance of 411.60 feet; thence S88deg16min31secW for a distance of 303.01 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 89deg59min46sec for an arc distance of 36.13 feet to a point of tangency; thence N01deg43min43secW for a distance of 367.71 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 40.00 feet, through a central angle of 89deg59min46sec for an arc distance of 62.83 feet to a point of tangency; thence S88deg16min31secW for a distance of 379.02 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90deg00min00sec for an arc distance of 36.13 feet to a point of tangency; thence N01deg43min29secW for a distance of 271.10 feet; thence N82deg54min20secW for a distance of 112.01 feet; thence S88deg12min43secW for a distance of 203.36 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 24.00 feet, through a central angle of 90deg03min48sec for an arc distance of 37.73 feet to a point of tangency; thence N01deg43min29secW for a distance of 227.30 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 24.00 feet, through a central angle of 90deg00min00sec for an arc distance of 37.70 feet to a point of tangency; thence N88deg16min31secE for a distance of 201.85 feet; thence N01deg43min29secW for a distance of 622.37 feet; thence N00deg07min51secE for a distance of 140.98 feet to the POINT OF BEGINNING.

Containing 3,158,090.37 Square Feet or 72.50 Acres more or less.

Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\05-095 GRAND BAY LEGALS\05-095-1024.DWG

**GRAND BAY AT DORAL CONSERVATION AREA**



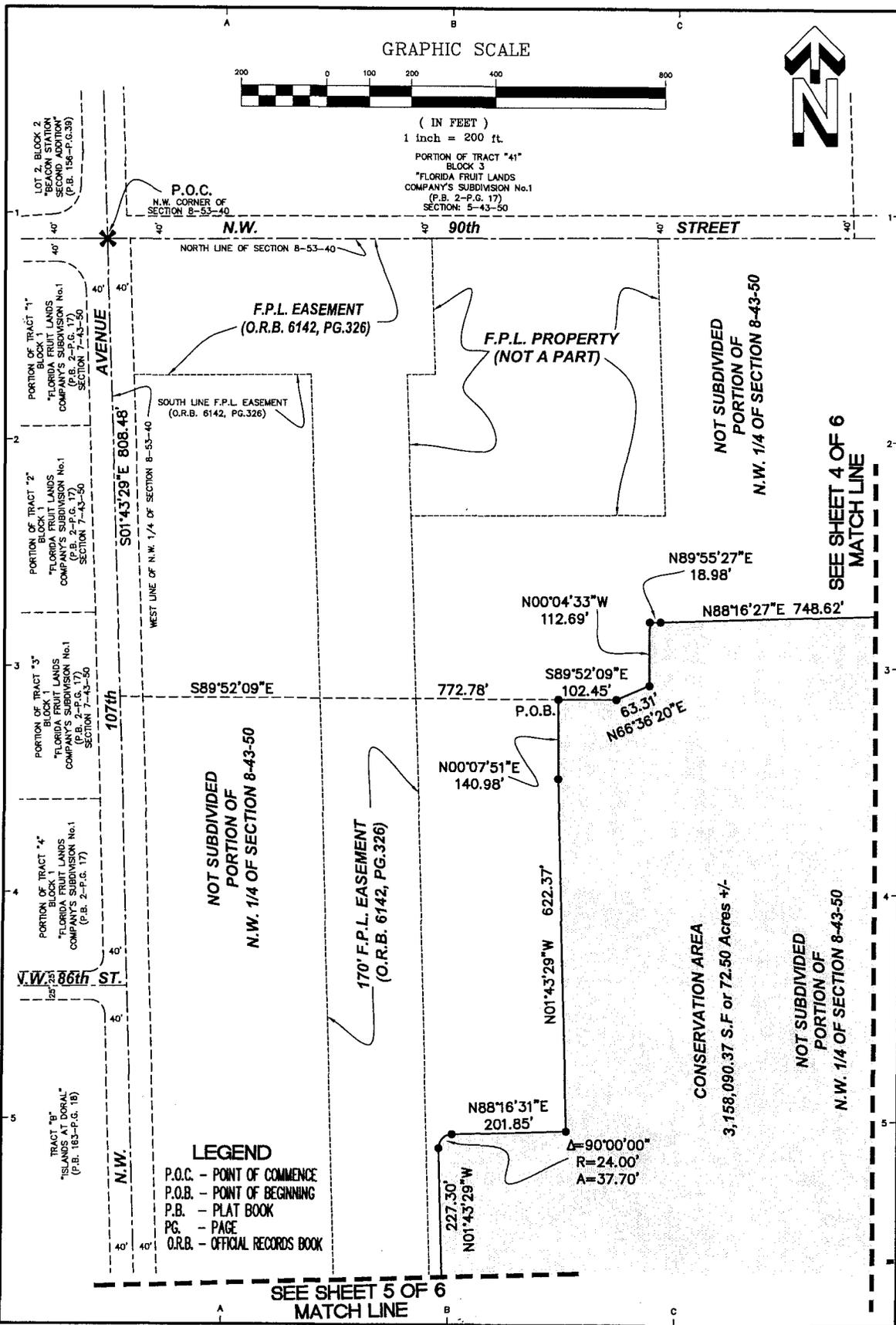
FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR: ATLAS PROPERTY, LLC	
DRAWN BY: R. RODRIGUEZ	DATE: MARCH 7, 2007.
DWG. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 05-095-1024

2

of 6 SHEETS

20

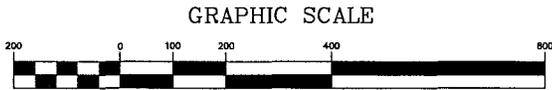


# GRAND BAY AT DORAL CONSERVATION AREA

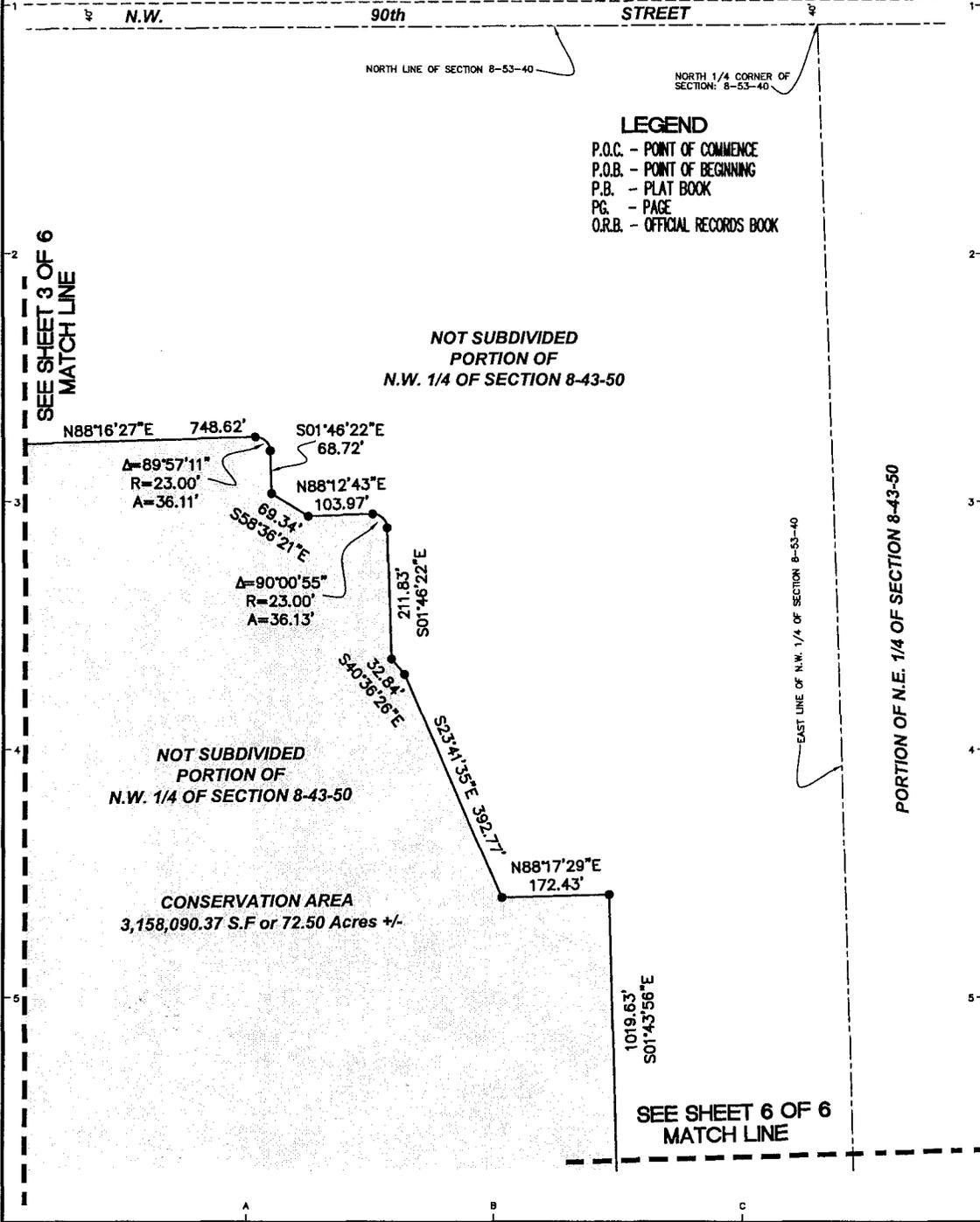


FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: <b>3</b>
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: ATLAS PROPERTY, LLC		27
DRAWN BY: R. RODRIGUEZ	DATE: MARCH 7, 2007.	
DWG. CHECKED BY:	SCALE: 1" = 200'	
CHECKED BY:	PROJECT No: 05-095-1024	
OF 6 SHEETS		



PORTION OF TRACT "40"  
BLOCK 3  
"FLORIDA FRUIT LANDS  
COMPANY'S SUBDIVISION No.1  
(P.B. 2-P.G. 17)  
SECTION: 5-43-50.



Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\05-095 GRAND BAY LEGALS\05-095-1024.DWG

## GRAND BAY AT DORAL CONSERVATION AREA



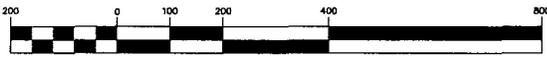
**FORD, ARMENTEROS & MANUCY, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		4 of 6 SHEETS
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: ATLAS PROPERTY, LLC		
DRAWN BY: R. RODRIGUEZ	DATE: MARCH 7, 2007.	
DWG. CHECKED BY:	SCALE: 1" = 200'	
CHECKED BY:	PROJECT No: 05-095-1024	

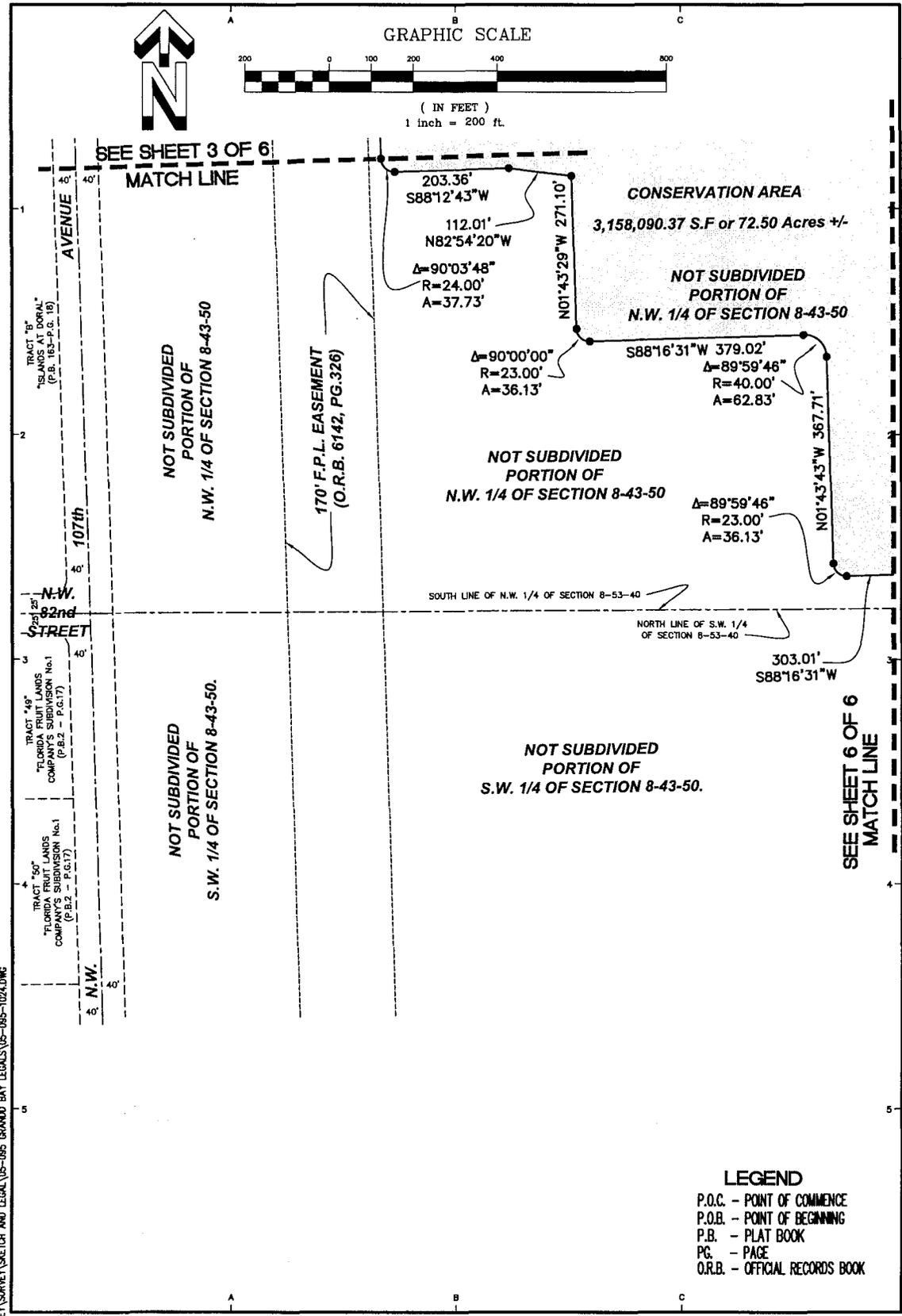
28



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



Q. FORD COMPANY'S ENGINEERING AND SURVEY (SURVEY, SKETCH AND LEGAL) 05-095-1024.DWG

LEGEND

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- O.R.B. - OFFICIAL RECORDS BOOK

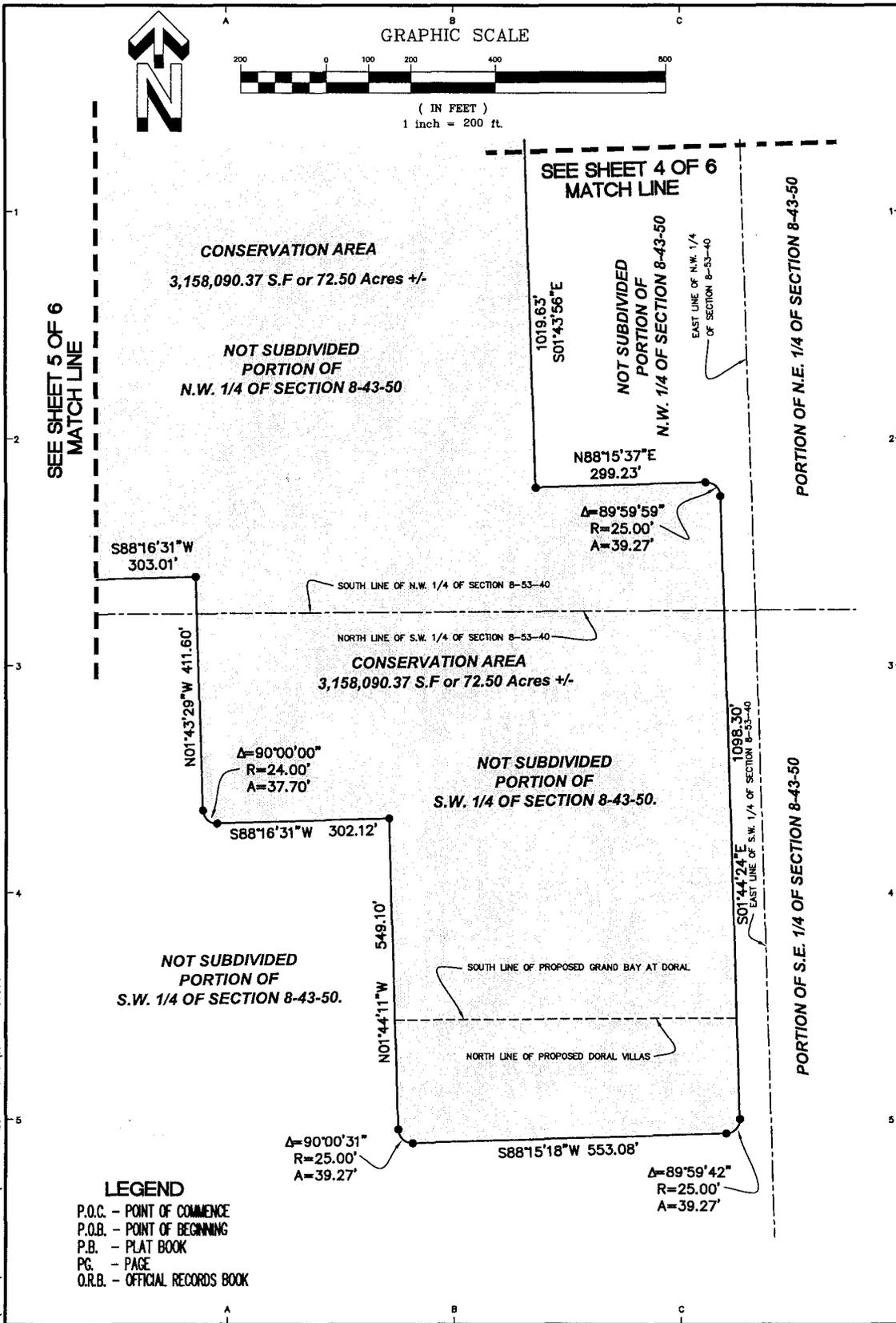
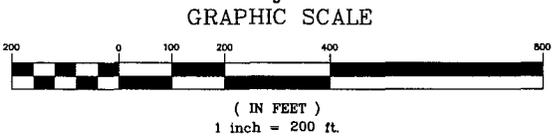
GRAND BAY AT DORAL CONSERVATION AREA



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: ATLAS PROPERTY, LLC		
DRAWN BY: R. RODRIGUEZ	DATE: MARCH 7, 2007.	SHEET: 5
DWG. CHECKED BY:	SCALE: 1" = 200'	OF 6 SHEETS
CHECKED BY:	PROJECT No: 05-095-1024	

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## GRAND BAY AT DORAL CONSERVATION AREA



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	ATLAS PROPERTY, LLC	
DRAWN BY:	R. RODRIGUEZ	DATE: MARCH 7, 2007.
DWG. CHECKED BY:		SCALE: 1" = 200'
CHECKED BY:		PROJECT No: 05-095-1024

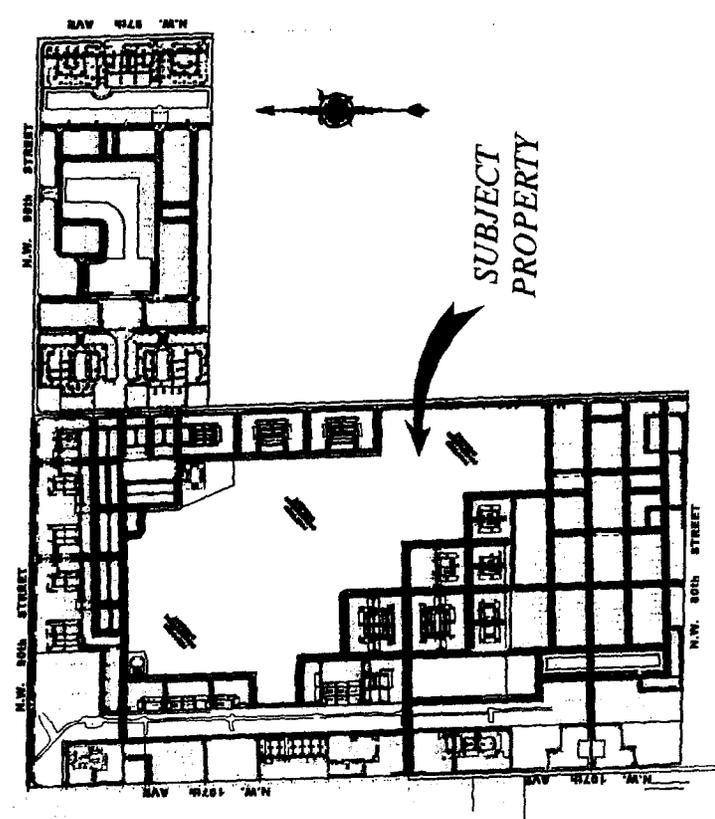
6

of 6 SHEETS

30

# SECTION 8 @ DORAL PAVING AND DRAINAGE PLANS

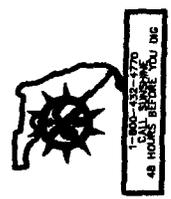
SECTION 8 T53S-R40E



LOCATION MAP  
SCALE 1"=400'

**CONTACT PERSON INFORMATION**

NAME: \_\_\_\_\_  
 TELEPHONE NUMBER: \_\_\_\_\_  
 FAX NUMBER: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_



- GENERAL NOTES:**
- ELEVATIONS SHOWN REFER TO SEA LEVEL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
  - ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF FLORIDA.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
  - ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED BY A REINFORCED CONCRETE CURB AND GUTTER SYSTEM.
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  - ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED BY A REINFORCED CONCRETE CURB AND GUTTER SYSTEM.

