Memorandum

MIAMI-DADE COUNTY

Date: March 20, 2012

Agenda Item No. 5(D)

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
County Mayor

Subject: Class IV Permit Application by Doral Grande Residences, LTD Requesting Authorization to Impact 23.04 Acres of Wetlands for a Residential Housing Development and Acceptance of a Restrictive Covenant for 2.34 Acres of On-Site Wetlands

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Attached, please find for your consideration an application by Doral Grande Residences, LTD for a Class IV permit. Also attached is the recommendation of the Director of the Department of Permitting, Environment and Regulatory Affairs and a proposed resolution approving the issuance of the Class IV permit and approving the acceptance of the restrictive covenant.

Deputy Mayor

Date: February 21, 2012

Memorandum

MIAMI-DADE COUNTY

To: Carlos A. Gimenez
County Mayor

From: Charles Danger, P.E., Interim Director
Permitting, Environment and Regulatory Affairs

Subject: Class IV Permit Application by Doral Grande Residences, LTD Requesting Authorization to Impact 23.04 Acres of Wetlands for a Residential Housing Development and Acceptance of a Restrictive Covenant for 2.34 Acres of On-Site Wetlands

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Recommendation

I have reviewed the attached application for a Class IV permit by Doral Grande Residences, LTD. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County (Code), I recommend that the Board of County Commissioners (Board) approve the issuance of a Class IV permit and acceptance of the associated restrictive covenant for the reasons set forth below.

Scope

The site is located at NW 74 Street and NW 107 Avenue, Doral, in Commission Diaz's District 12.

Fiscal Impact/Funding Source

Not applicable

Track Record/Monitor

The Wetlands Resources Section Manager in the Department of Permitting, Environment and Regulatory Affairs (PERA) will monitor the conditions of the permit and covenant.

Background

The attached Class IV permit application requests authorization to dredge and fill 23.04 acres of wetlands not supporting halophytic (salt tolerant) vegetation for a residential housing development. The project site is located south of NW 74 Street and east of NW 107 Avenue in Doral, Florida. Chapter 24-48 of the Code, which regulates the permitting of environmental resources, requires Board approval for the issuance of Class IV permits to dredge and fill more than 15 acres of wetlands within the Urban Development Boundary (UDB). The proposed project site is within the UDB and adjacent to unfilled, undeveloped wetlands to the north, south and east, and adjacent to residential development to the west.

The wetlands that will be impacted within the project site are historically characterized as herbaceous prairie. The property currently contains areas of native wet prairie and areas with high densities of *Melaleuca* trees, an invasive exotic plant species. Compensatory mitigation for the ecological impacts related to the loss of wetland functions will be accomplished by preserving and enhancing 2.34 acres of wetlands on-site, and by purchasing 8.5 freshwater herbaceous mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The on-site preservation and enhancement will consist of treatment and removal of exotic vegetation and the recording of a restrictive covenant for the long term preservation of the

2.34 acre area. The offsite wetland restoration and enhancement projects conducted within the Everglades Mitigation Bank have enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural grade elevations, and implementing a fire management program.

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 PERA Wetland Resources Section, which sets forth in more detail the reasons this project is recommended for approval by PERA pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code. 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
	Site Plans
	Restrictive Covenant
Attachment B:	Applicant's / Agent's Letter
	Engineer's Certification Letter
Attachment C:	Zoning Approval Letter
	DERM Water Control's Cut & Fill Approval
	Mitigation Acceptance Letter
Attachment D:	Adjacent Property Owners List
Attachment E:	Project Report

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: March 20, 2012

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

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

__✓__ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous_____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
3-20-12

RESOLUTION NO. _____

RESOLUTION RELATING TO AN APPLICATION BY DORAL GRANDE RESIDENCES, LTD FOR A CLASS IV PERMIT REQUESTING AUTHORIZATION TO IMPACT 23.04 ACRES OF WETLANDS TO CONSTRUCT A RESIDENTIAL HOUSING DEVELOPMENT LOCATED SOUTH OF NW 74 STREET AND EAST OF NW 107 AVENUE IN SECTION 17, TOWNSHIP 53 SOUTH, AND RANGE 40 EAST IN DORAL, FLORIDA, AND ACCEPTANCE OF A RESTRICTIVE COVENANT FOR 2.34 ACRES OF ON-SITE WETLANDS

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 Doral Grande Residences, LTD for a Class IV permit to impact 23.04 acres of wetlands to construct a residential housing development, and accepts the restrictive covenant proffered for the preservation and enhancement of 2.34 acres of on-site wetlands within the project site located south of NW 74 Street and east of NW 107 Avenue in Section 17, Township 53S, and Range 40E, in Doral, Miami-Dade County, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Permitting, Environment and Regulatory Affairs, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicant 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:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of March, 2012. 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

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Abbie Schwaderer Raurell

Attachment A

Class IV Permit Application
Site Plans
Restrictive Covenant

Class IV Permit Application

MIAMI-DADE COUNTY

FOR DEPARTMENTAL USE ONLY		Updated 09/09
Date Received: RECEIVED OCT 27 2011 DERM Wetlands Resources Section Natural Resources Regulation & Restoration Division (NRRRD)	Application Number:	
	Application Fee:	

Application must be filled out in its entirety. Please indicate N/A for non-applicable fields.

1. Applicant Information:

Name: Doral Grande Residences, LTD

Address: 1025 Kane Concourse, Ste 215

Bay Harbour Islands, FL Zip Code: 33154-2118

Phone #: 305-867-2245 Fax#: 305-867-2246

Email:

* This should be the applicant's information for contact purposes.

2. Applicant's Authorized Permit Agent:

Agent is allowed to process the application, furnish supplemental information relating to the application and bind the applicant to all requirements of the application.

Name: Kenneth MacFarlane, MacKen Environmental, Inc.

Address: 9999 NE 2nd Avenue Suite 313

Miami Shores, FL Zip Code: 33138

Phone #: 305-758-0560 Fax #: 305-758-0561

Email: kennym@mackenviro.com

3. Location where proposed activity exists or will occur (latitude and longitude are only necessary for properties without address or folio #):

Folio #(s): 35-3017-001-0320, -0310, -0300 Latitude: Longitude:

Street Address: SE Corner of NW 74 St / NW 107 Ave Section: 17 Township: 53S Range: 40E

In City or Town: Doral, FL Near City or Town:

4. Describe the proposed activity (check all that apply):

- ☐ Agriculture
  - ☐ Row Crops
  - ☐ Fruit Grove
  - ☐ Field Nursery - At Grade
  - ☐ Field Nursery - Row and Furrow
  - ☐ Container Nursery
  - ☐ Shade House Nursery
  - ☐ Drainage Features
  - ☐ Other:
- ☒ Excavation/Dredging (See Box 6)
  - ☒ Lake Excavation
  - ☐ Drainage Features
  - ☐ Rock Mining
- ☒ Filling
  - ☒ Limerock
  - ☐ Soil/Muck
  - ☐ Sand
  - ☐ Marl
  - ☐ Clay
  - ☐ Stone
  - ☐ Concrete Rubble

☐ Other:

Total Property size: 26.60 acres Wetland acreage proposed to be impacted: 23.04 acres

Are you seeking an after-the-fact approval for any portion of the work (ATF)? ☐ Yes ☒ No

5. Proposed Use (check all that apply):

- ☐ Single Family
- ☒ Multi-Family
- ☐ Private
- ☐ Public
- ☐ Agricultural
- ☐ Commercial
- ☐ Industrial
- ☐ Utility
- ☐ Other

6. If the proposed work relates to Excavation/Dredging as indicated in Box 4 above, provide the following information:

Proposed acreage of excavation: 3.81 acres

Proposed depth of excavation: 25 feet below ground surface

Proposed acreage of backfill area: 19.23 acres (if applicable)

7. List all permits or certifications that have been applied for or obtained for the above referenced work:

Issuing Agency	Type of Approval	Identification Number	Application Date	Approval Date
SFWMD	ERP (Pending)	061129-19		
ACOE	Dredge and Fill	SAJ-2007-153		

8. Contractor Information (If known):

Name: TO BE DETERMINED License # (County/State):

Address: Zip Code:

Phone #: Fax #: E-mail:

9. **IMPORTANT NOTICE TO APPLICANTS**: The written consent of the property owner is required for all applications to be considered complete. Your application WILL NOT BE PROCESSED unless the Applicant **and** Owner Consent portion of the application is completed below. You have the obligation to apprise the Department of any changes to information provided in this application.

Application is hereby made for a Miami-Dade County Class IV permit to authorize the activities described herein. I agree to or affirm the following:

- I possess the authority to authorize the proposed activities at the subject property, and
- I am familiar with the information, data and plans contained in this application, and
- To the best of my knowledge and belief, the information, data and plans submitted are true, complete and accurate, and
- I will provide any additional information, evidence or data necessary to provide reasonable assurance that the proposed project will comply with the applicable State and County water quality standards both during construction and after the project is completed, and
- I am authorizing the permit agent listed in Section 2 of this application to process the application, furnish supplemental information relating to this application and bind the applicant to all requirements of this application, and
- I agree to provide access and allow entry to the project site to inspectors and authorized representatives of Miami-Dade County for the purpose of making the preliminary analyses of the site and to monitor permitted activities and adherence to all permit conditions.

A. **IF APPLICANT IS AN INDIVIDUAL**

Signature of Applicant | Print Applicant's Name | Date

B. **IF APPLICANT IS OTHER THAN AN INDIVIDUAL OR NATURAL PERSON**
(Examples: Corporation, Partnership, Trust, LLC, LLP, etc.)

Doral Grande Residences, LTD	LTD	Florida
Print Name of Applicant (Enter the complete name as registered)	Type (Corp, LLC, LLP, etc.)	State of Registration/Incorporation

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Applicant, to bind the Applicant, and if so required to authorize the issuance of a bond on behalf of the Applicant. (If asked, you must provide proof of such authority to the Department). ***Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages. ***

[signature]	Howard Cohen	President of G.P.	1-7-2011
Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date

C. **IF APPLICANT IS A JOINT VENTURE** Each party must sign below (If more than two members, list on attached page)

Print Name of Applicant (Enter the complete name as registered)	Type (Corp, LLC, LLP, etc.)	State of Registration/Incorporation
Print Name of Applicant (Enter the complete name as registered)	Type (Corp, LLC, LLP, etc.)	State of Registration/Incorporation

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Applicant, to bind the Applicant, and if so required to authorize the issuance of a bond on behalf of the Applicant. (If asked, you must provide proof of such authority to the Department). ***Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages. ***

Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date
Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date

RECEIVED
JAN 19 2011
DERM Wetlands Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

10. WRITTEN CONSENT OF THE PROPERTY OWNER FOR THE PROPOSED WORK LOCATION

I/We are the fee simple owner(s) of the real property located at NW 74 Street / NW 107th Avenue Miami-Dade County, Florida, otherwise identified in the public records of Miami-Dade County as Folio No. 35-3017-001-0320, -0310, -0300. I am aware and familiar with the contents of this application for a Miami-Dade County Class IV Permit to perform the work on the subject property, as described in Section 4 of this application. I hereby consent to the work identified in this Class IV Permit application.

A. IF THE OWNER IS AN INDIVIDUAL

Signature of Owner	Print Owner's Name	Date
Signature of Owner	Print Owner's Name	Date

B. IF THE OWNER IS OTHER THAN AN INDIVIDUAL OR NATURAL PERSON
(Examples: Corporation, Partnership, Joint Venture, Trust, LLC, LLP, etc.)

Doral Grande Residences, LTD	LTD	Florida
Print Name of Applicant (Enter the complete name as registered)	Type (Corp, LLC, LLP, etc.)	State of Registration/Incorporation

1025 Kane Concourse, Ste 215 Bal Harbour Islands, FL 33154
Address of Owner

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Owner, to bind the Owner, and if so required to authorize the issuance of a bond on behalf of the Owner. (If asked, you must provide proof of such authority to the Department). ***Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages. ***

Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date
	Howard Cohen	President	1-7-2011
Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date

Please Review Above

Appropriate signature(s) must be included in:

Box 9: either A, B **or** C

AND

Box 10: either **A or B**

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JAN 19 2011
DERM Wetlands Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

DORAL GRANDE

Doral Grande Residences LTD.

1025 Kane Concourse, Suite 215, Bay Harbor Islands, FL 33154

phone 305-867-2245 fax 305-867-2246

alastra@apmanagement.net

Paving & Drainage Plans

DORAL, FL 33122

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

901 Ponce de Leon Blvd, Suite 900
Coral Gables, Florida 33134
305.445.2909 1.800.448.0227
EB0005022 AAC002142

C3TS PROJECT NO: 0429-001

REVISIONS

NO	DATE	REMARKS
1	2/16/11	SFWMD RAI Resubmittal
2	6/05/11	Site Plan Redesign
3	9/09/11	Site Plan Revisions

Atlantic & Pacific
COMPANIES

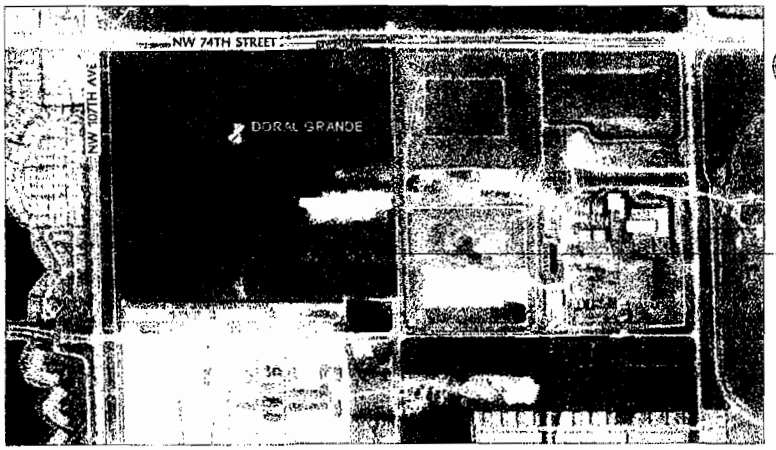
PROJECT ENGINEERS:
CORZO CASTELLA CARBALLO
THOMPSON SALMAN, PA
Consulting Engineers - Civil
901 Ponce de Leon Blvd, Suite 900
Coral Gables, Florida 33134

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

DRAWING INDEX

CIVIL :

	COVER
EX-01	EXCAVATION PLAN
G-00	GENERAL NOTES
G-01	ALIGNMENTS GEOMETRY PLAN
G-02	BASIN PLAN
G-03	CIVIL PLAN
G-04	KEY PLAN
G-05 - 14	GEOMETRY PLAN (NOT PART OF THIS SUBMITTAL)
C-01 - 09	DRAINAGE & GRADING PLAN
C-10 - 11	OFF SITE DRAINAGE & GRADING PLAN
C-12	DRAINAGE DETAILS
C-13	SECTIONS
C-14	DETAILS
C-15 - 16	SUMMARY OF STRUCTURES
C-17	SURFACE WATER POLLUTION PREVENTION PLAN
C-18	SURFACE WATER POLLUTION PREVENTION DETAILS



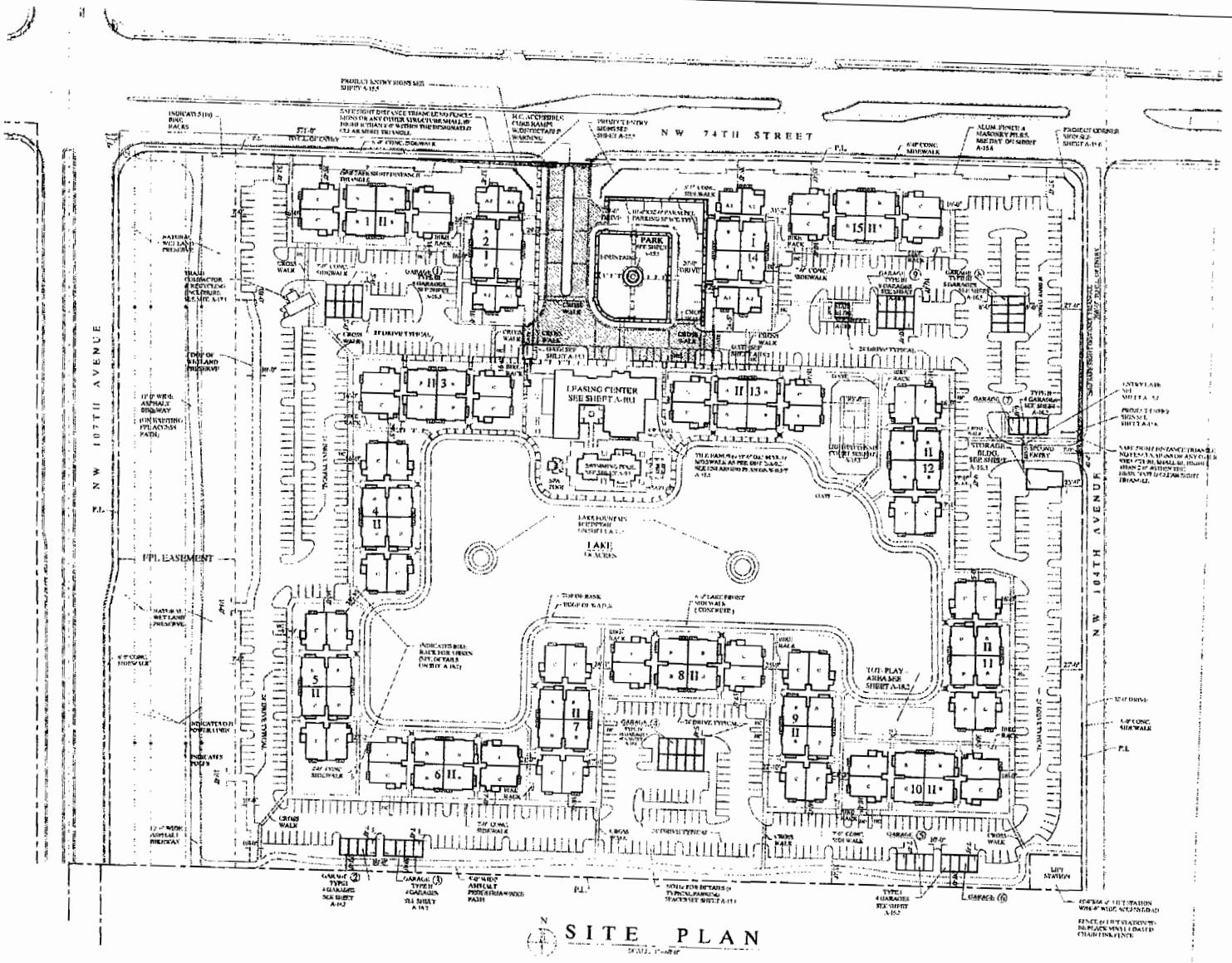
LOCATION MAP N.T.S.