**LEGEND**

<input checked="" type="checkbox"/>	EXISTING UTILITIES	<input type="checkbox"/>	NEW UTILITIES
<input checked="" type="checkbox"/>	EXISTING CURB AND GUTTER	<input type="checkbox"/>	NEW CURB AND GUTTER
<input checked="" type="checkbox"/>	EXISTING PAVEMENT	<input type="checkbox"/>	NEW PAVEMENT
<input checked="" type="checkbox"/>	EXISTING DRAINAGE	<input type="checkbox"/>	NEW DRAINAGE

**TRAFFIC GENERAL NOTES & CONDITIONS**

- Engineer shall prepare utility & pavement markings plans in a separate sheet.
- Contractor shall submit utility & pavement markings plans in a separate sheet to the Engineer for review and approval.
- Contractor shall be responsible for the removal of all pavement markings and utility markings in the project area.
- Contractor shall be responsible for the installation of all pavement markings and utility markings in the project area.
- Contractor shall be responsible for the maintenance of all pavement markings and utility markings in the project area.
- Contractor shall be responsible for the installation of all pavement markings and utility markings in the project area.
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- Contractor shall be responsible for the installation of all pavement markings and utility markings in the project area.
- Contractor shall be responsible for the maintenance of all pavement markings and utility markings in the project area.

- PRELIMINARY
- NOT FOR CONSTRUCTION
- FOR PERMITS ONLY
- FOR RUM APPROVAL ONLY
- FINAL APPROVAL SET
- BID SET
- CONSTRUCTION SET



ATLAS PROPERTIES, INC.  
 10000 W. BIRCH AVE.  
 SUITE 100  
 DORAL, FL 33126  
 (305) 495-1111

SECTION 8 @ DORAL	DATE: 07-11
PAVING & DRAINAGE - COVER SHEET	CS
ATLAS PROPERTIES, INC.	

SECTION 8 @ DORAL	DATE: 07-11
PAVING & DRAINAGE - COVER SHEET	CS
ATLAS PROPERTIES, INC.	



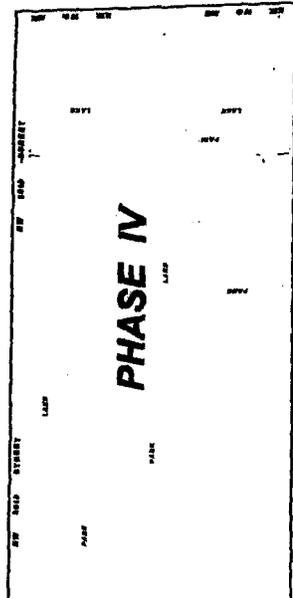
FOR PHASING PLAN  
 10000 N. W. 11th St.  
 MIAMI, FL 33150  
 TEL: 305.444.1111  
 FAX: 305.444.1112



NO.	DESCRIPTION	DATE
1	AS SHOWN	
2	REVISED PER COMMENTS	
3	REVISED PER COMMENTS	
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20	REVISED PER COMMENTS	

SECTION 8 @ DORAL  
 PAVING & DRAINAGE PHASING PLAN  
 ATLAS PROPERTIES, LLC  
 10000 N. W. 11th St.  
 MIAMI, FL 33150  
 TEL: 305.444.1111  
 FAX: 305.444.1112

DATE: 07-11  
 DRAWN BY: BELLELL  
 CHECKED BY: BELLELL  
 SCALE: 1" = 200'

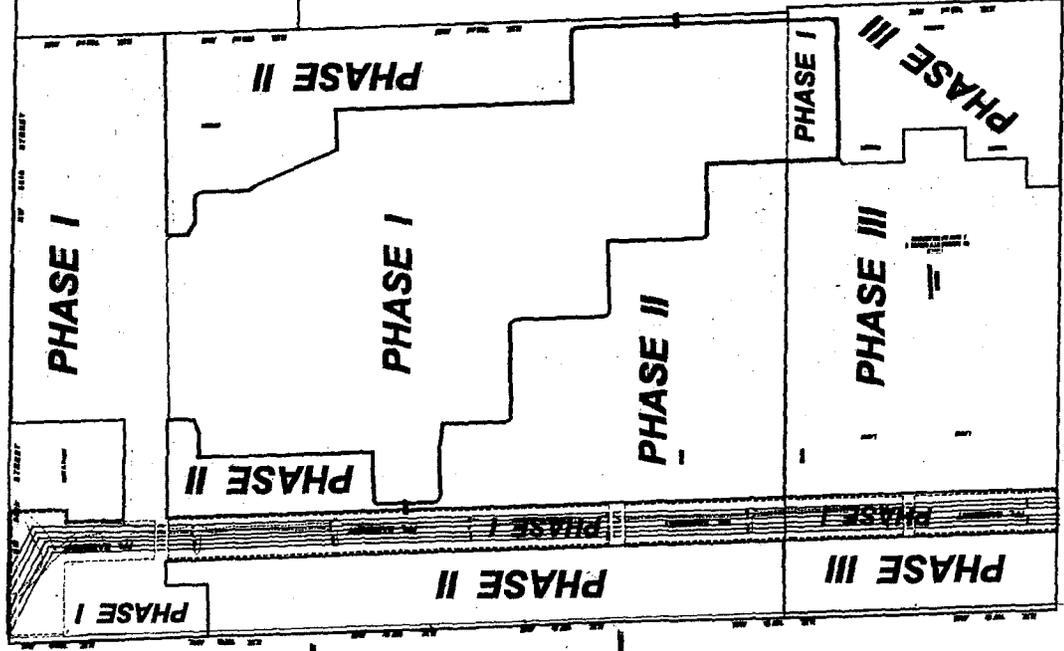


**AREA SCHEDULE**

NAME/PHASE	AREA
GRAND BAY @ DORAL (PHASE-I)	32.30 ACRES
FP & L EASEMENT (PHASE-I)	18.11 ACRES
CONSERVATION EASEMENT (PHASE I)	72.50 ACRES
GRAND BAY @ DORAL (PHASE-I)	83.30 ACRES
DORAL VILLAGE (PHASE-II)	48.95 ACRES
DORAL BREEZE (PHASE-III)	17.18 ACRES
DORAL PLACE (PHASE-IV)	73.10 ACRES
TOTAL SITE (PHASE-I THRU IV)	345.84 ACRES

**FD DRAINAGE SCHEDULE**

PHASE #	PHASE NAME	MIN. REQUIRED LF OF FD FOR WATER QUALITY	MIN. FT ELEV.
①	GRAND BAY @ DORAL (PHASE-I)	230	+8.40
②	GRAND BAY @ DORAL (PHASE-I)	560	+8.40
③	DORAL VILLAGE/ DORAL BREEZE	300	+8.40
④	DORAL PLACE	335	+8.40



PHASING PLAN  
 SCALE 1" = 200'

32



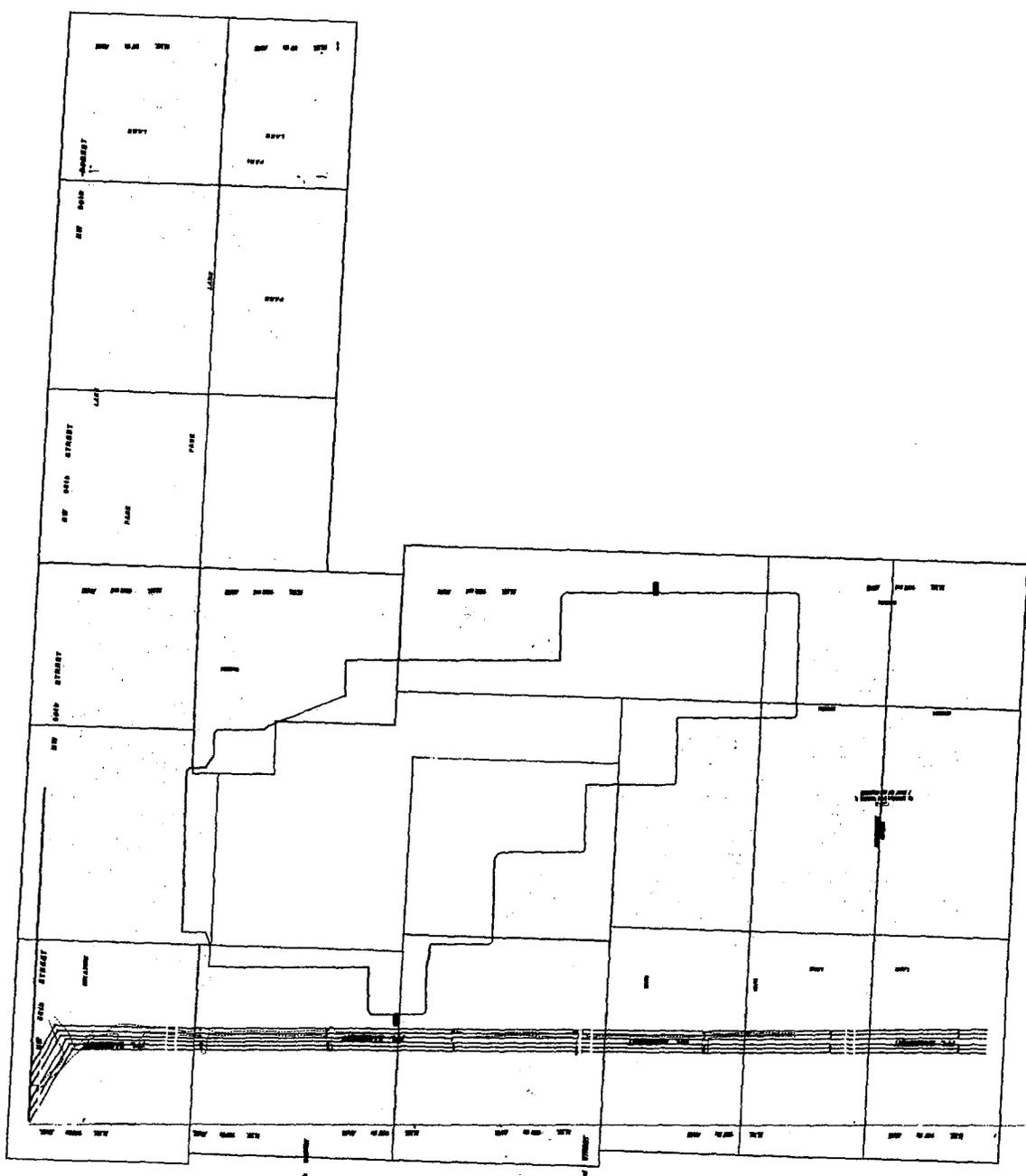
ATLAS PROPERTIES, LLC  
 10000 N. W. 11th St., Suite 100  
 Miami, FL 33150  
 Tel: 305.555.1111  
 Fax: 305.555.1112



NO.	DATE	DESCRIPTION
1	07-11	ISSUED FOR PERMITTING PURPOSES
2		
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SECTION 8 @ DORAL  
 PAVING & DRAINAGE - KEY SHEET  
 ATLAS PROPERTIES, LLC  
 10000 N. W. 11th St., Suite 100  
 Miami, FL 33150  
 Tel: 305.555.1111  
 Fax: 305.555.1112

DATE	07-11
SCALE	1" = 250'
PROJECT NO.	
PHASE	
DESIGNER	
CHECKER	
APPROVER	
DATE	
SCALE	
PROJECT NO.	
PHASE	
DESIGNER	
CHECKER	
APPROVER	
DATE	



KEY SHEET (FOR ALL PHASES)  
 SCALE 1" = 250'





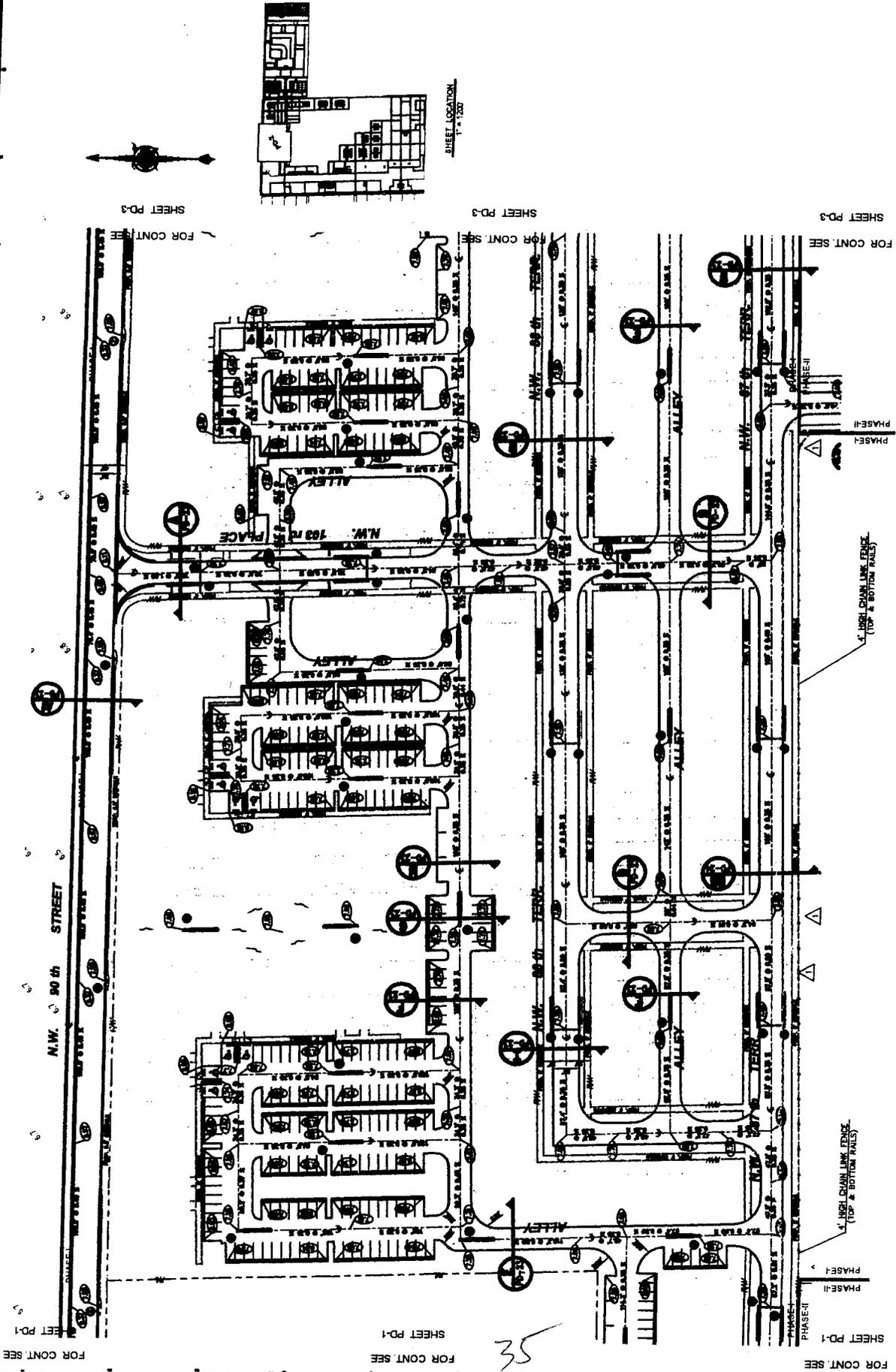
ATLAS PROPERTIES, LLC  
 11210 WILLOW STREET, SUITE 100  
 DALLAS, TEXAS 75241  
 TEL: 972.440.1100  
 FAX: 972.440.1101  
 WWW.ATLASPROPERTIES.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	07-11
2	ISSUED FOR PERMITTING	07-11
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SECTION 8 @ DORAL - PHASE I  
 PAVING & DRAINAGE PLANS  
 ATLAS PROPERTIES, LLC  
 SECTION 17 (TOWNSHIP 23 RANGE 14)

NO.	DESCRIPTION	DATE
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PD-2  
 5 of 28



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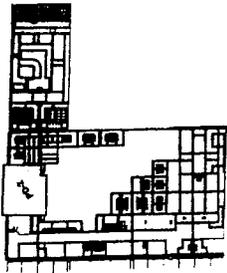
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FOR CONT. SEE SHEET PD-1

FOR CONT. SEE SHEET PD-3

FOR CONT. SEE SHEET PD-3

FOR CONT. SEE SHEET PD-3



SHEET LOCATION 1" = 120'

35









FOR PHASE I & II  
 10000 W. BROADWAY, SUITE 100  
 DENVER, COLORADO 80231  
 TEL: 303.733.1000  
 FAX: 303.733.1001  
 WWW.ATLASPROPERTIES.COM

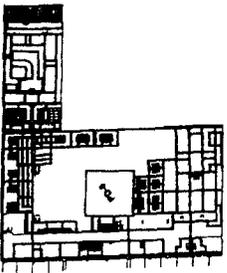


NO.	DESCRIPTION	DATE
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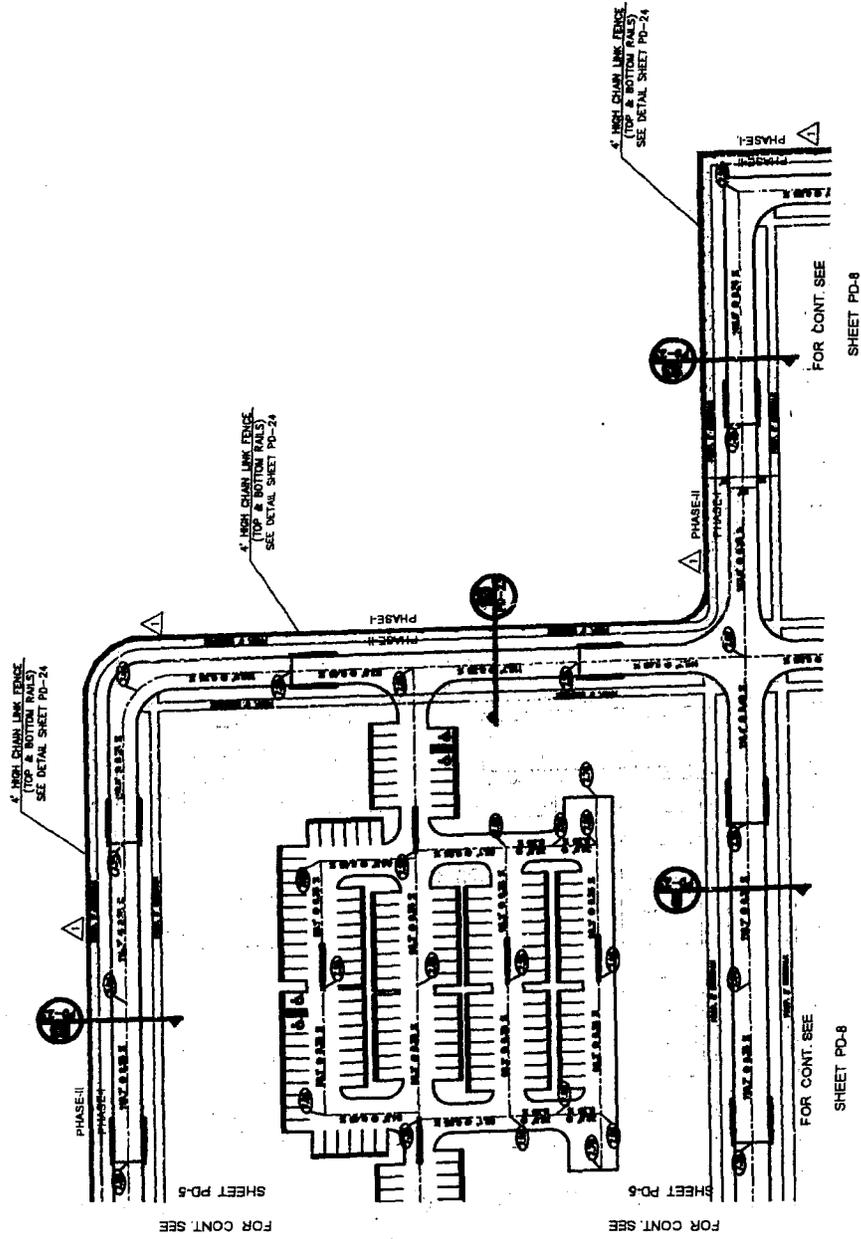
SECTION 8 @ DORAL-PHASE II  
 PAYING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC  
 SECTION 11 THROUGH 13

DATE: 07-11  
 DRAWN BY: J. GROSS  
 CHECKED BY: J. GROSS  
 SCALE: AS SHOWN

PD-6  
 9 of 28



SHEET LOCATION  
 1" = 1200'



39



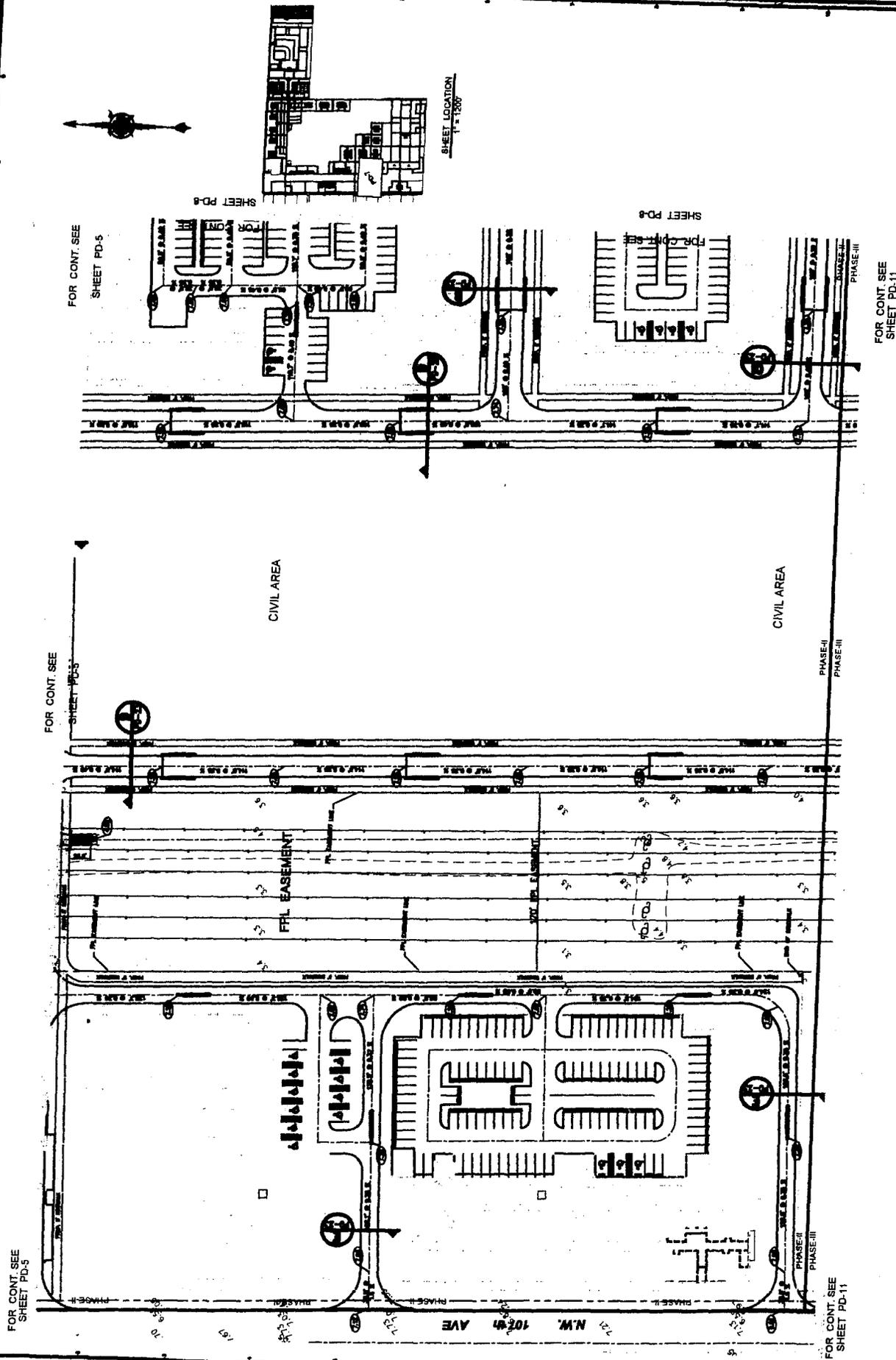
ATLAS PROPERTIES, LLC  
 10000 MARSHALL FERRY RD. # 200  
 DORAL, FL 33126  
 TEL: 305.486.1100  
 FAX: 305.486.1101  
 WWW.ATLASPROPERTIES.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07-11
2	REVISED PER COMMENTS	07-11
3	REVISED PER COMMENTS	07-11
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10	REVISED PER COMMENTS	07-11

SECTION 8 @ DORAL-PHASE II  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC  
 SECTION 11 TORONTO RD. PHASE II

DATE	BY	CHECKED
07-11	07-11	07-11
07-11	07-11	07-11
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07-11	07-11	07-11
07-11	07-11	07-11
07-11	07-11	07-11

PD-7  
 10 of 20



FOR CONT. SEE SHEET PD-5

FOR CONT. SEE SHEET PD-5

FOR CONT. SEE SHEET PD-5

SHEET PD-8

SHEET LOCATION 1" = 100'

SHEET PD-8

FOR CONT. SEE SHEET PD-11

FOR CONT. SEE SHEET PD-11

N.W. 102<sup>nd</sup> AVE

40



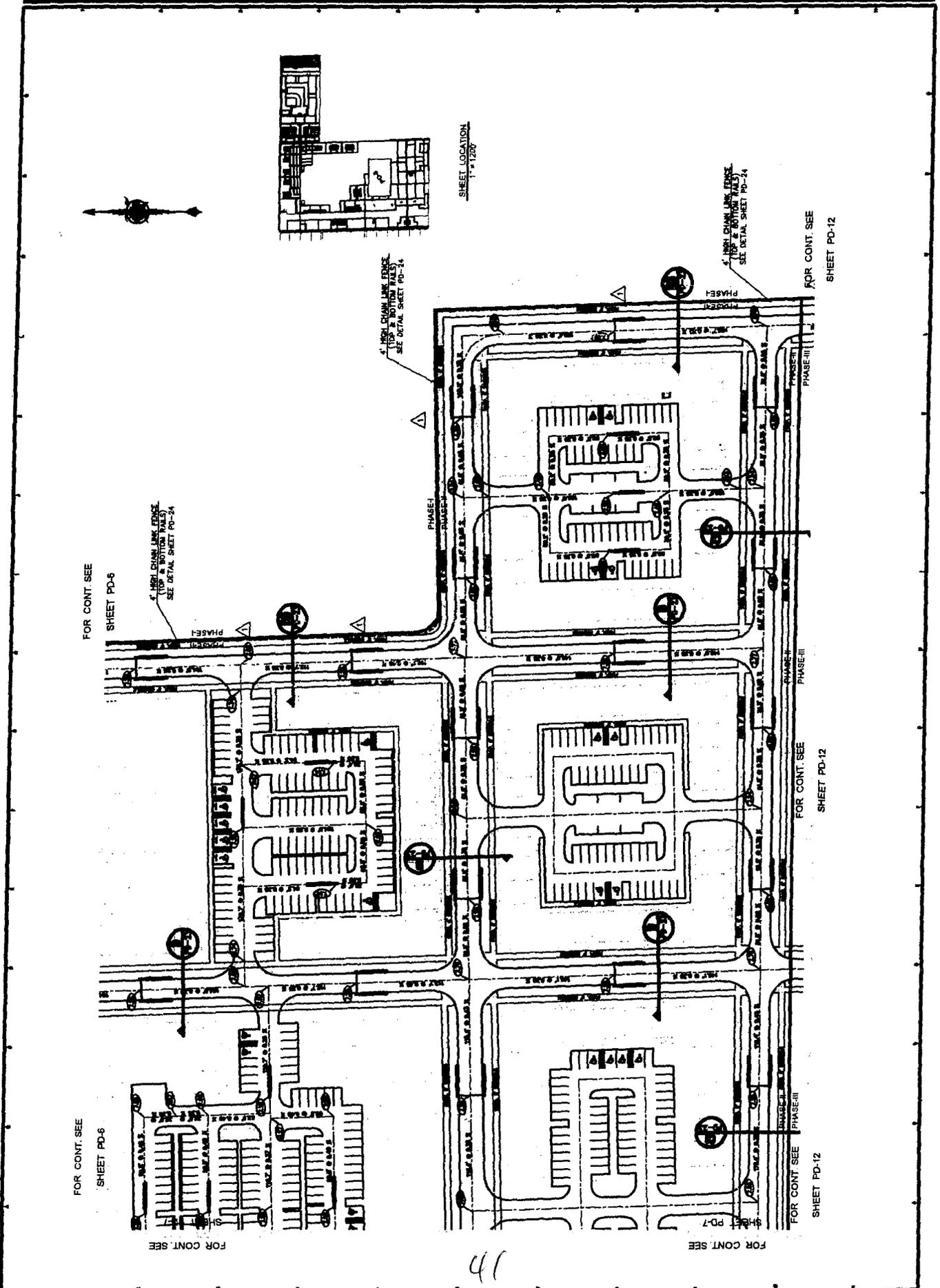
ATLAS PROPERTIES, LLC  
 10000 W. 10th Avenue  
 Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112



SECTION 8 @ DORAL-PHASE II  
 PAVING & DRAINAGE PLAN (REV)  
 ATLAS PROPERTIES, LLC  
 10000 W. 10th Avenue  
 Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112

DATE: 07-11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

PD-8  
 11.9.28



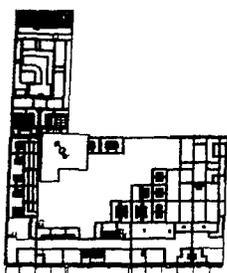
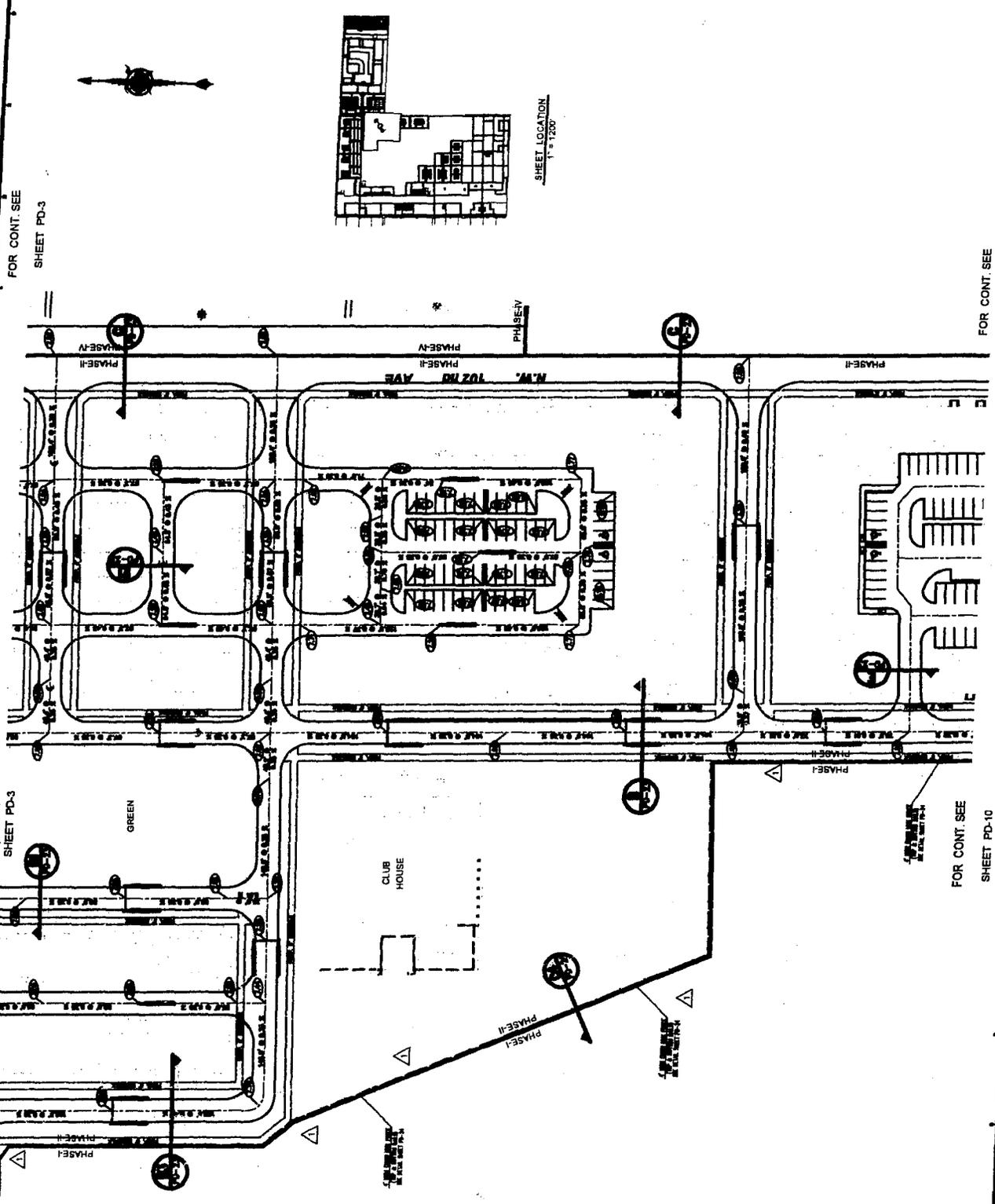
11



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 ALL RIGHTS RESERVED

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	07-11
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10	ISSUED FOR PERMITTING	07-11

SECTION 8 @ DORAL PHASE II  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC  
 PROJECT NO. 07-11  
 SHEET NO. PD-9  
 OF 28