PROJECT LOCATION

811
Know what's below.
Call before you dig.

DERM WETLAND REGULATORY APPROVAL
NAME
DATE 12-07

RECEIVED
OCT 13 2011



SITE PLAN

RECEIVED
NOV 2 8 2011

DERM WETLAND REGULATORY APPROVAL
NAME
DATE 11-1-11

ISSUED FOR: CONSTRUCTION:
ISSUED FOR: DRB:
ISSUED FOR: PERMIT: 08-01-11

DORAL GRANDE
AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
AA 26000598
ROGER FRY, ARCHITECT
AR 7334
2791 BIRD AVENUE
COCONUT GROVE, FL 33133
TEL 305-446-7707
FAX 305-442-5755
rfry@rogerfry.com

NOV 1-8 2011

DATE	SHEET NUMBER
08-01-11	A-0.2

GENERAL CIVIL NOTES

1. ALL DATA AND ELEVATIONS ARE NGVD UNLESS OTHERWISE NOTED.

2. ANY BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED AND PROPERLY REFERENCED BY A REGISTERED-LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PRIOR TO BEGINNING WORK AT THE SITE.

3. ALL PUBLIC LAND CORNERS AND MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED BY THE CONTRACTOR AS FOLLOWS: CORNERS AND CITY MONUMENTS IN CONFLICT WITH THE WORK AND IN DANGER OF BEING DAMAGED, DESTROYED, OR COVERED SHALL BE PROPERLY REFERENCED BY A REGISTERED-LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PRIOR TO BEGINNING WORK AT THE SITE. THE CONTRACTOR SHALL RETAIN THE LAND SURVEYOR TO REFERENCE, AND RESTORE UPON COMPLETION OF THE WORK, ALL SUCH CORNERS AND MONUMENTS AND SHALL FURNISH A SIGNED AND SEALED COPY OF THE LAND SURVEYOR'S REFERENCE DRAWING.

4. ALL STATIONS AND OFFSETS REFER TO BASELINE OF CONSTRUCTION, UNLESS OTHERWISE STATED.

5. ALL GRADES SHOWN IN PLAN ARE FINISHED GRADES.

6. THE CONTRACTOR SHALL LAYOUT AND IDENTIFY ALL STATIONS:
A. FROM THE BEGINNING OF THE PROJECT.
B. AT NEW CURB NOT LATER THAN 72 HOURS AFTER BEING POURED.
C. WHERE CURB DOES NOT EXIST AND SHALL NOT BE CONSTRUCTED,
THE CONTRACTOR SHALL MAINTAIN STATIONING WITH SURVEYING STAKES.
CONTRACTOR SHALL MAINTAIN THE STATION MARKS VISIBLE UNTIL FINAL INSPECTION.

7. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DORAL PUBLIC WORKS DEPARTMENT, AND ANY OTHER STATE OR LOCAL AGENCY WITH JURISDICTION. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE EPA AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) AND STORMWATER POLLUTION PREVENTION PLAN.

9. THE LOCATION AND SIZE OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY PRE-TRENCHING IN COORDINATION WITH ALL UTILITY COMPANIES. PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION AND PRIOR TO SUBMITTING SHOP DRAWINGS, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL AT 811 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.

11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD AND UNDERGROUND UTILITIES.

12. MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT REQUIRES THAT ACCESS TO ALL WATER AND SEWER VALVES, SANITARY MANHOLES, AND OTHER CONTROL MECHANISMS BE MAINTAINED THROUGHOUT CONSTRUCTION IN THE EVENT OF AN EMERGENCY TO ENSURE THE PUBLIC HEALTH AND SAFETY. COVERING VALVE BOXES AND MANHOLES CAN BE CONSIDERED UNAUTHORIZED OBSTRUCTION OF AND TAMPERING WITH DEPARTMENT UTILITIES. ALL REQUESTS FOR UTILITY ADJUSTMENTS MUST BE MADE IN WRITING AT LEAST TWO (2) WEEKS IN ADVANCE. FOR MANHOLE AND VALVES, CONTACT THE CONSTRUCTION MANAGEMENT SECTION, PUMP STATIONS UNIT, 3071 SW 38 AVENUE, FAX NO. 305-669-3626. THE DEPARTMENT WILL MAKE ONE FINAL AND PERMANENT ADJUSTMENT AT NO COST TO THE REQUESTING AGENCY. FOR THE ADJUSTMENT OF WATER METERS, CONTACT THE CHIEF OF METER OPERATIONS AND MAINTENANCE, FAX NO. 305-545-3162. FOR ANY FIRE HYDRANTS THAT ARE DAMAGED OR BUMPED DURING CONSTRUCTION, CONTACT THE MDWASD HYDRANT SHOP AT 305-605-4375 BEFORE CASTING CONCRETE FOR THE SIDEWALK. IN THE EVENT OF A WATER OR SEWER EMERGENCY, CONTACT MIAMI DADE WATER AND SEWER DEPARTMENT AT 305-274-9272. THIS LINE IS OPEN 24 HOURS, 7 DAYS A WEEK.

13. KNOWN UTILITY COMPANIES IN THE PROJECT LIMITS INCLUDE, BUT ARE NOT LIMITED TO:

UTILITY NAME	CONTACT NAME	PHONE NUMBER
FLORIDA POWER & LIGHT, TRANSMISSION	KEVIN KENNY	305-228-5280
FLORIDA POWER & LIGHT, DISTRIBUTION	TRACY STERN	800-868-9554
COMCAST CABLE	LEONARD MAXWELL-NEWBOLD	954-534-7471
AT&T DISTRIBUTION	STEVE MASSIE	305-222-8745
DIRECT PLUS LLC	CHRIS CAMPOS	305-406-1940
MIAMI DADE WATER & SEWER	SERGIO GARCIA	305-669-7858
MIAMI DADE PUBLIC WORKS	AURERIO DEL VALLE	305-477-8422

14. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER, AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

15. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

16. ANY ENCROACHMENT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED OR PROTECTED BY THE ADJACENT PROPERTY OWNER AT THEIR EXPENSE.

17. CLEARING AND GRUBBING, GRADING AND OTHER INCIDENTAL WORK NECESSARY FOR HARMONIZATION OUTSIDE R/W SHALL BE INCLUDED IN RELATED BID ITEMS.

18. ALL LANDSCAPED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED OR RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COSTS.

19. THE CONTRACTOR SHOULD TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, PUBLIC OR PRIVATE, DURING THE EXCAVATION OF SUBSOIL MATERIAL, FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

20. IF SHEETING, SHORING, OR DEWATERING, INCLUDING WELL POINTS ARE NECESSARY, THE CONTRACTOR MUST MONITOR AND CONTROL ALL WORK THAT MAY CAUSE CRACKING TO ANY ADJACENT BUILDING, STRUCTURE, OR PROPERTY AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY THESE OPERATIONS. COST OF SHEETING, SHORING, OR DEWATERING SHALL BE INCLUDED IN THE RELATED ITEM FOR THE WORK BEING DONE.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE DEWATERING PERMIT. COST OF THE PERMIT AND DEWATERING SHALL BE INCLUDED IN THE THE RELATED ITEM FOR THE WORK BEING DONE.

22. THE CONTRACTOR SHALL RESTRICT PERSONNEL, THE USE OF EQUIPMENT, AND THE STORAGE OF MATERIALS TO AREAS WITHIN THE LIMITS OF CONSTRUCTION AND DESIGNATED STAGING AREA. ALL STAGING AREAS SHALL PROPERLY FENCED AND BARRICADED BY THE CONTRACTOR.

23. EXPLORATORY OR PRE-TRENCHING IN THE ALIGNMENT AND GRADE OF PROPOSED PIPES STRUCTURES, CONDUITS, POLE FOUNDATIONS AND/OR SUB-GRADE SHALL BE PERFORMED SEVEN DAYS IN ADVANCE OF ITS CONSTRUCTION AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY OWNERS AND THE CITY WITH IMMEDIATE NOTIFICATION OF ANY CONFLICT WITH PROPOSED CONSTRUCTION. THIS NOTIFICATION SHALL PROVIDE SURVEY INFORMATION ABOUT EXISTING UTILITY ALIGNMENT, GRADE AND POSSIBLE CONFLICTS. PAYMENT FOR EXPLORATORY OR PRE-TRENCHING, SURVEY AND RESTORATION SHALL BE INCLUDED IN THE COST OF THE RELATED BID ITEM FOR THE WORK BEING DONE.

24. ALL DITCH EXCAVATIONS SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE TRENCH SAFETY ACT.

25. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR IN AREAS PROVIDED BY HIM AND AT THE CONTRACTOR'S EXPENSE.

26. ALL DISPOSAL OF MATERIALS, RUBBISH, AND DEBRIS SHALL BE MADE AT A LEGAL DISPOSAL SITE OR BY OTHER PRIOR APPROVED MANNER. MATERIAL CLEARED FROM THE SITE AND DEPOSITED ON ADJACENT OR NEARBY PROPERTY WILL NOT BE CONSIDERED AS HAVING BEEN DISPOSED OF SATISFACTORILY.

27. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE PROJECT ENGINEER.

28. EXISTING ABOVE GROUND FEATURES ARE SHOWN ACCORDING TO THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.

29. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING TREES, STRUCTURES AND UTILITIES, WHICH MAY NOT BE SHOWN ON PLANS. ANY STRUCTURE, PAVEMENT, TREES OR OTHER EXISTING IMPROVEMENT NOT SPECIFIC FOR REMOVAL WHICH IS TEMPORARY DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

30. CONTRACTOR SHALL AVOID DAMAGE TO ANY EXISTING TREES. EXISTING TREES SHALL BE REMOVED ONLY IF REQUIRED FOR CONSTRUCTION AND LATER REPLACED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER. THOSE TREES NOT INTERFERING WITH CONSTRUCTION SHALL BE PROTECTED IN PLACE.

31. THE CONTRACTOR SHALL USE A STREET SWEEPER (USING WATER) OR OTHER EQUIPMENT CAPABLE OF CONTROLLING AND REMOVING DUST. APPROVAL OF THE USE OF SUCH EQUIPMENT IS CONTINGENT UPON ITS DEMONSTRATED ABILITY TO DO THE WORK.

32. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS USED IN THIS PROJECT. PRIOR TO SUBMITTAL THE CONTRACTOR WILL VERIFY THE EXISTING PIPE INVERTS, PIPE CROSSINGS WITH OTHERS UTILITIES, NEW & EXISTING STRUCTURES SIZES AND DEPTHS TO ASSURE THAT ALL CONNECTIONS FROM THE NEW SYSTEM TO THE EXISTING CAN BE PROPERLY MADE.

33. WHEN DISSIMILAR MATERIAL CONNECTIONS ARE MADE, SUCH AS (CONCRETE TO METAL) THE DISSIMILAR MATERIAL SHALL BE COATED WITH BITUMASTIC MATERIAL AT THE CONTACT SURFACE.

34. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING AND NEW INLETS CLEAN OF MILLING MATERIAL, LIMEROCK, DEBRIS, ETC. DURING THE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

35. CAST IRON PRODUCTS: HEAVY-DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS OR 16,000 LBS WHEEL LOADS.

36. STEEL GRATING AND COVERS: TRAFFIC CLASSIFICATION H-20: 16,000 LBS OVER 8"X 20" AREA.

37. EXISTING DRAINAGE STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED. CONTRACTOR WILL MAINTAIN THE EXISTING DRAINAGE SYSTEM ONLINE UNTIL

38. EXISTING MANHOLES AND INLETS SCHEDULED TO REMAIN SHALL BE THOROUGHLY CLEANED BY REMOVING ALL DEBRIS AND SEDIMENTS AND THE INTERIOR SHALL BE SEALED WITH AN APPROVED NON-TOXIC BITUMASTIC SEALANT.

39. PRIOR TO CONSTRUCTION THE CONTRACTOR WILL INSPECT ALL EXISTING STRUCTURES WHICH ARE TO REMAIN AND NOTIFY THE ENGINEER OF ANY OBVIOUS STRUCTURAL DEFICIENCIES.

40. CONTRACTOR SHALL ADJUST ALL EXISTING CATCH BASINS, GRATES, AND STORM MANHOLE COVERS TO MEET NEW GRADES WHERE APPLICABLE.

41. ELEVATIONS SHOWN AT DRAINAGE STRUCTURES REFER TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. OFFSETS REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

42. RADII ON CURB RETURNS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION, AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OUTLINED IN THE PUBLIC WORKS DEPARTMENT MANUAL, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE FDOT DESIGN STANDARDS.

44. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH THE EXISTING PAVEMENT.

45. WHERE CONNECTIONS TO EXISTING SIDEWALKS AND DRIVEWAYS ARE NOT INDICATED ON PLANS, PROPER CONNECTIONS ARE TO BE MADE AS DIRECTED BY THE ENGINEER.

46. CONTRACTOR TO INSTALL ½" PREFORMED EXPANSION JOINT WHEN PROPOSED SIDEWALK IMPROVEMENTS IS IMMEDIATELY ADJACENT TO EXISTING CONCRETE SLAB AND OR BUILDING.

47. COMPLETE AS-BUILT INFORMATION RELATIVE TO LOCATION AND DEPTH OF PIPES, MANHOLES, ETC. SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL ELEVATIONS SHALL BE TAKEN BY A FLORIDA REGISTERED SURVEYOR AND SHOWN ON THE RECORD DRAWINGS.

48. CONTRACTOR TO MEET EXISTING CURB AND GUTTER ELEVATIONS FIELD ADJUSTING AS NEED TO HAVE A SMOOTH AND CONTINUOUS GUTTER FLOW TO THE PROPOSED INLETS.

49. ALL PIPES SHALL BE WATER TIGHT HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL.

50. PROPOSED ASPHALT PAVEMENT SHALL BE TYPE S-3 AND SHALL MEET APPLICABLE FDOT SPECIFICATION.

51. ALL CONCRETE SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED.

52. ALL PIPES ENTERING PROPOSED STRUCTURES SHALL BE FLUSH WITH THE INSIDE FACE OF THE WALL AND FINISHED IN A NEAT AND WORKMANLIKE MANNER.

53. CONTRACTOR SHALL REGRADE SIDEWALKS AND LANDSCAPED AREAS AS NEEDED TO PREVENT PONDING AS A RESULT OF ROADWAY REGRADING.

54. STRIPING AND SIGNAGE DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN KIND. CONTRACTOR SHALL TAKE NOTE OF ALL EXISTING STRIPING PRIOR TO BEGINNING CONSTRUCTION.

55. ALL PUBLIC SIDEWALK CURB RAMPS FOLLOW FDOT INDEX 304. EXACT TYPE AND LOCATION TO BE COORDINATED IN THE FIELD WITH THE ENGINEER.

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C3TS PROJECT NO: 0429-001

REVISIONS

DANIEL GRANDAL, PE ENGINEER OF RECORD # 53850 DATE

GENERAL & NOTES

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

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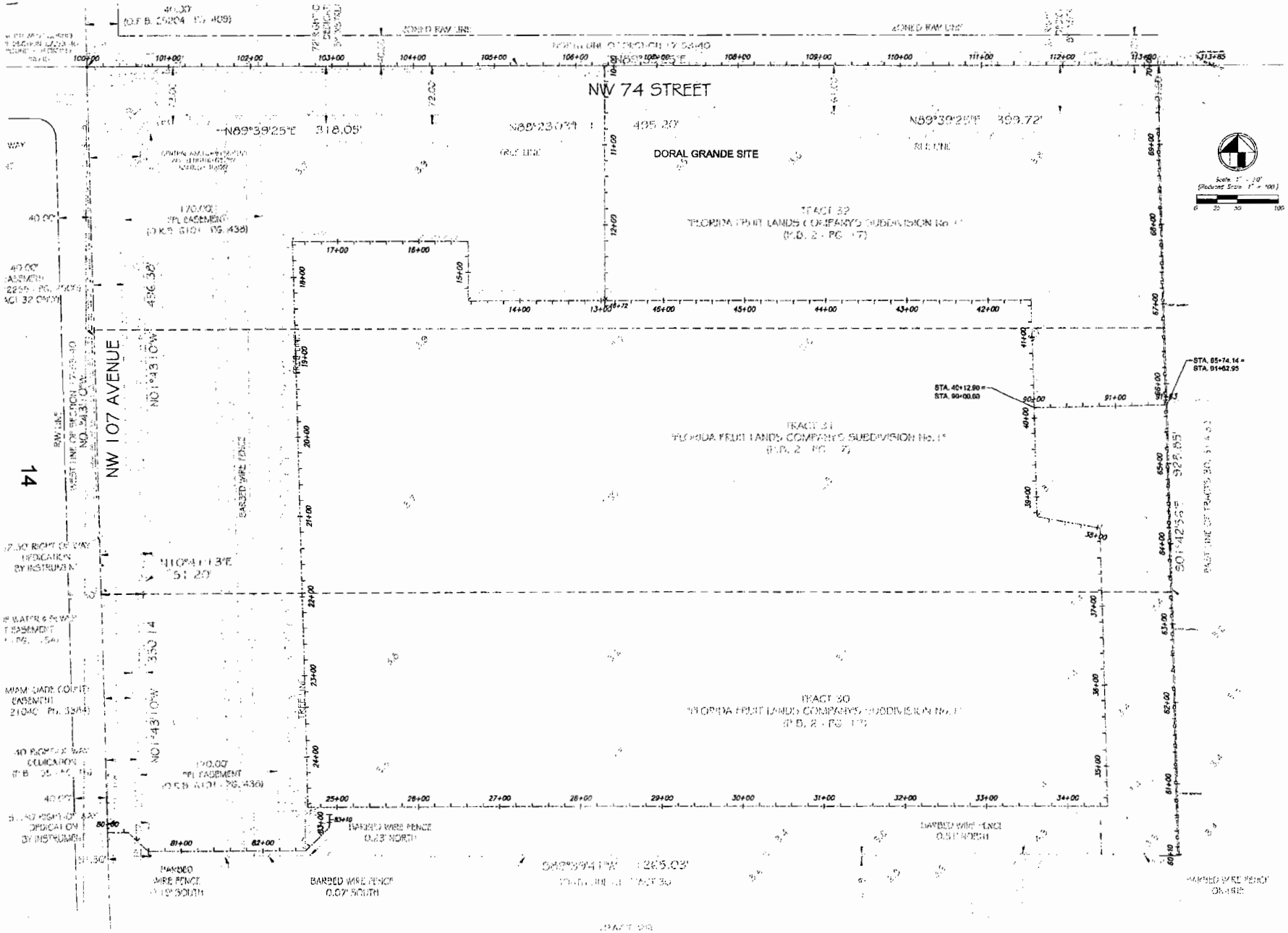
DATE	SHEET NUMBER
9/9/11	G-00