FOR CONT. SEE  
 SHEET PD-3

FOR CONT. SEE  
 SHEET PD-3

FOR CONT. SEE  
 SHEET PD-3

FOR CONT. SEE  
 SHEET PD-10

FOR CONT. SEE  
 SHEET PD-10

42

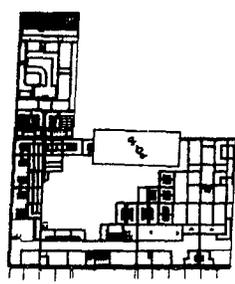
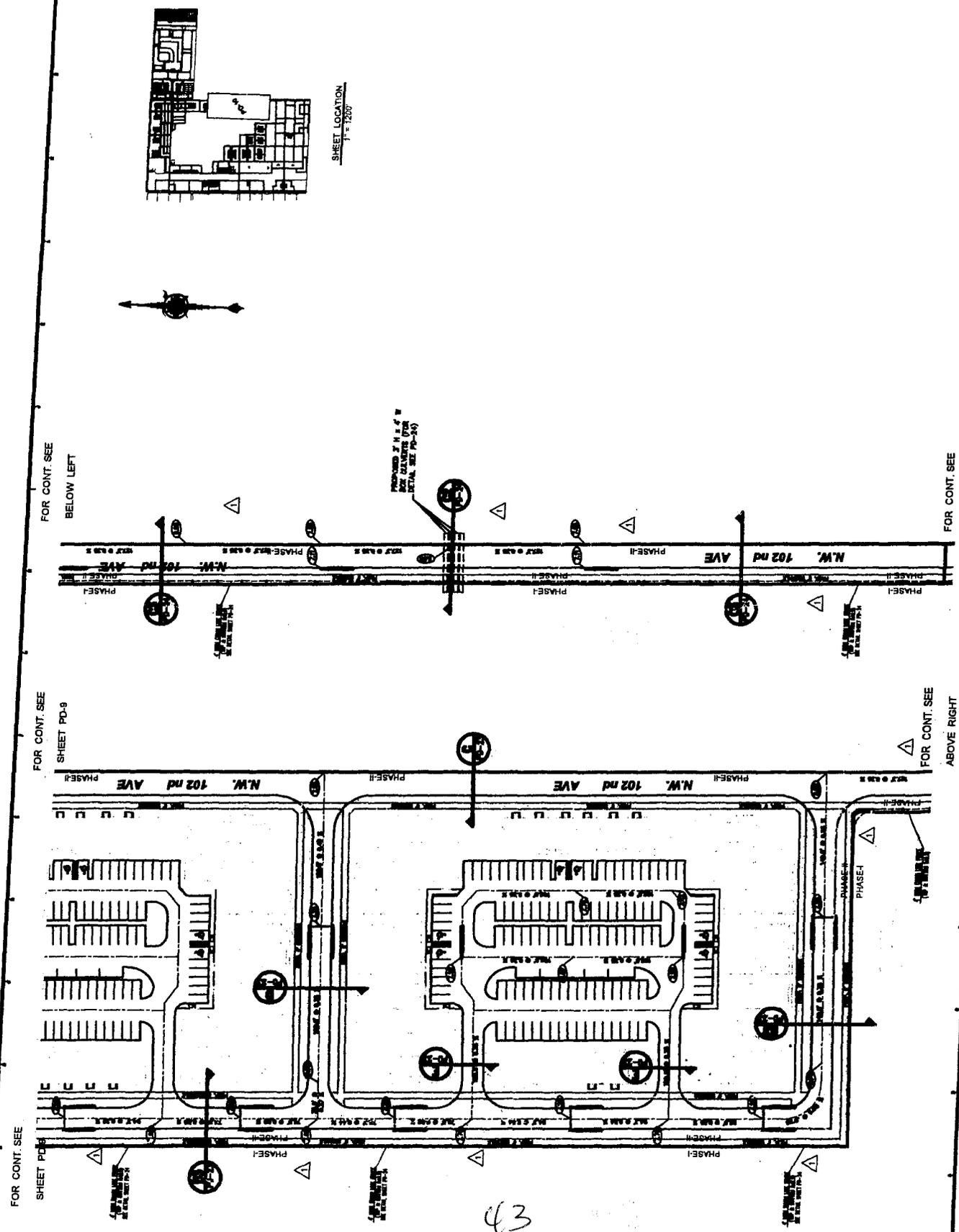


ATLAS PROPERTIES, LLC  
 12700 N. CENTRAL EXPRESS HWY. SUITE 100  
 DALLAS, TEXAS 75243  
 TEL: 972.344.1000  
 WWW.ATLASPROPERTIES.COM

NO. 1	DATE	DESCRIPTION
1-2-07	07-11	AS-BUILT PAVEMENT WORK & IMPROVEMENTS
2-3-07		AS-BUILT PAVEMENT WORK & IMPROVEMENTS
3-1-07		AS-BUILT PAVEMENT WORK & IMPROVEMENTS
4-1-07		AS-BUILT PAVEMENT WORK & IMPROVEMENTS
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12-1-07		AS-BUILT PAVEMENT WORK & IMPROVEMENTS

SECTION 8 @ DORAL-PHASE II  
 PAVING & DRAINAGE PLAN/VIEW  
 ATLAS PROPERTIES, LLC  
 SECTION 17, TOWNSHIP 12, RANGE 12, NORTH

DATE: 07-11  
 DRAWN BY: J. L. BROWN  
 CHECKED BY: J. L. BROWN  
 PROJECT NO.: PD-10  
 SHEET NO.: 13 OF 28



43

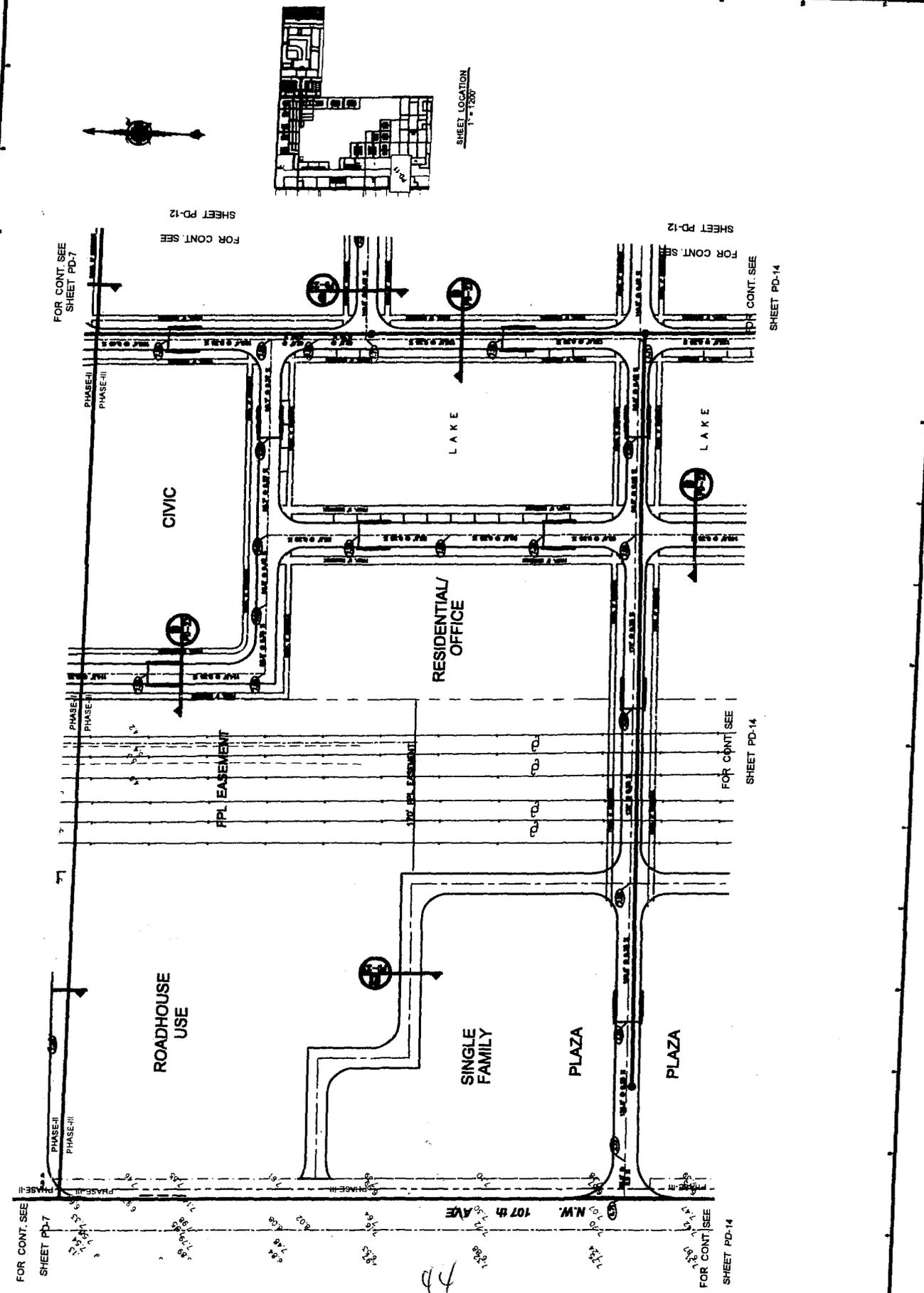


FOR THE RECORD, THE  
 THIS PLAN AND ALL  
 THE INFORMATION  
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 RECORDING, OR  
 BY ANY  
 INFORMATION  
 STORAGE AND  
 RETRIEVAL  
 SYSTEM, WITHOUT  
 THE WRITTEN  
 PERMISSION OF  
 ATLAS PROPERTIES, LLC.

DATE	DESCRIPTION
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE II
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE III
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE IV
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE V
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE VI
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE VII
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE VIII
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE IX
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE X
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11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE XVIII
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE XIX
11-17-11	ADDED SIGNAGE INFORMATION FOR PHASE XX

SECTION 8 @ DORAL PHASE III  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC

DATE: 07-11  
 SHEET NO: PD-11  
 SCALE: 1" = 120'



FOR CONT. SEE  
 SHEET PD-7

FOR CONT. SEE  
 SHEET PD-14

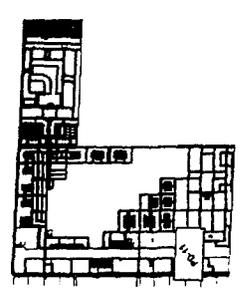
FOR CONT. SEE  
 SHEET PD-7

FOR CONT. SEE  
 SHEET PD-12

FOR CONT. SEE  
 SHEET PD-12

FOR CONT. SEE  
 SHEET PD-14

SHEET LOCATION  
 1" = 120'



44





FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-12

FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-10

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SHEET PD-16

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SHEET PD-10

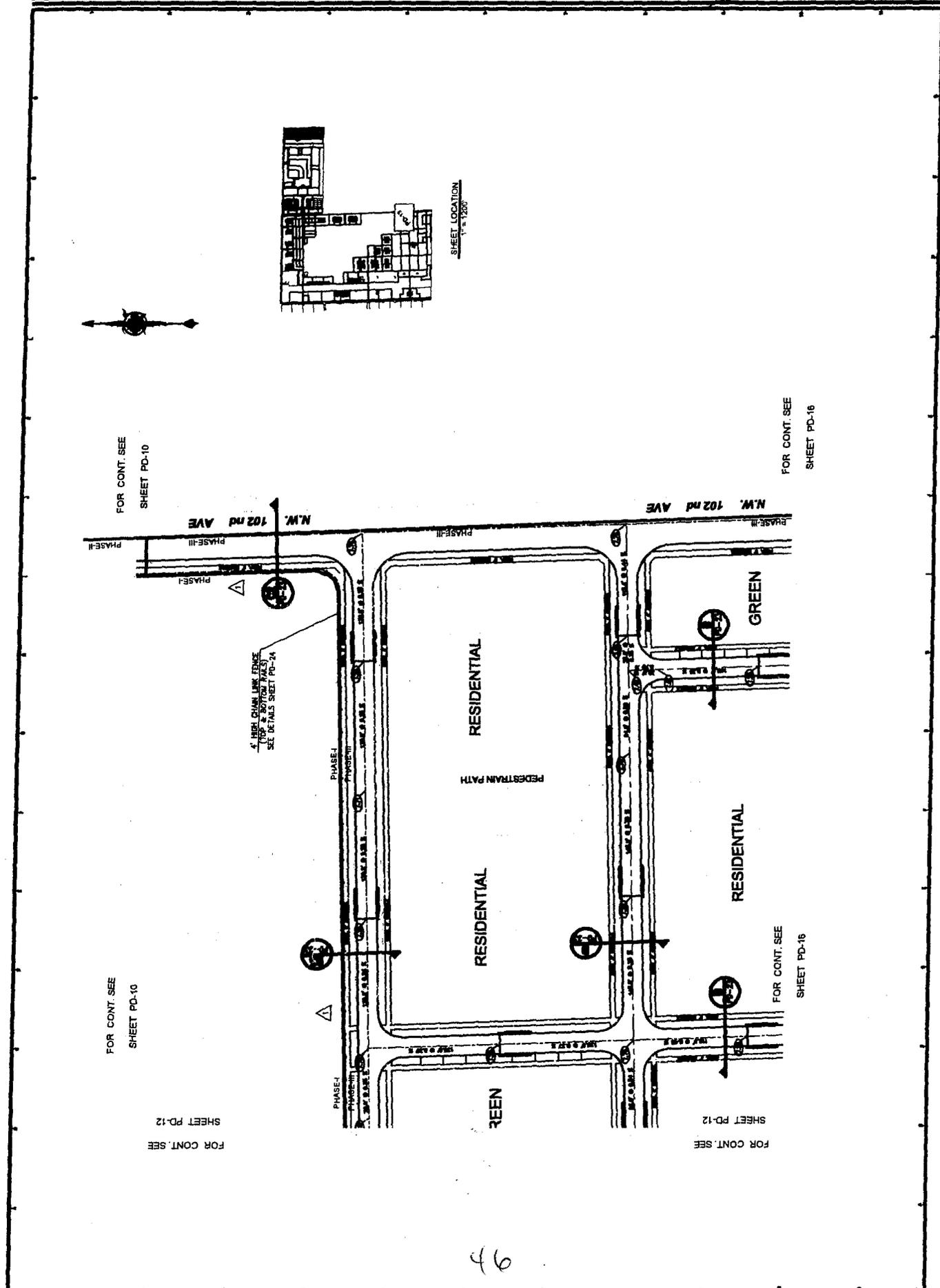
FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-16



N.W. 102nd AVE

N.W. 102nd AVE

4' HIGH CHAIN LINK FENCE  
 TOP & BOTTOM RAILS  
 SEE DETAILS SHEET PD-24

RESIDENTIAL

PEDESTRIAN PATH

RESIDENTIAL

RESIDENTIAL

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FOR CONT. SEE  
SHEET PD-10

FOR CONT. SEE  
SHEET PD-12

FOR CONT. SEE  
SHEET PD-12

FOR CONT. SEE  
SHEET PD-16

FOR CONT. SEE  
SHEET PD-16

SHEET LOCATION  
 1" = 120'

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FOR PHASE III  
 1. ALL UTILITIES TO BE  
 SHOWN IN THIS PLAN  
 SHALL BE SHOWN IN  
 ACCORDANCE WITH THE  
 CITY OF DORAL  
 UTILITY STANDARDS  
 AND SPECIFICATIONS  
 FOR THE CITY OF DORAL

NO.	DESCRIPTION	DATE
1	ADDED INFORMATION FROM THE FENCE & MOORED	07-11
2	CROSS SECTION	

SECTION 8 @ DORAL PHASE III  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC

DATE: 07-11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: PD-14  
 SHEET NO: 17 of 2

FOR CONT. SEE SHEET PD-11  
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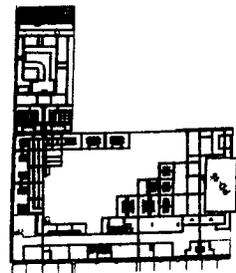
ATLAS PROPERTIES LLC  
 10000 W. 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112

NO.	DESCRIPTION
1	ADDED ILLUMINATION PER SIGNAGE & LANDSCAPE
2-3-4	CHANGED SECTIONS

SECTION 8 @ DORAL PHASE III  
 PAYING A DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES LLC

NO.	DATE	BY	DESCRIPTION
01	07-11		

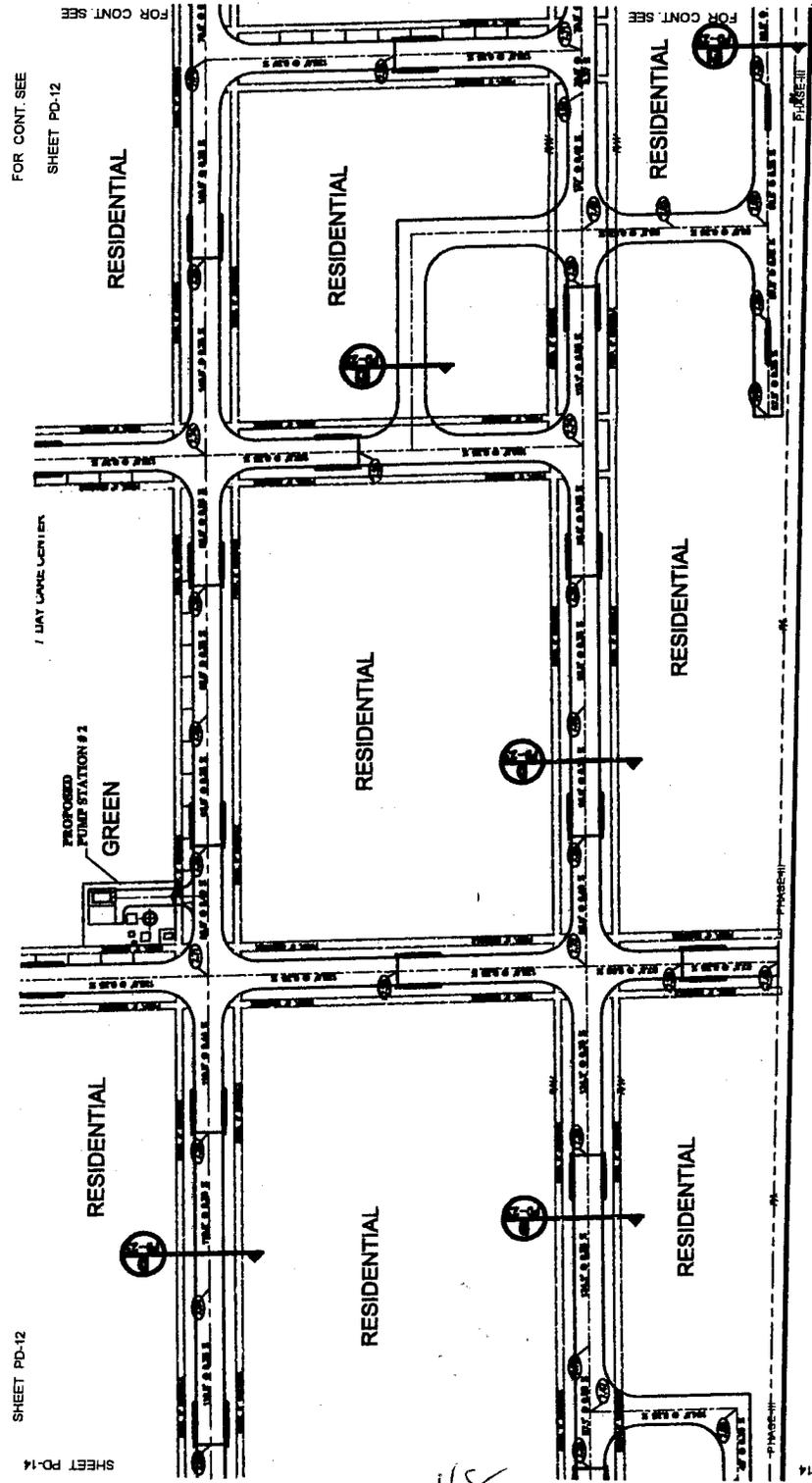
07-11  
 PD-15  
 18 of 22



SHEET LOCATION  
 1" = 1200'

FOR CONT. SEE  
 SHEET PD-16

FOR CONT. SEE  
 SHEET PD-14



FOR CONT. SEE  
 SHEET PD-12

FOR CONT. SEE  
 SHEET PD-14

FOR CONT. SEE  
 SHEET PD-14

85



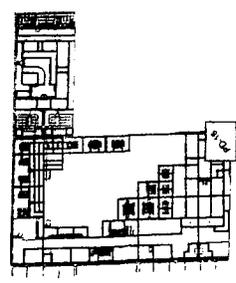
ATLAS PROPERTIES, LLC  
 1500 W. WYOMING AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 WWW.ATLASPROPERTIES.COM

NO.	DATE	DESCRIPTION
1	5-2-07	ADDED MITIGATION PERIMETER FENCE & WORKED
2		CROSS SECTIONS

SECTION 8 @ DORAL-PHASE III  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC

DATE	07-11
BY	SEE LABELS
CHECKED BY	SEE LABELS
SCALE	1" = 120'
TITLE	SECTION 8 @ DORAL-PHASE III

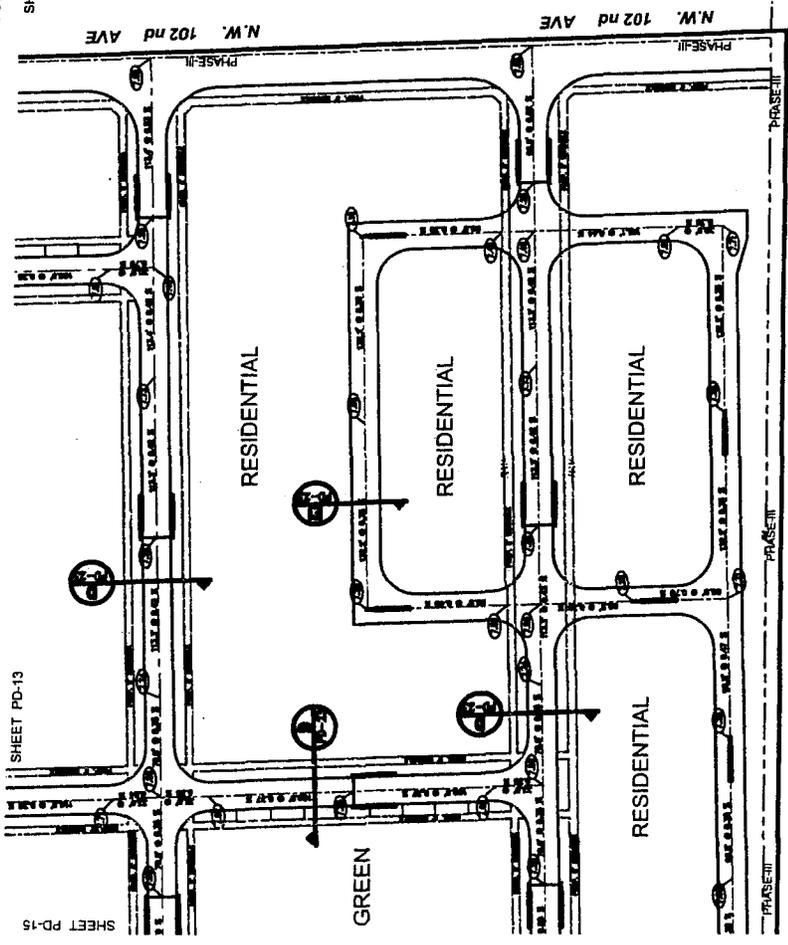
PD-16  
 19 OF 28



SHEET LOCATION  
 1" = 120'

FOR CONT. SEE  
 SHEET PD-13

FOR CONT. SEE  
 SHEET PD-13



FOR CONT. SEE  
 SHEET PD-15

FOR CONT. SEE  
 SHEET PD-15

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FOUNDER: K. GROCE  
 1000 N.W. 90th Street  
 Miami, Florida 33150  
 Tel: 305.417.4427  
 Fax: 305.417.4428

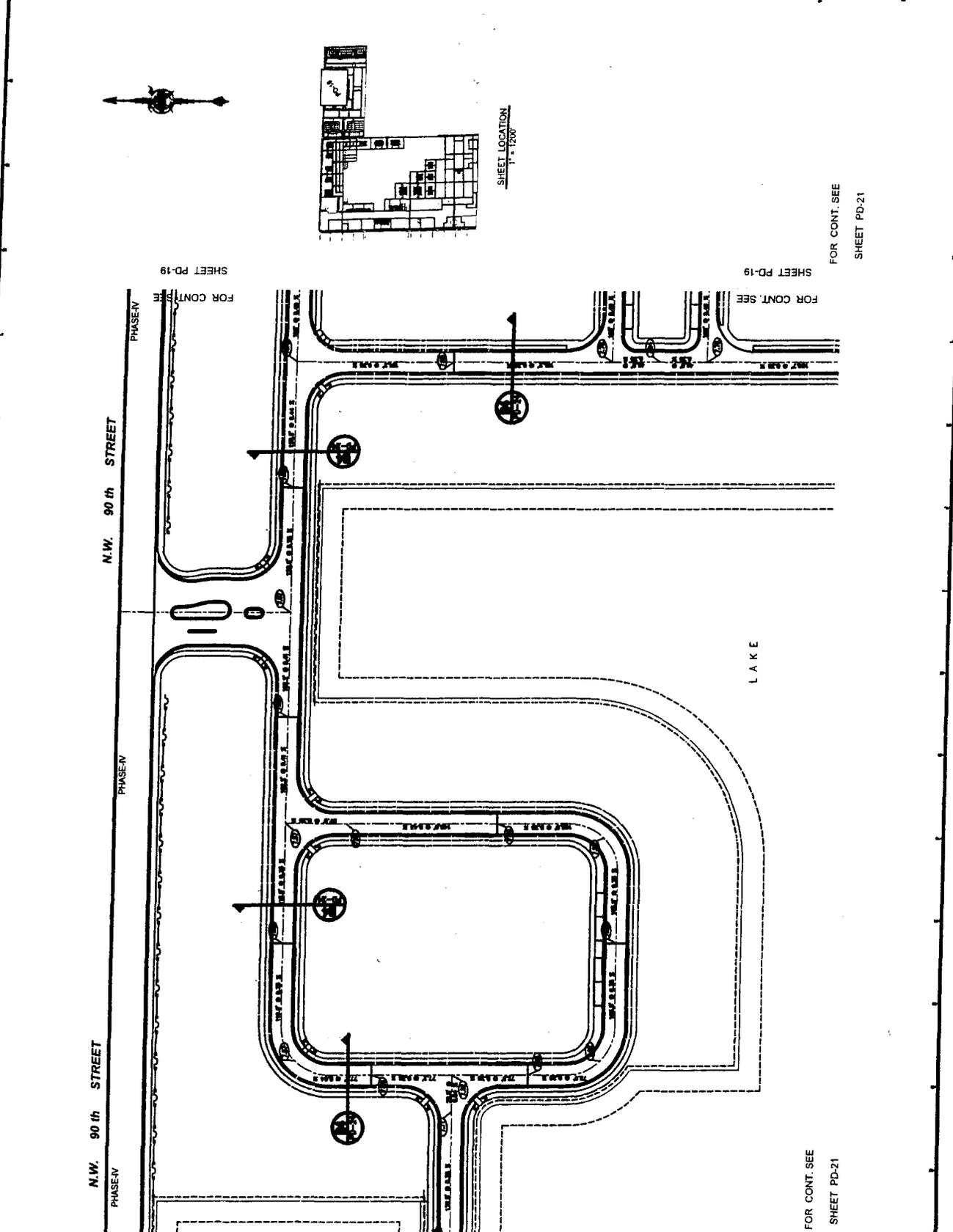


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		CROSS SECTIONS

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 ATLAS PROPERTIES, LLC  
 SECTION 11 TOWNSHIP 23 RANGE 40  
 DALLAS COUNTY TEXAS

DATE: 07-11  
 SHEET NO: 07-11  
 SHEET LABELS  
 K. GROCE  
 R.B.L.  
 J. GROCE  
 07-06-07

PD-18  
 21 of 28



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FOR CONT. SEE  
 SHEET PD-19

FOR CONT. SEE  
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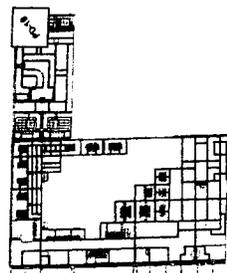
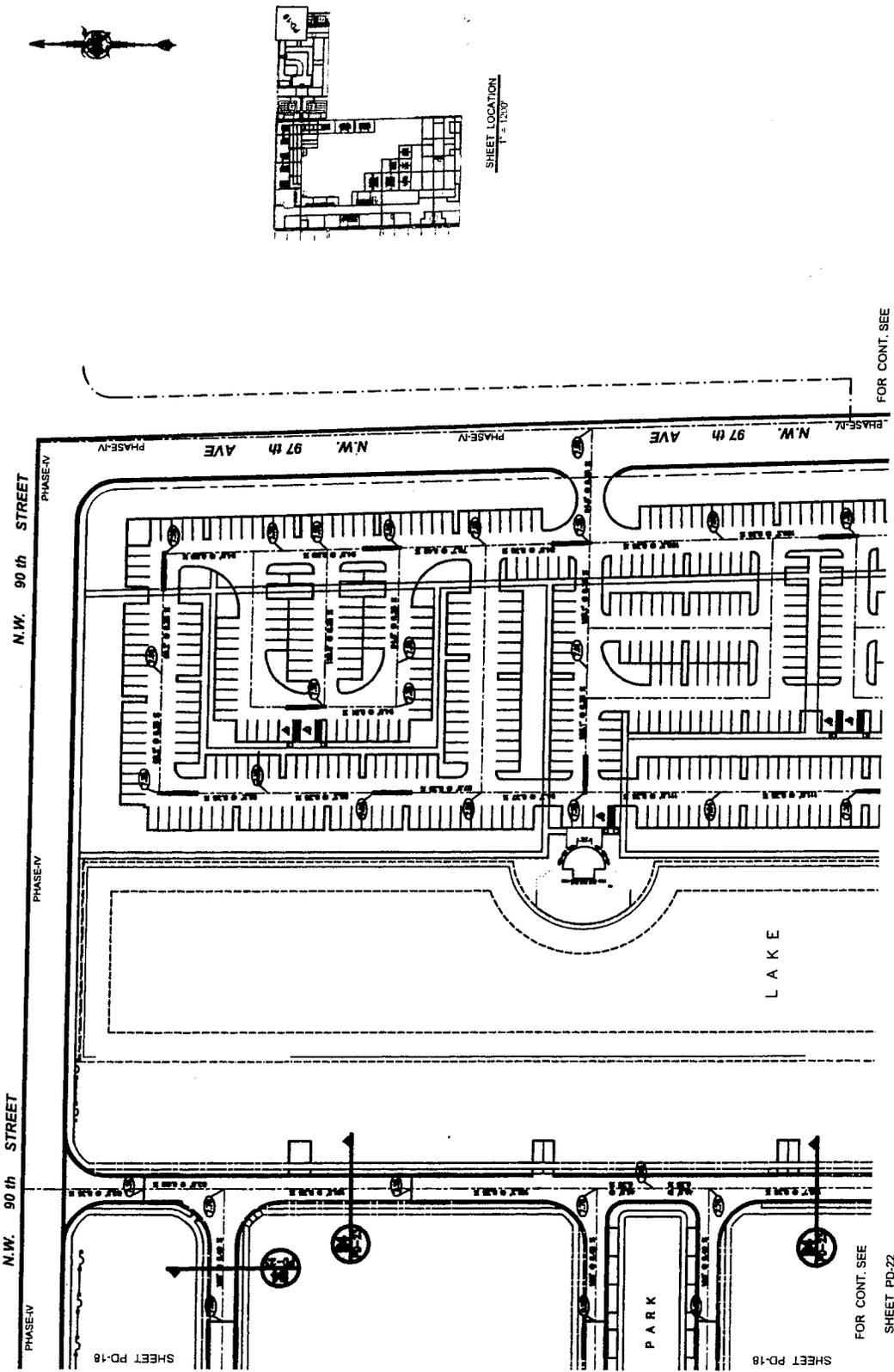
FOR DRIVERS, IN  
 1000 N.W. 97th AVE, SUITE 100  
 MIAMI, FLORIDA 33156  
 TEL: 305.444.1111  
 FAX: 305.444.1112



DATE	DESCRIPTION
11-11-11	ADDED LAYOUT PERIMETER FENCES & MOVED
11-11-11	CROSS SECTIONS

SECTION 8 @ DORAL-PHASE IV  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC  
 12345 SW 12th Street, Suite 100  
 Miami, FL 33156  
 305.444.1111

DATE: 07-11  
 SHEET NO.: PD-19  
 OF 28



N.W. 90th STREET  
 PHASE-IV

N.W. 90th STREET  
 PHASE-IV

N.W. 97th AVE  
 PHASE-IV

N.W. 97th AVE  
 PHASE-IV

L A K E

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 SHEET PD-22

FOR CONT. SEE  
 SHEET PD-22

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FOR THE USE OF THE CLIENT  
 THIS DRAWING IS THE PROPERTY OF THE ENGINEER  
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

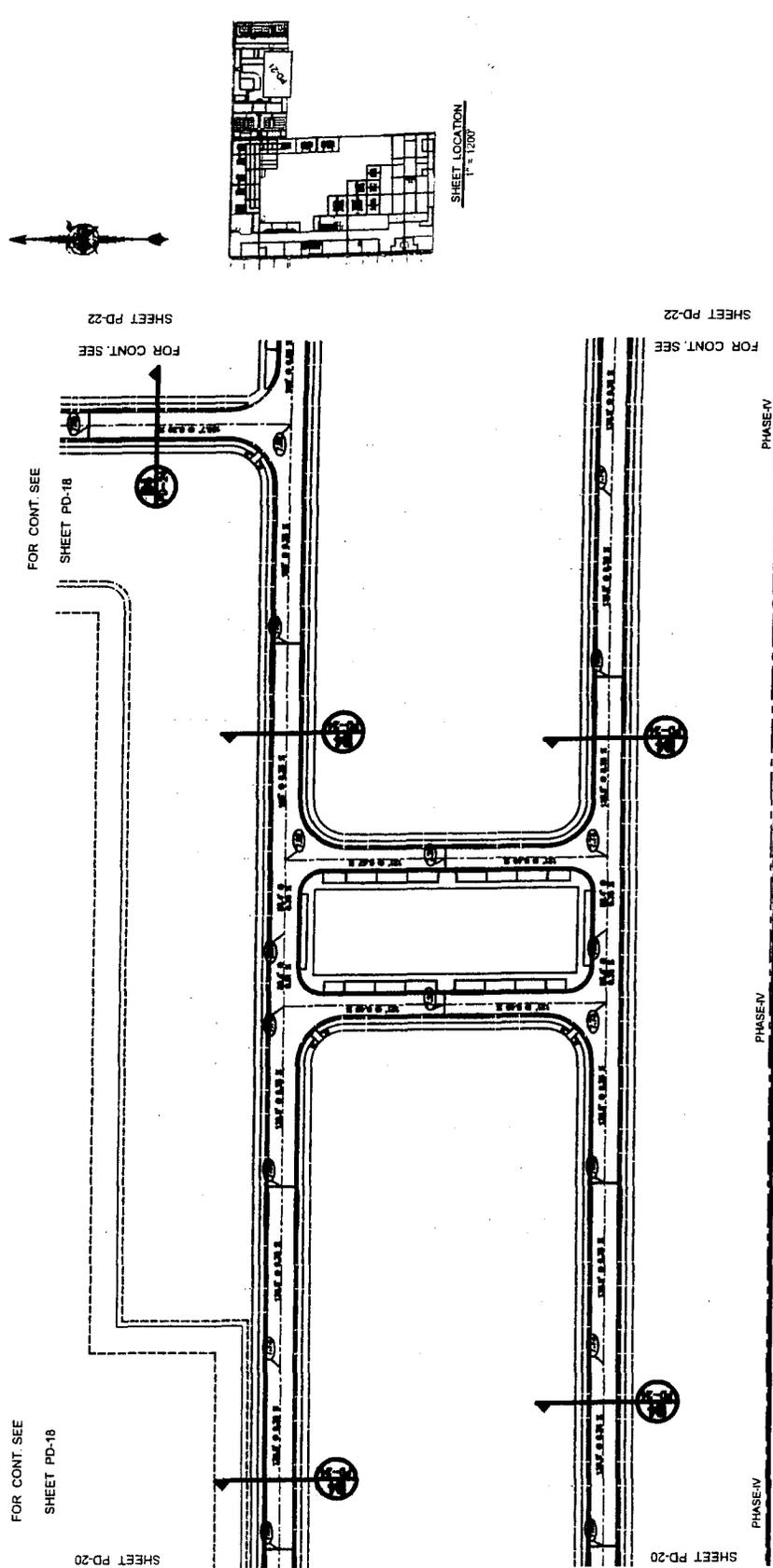


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SECTION 8 @ DORAL-PHASE IV  
 PAYING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC  
 2275 N.W. 117th Street, Suite 410  
 Miami, FL 33187  
 PHONE: (305) 444-1111  
 FAX: (305) 444-1112  
 PROJECT NO.: 07-11

DATE: 07-11  
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 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
 SHEET NO.: 07-11

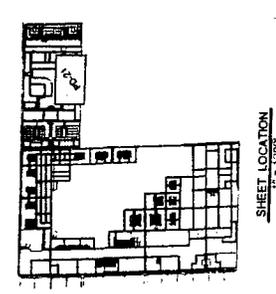
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 PHASE IV  
 PHASE IV



45



FOR BIDDERS, INC.  
 1000 W. WASHINGTON AVENUE  
 SUITE 1000  
 WASHINGTON, DC 20004  
 TEL: (202) 462-1100  
 FAX: (202) 462-1101



NO.	DATE	DESCRIPTION
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SECTION 8 @ DORAL-PHASE IV  
 PAVING & DRAINAGE PLAN VIEW  
 ATLAS PROPERTIES, LLC  
 2728 NW 12TH STREET, SUITE 410  
 MIAMI, FL 33142  
 PHONE: (305) 444-1111  
 FAX: (305) 444-1112