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REVISIONS

NO.	DATE	REMARKS
1	08/16/11	SITE PLAN RESPONSE
2	08/26/11	SITE PLAN RESPONSE
3	08/26/11	SITE PLAN RESPONSE

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

ALIGNMENTS GEOMETRY PLAN

DORAL GRANDE AT DORAL

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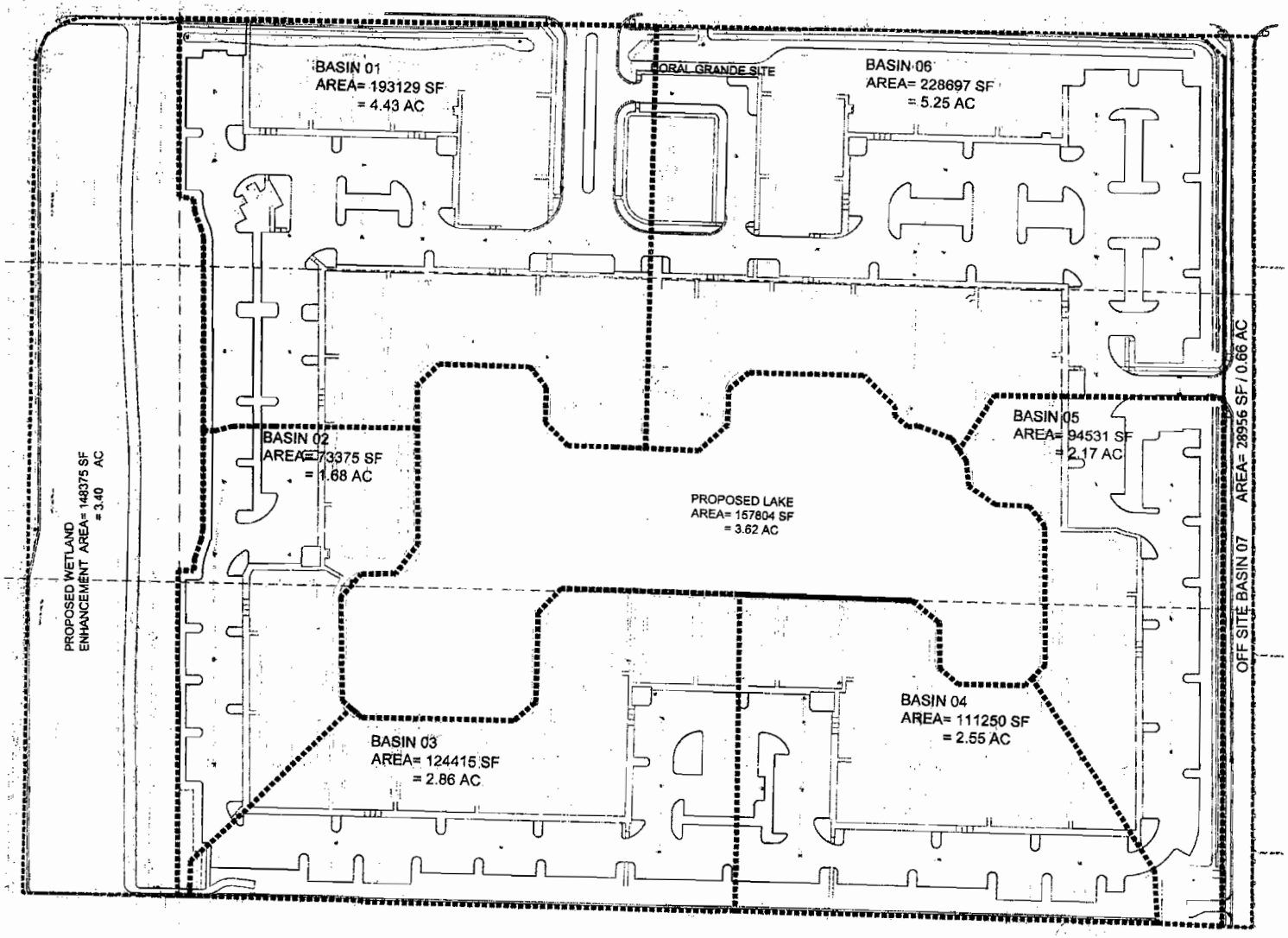
DATE	SHEET NUMBER
9/8/11	G-01



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CJTS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	08/18/11	SITE PLAN REVISIONS
2	08/30/11	SITE PLAN REVISIONS
3	08/30/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

BASIN PLAN

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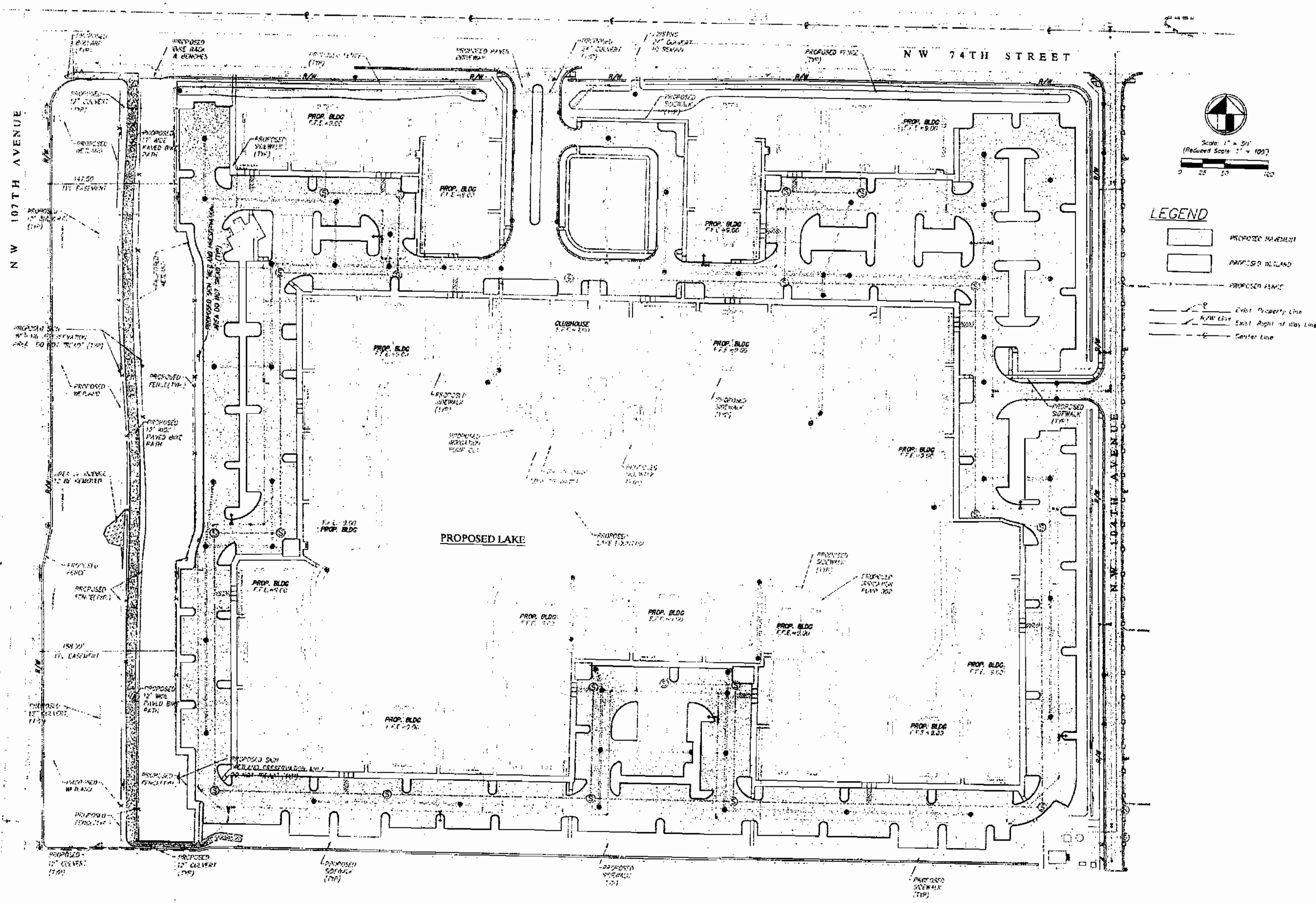
DATE	SHEET NUMBER
9/8/11	G-02



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REVISIONS

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CIVIL SITE PLAN

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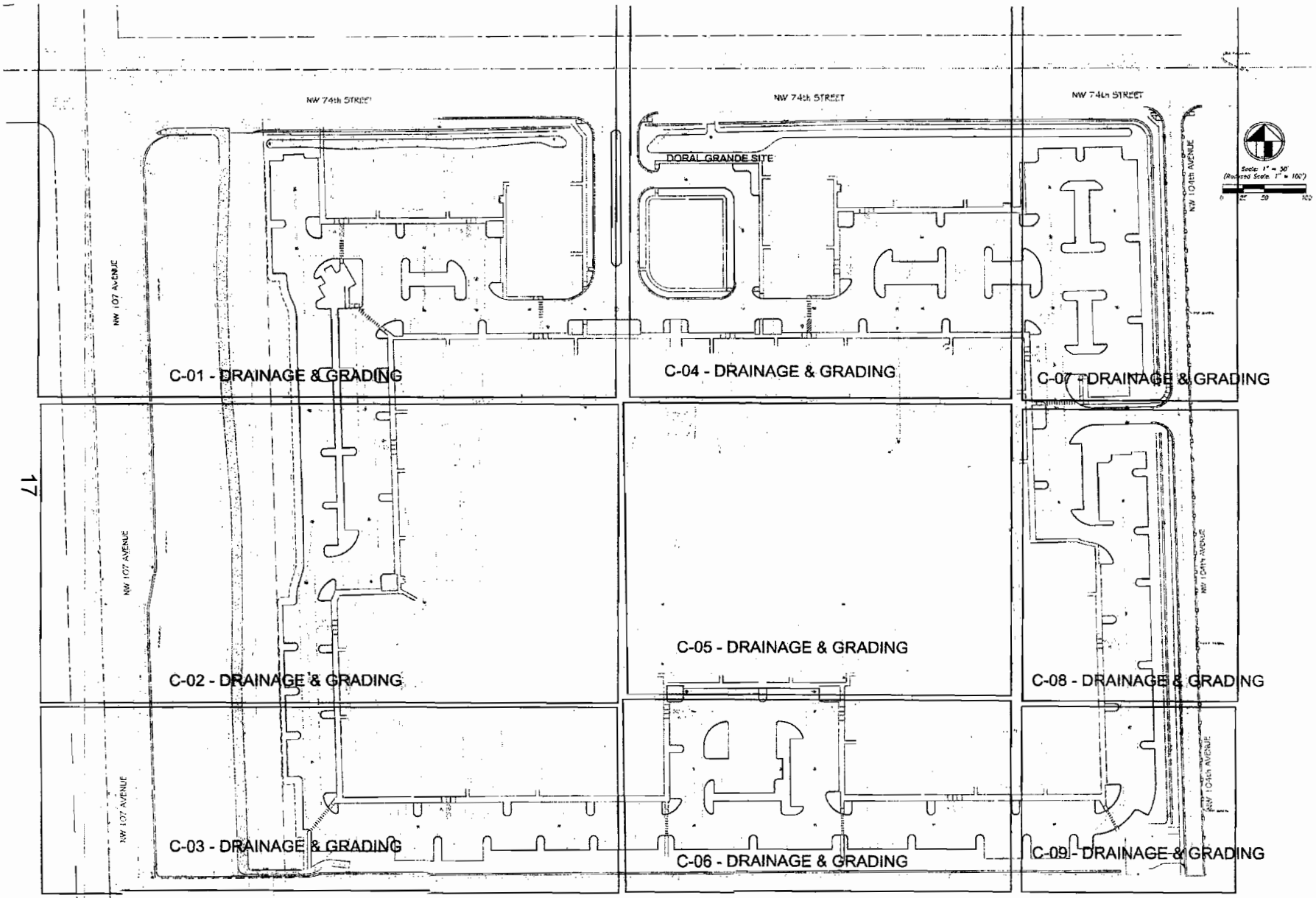
DATE	SHEET NUMBER
9/8/11	G-03



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C3TS PROJECT NO: 0429-001

REVISIONS

NO	DATE	DESCRIPTION
1	02/16/11	SITE PLAN RESUBMITTAL
2	06/30/11	SITE PLAN RESUBMITTAL
3	09/09/11	SITE PLAN RESUBMITTAL

DANIEL J. GRANDAL LICENSE No. 33850 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE — DATE
ENGINEER OF RECORD # 33850

KEY PLAN

DORAL GRANDE AT DORAL

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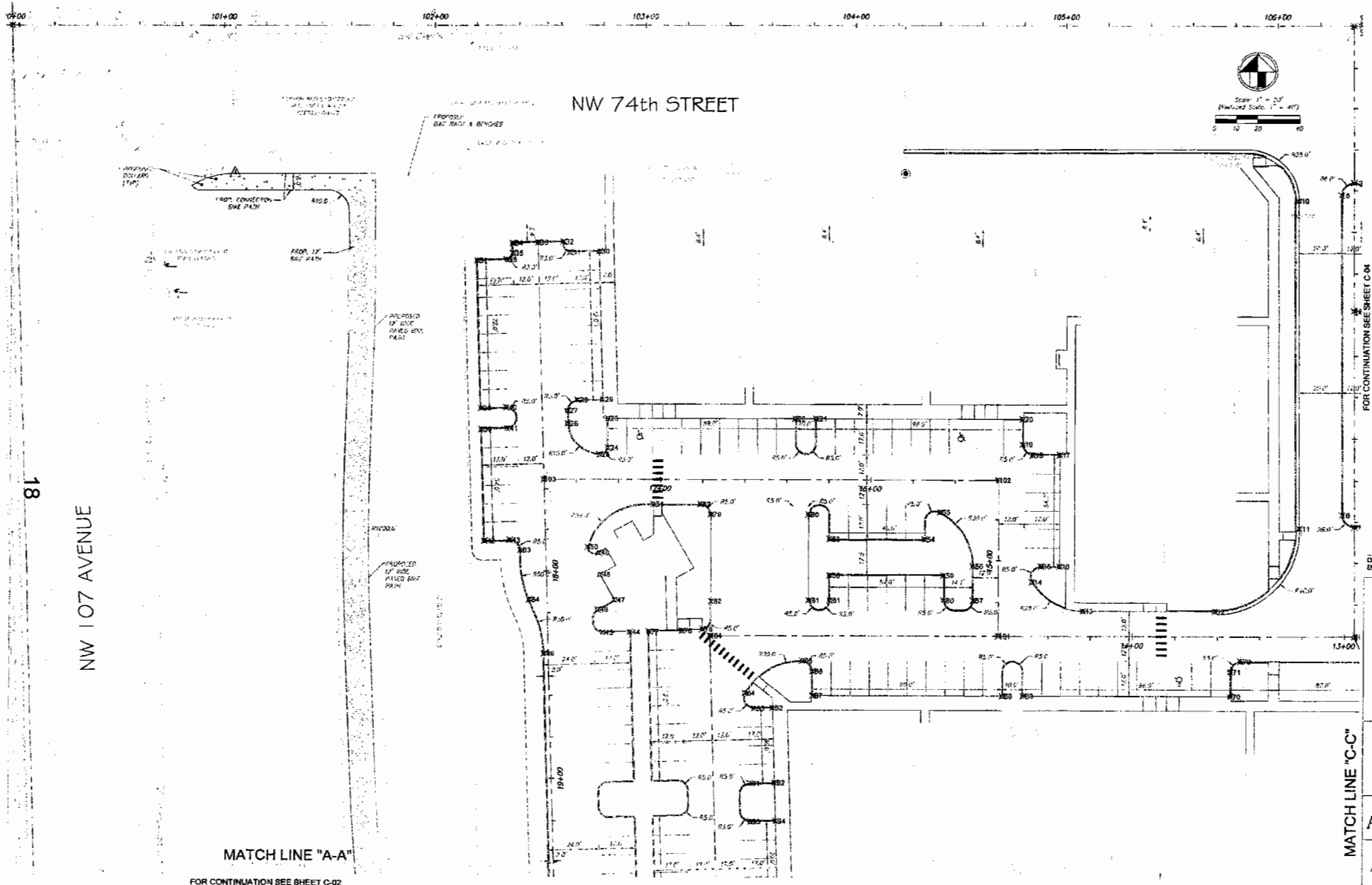
DATE	SHEET NUMBER
9/9/11	G-04



GEOMETRY PLAN

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C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REVISION
1	9/8/11	SITE PLAN REVISIONS
2	9/8/11	SITE PLAN REVISIONS
3	9/8/11	SITE PLAN REVISIONS