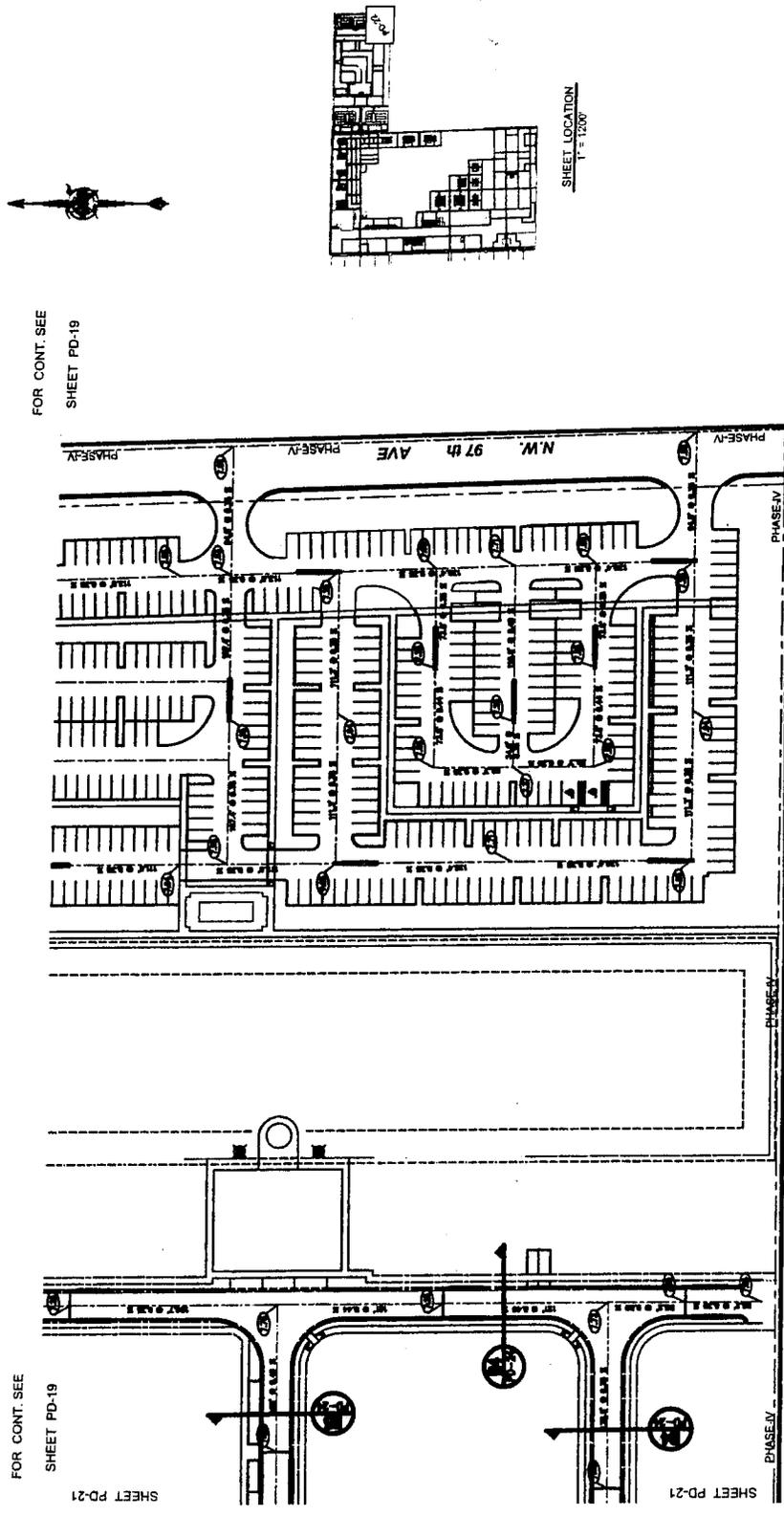
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DESIGNER	FOR BIDDERS, INC.
CHECKED	GEORGE P.E.
DATE	07-11

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FOR CONT. SEE  
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 SHEET PD-19

FOR CONT. SEE  
 SHEET PD-21



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FOR OFFICIAL USE ONLY  
 FEDERAL BUREAU OF INVESTIGATION  
 4800 WALKER DRIVE  
 FORT WORTH, TEXAS 76147  
 (817) 551-7000



SECTION 8 @ DORAL  
 CROSS SECTIONS  
 ATLAS PROPERTY, LLC

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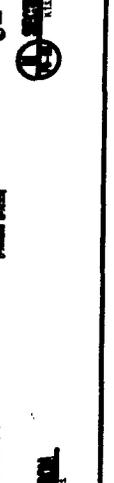
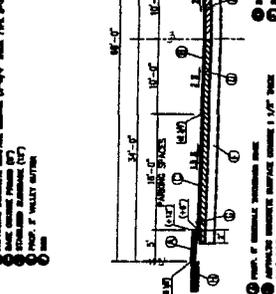
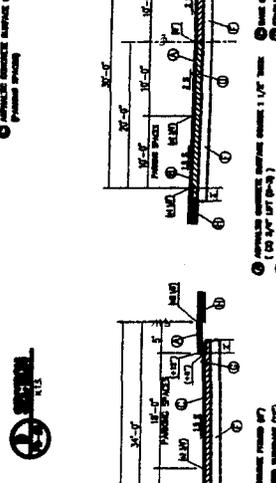
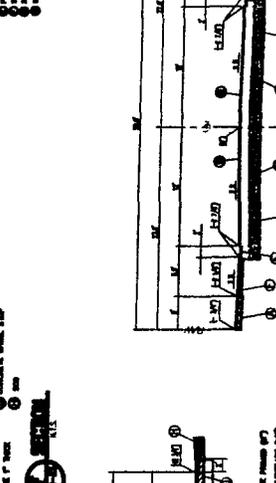
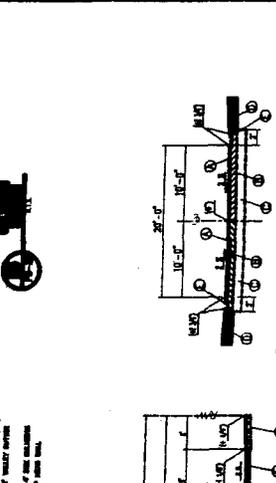
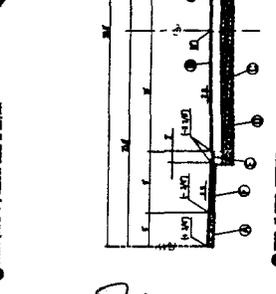
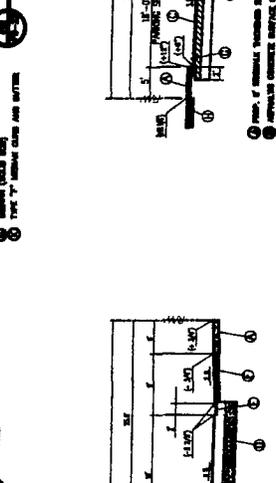
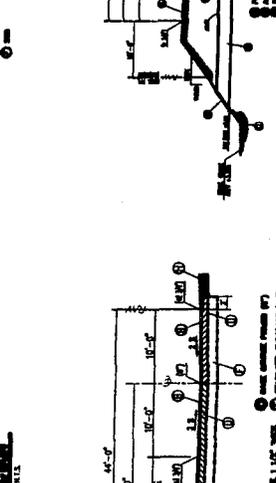
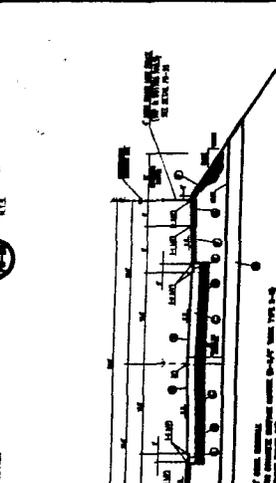
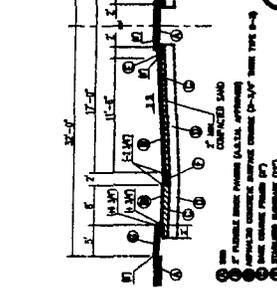
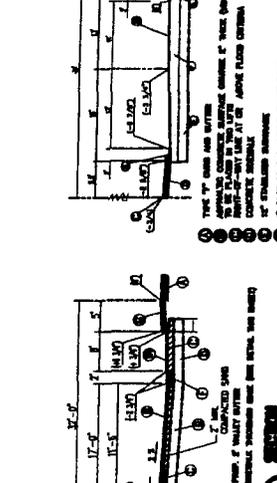
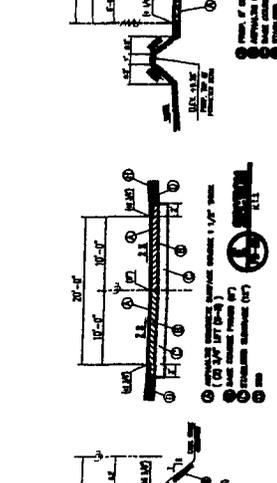
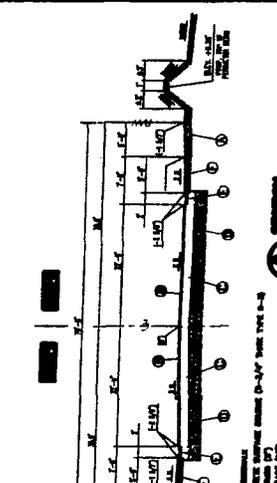
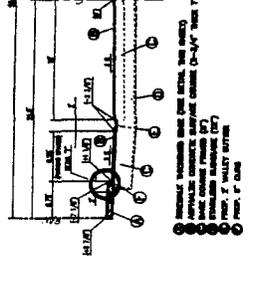
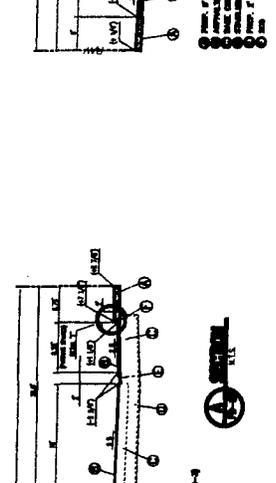
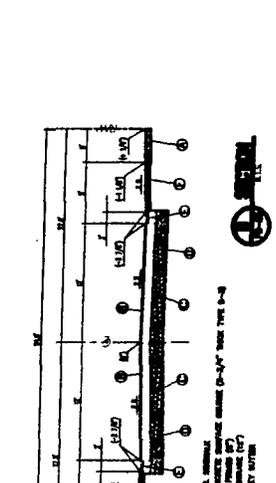
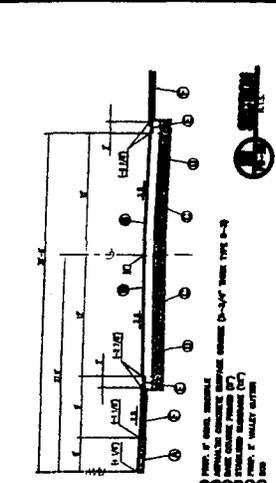
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 CROSS SECTIONS  
 ATLAS PROPERTY, LLC

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 ATLAS PROPERTY, LLC



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FOR FURTHER INFORMATION CONTACT:  
 STATE ROAD DESIGN DIVISION  
 1111 SOUTH FLORIDA AVENUE  
 TALLAHASSEE, FLORIDA 32304  
 (904) 487-1111



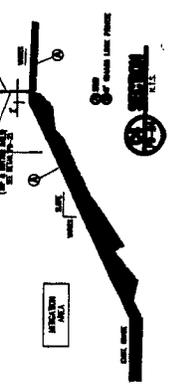
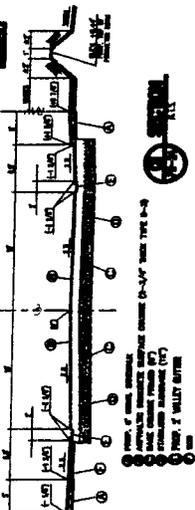
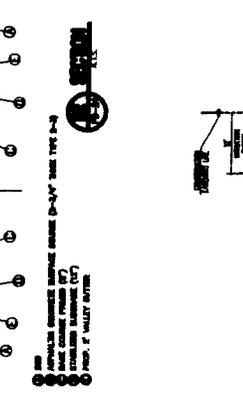
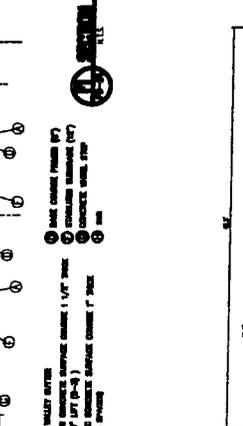
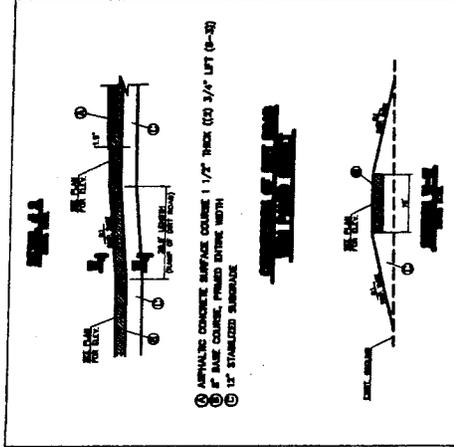
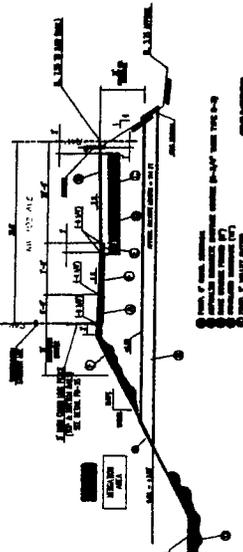
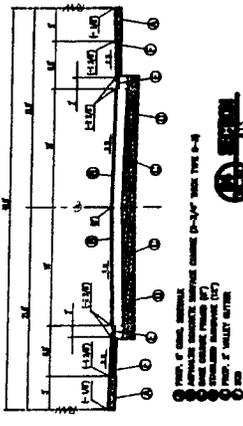
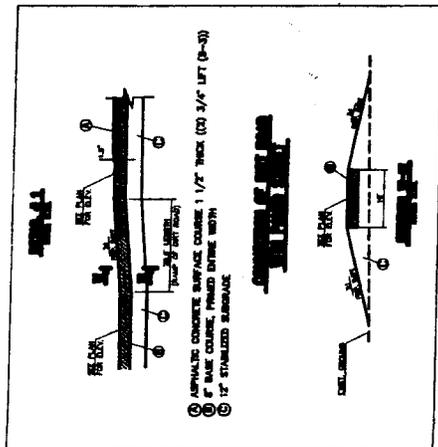
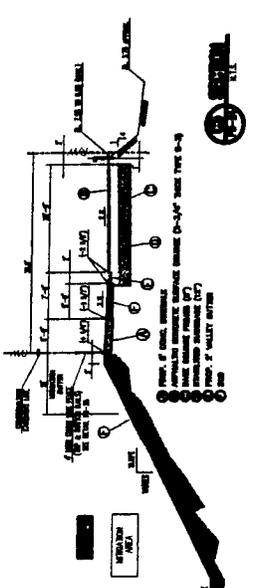
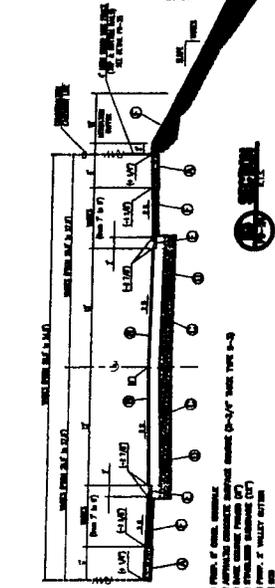
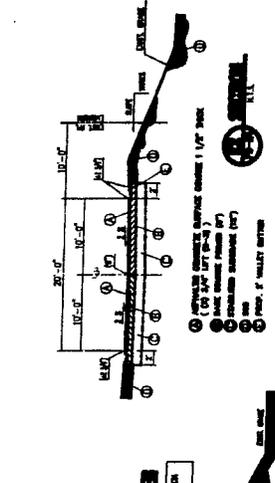
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 BY: JLD  
 CHECKED: JLD  
 APPROVED: JLD

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SECTION 8 @ DORAL  
 CROSS SECTIONS  
 ATLAS PROPERTY, LLC  
 22500 STATE ROAD 112, SUITE 400  
 DORAL, FLORIDA 33126  
 PHONE: (305) 486-1111  
 FAX: (305) 486-1112

AS SHOWN  
 1. SCALE  
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 3. BE LABELS  
 4. CROSS  
 5. 07-011

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 27 of 28



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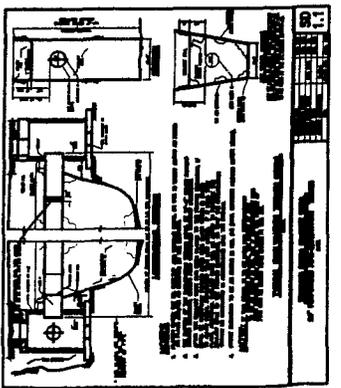
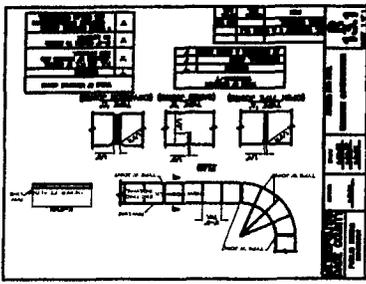
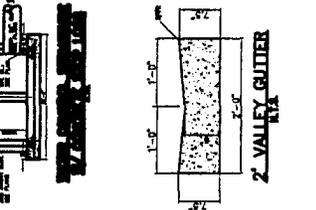
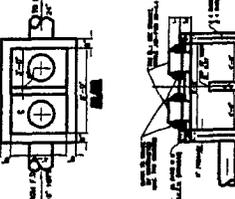
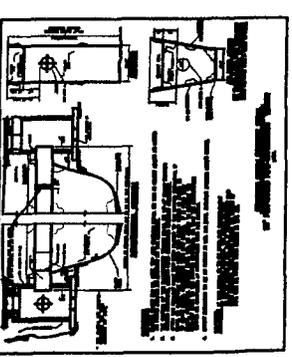
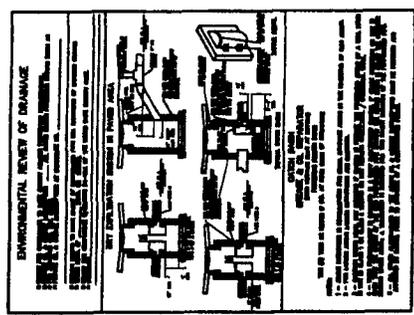
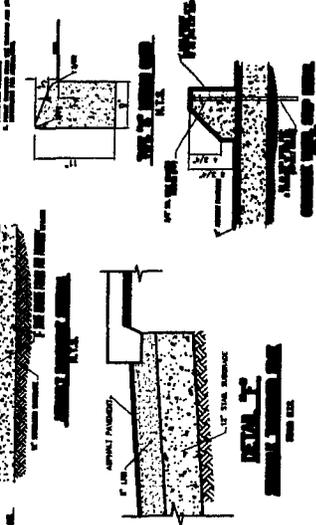
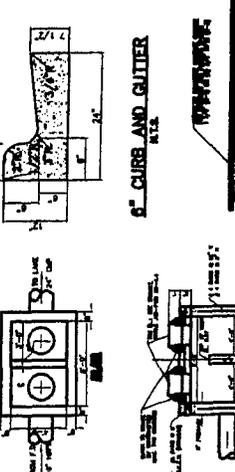
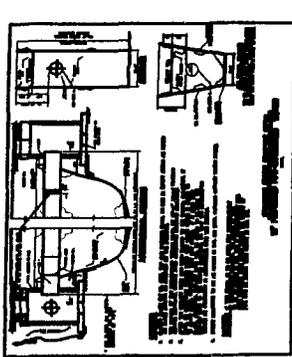
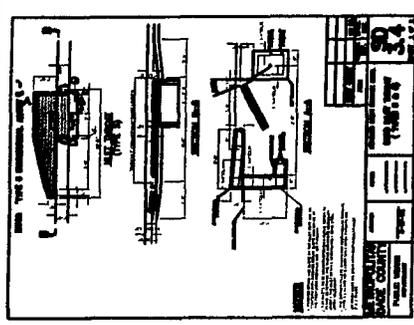
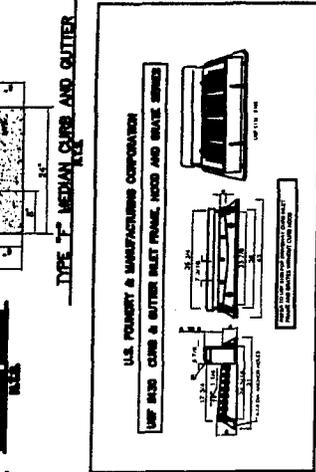
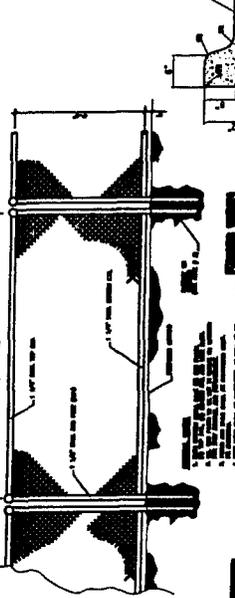
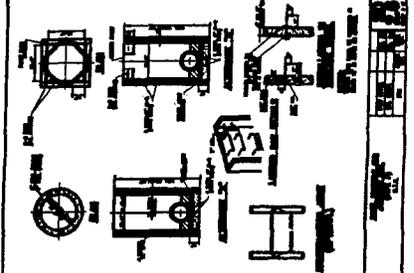
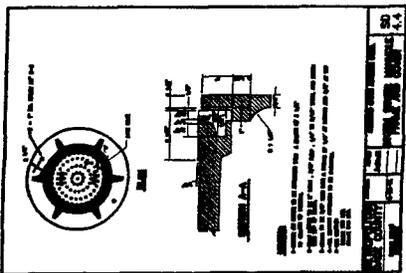
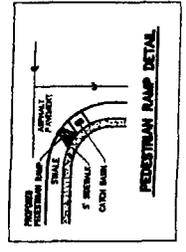
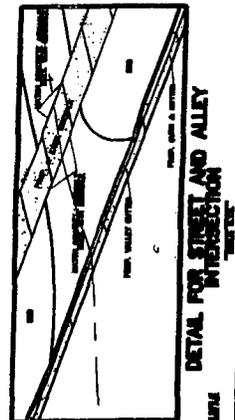
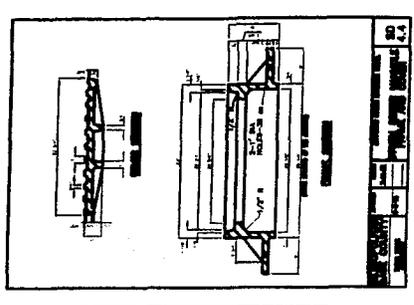
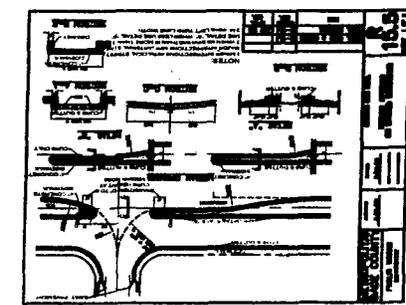
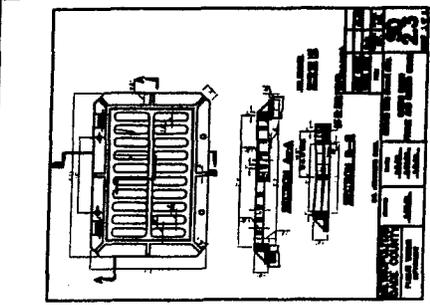


FIDURBERG INC.  
 1000 W. HARRIS AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 (303) 733-1100  
 FAX (303) 733-1101

NO.	DATE	DESCRIPTION
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20	11-2-87	CROSS SECTION

SECTION 8 @ DORAL  
 SECTIONS AND DETAILS  
 ATLAS PROPERTY, LLC  
 1000 W. HARRIS AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 (303) 733-1100  
 FAX (303) 733-1101

07-011  
 PD-25  
 28 of 28



**ATTACHMENT B**

Affidavits for Limited Liability Companies



7270 NW 12TH STREET • SUITE 410  
MIAMI, FLORIDA 33126  
TELEPHONE: 305 • 599 • 8100  
FAX: 305 • 470 • 1900

July 3, 2007

Miami-Dade County  
Department of Environmental Resources Management  
701 NW 1st Court - Suite 400  
Miami, Florida 33136

**Re: Century Grand I LLLP**

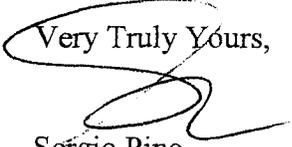
To Whom It May Concern:

We act as the records custodian for Century Grand I LLLP, a Florida limited liability limited partnership (the "Partnership").

The Partnership has only one general partner. The name of this sole general partner is Century Grand I Management Group, LLC, a Florida limited liability company ("Century Grand Management"). I am a manager of Century Grand Management.

If you should have any further questions concerning the Partnership or Century Grand Management, please do not hesitate to contact the undersigned.

Very Truly Yours,



Sergio Pino  
Manager  
Century Grand I Management Group, LLC

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**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS,  
AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY**

**WE, (Print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a), Fla. Stat. (2004), as same may be amended from time to time)**

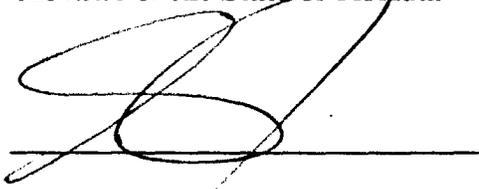
<u>Full name</u>	<u>Title(s)</u>
<u>Atlas Holdings Group, LLC</u>	<u>Managing Member</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**hereby swear or affirm that :**

- 1. The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, of the Florida Limited Liability Company known as Atlas Property I, LLC (Print name of the Florida Limited Liability Company as the name appears in the Articles of Organization currently filed with the Secretary of State of the State of Florida);**
- 2. There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.**
- 3. There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application FW 05-089 (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability as set forth in the foregoing instrument or document.**

61

4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application FW 05-089 (Print the title of the instrument or document) for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.



**Sergio Pino, Managing Member of  
Atlas Holdings Group, LLC**

Signature

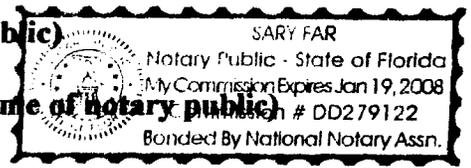
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Sergio Pino (print name legibly), who is personally known to me or  
who has produced \_\_\_\_\_ (type of identification).

  
\_\_\_\_\_  
SARY FAR

(Signature of Notary Public)

(Print, type or stamp name of Notary Public)



(Add additional Signature, Title(s), and Notary Public areas for all other LLC Members, Managing Members, and Managers, as needed)

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS,  
AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY**

**WE, (Print full name(s) and all titles of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a), Fla. Stat. (2004), as same may be amended from time to time)**

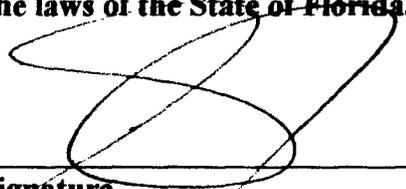
<u>Full name</u>	<u>Title(s)</u>
Sergio Pino _____	Managing Member _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**hereby swear or affirm that :**

- 1. The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, of the Florida Limited Liability Company known as Atlas Holdings Group, LLC (Print name of the Florida Limited Liability Company as the name appears in the Articles of Organization currently filed with the Secretary of State of the State of Florida);**
- 2. There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.**
- 3. There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application FW05-089 (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability as set forth in the foregoing instrument or document.**

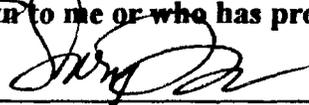
63

4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application FW05-089 (Print the title of the instrument or document) for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

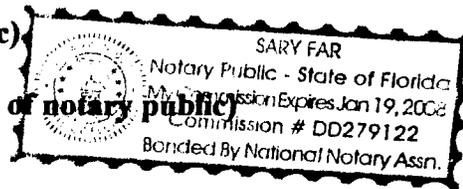
  
 \_\_\_\_\_  
 Signature

Sergio Pino, Managing Member  
 \_\_\_\_\_  
 Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
 (year) by \_\_\_\_\_ (print name legibly), who is personally  
 (known to me or who has produced \_\_\_\_\_ (type of identification).

  
 \_\_\_\_\_ (Signature of Notary Public)

SARY FAR  
 \_\_\_\_\_ (Print, type or stamp name of notary public)



(Add additional Signature, Title(s), and Notary Public areas for all other LLC Members, Managing Members, and Managers, as needed)

64

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS,  
AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY**

WE, (Print full name(s) and all titles of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a), Fla. Stat. (2004), as same may be amended from time to time)

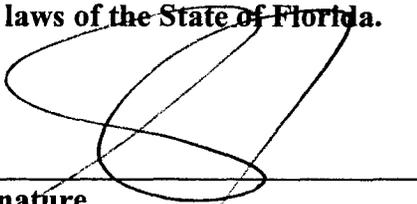
<u>Full name</u>	<u>Title(s)</u>
<u>Sergio Pino</u>	<u>Manager</u>
<u>Gabriel Bustamante</u>	<u>Manager</u>
<u>Jose Cancela</u>	<u>Manager</u>
<u>Carlos Garcia</u>	<u>Manager</u>
<u>Armando Guerra</u>	<u>Manager</u>
<u>Humberto Lorenzo</u>	<u>Manager</u>
<u>Ramon Rasco</u>	<u>Manager</u>
<u>Jessica Gonzalez</u>	<u>Manager</u>
<u>Cesar Llano</u>	<u>Manager</u>
<u>Fred Sanchez</u>	<u>Manager</u>

hereby swear or affirm that :

1. The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, of the Florida Limited Liability Company known as Century Grand I Management Group, LLC (Print name of the Florida Limited Liability Company as the name appears in the Articles of Organization currently filed with the Secretary of State of the State of Florida);
2. There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.
3. There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application FW05-089 (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability as set forth in the foregoing instrument or document.

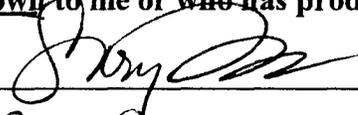
*65*

4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application FW05-089 (Print the title of the instrument or document) for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

  
 \_\_\_\_\_  
 Signature

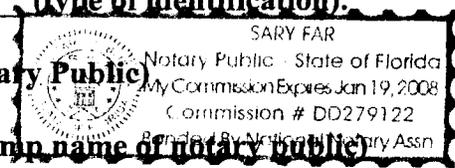
Sergio Pino, Manager  
 \_\_\_\_\_  
 Title(s)

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2007  
 (year) by Sergio Pino (print name legibly), who is personally  
 known to me or who has produced \_\_\_\_\_ (type of identification).

  
 \_\_\_\_\_  
Sary Fur

(Signature of Notary Public)

(Print, type or stamp name of notary public)



(Add additional Signature, Title(s), and Notary Public areas for all other LLC Members, Managing Members, and Managers, as needed)

[Signature]  
Signature

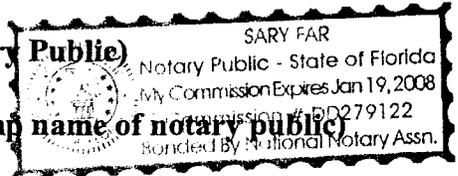
Gabriel Bustamante, Manager  
Title(s)

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2007  
(year) by Gabriel Bustamante (print name legibly), who is personally  
known to me or who has produced \_\_\_\_\_ (type of identification).

[Signature]  
SARY FAR

(Signature of Notary Public)

(Print, type or stamp name of notary public)



[Signature]  
Signature

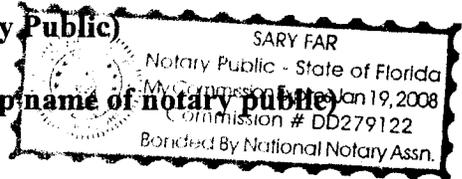
Jose Cancela, Manager  
Title(s)

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2007  
(year) by Jose Cancela (print name legibly), who is personally  
known to me or who has produced \_\_\_\_\_ (type of identification).

[Signature]  
SARY FAR

(Signature of Notary Public)

(Print, type or stamp name of notary public)



[Signature]  
Signature

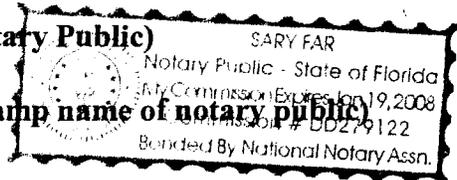
Carlos Garcia, Manager  
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Carlos Garcia (print name legibly), who is personally  
known to me or who has produced \_\_\_\_\_ (type of identification).

[Signature]  
SARY FAR

(Signature of Notary Public)

(Print, type or stamp name of notary public)



Signature Armando Guerra, Manager  
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Armando Guerra (print name legibly), who is personally  
known to me or who has produced (type of identification).

Maria A. Gomez (Signature of Notary Public)

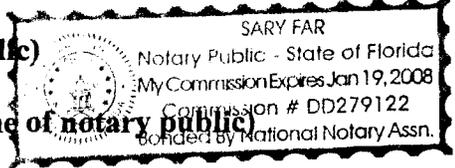
 Maria A. Gomez  
Commission # DD264651 (Print, type or stamp name of notary public)  
Expires: Nov. 4, 2007  
Aaron Notary  
7-800-350-5161

Signature Humberto Lorenzo, Manager  
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Humberto Lorenzo (print name legibly), who is personally  
known to me or who has produced (type of identification).

Sary Far (Signature of Notary Public)

Sary Far (Print, type or stamp name of notary public)

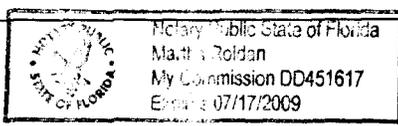


Signature Ramon Rasco, Manager  
Title(s)

Sworn to and subscribed before me this 20<sup>th</sup> day of JUNE, 2007  
(year) by RAMON E. RASCO (print name legibly), who is personally  
known to me or who has produced (type of identification).

Martha Roldan (Signature of Notary Public)

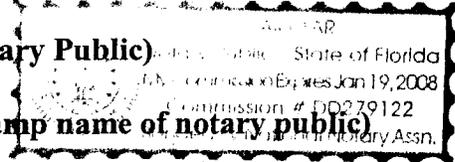
(Print, type or stamp name of notary public)



Signature Jessica Gonzalez Jessica Gonzalez, Manager  
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Jessica Gonzalez (print name legibly), who is personally  
known to me or who has produced (type of identification).

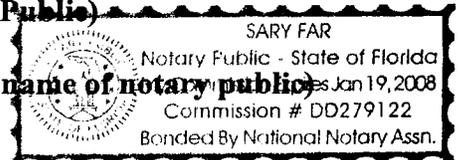
Signature of Notary Public  
Sary Far (Print, type or stamp name of notary public)



Signature Cesar Llano Cesar Llano, Manager  
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Cesar Llano (print name legibly), who is personally  
known to me or who has produced (type of identification).

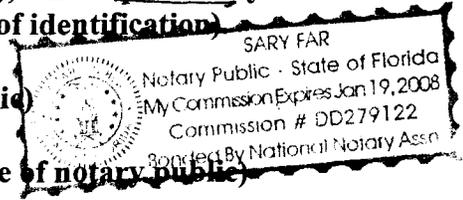
Signature of Notary Public  
Sary Far (Print, type or stamp name of notary public)



Signature Fred Sanchez Fred Sanchez, Manager  
Title(s)

Sworn to and subscribed before me this 20 day of June, 2007  
(year) by Fred Sanchez (print name legibly), who is personally  
known to me or who has produced (type of identification).

Signature of Notary Public  
Sary Far (Print, type or stamp name of notary public)



**ATTACHMENT C**

**Applicants/Agents Letter**

**Engineer's Certification Letter**

PERMIT APPLICANT/ AUTHORIZED AGENT STATEMENT

Date: June 19, 2007

To:

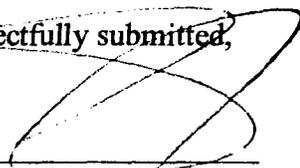
Miami Dade County DERM  
Wetland Resources Section  
701 NW 1<sup>st</sup> Court  
Miami, FL 33136

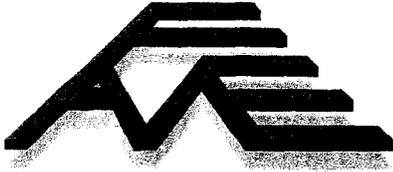
Re: Class IV Standard Form Permit Application Number FW 05-089, Doral Section 8 for the Dredging and Filling of 251.93 Acres of Wetlands for the Construction of a Mixed Use Development and the enhancement of 83.05 acres of wetlands in Section 8, Township 53S, Range 40E

By the attached Class IV Standard Form permit application with supporting documents, I, Sergio Pino, am the permit applicant and hereby request permission to perform the following: Class IV Standard Form Permit Application Number FW 05-089, Doral Section 8 for the Dredging and Filling of 251.93 Acres of Wetlands for the Construction of a Mixed Use Development and the enhancement of 83.05 acres of wetlands in Section 8, Township 53S, Range 40E

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered/licensed in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered/licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record.

Respectfully submitted,

  
Sergio Pino, Managing Member, Atlas Property I, LLC  
and Manager, Century Grand I Management Group, LLC,  
General Partner of Century Grand I, LLLP  
Permit Applicant



# FORD ENGINEERS, INC.

## ENGINEER LETTER OF CERTIFICATION

June 8, 2007

Miami-Dade County DERM  
Wetland Resources Section  
701 NW 1<sup>st</sup> Court  
6<sup>th</sup> Floor  
Miami, Florida 33136

**RE: Class IV Standard Form Permit Application Number FW 05-089, Doral Section 8 for the Dredging and Filling of 251.93 Acres of Wetlands for the Construction of a Mixed Use Development and the enhancement of 83.05 acres of wetlands in Section 8, Township 53S, Range 40E**

Ladies and Gentlemen:

This letter will certify that I am an engineer registered/licensed in the State of Florida, qualified by education and experience in the area of construction, and that to the best of my knowledge and belief, the proposed work does not violate any laws of the State of Florida or any provision of the Code of Miami Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design process for the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

- a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
- b. Harmful or increased erosion, shoaling of channels or stagnant areas of water. (Not applicable to class IV permits)
- c. Material injury to adjacent property.
- d. Adverse environmental impacts from changes in water quality or quantity. (Applicable to class IV permits only)

Further, I have been retained by the applicants to provide inspections throughout the construction period and prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, drawings, and other data furnished by the contractor to me.

Sincerely,

**Ford Engineers, Inc.**

Ken W. Groce P.E.  
Director of Engineering

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**ATTACHMENT D**

**Zoning Approval Letter**

**DERM Water Control's Cut & Fill Approval**

**Mitigation Acceptance Letter**



June 4<sup>th</sup>, 2007

Mr. Sergio Pino  
Atlas Property I, LLC  
Century Grand I, LLLP  
7270 NW 12<sup>th</sup> Street  
Suite 410  
Miami, FL 33126

Re: Class IV Standard Form Permit Application Number FW 05-089, Doral Section 8 for the Dredging and Filling of 251.93 Acres of Wetlands for the Construction of a Mixed Use Development and the Enhancement of 83.05 acres of wetlands in Section 8, Township 53S, Range 40E

Mr. Pino:

The proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work.