DANIEL J. GUA
LICENSED
PROFESSIONAL ENGINEER
9/8/11

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

GEOMTRY PLAN

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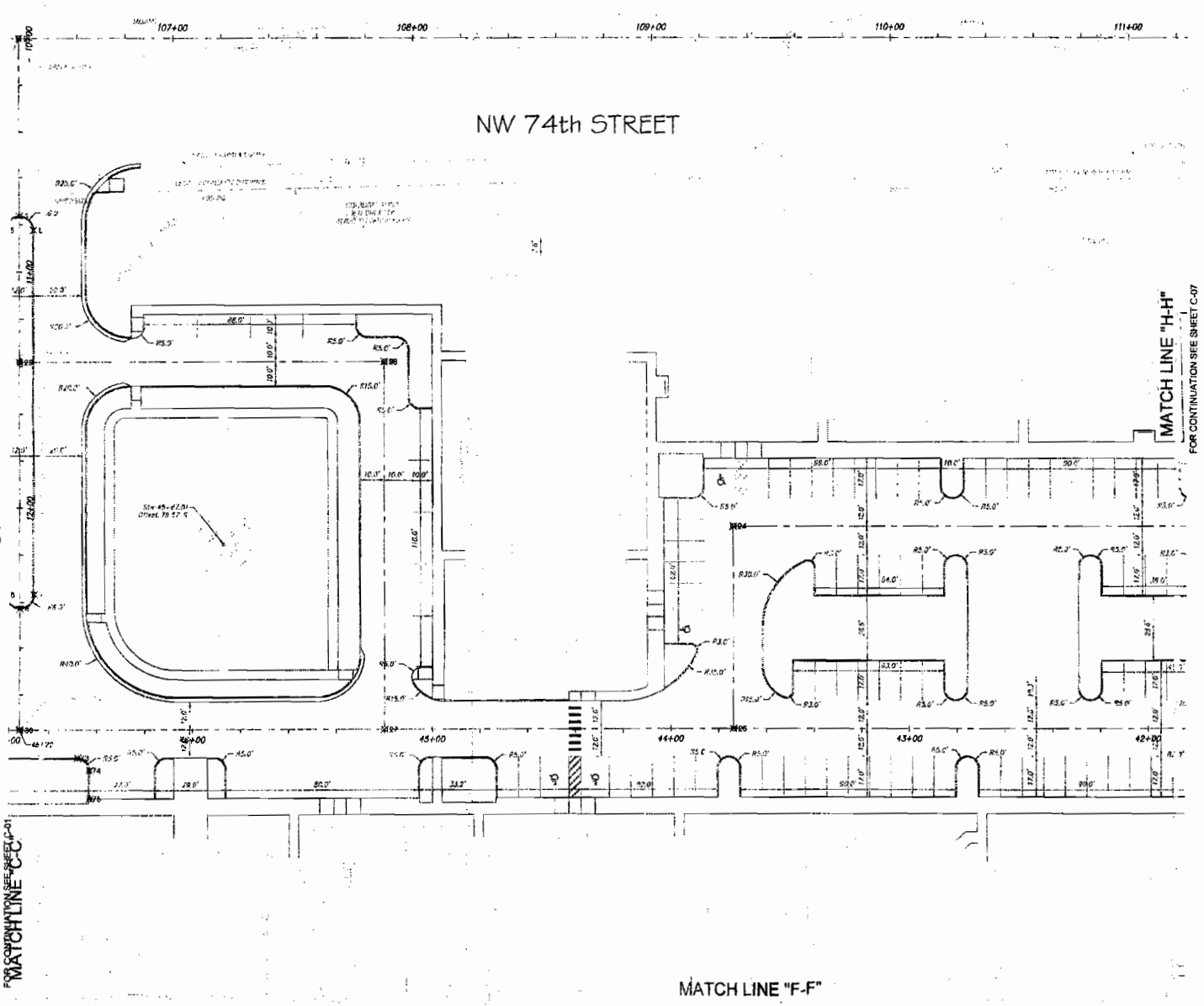
DATE	SHEET NUMBER
9/8/11	G-05



GEOMETRY PLAN

LEGEND

Exist. Property Line
Exist. Right of Way Line
Center Line
Exist. Type "F" Gutter
Exist. Edge of Pavement
Exist. Storm Drainage Pipe
Exist. Chain Link Fence
Monument Line
Existing Catch Basin
Exist. Light Pole w/ Pull Box
Exist. Storm Mh
Exist. Fire Hydrant
Exist. Trees to Remain
Existing Elevation
Proposed Pavement Grade
Prop. Edge of Pavement
Prop. Type "D" Curb
Prop. Type "F" Curb & Gutter
Existing Sun. Mh
Existing Water Valve
Prop. Catch Basin

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C3TS PROJECT NO: 0429-001

REVISIONS

NO	DATE	REMARKS
A	02/18/11	SITE PLAN REVISIONS
B	05/25/11	SITE PLAN REVISIONS
C	07/20/11	SITE PLAN REVISIONS

DANIEL GRANDAL, PE
ENGINEER OF RECORD # 53850

DATE

GEOMTRY PLAN

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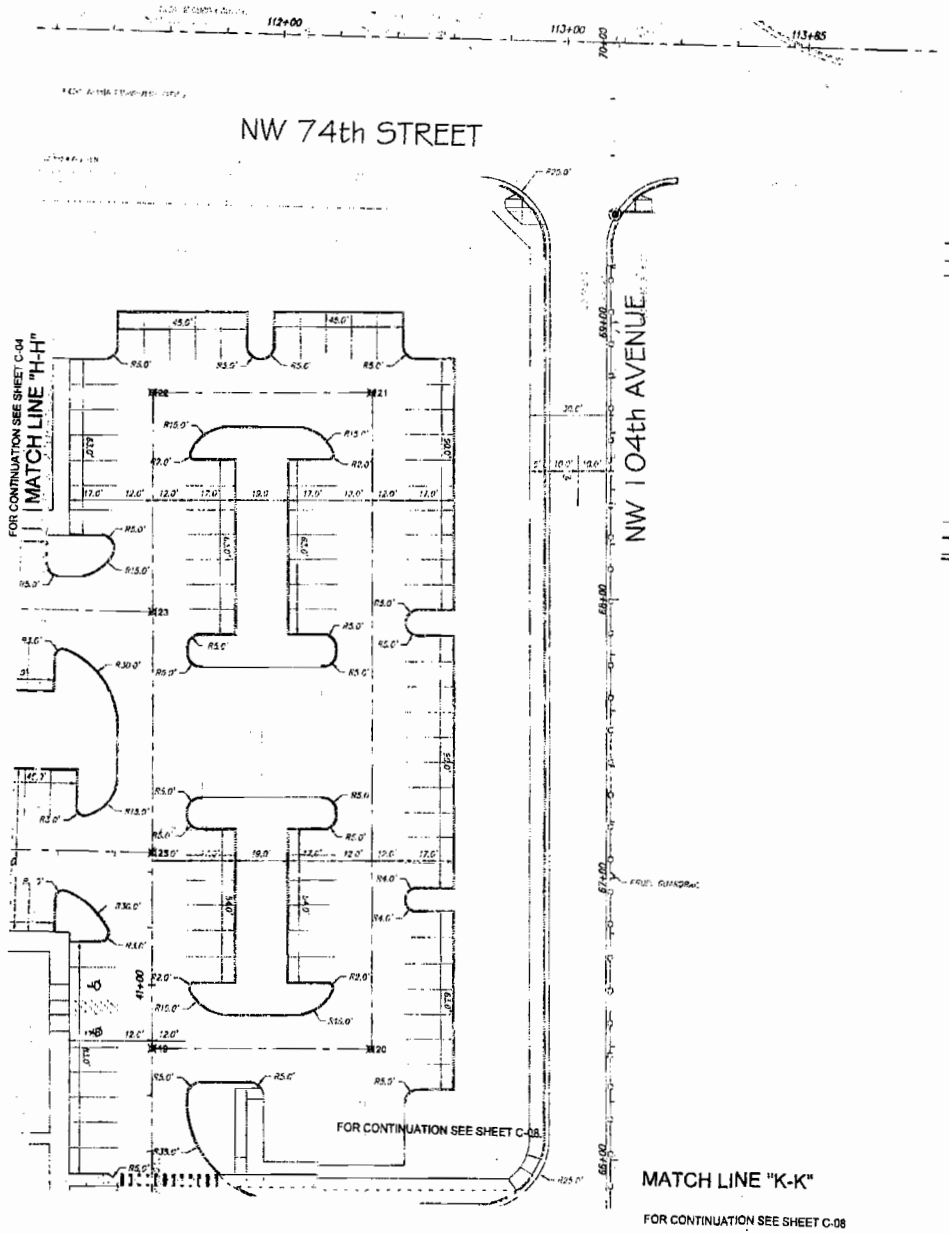
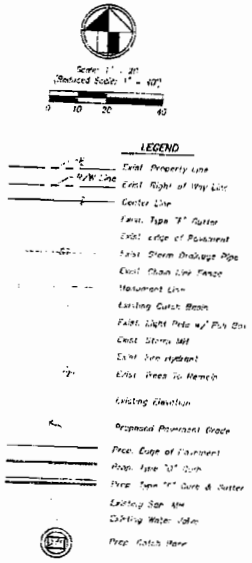
DATE	SHEET NUMBER
9/8/11	G-06





GEOMETRY PLAN

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C3TS PROJECT NO: 0429-001

REVISIONS

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GEOMTRY PLAN

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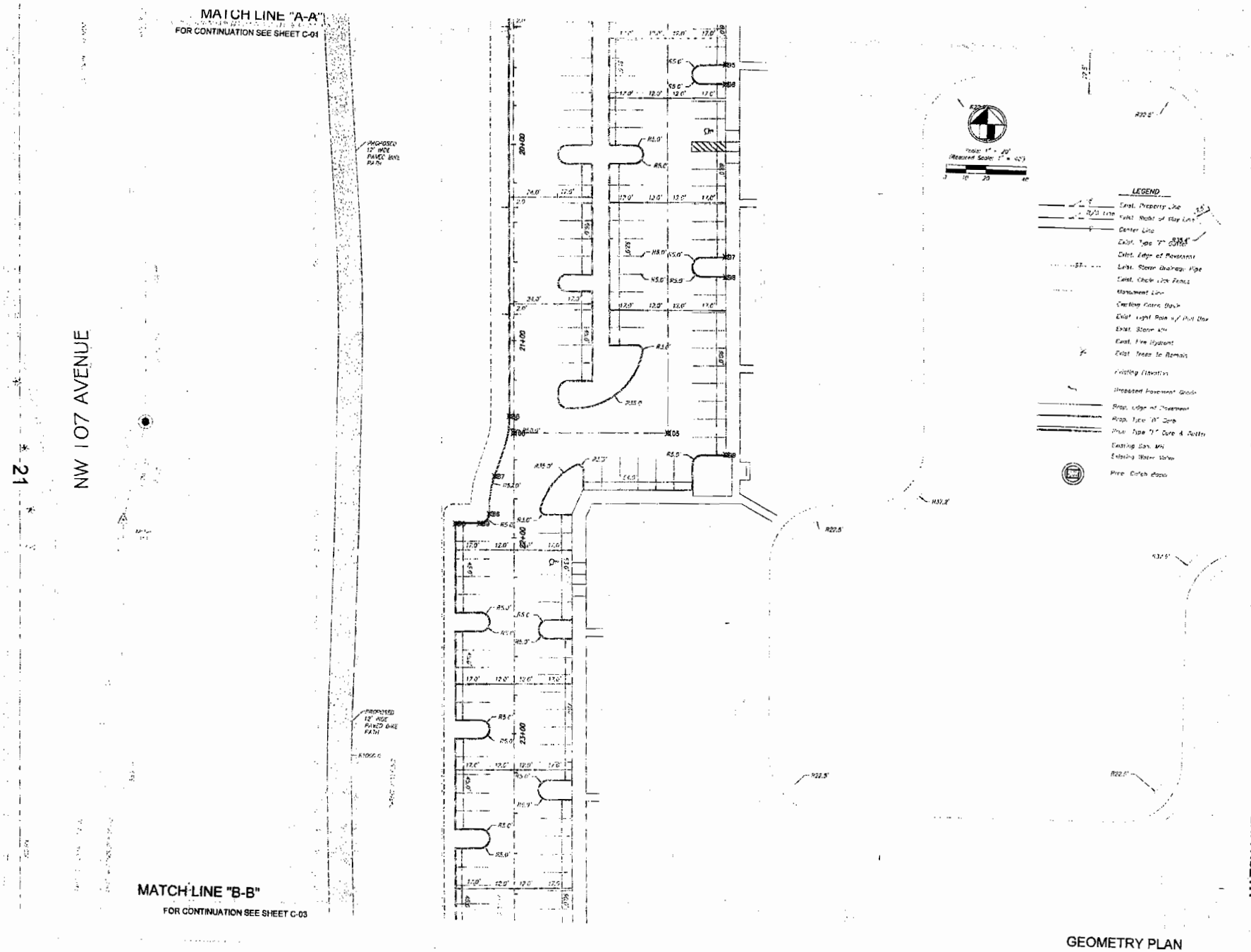
DATE	SHEET NUMBER
9/8/11	G-07



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REVISIONS

NO	DATE	REMARKS
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

DANIEL J. GRANDAL
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DANIEL GRANDAL, PE DATE
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GEOMTRY PLAN

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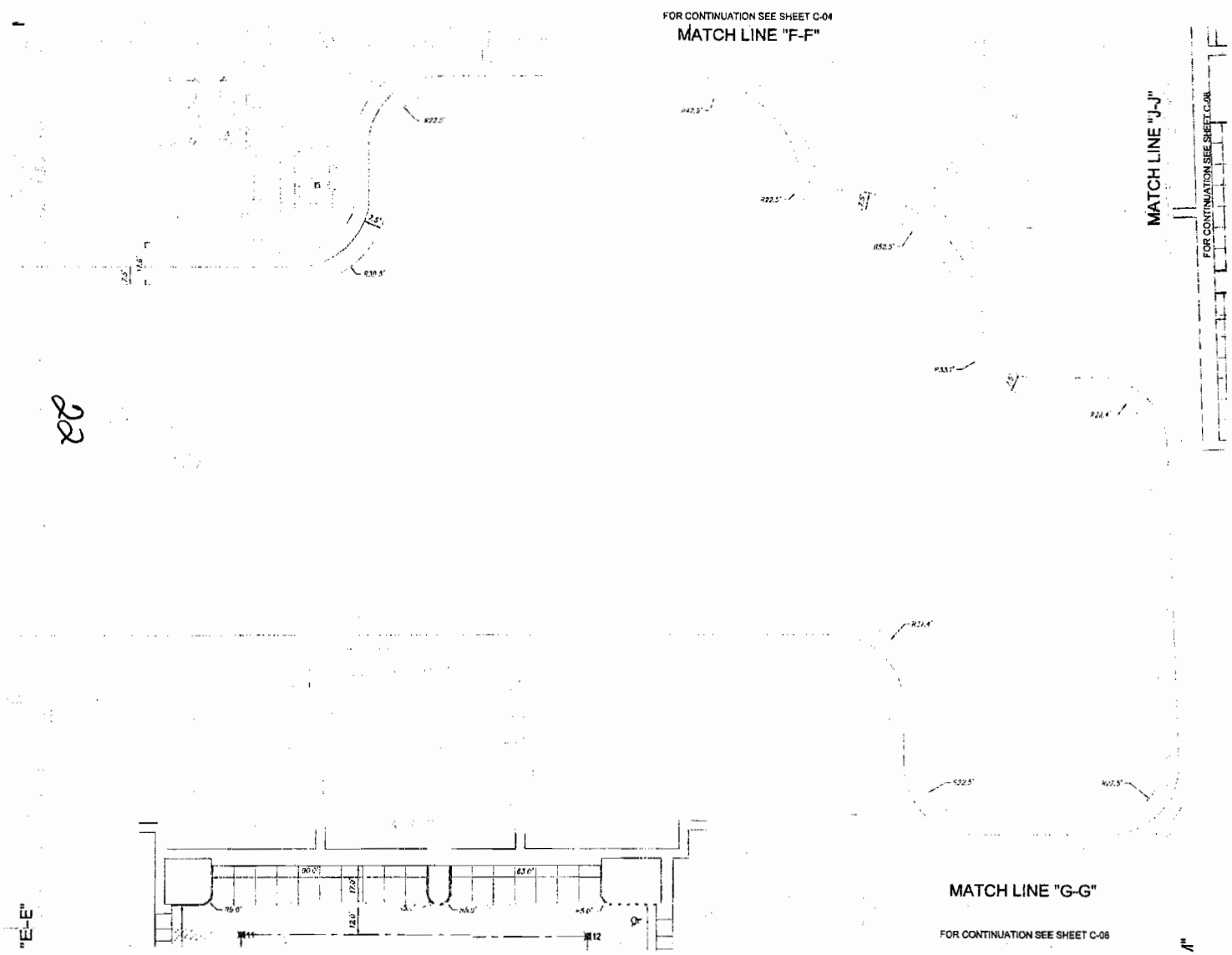
DATE	SHEET NUMBER
9/8/11	G-08



Scale: 1" = 20'
(Reduced Scale: 1" = 40')

0 10 20 40

LEGEND

- Exist. Property Line
- Exist. Right of Way Line
- Center Line
- Exist. Type "F" Gutter
- Exist. Edge of Pavement
- Exist. Storm Drainage Pipe
- Exist. Chain Link Fence
- Monument Line
- Existing Catch Basin
- Exist. Light Pole w/ Pull Box
- Exist. Storm Mill
- Exist. Fire Hydrant
- Exist. Trees To Remain
- Existing Elevation
- Proposed Pavement Grade
- Prop. Edge of Pavement
- Prop. Type "D" Curb
- Prop. Type "F" Curb & Gutter
- Existing Sec. MH
- Existing Water Valve
- Prop. Catch Basin

GEOMETRY PLAN

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C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REVISED
1	02/18/11	SITE PLAN REVISIONS
2	08/05/11	SITE PLAN REVISIONS
3	08/08/11	SITE PLAN REVISIONS

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GEOMTRY PLAN

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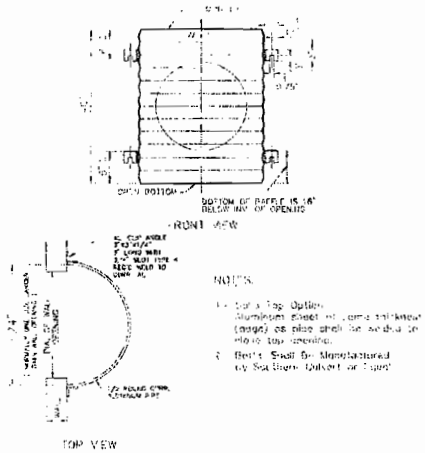
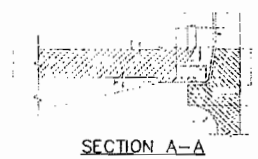
DATE	SHEET NUMBER
9/8/11	G-09

22



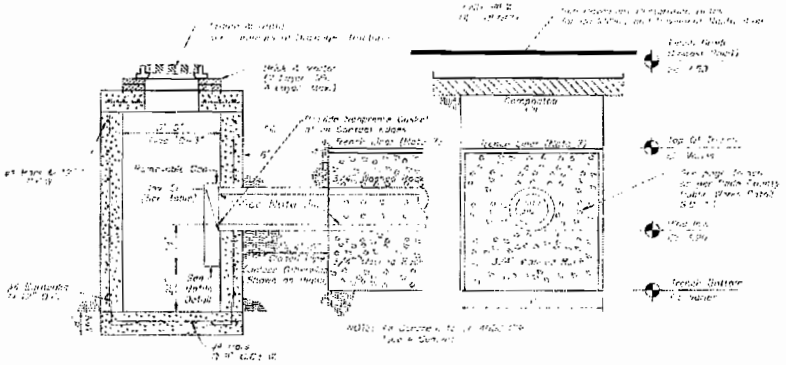
POLLUTION RETARDANT BAFFLE DETAIL

PLAN



SECTION A–A

M.H. COVER DETAIL

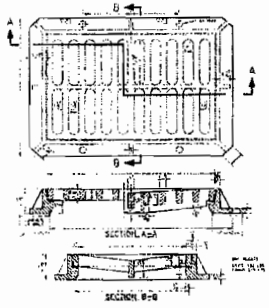


SECTION

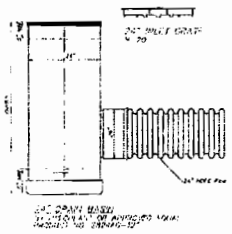
NOTES:

1. U.S. Precast Corp. Type "D-3" 3'-0" ø Catch Basin
2. Concrete = 4000 P.S.I. at 28-Days, Type II Cement
3. Trench Pipe Shall be 18" Perforated HDPE or Approved Equal
4. Pipes Shall Terminate 2 Feet from End of Trench or Connect to Additional Catch Basin As Required.
5. Cover Pipe Ends With No. 10 Galvanized or Aluminum Screen, Opening No Larger Than 1/2"x1/2"
6. Ballast Rock Shall be from Fresh Water Washed Free of Deleterious Matter
7. Sides, bottom and Top of Trench to be Lined with Mirafi 700X Filter Fabric or Equal. Overlap Trench lining material a Minimum of Three (3) Feet at Top.

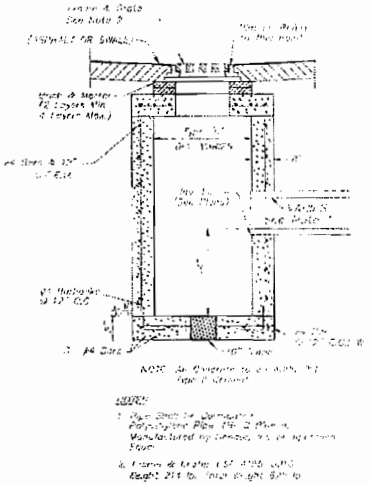
TYPE "D-3" CATCH BASIN AND EXFILTRATION TRENCH DETAIL



CB FRAME AND GRATE

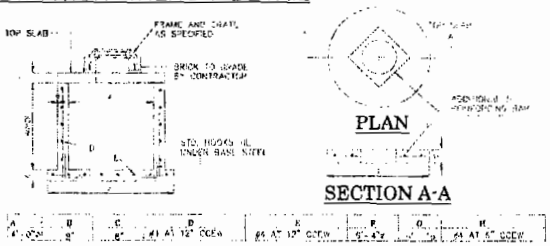


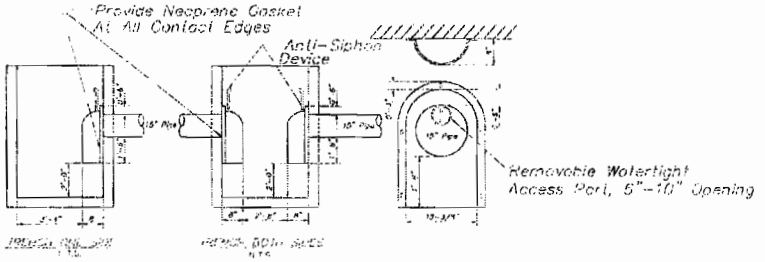
DRAIN BASIN DETAIL



TYPE "D" CATCH BASIN

NOTE: CONC. STRENGTH SHALL BE 4000 PSI FOR STORM SEWERS CONSTRUCT 20" ø WEEP HOLE AT BOTTOM WITH EXTRA #4's AT OPENING. INSTALL LIFT HOOKS AS REQUIRED.





FIBERGLASS BAFFLE DETAIL

NOTES

1. All Hoods Shall be Equipped with a Watertight Access Port, a Mounting Flange, and an Anti-Siphon Vent Pipe and Elbow as Drawn.
2. The Anti-Siphon Vent Shall Extend Above Hood by Min. of 3" and a Max. of 12" According to Structure Configuration.

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

CJTS PROJECT NO: 0429-001

REVISIONS

DANIEL GRANDAL, PE — DATE
ENGINEER OF RECORD # 53850

DRAINAGE DETAILS

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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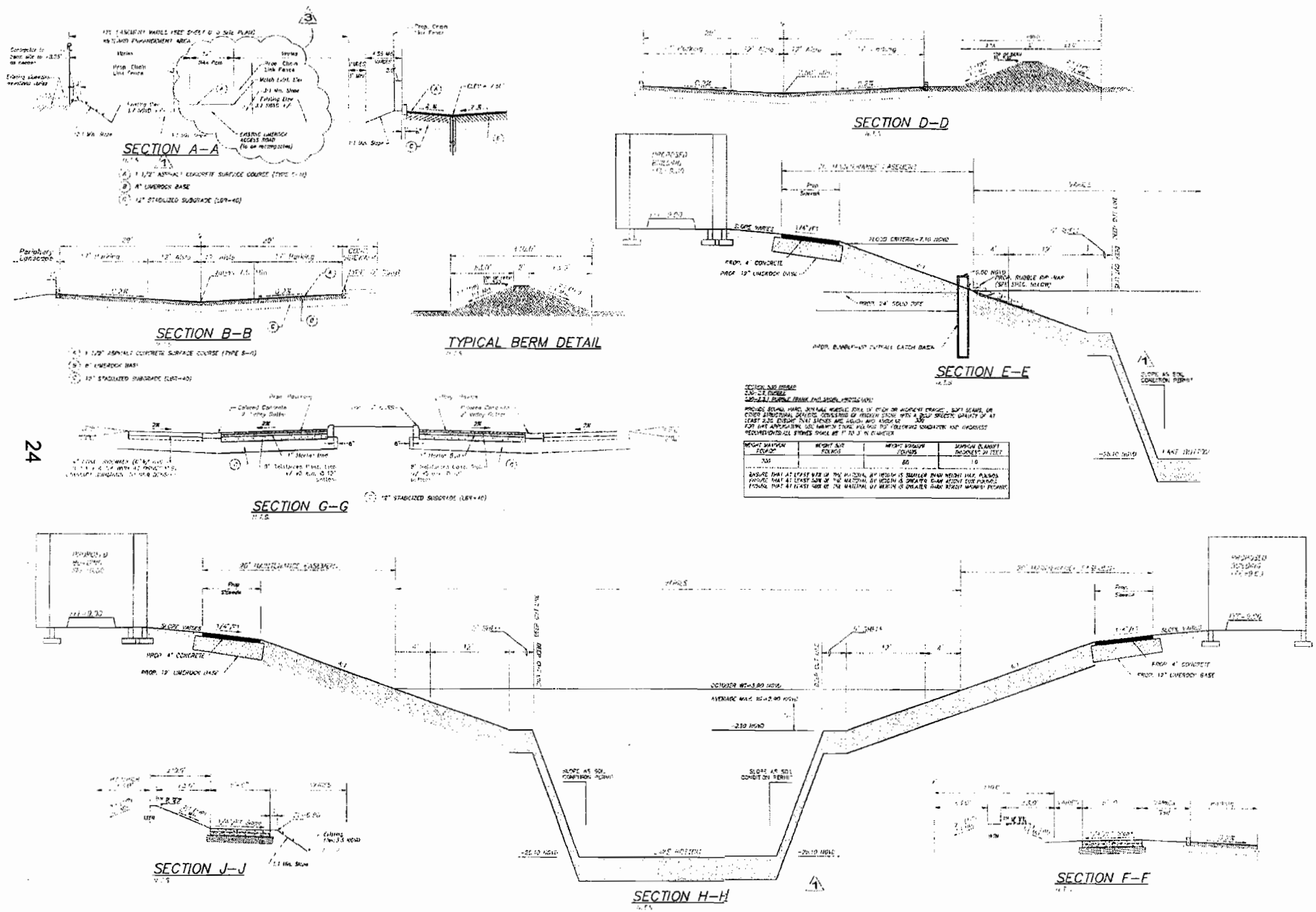
DATE	SHEET NUMBER
9/8/11	C-12



C3TS

CORZO
CASTELLA
CARBALLO
THOMPSON
SALMAN

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Engineers
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C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	06/10/11	SPK PLAN REVISIONS
2	08/01/11	SPK PLAN REVISIONS
3	08/08/11	SPK PLAN REVISIONS

DANIEL J. GRANDAL LICENSED STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

SECTIONS & NOTES

DORAL GRANDE
AT DORAL

Atlantic & Pacific
COMPANIES

ROGER FRY
& ASSOCIATES
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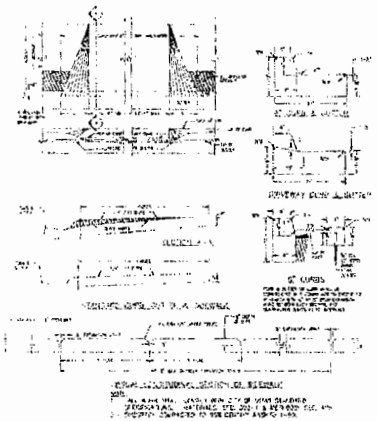
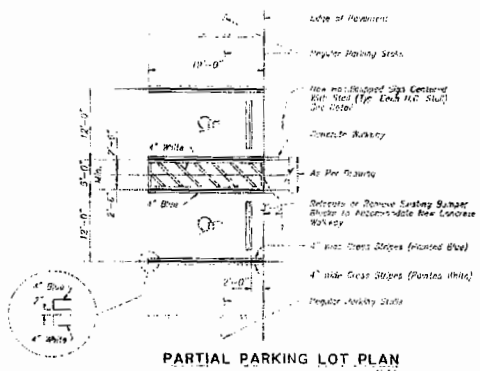
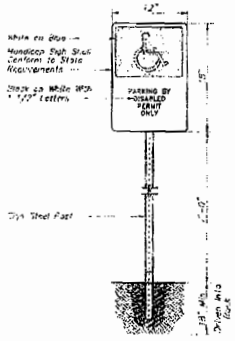
DATE	SHEET NUMBER
9/8/11	C-13



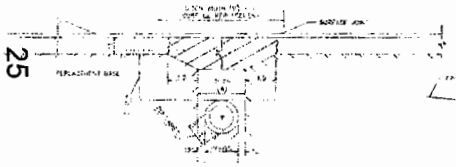
CURB & GUTTER, SIDEWALK AND DRIVEWAY DETAILS



PARTIAL PARKING LOT PLAN



DISABLED SIGNAGE

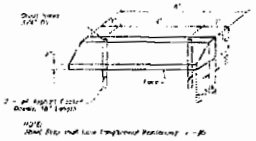


RESTORATION OF TRENCH EXCAVATION

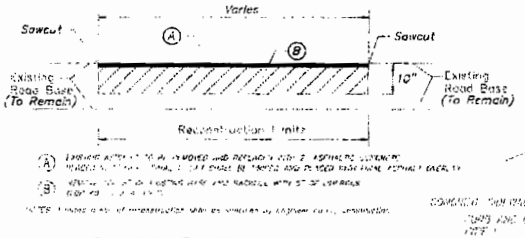
TYPE "D" CURB

TYPE "E" CURB AND GUTTER

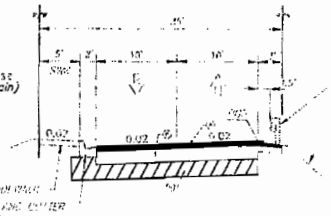
DRIVEWAY CURB & GUTTER



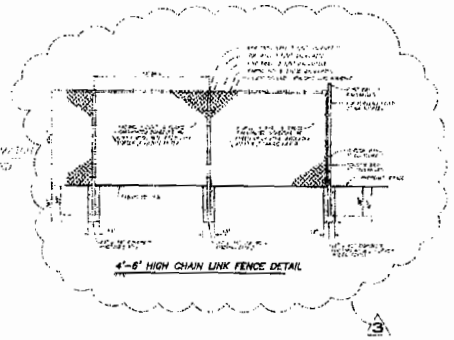
CONCRETE WHEEL STOP DETAIL



PARTIAL PAVEMENT RECONSTRUCTION DETAIL



TYPICAL SECTION (NW 104TH AVENUE)



4'-6" HIGH CHAIN LINK FENCE DETAIL

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CT'S PROJECT NO: 0409.001

REVISIONS

NO.	DATE	REMARKS
1	8/26/11	PER 8/26/11 DRC ITEMS
2	9/7/11	PER 9/7/11 DRC ITEMS
3	9/9/11	PER 9/9/11 DRC ITEMS

DANIEL J. GRANDOLPH — LICENSE — STATE OF FLORIDA — PROFESSIONAL ENGINEER

DANIEL GRANDOLPH, PE — DATE
ENGINEER OF RECORD # 53850

DETAILS

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

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DATE	SHEET NUMBER
9/8/11	C-14

Structure Table

Structure No.	Station	Offset	Size	Rim Elev. (ft)	Bottom (Sump) Elev. (ft)
S-01	11+08.13	-6.32	48" DIAM	7.50	2.00
S-02	11+09.68	-26.28	48" DIAM	7.50	2.00
S-03	10+38.38	26.26	48" DIAM	7.35	2.00
S-04	12+39.23	-36.17	48" DIAM	7.50	2.00
S-05	13+33.35	9.00	48" DIAM	7.50	-1.20
S-06	13+33.35	-120.76	48" DIAM	8.23	-1.00
S-07	14+09.64	-3.00	48" DIAM	7.50	-2.50
S-08	14+63.79	0.00	48" DIAM	7.80	-2.50
S-09	15+91.61	0.00	48" DIAM	7.85	2.00
S-10	14+63.79	-63.16	48" DIAM	8.50	1.50
S-11	16+32.49	5.00	48" DIAM	7.50	2.00
S-12	17+56.38	0.00	48" DIAM	7.50	2.00
S-13	17+55.36	0.00	48" DIAM	7.50	2.00
S-14	16+78.75	-75.61	48" DIAM	8.58	2.00
S-15	19+54.61	-76.75	48" DIAM	7.50	2.00
S-16	19+54.20	10.00	48" DIAM	7.50	2.00
S-17	20+59.73	-77.07	48" DIAM	7.50	2.00
S-18	21+66.46	-77.15	48" DIAM	8.20	1.50
S-19	21+66.38	-0.05	48" DIAM	8.00	2.00
S-20	23+93.83	-9.00	48" DIAM	7.50	2.00
S-21	23+78.26	0.00	48" DIAM	7.50	2.00
S-22	23+86.24	0.00	48" DIAM	7.50	2.00
S-23	25+45.14	0.00	48" DIAM	8.58	2.00
S-24	25+59.18	0.00	48" DIAM	7.50	2.00
S-25	29+41.47	0.00	48" DIAM	7.50	1.50
S-26	29+41.93	-67.67	48" DIAM	7.50	1.50
S-27	30+26.50	-97.42	48" DIAM	7.70	2.00
S-28	29+13.50	-153.22	48" DIAM	8.08	1.50
S-29	28+84.52	-197.61	48" DIAM	8.16	1.50
S-30	31+07.40	-177.69	48" DIAM	8.13	1.50
S-31	30+47.63	-182.53	48" DIAM	8.08	1.50
S-32	35+47.30	-97.22	48" DIAM	7.50	1.50
S-33	37+57.14	0.00	48" DIAM	7.50	1.50
S-34	32+15.02	0.00	48" DIAM	7.50	1.50
S-35	33+50.07	0.00	48" DIAM	7.50	2.00
S-36	35+68.30	0.00	48" DIAM	8.08	2.00
S-37	37+05.30	0.00	48" DIAM	7.50	2.00
S-38	38+06.45	48.54	48" DIAM	7.50	1.50
S-39	39+09.01	0.00	48" DIAM	7.50	1.50
S-40	40+23.09	0.00	48" DIAM	7.50	2.00
S-41	40+22.65	64.54	48" DIAM	7.50	2.00
S-42	42+52.65	64.54	48" DIAM	7.50	2.00
S-43	42+17.10	0.00	48" DIAM	7.53	2.00
S-44	41+46.80	0.00	48" DIAM	7.50	-2.00
S-45	41+45.51	76.86	48" DIAM	7.50	2.00
S-45	41+19.20	84.62	48" DIAM	7.50	2.00
S-47	41+46.46	156.84	48" DIAM	7.50	2.00
S-48	42+33.27	148.62	48" DIAM	7.50	2.00
S-49	42+04.16	96.37	48" DIAM	7.53	2.00
S-50	43+34.07	-0.52	48" DIAM	8.06	-2.80
S-51	43+34.26	-103.18	48" DIAM	8.11	1.50
S-52	44+33.91	-0.02	48" DIAM	7.50	-4.00
S-53	45+19.90	-0.01	48" DIAM	7.50	1.50
S-54	43+12.90	96.97	48" DIAM	7.50	2.00
S-55	11+39.20	-83.74	48" DIAM	7.50	2.00
S-56	13+45.65	-135.22	48" DIAM	8.23	1.00
S-57	21+93.84	-140.56	48" DIAM	8.24	1.50
S-58	36+60.03	-220.00	48" DIAM	8.17	1.50
S-59	31+02.69	-288.45	48" DIAM	8.13	1.50
S-60	39+70.58	-98.96	48" DIAM	8.16	1.50
S-61	42+48.01	-102.73	48" DIAM	8.17	1.36
S-62	39+21.80	-126.38	48" DIAM	7.50	1.50
S-63	39+77.41	-158.33	48" DIAM	7.50	1.50
S-64	43+04.09	-15.01	48" DIAM	7.50	-2.00
S-65	41+34.11	24.09	48" DIAM	8.13	-2.80
S-66	21+69.53	-111.98	48" DIAM	8.16	-3.00
S-67	37+57.19	76.45	48" DIAM	8.06	-3.00
S-68	37+35.38	131.56	48" DIAM	8.09	-3.00