Should you have any questions, please call our office.

Sincerely,

A handwritten signature in black ink, which appears to read "Nathan Kogon". The signature is written in a cursive style and is positioned above the printed name.

Nathan Kogon, AICP  
Planning and Zoning Director



Carlos Alvarez, Mayor

- ADA Coordination
- Agenda Coordination
- Art in Public Places
- Audit and Management Services
- Aviation
- Building Code Compliance
- Building
- Business Development
- Capital Improvements
- Citizen's Independent Transportation Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Countywide Healthcare Planning
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Enterprise Technology Services
- Environmental Resources Management**
- Fair Employment Practices
- Finance
- Fire/Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Urban Revitalization Task Force
- Vizcaya Museum and Gardens
- Water and Sewer

Department of Environmental Resources Management

Environmental Resources Regulation Division  
701 NW 1st Court, 6th Floor  
Miami, Florida 33136-3912  
T 305-372-6567 F 305-372-6407

miamidade.gov

June 25, 2007

Sergio Pino  
Atlas Property I, LLC  
7270 N.W. 12 Street, Suite 410  
Miami, Florida 33126

Re: Section 8 at Doral:  
Grand Bay at Doral, Doral Village & Doral Place  
N.E. of N.W. 107 Avenue & N.W. 74 Street  
in Section 8-53-40  
Folio Nos: 35-3008-000-0010,0011, 0012 & 0041  
C&F No. 519

Dear Mr. Pino:

This office has completed its review of the fill encroachment study for the referenced project pursuant to the information submitted. We have concluded that the proposed surface water management area calculated for cut and fill criteria complies with the Basin B requirements. Therefore, approval is granted, subject to the following conditions:

1. A covenant running with the land binding present and future owners must be executed and submitted to the Water Control Section to reserve a minimum of 13.03 acres of lake area, a minimum of 18.11 acres of FPL easement area, and 72.50 acres of forested conservation easement area, as surface water management areas. Said covenant must be submitted prior to final plat approval.
2. An agreement between FPL and the developer shall be executed and submitted to the Water Control Section, which permanently guarantees a minimum of 18.11 acres within FPL's right-of-way, as stormwater management for the Section 8 at Doral.
3. No encroachment by fill shall be allowed in the surface water management area.

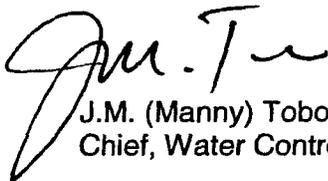
75

Mr. Sergio Pino  
Section 8 at Doral  
Page 2

4. Provide a berm with minimum elevation of +8.18 feet NGVD (100-year/3-day storm stage) along the property lines with equivalent grading to match the required berm elevation at all roadway entrances.
5. An Individual Environmental Resource Permit issued by the South Florida Water Management District, and a Class II permit issued by the DERM must be obtained before construction of the proposed surface water management system, or final plat approval.

Should you have any questions, please contact Rogelio Mata of this office at (305) 372-6681.

Sincerely,



J.M. (Manny) Tobon, P.E.  
Chief, Water Control Section

RM:ms



United States Department of the Interior  
NATIONAL PARK SERVICE

Everglades and Dry Tortugas National Parks  
40001 State Road 9336  
Homestead, Florida 33034



IN REPLY REFER TO:  
HID 2007-016  
May 30, 2007

Mr. Sergio Pino  
Atlas Property I  
7270 NW 12th Street, Suite 410  
Miami, FL, 33126

Dear Mr. Pino:

As the manager of the Hole-in-the-Donut Wetland Restoration and Mitigation Banking Program at Everglades National Park, it is my intent to sell 246.23 acres of freshwater herbaceous wetland restoration for mitigation to Atlas Property I for the Doral Section 8 project, with permit application numbers and property information as follows:

Permit/Application Numbers

DERM: FW05-089      SFWMD: 051101-13      Corps: 2005-9417 (IP-MLC)

Property Information

Folio	S	T	R	Location
35-3008-000-0041	8	53	40	East of NW 107 Avenue and south of NW 90th street in the City of Doral.
35-3008-000-0011	8	53	40	East of NW 107 Avenue and south of NW 90th street in the City of Doral.
35-3008-000-0012	8	53	40	East of NW 107 Avenue and south of NW 90th street in the City of Doral.
35-3008-000-0010	8	53	40	East of NW 107 Avenue and south of NW 90th street in the City of Doral.

The cost for each restored acre will be \$45,984.52, for a total of \$11,322,768.36, payable to the National Park Foundation, 1201 I Street NW #550B, Washington, DC 20005. The Foundation currently adds a \$100.00 transaction fee to the cost listed above. If the aforementioned restoration credits are not purchased within one year of the date of this reservation, the offer to sell is withdrawn and the reserved credits will be released for sale to other buyers.

The Hole-in-the-Donut Wetland Resources Mitigation Bank operates according to permits issued by the Florida Department of Environmental Protection (permit #132416479) and the U.S. Army Corps of Engineers (permit #1993-01691), both of which expire on February 15, 2015. Thank you for supporting the Hole-in-the-Donut wetland restoration project. If the Hole-in-the-Donut Wetland Resources Mitigation Bank can be of assistance to you as a source of wetland mitigation credits in the future, please contact me.

Sincerely,

Craig S. Smith  
Restoration Project Manager

# HOLE-IN-THE-DONUT MITIGATION CREDIT PAYMENT FORM

National Park Foundation Project AEVEA

To purchase the reserved credits, please include a copy of this page with a check payable to the National Park Foundation for the indicated amount.

**Reference:** 2007-016

**Project:** Doral Section 8

Purchase of 246.23 freshwater herbaceous wetland mitigation credits.

Mitigation Credit Cost	\$11,322,768.36
National Park Foundation Service Fee	\$100.00
<b>Total Amount Due</b>	<b>\$11,322,868.36</b>

Mailing address: ATTN: Celeste Regan  
National Park Foundation  
1201 Eye Street NW #550B  
Washington, DC 20005



**EVERGLADES**  
MITIGATION BANK

April 6, 2007

Mr. Sergio Pino  
Atlas Property I  
7270 NW 12th Street, Suite 410  
Miami, FL 33126

**RECEIVED**  
APR 19 2007

DERM  
Environmental Resources Regulation Division

**Re: Everglades Mitigation Bank Credit Reservation:  
Miami-Dade County DERM Permit Application No. FW05-089  
South Florida WMD Permit Application No. 051101-13  
Army Corps of Engineers Permit Application No. 2005-947 (IP-MLC)  
Doral Section 8 Project, Miami-Dade County, S8/T53/R40**

Dear Mr. Pino:

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved the 3.74 Freshwater Forested mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase I of the EMB has a signed Mitigation Banking Instrument acknowledged by both FDEP and USACE and sufficient credits are currently available on the EMB ledger to offset the proposed impacts.

Please contact me at 561-691-2889 for any additional information or questions regarding this matter.

Regards,

Scott A. Busa  
Asset Manager

cc: file  
RS Environmental Consulting



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ATTACHMENT E

Adjacent Property Owner's List

THE LOWELL DUNN COMPANY  
PO BOX 22577  
HIALEAH, GARDENS FL 33002

LOWELL S. DUNN &W BETTY  
8083 NW 103 ST  
MIAMI, SPRINGS, FL 33016-2201

MASTERRA DORAL LLC  
1200 BRICKELL AVE  
18th FLOOR  
MIAMI FL 33131-3214

WASTE MANAGEMENT INC  
P O BOX 1450  
CHICAGO, IL 60690-1450

GENERATION THREE INC  
% LIZBETH ARENCIBIA  
P O BOX 22577  
HIALEAH, FL 33002

ACACIA CREDIT FUND 9A LLC  
400 E VAN BUREN  
STE 650  
PHOENIX, AZ 85004

JUAN A REVELES &W  
MAYELA G REVELES  
10798 NW 81 LN  
DORAL, FL 33178-6048

DR HORTON INC  
245 SOUTH MILITARY TRAIL  
STE 100  
DEERFIELD BEACH, FL 33442

ATLAS PROPERTY III LLC  
355 ALHAMBRA CIRCLE  
STE 900  
CORAL GABLES, FL 33134-

ATLAS PROPERTY II LLC  
7270 NW 12 ST  
SUITE # 410  
MIAMI FL 33126-1941

ATTACHMENT F

Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW 05-089

Atlas Property I, LLC

and

Century Grand I, LLLP

June 18, 2007

Staff's recommendation of approval for the above-referenced project is based upon the applicable evaluation factors set forth in Section 24-48.3, Code of Miami-Dade County. The following is a summary evaluation of the proposed project with respect to each applicable evaluation factor:

1. Potential Adverse Environmental Impact – The proposed project will result in an adverse environmental impact to 251.93 acres of wetlands. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project. No mitigation for adjacent secondary impacts was required because adequately sized planted buffer areas will be build around the majority of the on-site wetland preserve areas.
2. Potential Cumulative Adverse Environmental Impact – The proposed project will result in minimal cumulative adverse environmental impacts. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project within the subject property.
3. Hydrology - The proposed project, as designed, is not reasonably expected to adversely affect surface water drainage or retention of stormwater.
4. Water Quality – The proposed project, as designed, is not reasonably expected to adversely affect applicable DERM water quality standards.
5. Well fields – The proposed project is located approximately 1,500 feet outside of the maximum cone of influence for the Northwest Wellfield protection area as designed and is not reasonably expected to adversely affect the Northwest Wellfield.
6. Water Supply – The proposed project is not reasonably expected to adversely affect the water supply.
7. Aquifer Recharge – The proposed project is not reasonably expected to adversely affect aquifer recharge.
8. Aesthetics - The proposed project is designed to be aesthetically compatible with the surrounding area.
9. Navigation – Not applicable.
10. Public Health - The proposed project is not reasonably expected to adversely affect the public health.
11. Historic Values – The proposed project is not reasonably expected to adversely affect historic values.

12. Archaeological Values – There are two (2) known archaeological sites located within the boundaries of this application. However, the proposed project is not expected to affect the two (2) historic upland hammock areas containing Native American archaeological sites. These Native American archaeological areas will be preserved as part of the Federal Permitting Process and associated agreement with the Seminole and Miccosukee Tribes. These two (2) archaeological sites fall within the 90.61 acre on-site preservation and enhancement area, as set forth in Number 14 below.
13. Air Quality – The proposed project is not reasonably expected to adversely affect air quality.
14. Marine and Wildlife Habitats - The proposed project will result in the dredging and filling of 251.93 acres of wetlands. The wetlands that will be impacted within the project site are characterized as herbaceous with generally high densities of *Melaleuca*, an invasive exotic plant species. The majority of the high quality wetlands on the site will be preserved (see attached vegetation map). The applicants have begun the removal of the *Melaleuca* trees consistent with Chapter 24 of the Code of Miami-Dade County. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by providing mitigation funds in the amount of \$11,322,768.36 to Everglades National Park for the purpose of restoring 246.23 acres of wetlands within the Hole-in-the-Donut Regional Off-Site Mitigation Area owned and managed by the Department of the Interior through Everglades National Park. The Hole-in-the-Donut project has enhanced approximately 3,000 acres of invasive exotic plant species dominated wetlands by removing exotic vegetation, restoring filled areas to natural wetland grade, and allowing the area to revegetate with native wetland plant species. An additional 3.74 freshwater-forested mitigation credits have been reserved in the Everglades Mitigation Bank. In addition, a 90.61-acre on-site preservation and enhancement area complete with varied habitats, transitional buffers, and culvert crossings for terrestrial mammals will be covenanted. A total of 83.05 of the 90.61 acres are designated as wetlands with the remaining acreage being considered upland transitional buffers. This 83.05 acre on-site wetland preservation area includes a 31.88 acre historic hammock and bayhead tree island habitat; a 28.92 acre forested wetland with sawgrass understory, a 15.13 acre muhly and sawgrass prairie and a 7.12 acre enhanced long hydroperiod marsh. The 31.88 acre historic hammock and bayhead tree island habitat contains two upland hammock areas and each of these areas contains Native American archaeological sites.
15. Wetland Soils Suitable for Habitat - The proposed project will result in the permanent removal of wetland soils. However, the mitigation, as set forth in Number 14, will result in the enhancement of existing wetland habitat and soils by restoring appropriate wetland elevations and removing exotics, thereby promoting re-vegetation with native wetland plant species and soil-vegetative interactions.

16. Floral Values - The proposed project will impact herbaceous wetlands. However, the mitigation, as set forth in Number 14 above, will provide for the establishment of native wetland vegetation appropriate for promoting the natural ecosystem.
17. Faunal Values - The proposed project will disturb native wildlife habitat. However, the mitigation, as set forth in Number 14 above, will provide for high quality habitat for native fauna.
18. Rare, Threatened and/or Endangered Species – The proposed project is not reasonably expected to result in adverse impacts to rare, threatened or endangered species.
19. Natural Flood Damage Protection - The water management features of the project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for development in this area. (see attachment C).
20. Wetland Values – The proposed project will result in the dredging and filling of 251.93 acres of jurisdictional wetlands. However, the mitigation, as set forth in Number 14 above, will compensate for the loss of wetland values associated with the proposed project.
21. Land Use Classification - The City of Doral Planning and Zoning Department has determined the proposed work does not violate any zoning law applicable to the area of the proposed work. (See Attachment C)
22. Recreation – There are no recreation aspects that will be affected by the proposed project.
23. Other Environmental Values Affecting the Public Interest – There are no other known environmental factors that will affect the public interest.
24. Standard Construction Procedures and Practices and Design and Performance Standards - The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the following:  
  
Miami-Dade County Public Works Manual  
Biscayne Bay Management Plan (Section 33D-1 through 33-D-4)  
Chapter 33B of the Code of Miami-Dade County
25. Comprehensive Environmental Impact Statement (CEIS) - In the opinion of the Director, the proposed mitigation plan will compensate for the loss of wetland values associated with the proposed project. Additionally the majority of on-site high

quality wetlands are being preserved and enhanced. As such, a CEIS was not required by DERM to evaluate the proposed project.

26. Conformance with All Applicable Federal and State Laws and Regulations – The proposed project is in conformance with the following applicable State, Federal and local laws and regulations:

- a) United States Clean Water Act (US Army Corps of Engineers and US Environmental Protection Agency)
- b) Federal Endangered Species Act (US Fish & Wildlife Service)
- c) Florida Department of Environmental Protection Regulations
- c) Chapter 24 of the Code of Miami-Dade County
- d) Rules of the South Florida Water Management District
- e) Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District

27. Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of DERM, the proposed land use is consistent with the CDMP. Specifically, the proposed project complies with the following CDMP Elements and Policies:

LAND USE ELEMENT:

Objective 1 – Growth management - The proposed project is generally consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage Element.

Objective 3/Policies 3B, 3C - Protection of natural resources and systems. - The proposed project is consistent with all applicable environmental regulations, as well as all other elements of the CDMP. The proposed project is compatible with surrounding land uses and does not involve development in the Big Cypress area of Critical State concern or the East Everglades.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT:

Objective 2/Policy 2A – Protection of ground and surface water resources – The proposed project adheres to all relevant stormwater management criteria.

Objective 3/Policies 3A, 3B, 3D - Wellfield protection area protection. - The proposed project is located approximately 1,500 feet outside of the maximum cone of influence for the Northwest Wellfield protection area. The project, as designed, is not reasonably expected to adversely affect the water quality reaching the Northwest Wellfield.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/Broward Levee, N.W. 12 Street and Okeechobee Road. - The proposed project is not located within the above area.

Objective 4/Policies 4A, 4B, 4C - Water storage, aquifer recharge potential and maintenance of natural surface water drainage. - The proposed project is not reasonably expected to adversely affect water storage, aquifer recharge potential, or natural surface water drainage.

Objective 5/Policies 5A, 5B, 5F - Flood protection and cut and fill criteria - The water management features of the proposed project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for development in this area.

Objective 6/Policy 6A - Areas of highest suitability for mineral extraction. - The proposed project is not located in an area proposed or suitable for mineral extraction.

Objective 6/Policy 6B - Guidelines for rock quarries for the re-establishment of native flora and fauna. - Not applicable.

Objective 6/Policy 6D - Suitable fill material for the support of development. - The proposed project will not cause premature urban encroachment. The proposed project must use suitable fill material in order to meet the requirements of Chapter 24 of the Code of Miami-Dade County.

Objective 7/Policy 7A - No net loss of high quality, relatively unstressed wetlands. - The wetlands associated with this project are not high quality. The loss of wetland values associated with the proposed project will be mitigated as set forth in Number 14 above.

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species. - The proposed project is not expected to affect any rare, threatened, or endangered species.

28. Conformance with Chapter 33B, Code of Miami-Dade County (East Everglades Zoning Overlay Ordinance) - The proposed project is not within the East Everglades Zoning overlay area.

29. Conformance with Miami-Dade County Ordinance 81-19 (Biscayne Bay Management Plan) – The proposed project is not within the area of the Biscayne Bay Management Plan.
30. Conformance with Manatee Protection Plan – Not applicable.
31. Consistency with Miami-Dade County Criteria for Lake Excavation – Not applicable.
32. Municipality Recommendation - The City of Doral Planning and Zoning Department has determined the proposed work does not violate any zoning law applicable to the area of the proposed work. (See Attachment C)
33. Coastal Resources Management Line – Not Applicable.
34. Maximum Protection of a Wetland's Hydrological and Biological Functions Through Adherence to the Following Fill Limitations: -
  - i) Placement of the minimum fill necessary to provide for the land usage alternative which results in the least adverse environmental impact and the least cumulative adverse environmental impact – The proposed project uses the minimum amount of fill necessary to provide for the proposed land usage alternative.
  - ii) Placement of temporary fill pads and fill roads for the purpose of conducting rock mining. - Not applicable.

The proposed project was also evaluated for compliance with the minimum required standards contained in Section 24-48.3 (2), (3), and (4) of the Code of Miami-Dade County. The following is a summary of the proposed project's compliance with said standards:

24-48.3 (2) Dredging and/or Filling for Class I Permit – Not applicable.

24-48.3 (3) Docks and Piers for Mooring Purposes - Not applicable.

24-48.3 (4) Clean Fill in Wetlands - The proposed project involves the placement of clean fill material only.

24-48.3 (6) Basin B Fill Criteria - The proposed project complies with criteria for the total volume of fill material placed on a project. Specifically, the applicants have provided calculations showing engineering alternatives to the standard formula that provide for the full on-site retention of stormwater without exceeding established stages for the 100-year, three-day storm. Additionally the side slopes of the stormwater management areas comply with the 4:1 slope criteria.

SUMMARY

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS IV PERMIT BE APPROVED.

*Matthew Davis* - 7-9-07

Matthew Davis, Manager  
Wetland Resources Section

*Lazaro J. Quintino* 7/9/2007

Lazaro J. Quintino, Environmental Resources Project Supervisor  
Wetland Resources Section

SUMMARY

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS IV PERMIT BE APPROVED.

*Matthew Davis* 6-26-07  
Matthew Davis, Manager  
Wetland Resources Section

*Lazaro J. Quintino* 6/26/2007  
Lazaro J. Quintino, Environmental Resources Project Supervisor  
Wetland Resources Section