SUMMARY OF DRAINAGE STRUCTURES

Structure No.	Structure Type	Interior Diam (inch)	Rim Elev. (ft)	INVERTS (ft)				Pollution Retardant Baffle				Bottom (Sump) Elev. (ft)	Comments
				N	S	E	W	N	S	E	W		
S-01	INLET	48.00	7.50		4.00	4.00						2.00	
S-02	INLET	48.00	7.50				4.00					2.00	
S-03	INLET	48.00	7.50	4.00	4.00	4.00						2.00	
S-04	INLET	48.00	7.50				4.00					2.00	
S-05	MH	48.00	7.85	4.00	4.00		4.00		Y		Y	0.50	
S-06	MH	48.00	7.85	4.00	3.00			Y				0.50	
S-07	INLET	48.00	7.50			4.00	4.00			Y		0.50	
S-08	MH	48.00	7.80	4.00		4.00	4.00					2.00	
S-09	INLET	48.00	7.50		4.00							2.00	
S-10	INLET	48.00	7.50	4.00		4.00	4.00					2.00	
S-11	INLET	48.00	7.50		4.00		4.00					2.00	
S-12	INLET	48.00	7.50	4.00		4.00						2.00	
S-13	INLET	48.00	7.50		4.00							2.00	
S-14	MH	48.00	8.10		4.00	4.00						2.00	
S-15	INLET	48.00	7.50	4.00			4.00					2.00	
S-16	INLET	48.00	7.50			4.00						2.00	
S-17	INLET	48.00	7.50		4.00							2.00	
S-18	MH	48.00	8.20	4.00		3.00	4.00			Y		-0.50	
S-19	MH	48.00	8.00	4.00	4.00	4.00						2.00	
S-20	INLET	48.00	7.50		4.00							2.00	
S-21	INLET	48.00	7.50	4.00	4.00							2.00	
S-22	INLET	48.00	7.50	4.00								2.00	
S-23	INLET	48.00	7.50			4.00						2.00	
S-24	INLET	48.00	7.50			4.00	4.00					2.00	
S-25	INLET	48.00	7.50	4.00			4.00					2.00	
S-26	INLET	48.00	7.50	4.00	4.00	4.00						2.00	
S-27	INLET	48.00	7.70				4.00					2.00	
S-28	MH	48.00	8.10	4.00	4.00			Y				0.50	
S-29	MH	48.00	8.20	3.00	4.00			Y	Y			-0.50	
S-30	MH	48.00	8.20	3.00	4.00			Y				-0.50	
S-31	MH	48.00	8.10	4.00	4.00							2.00	
S-32	INLET	48.00	7.50	4.00	4.00							2.00	
S-33	INLET	48.00	7.50	4.00		4.00						2.00	
S-34	INLET	48.00	7.50			4.00	4.00					2.00	
S-35	INLET	48.00	7.50				4.00					2.00	
S-36	INLET	48.00	7.50	4.00								2.00	
S-37	INLET	48.00	7.50	4.00	4.00							2.00	
S-38	INLET	48.00	7.50		4.00		4.00				Y	0.50	
S-39	INLET	48.00	7.50			4.00	3.00			Y	Y	-0.50	
S-40	INLET	48.00	7.50	4.00		4.00						2.00	
S-41	INLET	48.00	7.50		4.00		4.00					2.00	
S-42	INLET	48.00	7.50	4.00								2.00	
S-43	INLET	48.00	7.50	4.00	4.00							2.00	
S-44	MH	48.00	7.50	4.00	4.00	4.00	4.00					2.00	
S-45	INLET	48.00	7.50				4.00					2.00	
S-46	INLET	48.00	7.50	4.00	4.00	4.00						2.00	
S-47	INLET	48.00	7.50				4.00					2.00	
S-48	INLET	48.00	7.50		4.00							2.00	
S-49	INLET	48.00	7.50		4.00							2.00	
S-50	MH	48.00	7.60	3.50	-0.80	4.00	0.00					-2.80	
S-51	MH	48.00	8.00	4.00	3.00			Y				0.50	
S-52	INLET	48.00	7.50			0.00	4.00					-2.00	
S-53	INLET	48.00	7.50	4.00		4.00						2.00	
S-54	INLET	48.00	7.50	4.00	4.00							2.00	
S-55	INLET	48.00	7.50		4.00							2.00	
S-56	INLET	48.00	6.50	3.00				Y				-0.50	
S-57	INLET	48.00	6.50				3.00				Y	-0.50	
S-58	INLET	48.00	6.50		3.00				Y			-0.50	
S-59	INLET	48.00	6.50		3.00				Y			-0.50	
S-60	INLET	48.00	6.50			3.00				Y		-0.50	
S-61	INLET	48.00	6.50	3.00				Y				-0.50	
S-62	INLET	48.00	7.50	4.00	4.00							2.00	
S-63	INLET	48.00	7.50	4.00	4.00							2.00	
S-64	INLET	48.00	7.50			4.00	4.00					2.00	
S-65	MH	48.00	8.20	-0.80	4.00				Y			-2.80	
S-66	INLET	48.00	6.00	3.82			3.00					1.00	
S-67	INLET	48.00	6.00			3.00	3.00					1.00	
S-68	INLET	48.00	6.00			3.00	3.00					1.00	

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CTS PROJECT NO: 0429-001

REVISIONS

NO	DATE	REMARKS
1	10/26/11	PER PLAN REVIEWS
2	11/30/11	PER PLAN REVIEWS
3	12/21/11	PER PLAN REVIEWS

DANIEL J. GRANDAL LICENSE No. 53850 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL PE — DATE
ENGINEER OF RECORD # 53850

SUMMARY OF STRUCTURES

DORAL GRANDE
AT DORAL

Atlantic & Pacific COMPANIES

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DATE	SHEET NUMBER
9/2011	C-15

Structure Table

Structure Name	Station	Offset	Northing	Easting	Rim Elev.
S-100	49+14.45	24.50 L	864558.78	548195.64	7.10
S-101	50+56.44	24.50 L	864557.50	548137.55	7.25
S-106	62+49.20	24.50 L	864575.94	547521.69	7.10
S-107	63+52.20	24.50 L	864574.69	547483.72	7.25

SUMMARY OF DRAINAGE STRUCTURES

Structure No.	Structure Type	Interior Diam (inch)	Rim Elev. (ft)	INVERTS (ft)				Pollution Retardant Baffle				Bottom (Sump) Elev. (ft)	Comments
				N	S	E	W	N	S	E	W		
S-100	INLET	48.00	7.10		3.40				Y			-0.10	
S-101	MH	48.00	7.25	3.40				Y				-0.10	
S-106	INLET	48.00	7.10		3.50				Y			0.00	
S-107	MH	48.00	7.25	3.50				Y				0.00	

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EB0005021 AAC001242

C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	04/20/11	PER PLAT COMMENTS
2	06/30/11	PER PLAT COMMENTS

DANIEL J. GRANDAL LICENSE No. 53890 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE — DATE
ENGINEER OF RECORD # 53890

OFF-SITE SUMMARY OF STRUCTURES

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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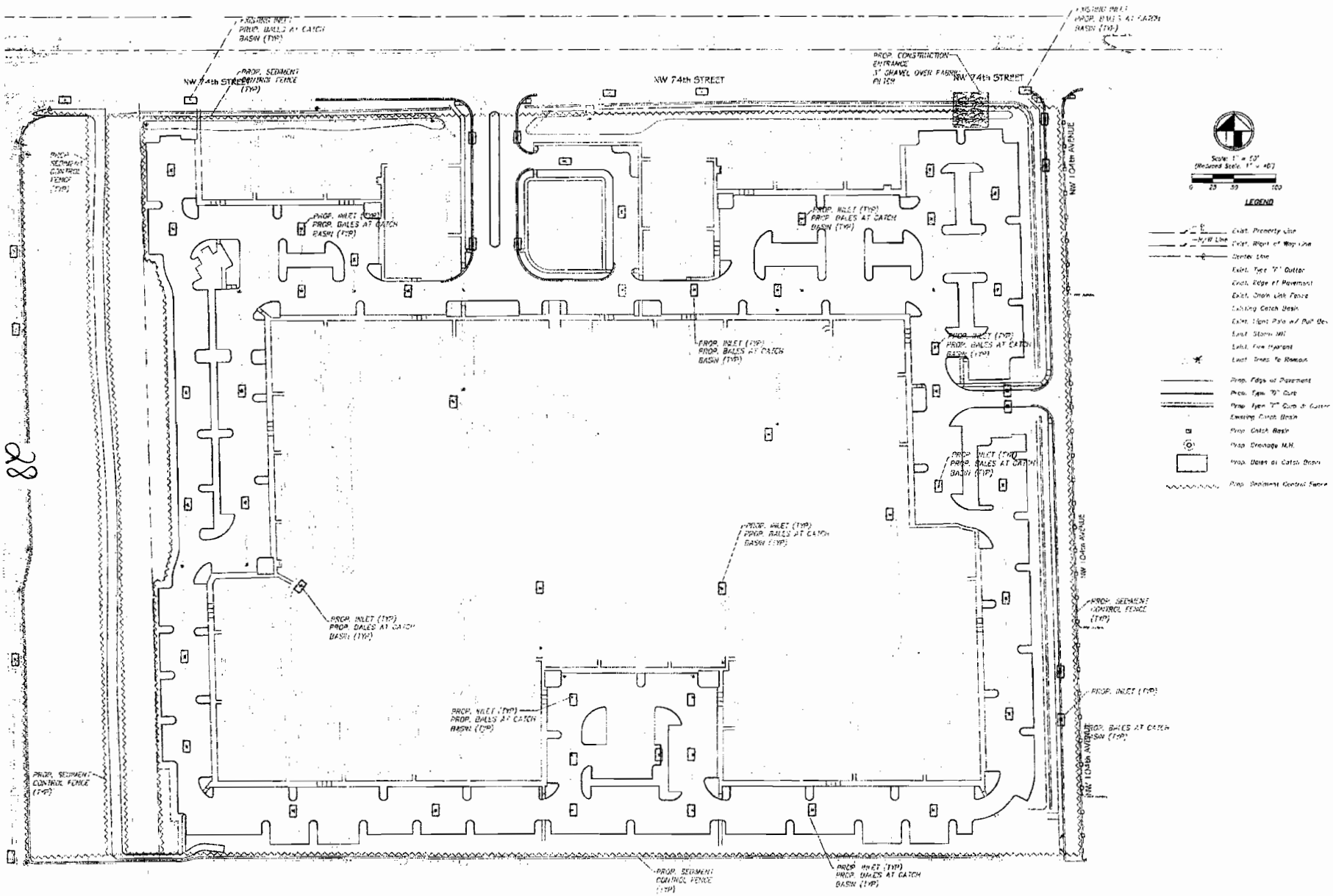
DATE	SHEET NUMBER
9/9/11	C-16



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C3TS

CORZO CASTELLA CARBALLO THOMPSON SALMAN

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C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REVISION
1	02/16/11	SITE PLAN REVISIONS
2	06/06/11	SITE PLAN REVISIONS
3	09/09/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL
LICENSE No. 53650
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53650

SURFACE WATER POLLUTION PREVENTION PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
AA 26000598
ROGER FRY, ARCHITECT
AR 7534
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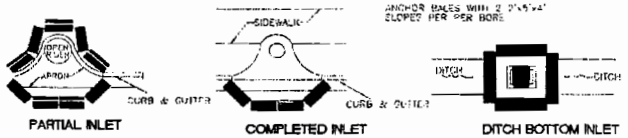
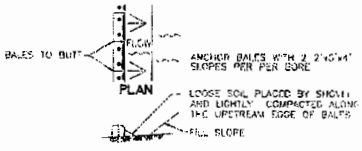
COCONUT GROVE, FL. 33133
TEL. 305-446-7787
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-17



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



TO BE USED AT SELECT SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIER FOR FILL SLOPE

INFORMATION ADAPTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATIONS STATE DRAINAGE MANUAL.

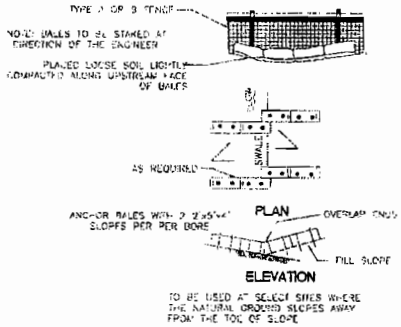
NO HAY BALES ARE TO BE USE FOR THIS PROJECT

EROSION AND SEDIMENTATION CONTROLS

1. PROPOSED INLETS, ONCE INSTALLED, AND EXISTING INLETS SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF SYNTHETIC BALES AS PER FDOT STANDARD INDEX NO. 102.
2. THE CONTRACTOR WILL MINIMIZE SEDIMENTATION DUE TO THE EFFECTS OF TRUCK TRAFFIC AND TRACKING BOTH ON AND OFF OF THE PROJECT AREA, ON ENTRANCE & EXIT TO THE CONSTRUCTION SITE WITH GRAVEL AS SHOWN ON PLAN
3. CONFORM TO MIAMI-DADE STANDARD SPECIFICATIONS, AND THE COUNTY'S NPDES PERMIT REQUIREMENTS
4. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.
5. DUMP TRUCKS IMPORTING FILL MATERIALS TO THE SITE SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNNECESSARY GENERATION OF DUST
6. DUST CONTROL SHALL BE PROVIDED ON A DAILY BASIS OR MORE FREQUENTLY AS NEEDED

SEQUENCE OF MAJOR ACTIVITIES

1. SECURE AND COMPLY WITH NPDES PERMIT AND ALL OTHER PERMITS
2. INSTALL TYPE III SILT FENCE AT BOUNDARIES OF PROPOSED CONSTRUCTION WHERE APPLICABLE, INSTALL BALES ON EXISTING STRUCTURES AND CONSTRUCTION ENTRANCE
3. COMMENCE SITE CONSTRUCTION ACTIVITIES.
4. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL SYNTHETIC BALE SILT BARRIER.
5. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 21 DAYS NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.
6. INSTALL PERMANENT SODDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES
7. REMOVE ACCUMULATED SEDIMENT EVERY WORKING DAY
8. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.



TO BE USED AT SELECT SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BALES BACKED BY FENCE

CJTS
CORZO CASTELLA CARBALLO THOMPSON SALMAN
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305.445.7900 1.800.448.0227
EB0000521 AAC002143

CJTS PROJECT NO: 0429-001

REVISIONS

no.	date	remarks
7.	08/27/11	PER PLAN REVISIONS
6.	06/27/11	PER PLAN REVISIONS
5.	05/26/11	PER PLAN REVISIONS

DANIEL J. GRANDAL LICENSED No. 53650 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE — DATE
ENGINEER OF RECORD # 53650

SURFACE WATER POLLUTION PREVENTION DETAILS

DORAL GRANDE
AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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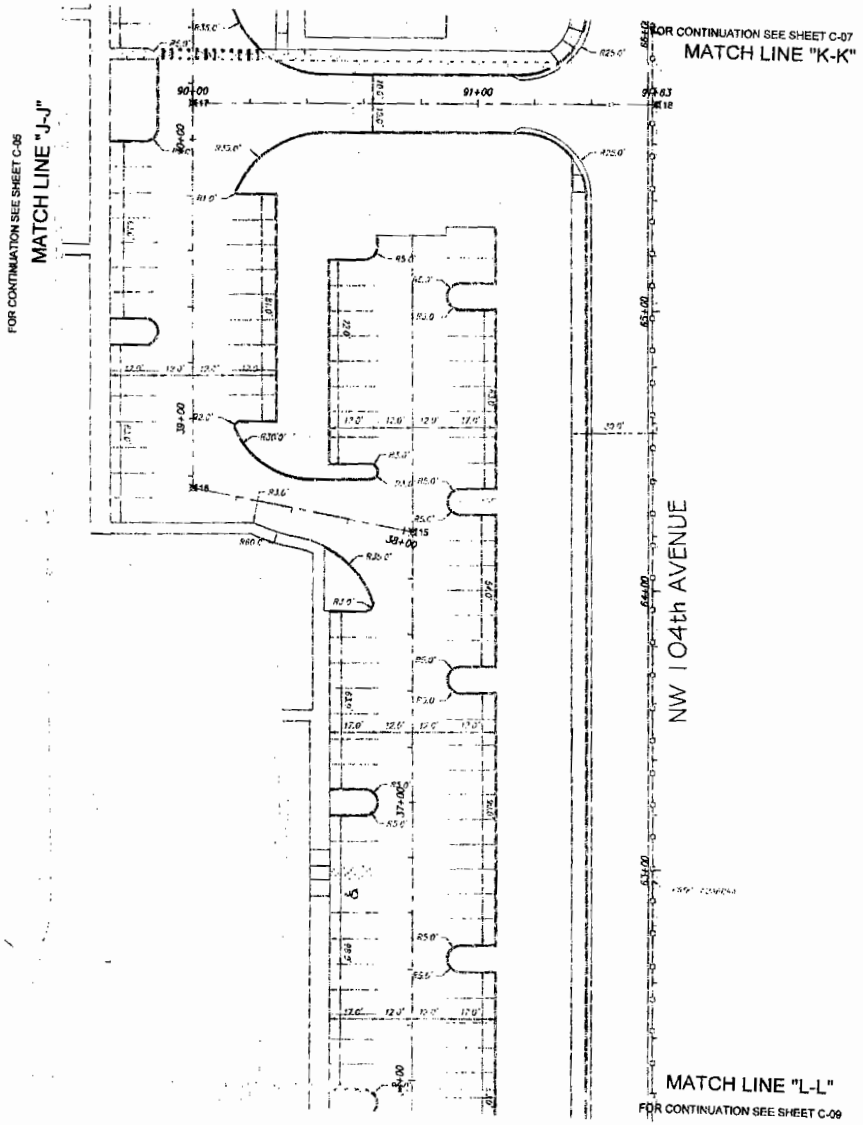
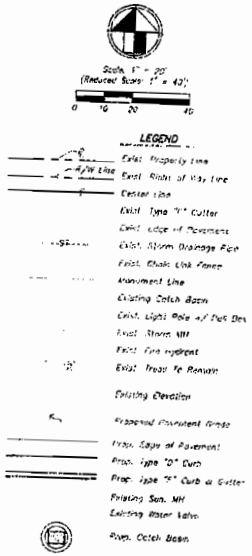
DATE	SHEET NUMBER
9/9/11	C-18





GEOMETRY PLAN

C3TS

CORZO CASTELLA CARBALLO THOMPSON SALMAN

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Engineers
Planners

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E80008022 AAC002142

C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	12/15/11	[illegible]
2	08/29/11	[illegible]
3	12/30/11	[illegible]

DANIEL J. GRANDAL
LICENSE No. 53850
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

GEOMTRY PLAN

DORAL GRANDE
AT DORAL

Atlantic & Pacific
COMPANIES

ROGER FRY
& ASSOCIATES
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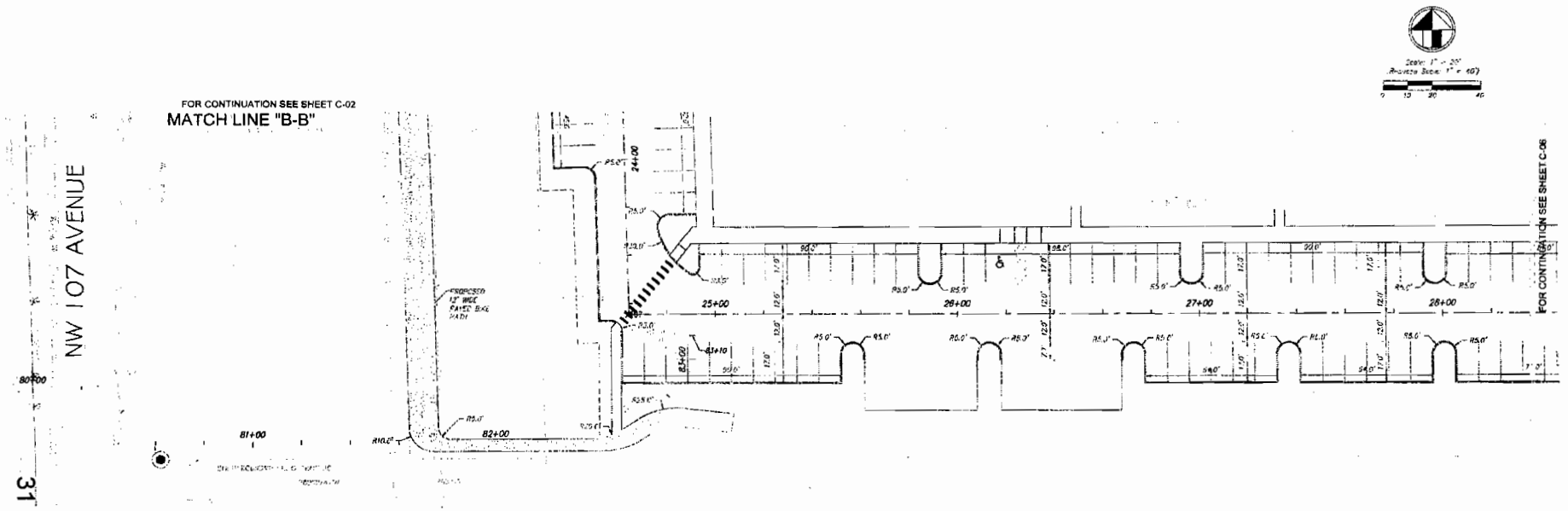
DATE	SHEET NUMBER
9/8/11	G-10



LEGEND

Exist. Property Line
Exist. Right of Way Line
Center Line
Exist. Type "F" Gutter
Exist. Edge of Pavement
Exist. Storm Drainage Pipe
Exist. Chain Link Fence
Monument Line
Existing Catch Basin
Exist. Light Pole w/ Pub Box
Exist. Storm MH
Exist. Fire Hydrant
Exist. Trees To Remain
Existing Elevation
Proposed Pavement Grade
Prop. Edge of Pavement
Prop. Type "D" Curb
Prop. Type "F" Curb & Gutter
Existing San. MH
Existing Water Valve
Prop. Catch Basin

GEOMETRY PLAN

C3TS
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EB0005022 AAC002142
C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	07/18/11	FOR PLAN REVISIONS
2	08/09/11	FOR PLAN REVISIONS
3	09/09/11	FOR PLAN REVISIONS

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53050

GEOMTRY PLAN

DORAL GRANDE AT DORAL

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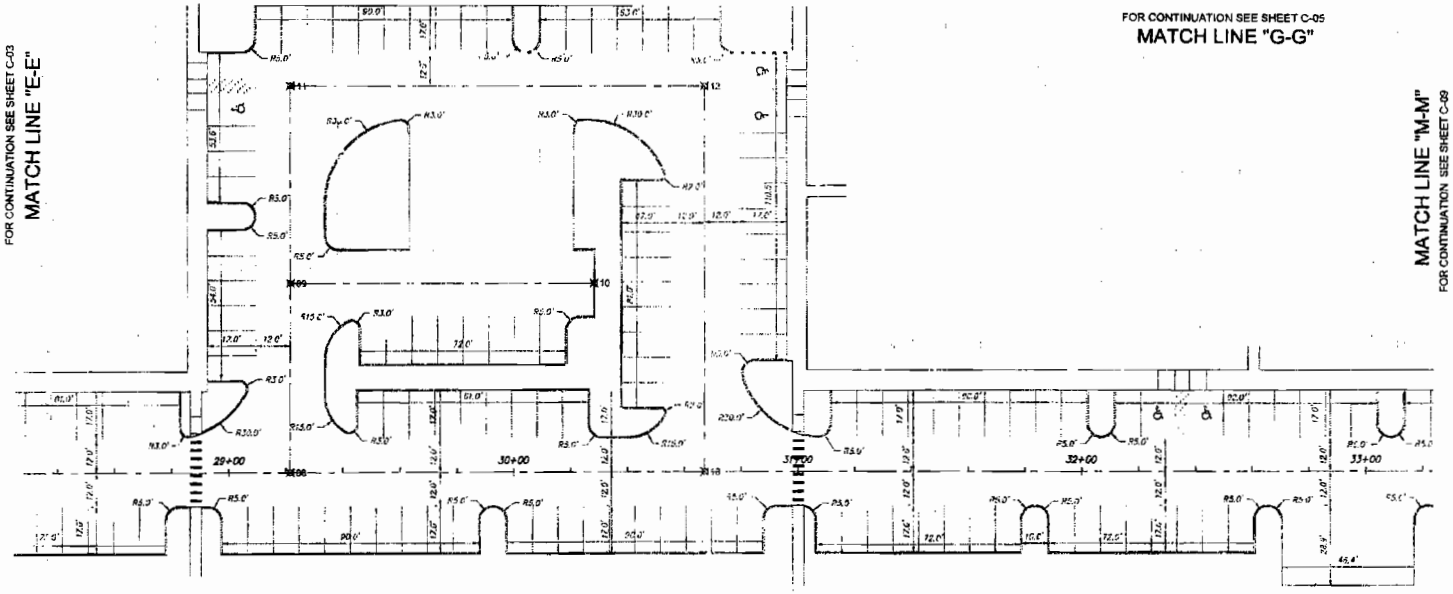
DATE	SHEET NUMBER
9/8/11	G-11

FOR CONTINUATION SEE SHEET C-03
MATCH LINE "E-E"

FOR CONTINUATION SEE SHEET C-05
MATCH LINE "G-G"

MATCH LINE "M-M"
FOR CONTINUATION SEE SHEET C-09



Scale: 1" = 20'
(Reduced Scale: 1" = 40')
0 10 20 40

LEGEND

- Exist. Property Line
- Exist. Right of Way Line
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- Prop. Catch Basin

GEOMETRY PLAN

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C3TS PROJECT NO: 0429-001

REVISIONS

NO	DATE	REMARKS
1	07/14/11	1ST PLAN SUBMITTAL
2	08/05/11	2ND PLAN SUBMITTAL
3	09/08/11	3RD PLAN SUBMITTAL

DANIEL J. GRANDAL
No. 53850
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DANIEL GRANDAL PE — DATE
ENGINEER OF RECORD # 53850

GEOMTRY PLAN

DORAL GRANDE
AT DORAL

Atlantic & Pacific
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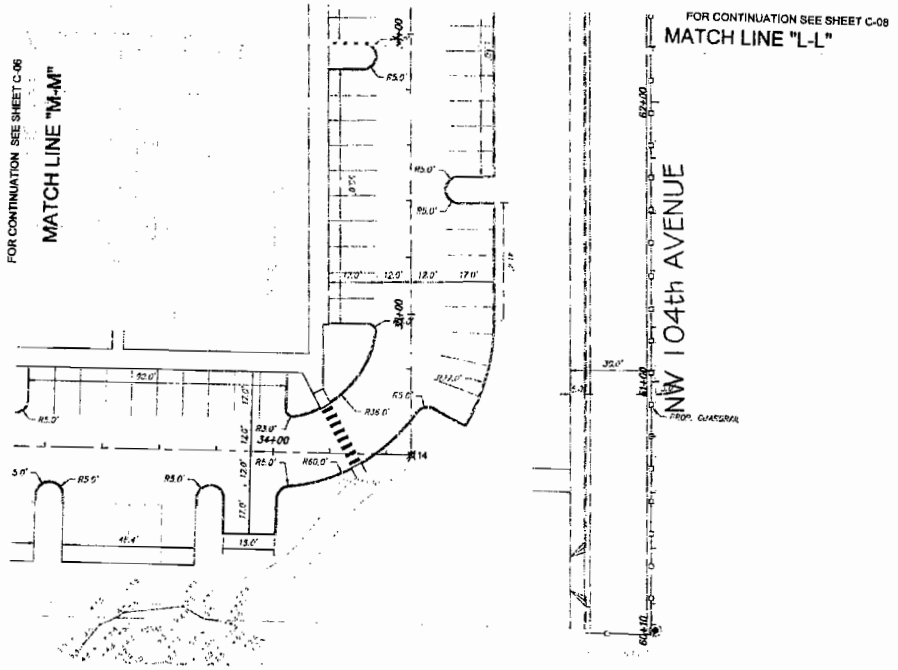
DATE	SHEET NUMBER
9/8/11	G-12



GEOMETRY PLAN

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AAC001342
EB0005032
CTS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	09/29/11	PER CITY REVIEW
2	09/30/11	PER CITY REVIEW
3	10/31/11	PER CITY REVIEW

DANIEL J. GRANDAL LICENSE NO. 53850 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

GEOMTRY PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

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DATE	SHEET NUMBER
9/2/11	G-13

Point Table

Point #	Raw Description	Northing	Easting
1	CL	10000.00	10000.00
2	CL	10033.81	10035.71
3	EOP	9927.49	10035.13
4	EOP	9761.16	10037.07
5	EOP	9921.46	10030.17
6	EOP	9767.12	10031.01
7	EOP	9767.19	10043.02
8	EOP	9921.52	10042.17
9	CL	9568.46	10038.55
10	EOP	9918.64	10040.19
11	EOP	9760.37	10041.27
12	EOP	9720.15	10571.53
13	EOP	9719.76	10503.00
14	EOP	9733.54	10484.41
15	EOP	9741.08	10483.52
16	EOP	9741.08	10467.83
17	EOP	9755.03	10467.83
18	EOP	9795.08	10465.02
19	EOP	9809.05	10480.02
20	EOP	9811.88	10479.96
21	EOP	9811.46	10521.26
22	EOP	9811.41	10531.96
23	EOP	9810.83	10582.96
24	EOP	9796.96	10583.01
25	EOP	9793.54	10579.33
26	EOP	9205.49	10583.85
27	EOP	9814.85	10585.66
28	EOP	9818.73	10568.51
29	EOP	9820.15	10560.51
30	EOP	9822.12	10378.34
31	EOP	9681.70	10304.35
32	EOP	9556.57	10261.20
33	CL	9598.18	10249.21
34	EOP	9855.79	10237.21
35	EOP	9861.06	10237.30
36	EOP	9887.97	10234.45
37	EOP	9882.55	10220.45
38	EOP	9855.56	10222.62
39	EOP	9805.55	10232.01
40	EOP	9815.84	10234.81
41	EOP	9805.05	10234.86
42	EOP	9751.61	10224.34
43	EOP	9751.97	10256.50
44	EOP	9708.21	10257.67
45	EOP	9707.84	10281.05
46	EOP	9718.80	10278.51
47	EOP	9723.42	10285.54
48	EOP	9735.66	10275.47
49	EOP	9745.08	10279.02

Point Table

Point #	Raw Description	Northing	Easting
50	EOP	9748.05	10275.64
51	EOP	9770.65	10354.87
52	EOP	9730.27	10327.05
53	EOP	9753.50	10389.19
54	EOP	9753.74	10433.59
55	EOP	9757.12	10440.81
56	EOP	9740.50	10455.56
57	EOP	9754.41	10456.75
58	EOP	9736.02	10388.85
59	EOP	9735.35	10442.69
60	EOP	9734.32	10442.71
61	EOP	9124.02	10389.77
62	EOP	9871.84	10360.00
63	EOP	9871.58	10353.24
64	EOP	9873.51	10348.88
65	EOP	9854.93	10375.93
66	EOP	9859.36	10380.41
67	EOP	9877.97	10380.84
68	EOP	9878.53	10470.83
69	EOP	9878.56	10470.96
70	EOP	9879.20	10578.68
71	EOP	9891.20	10578.81
72	EOP	9896.21	10583.78
73	EOP	9896.71	10661.58
74	EOP	9891.74	10666.61
75	EOP	9879.70	10666.68
76	EOP	9709.96	10319.54
77	EOP	9709.43	10302.87
78	EOP	9709.52	10328.25
79	EOP	9763.25	10332.07
80	EOP	9765.44	10378.51
81	EOP	9723.96	10378.79
82	EOP	9722.18	10322.35
83	EOP	9747.12	10241.70
84	EOP	9773.42	10245.87
85	EOP	9891.34	10253.17
86	EOP	9398.60	10262.14
87	EOP	9388.61	10255.55
88	EOP	9349.38	10253.83
89	EOP	9344.13	10248.79
90	EOP	9343.37	10236.79
91	EOP	9633.50	10381.08
92	EOP	9635.88	10363.06
93	EOP	9917.51	10351.80
94	EOP	9917.89	10363.62
95	EOP	9581.88	10364.70
96	EOP	9581.89	10366.00
97	EOP	9652.33	10367.87
98	EOP	9652.61	10367.00

Point Table

Point #	Raw Description	Northing	Easting
99	EOP	9382.97	10370.69
100	CL	9700.58	10637.36
101	CL	9707.52	10462.83
102	CL	9780.93	10465.53
103	CL	9781.77	10253.65
104	CL	9705.67	10331.94
105	CL	9382.12	10341.38
106	CL	9381.81	10254.40
107	CL	9073.12	10273.94
108	CL	9025.83	10331.06
109	CL	9143.50	10730.83
110	CL	9143.87	10639.41
111	CL	9214.23	10730.67
112	CL	9214.77	10876.23
113	CL	9076.68	10876.79
114	CL	9078.94	11258.30
115	CL	9496.35	11247.92
116	CL	9442.94	11170.48
117	CL	9577.51	11168.43
118	CL	9580.21	11379.14
119	CL	9641.89	11384.58
120	CL	9844.23	11245.40
121	CL	9879.65	11234.37
122	CL	9827.35	11157.45
123	CL	9758.44	11159.77
124	CL	9796.96	10834.99
125	CL	9711.83	11162.51
126	CL	9712.40	10835.56
127	CL	9703.43	10789.44
128	CL	9866.46	10788.96
129	CL	9855.61	10638.40

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C3TS PROJECT NO: 0429-001

REVISIONS

NO	DATE	REMARKS
1	02/16/11	PER PCAD REVISIONS
2	03/09/11	PER PCAD REVISIONS
3	04/27/11	PER PCAD REVISIONS

DANIEL J. GRANDAL — STATE OF FLORIDA — No. 53650 — PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE — DATE
ENGINEER OF RECORD # 53650

GEOMTRY PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

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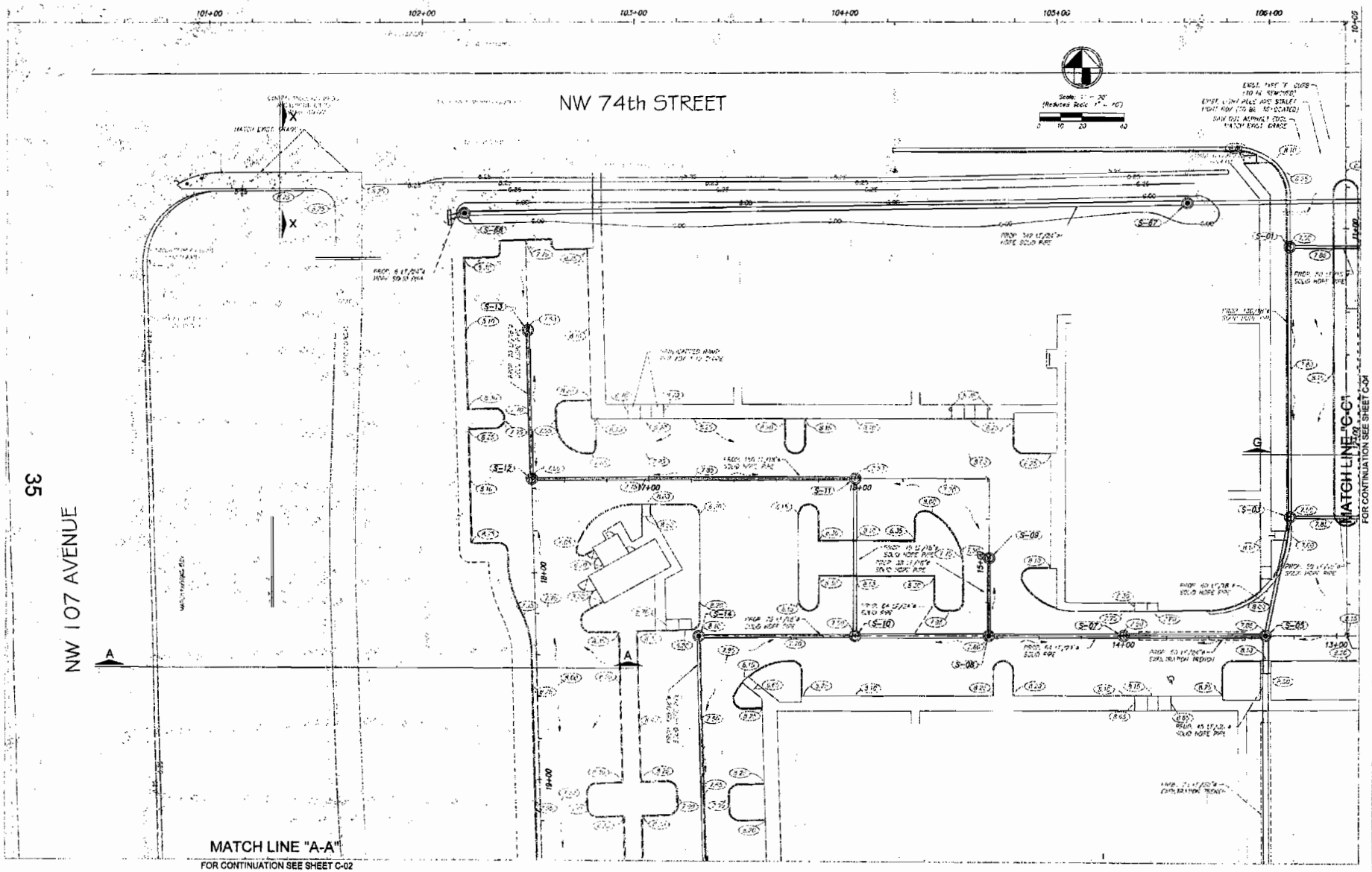
DATE	SHEET NUMBER
9/8/11	G-14

GEOMETRY PLAN



DRAINAGE & GRADING PLAN

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects
Engineers
Planners

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EB0008012 AAC002549

C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	COMMENTS
1	3/27/01	PER SJBA REVISIONS
2	7/26/01	PER P&Z REVISIONS
3	8/29/01	PER SJBA REVISIONS

DANIEL GRANDAL PE — DATE
ENGINEER OF RECORD # 53850

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

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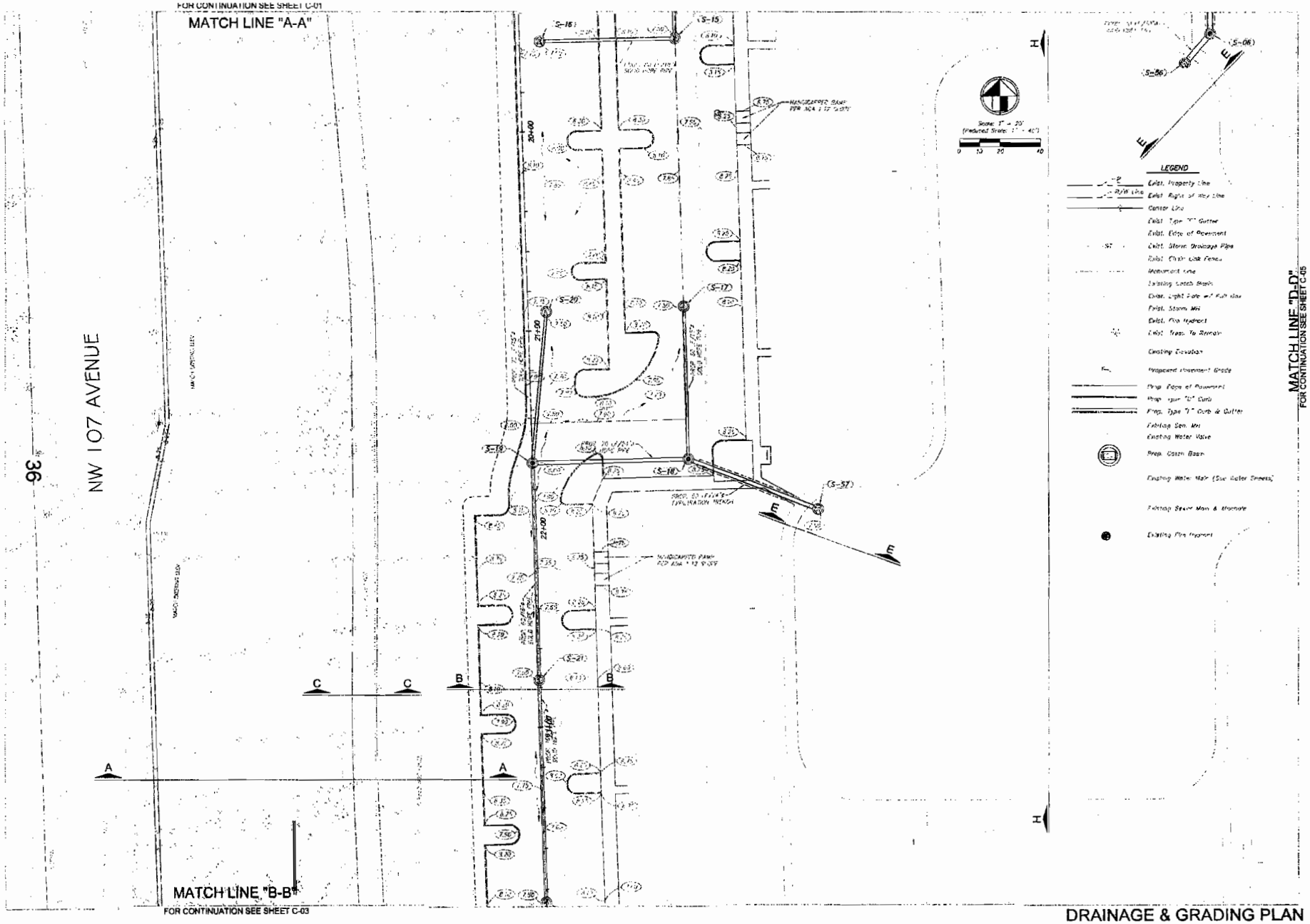
DATE	SHEET NUMBER
9/8/01	C-01



DRAINAGE & GRADING PLAN

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EB0005022 AAC002142
C3TS PROJECT NO: 0429-001

REVISIONS

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53650

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

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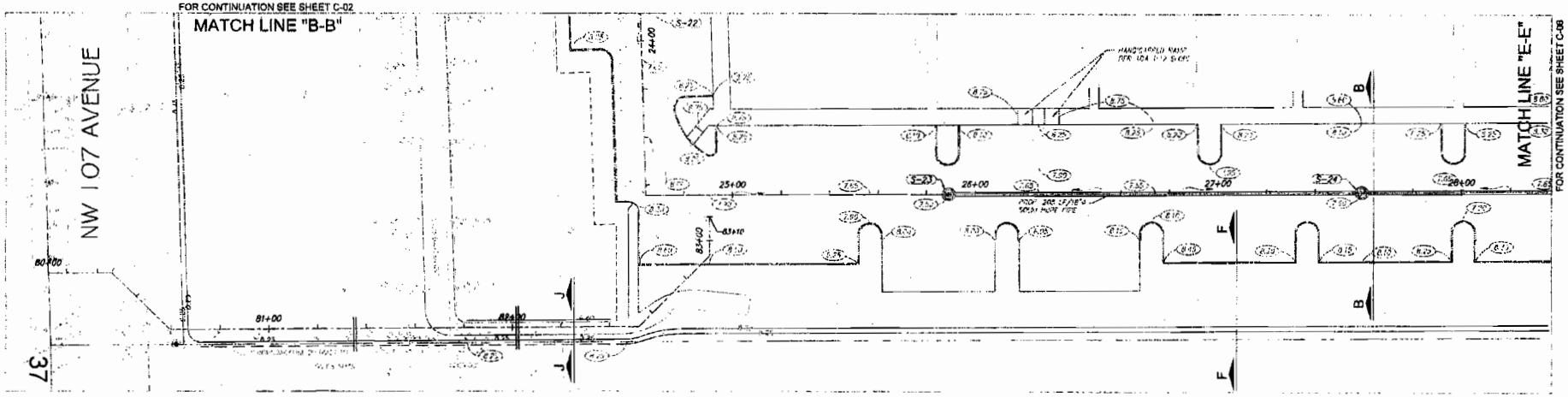
DATE	SHEET NUMBER
9/8/11	C-02



LEGEND

- Exist. Property Line
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- Exist. Fire Hydrant
- Exist. Trees to Remain
- Existing Elevation
- Proposed Pavement Grade
- Prop. Edge of Pavement
- Prop. Type 'C' Curb
- Prop. Type 'F' Curb & Gutter
- Existing San. MH
- Existing Water Valve
- Prop. Catch Basin
- Existing Water Main (see detail Sheet)
- Existing Sewer Main & Manhole
- Existing Fire Hydrant

DRAINAGE & GRADING PLAN

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305.445.2900 1800.448.0227
EB0003023 AAC002442
C3TS PROJECT NO: 0429-001

REVISIONS

#	DATE	REMARKS
1	08/08/11	PER SDR COMMENTS
2	09/09/11	PER SDR COMMENTS

DANIEL J. GRANDAL LICENSE NO. 53830 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL PE — DATE
ENGINEER OF RECORD # 53830

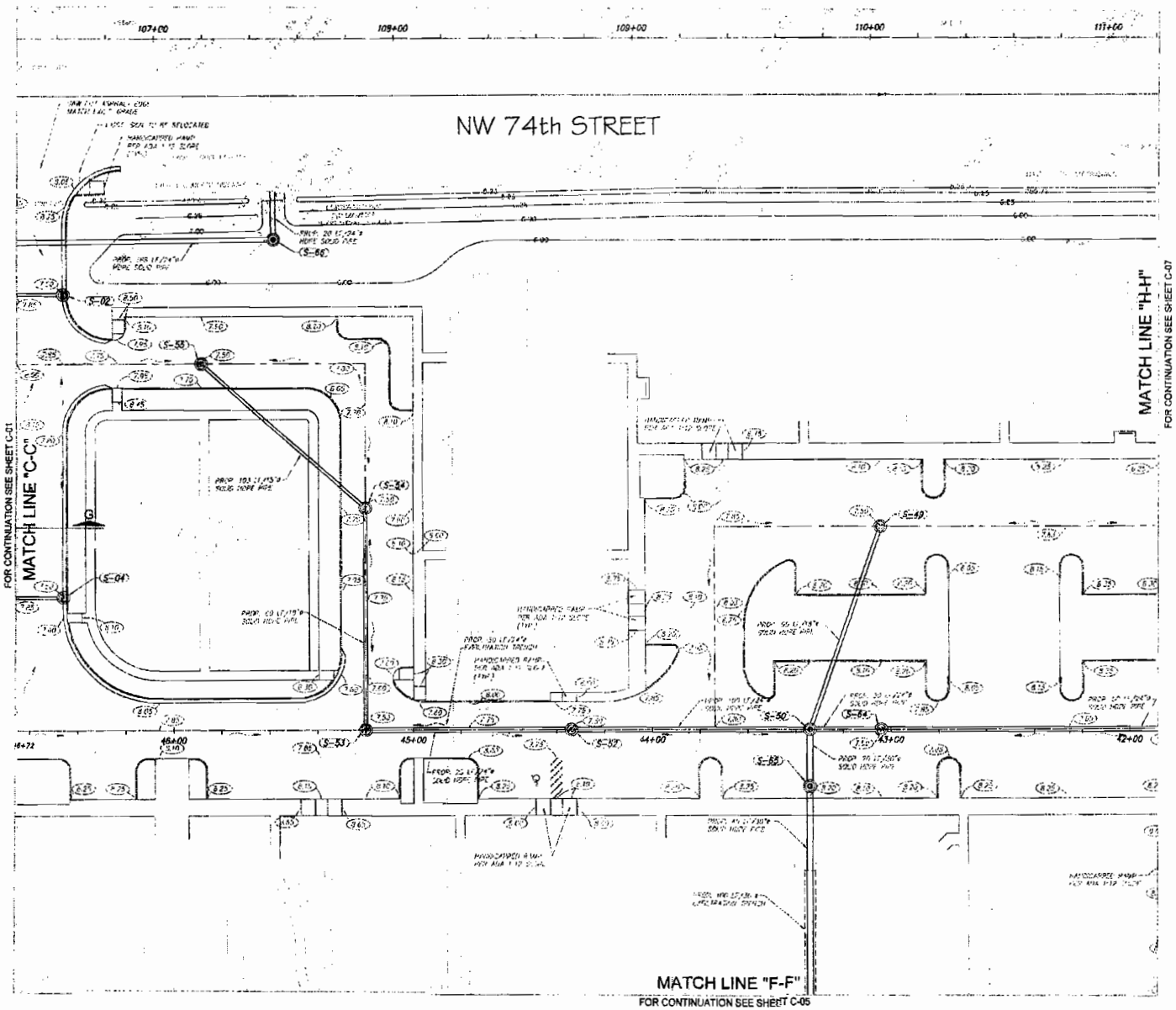
DRAINAGE & GRADING PLAN

DORAL GRANDE
AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
AA 26000598
ROGER FRY, ARCHITECT
AR 7034
2791 BIRD AVENUE
COCONUT GROVE, FL. 33133
TEL. 305-446-7767
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-03



LEGEND

Exist. Property Line
Exist. Right of Way Line
Center Line
Exist. Type "F" Gutter
Exist. Edge of Pavement
Exist. Storm Drainage Pipe
Exist. Chain Link Fence
Monument Line
Existing Catch Basin
Exist. Light Pole w/ Pull Box
Exist. Storm Mill
Exist. Fire Hydrant
Exist. Trace To Remain
Existing Elevation
Proposed Pavement Cross
Prop. Edge of Pavement
Prop. Type "D" Curb
Prop. Type "F" Curb & Gutter
Existing Sen. Mill
Existing Water Valve
Prop. Catch Basin
Existing Water Main (See Water Sheets)
Existing Sewer Main & Manhole
Existing Fire Hydrant

C3TS

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

901 Ponce de Leon Blvd, Suite 900
Coral Gables, Florida 33134
305.445.2900 1800.448.0227
EB0003022 AAC002141
C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	ISSUED
1	01/18/11	SITE PLAN REVISIONS
2	01/25/11	SITE PLAN REVISIONS
3	02/08/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL LICENSE No. 53850 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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ROGER FRY, ARCHITECT
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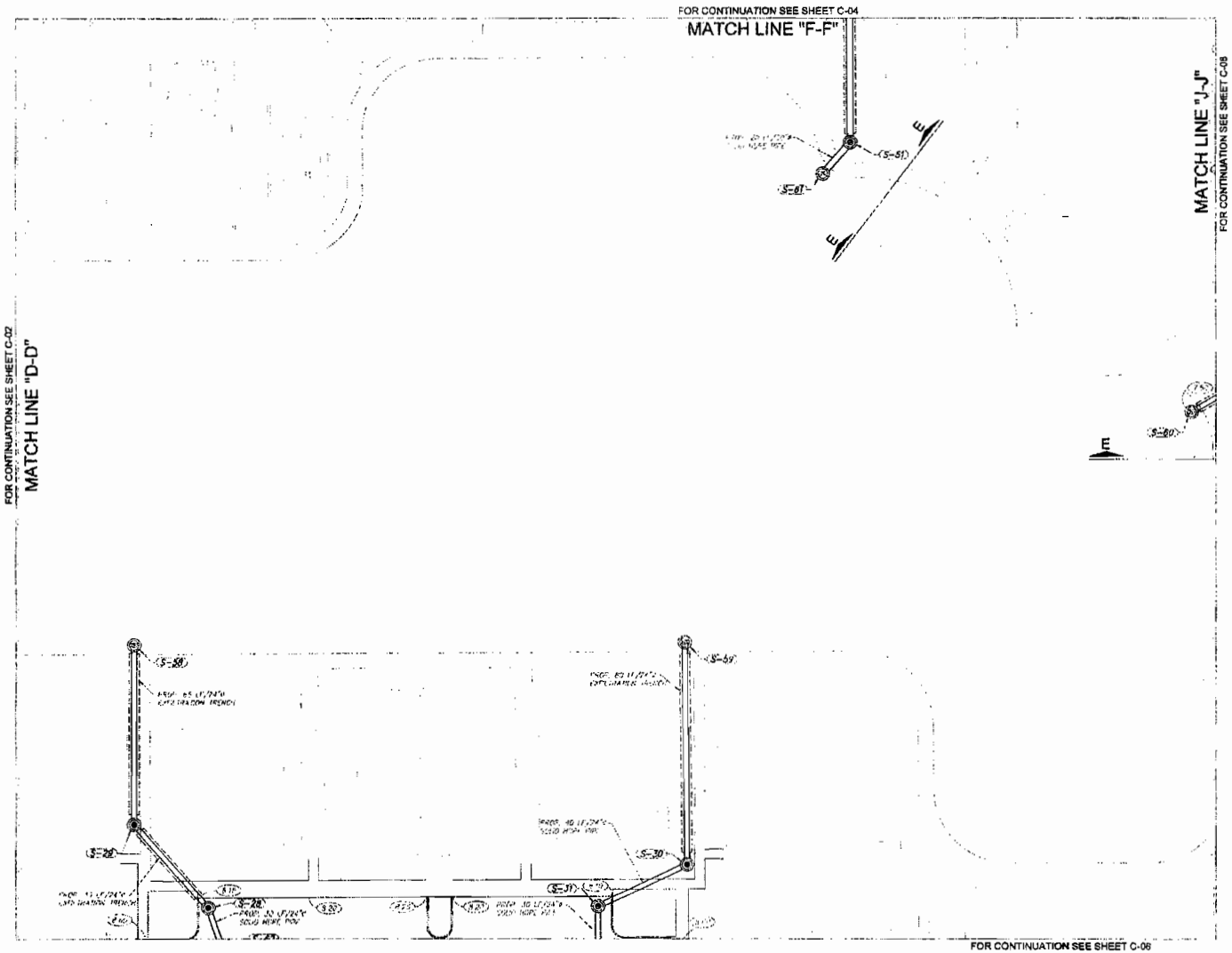
COCONUT GROVE, FL 33133
TEL. 305-446-7787
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-04

DRAINAGE & GRADING PLAN



Scale: 1" = 20'
(Reduced Scale: 1" = 40')

0 10 20 40

LEGEND

- Exist. Property Line
- Exist. Right of Way Line
- Center Line
- Exist. Type "D" Gutter
- Exist. Edge of Pavement
- Exist. Storm Drainage Pipe
- Exist. Chain Link Fence
- Monument Line
- Existing Catch Basin
- Exist. Light Pole w/ Full Box
- Exist. Storm Mh
- Exist. Fire Hydrant
- Exist. Trees To Remain
- Existing Elevation
- Proposed Pavement Grade
- Prop. Edge of Pavement
- Prop. Type "D" Curb
- Prop. Type "F" Curb & Gutter
- Existing Sec. Mh
- Existing Water Valve
- Prop. Catch Basin
- Existing Water Main (See Water Sheets)
- Existing Sewer Main & Manhole
- Existing Fire Hydrant

C3TS

CORZO
CASTELLA
CARBALLO
THOMPSON
SALMAN

Architects
Engineers
Planners

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305.445.2900 1.800.448.0227
180005023 AAC002142

CITS PROJECT NO. 0429-001

REVISIONS

NO	DATE	REMARKS
1	02/04/11	[illegible]
2	02/04/11	[illegible]
3	02/04/11	[illegible]

DANIEL J. GRANDA
LICENSED
No. 53650
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DANIEL GRANDA, PE DATE
ENGINEER OF RECORD # 53650

DRAINAGE & GRADING PLAN

DORAL GRANDE
AT DORAL

Atlantic & Pacific
COMPANIES

ROGER FRY
& ASSOCIATES
ARCHITECTS, P.A.
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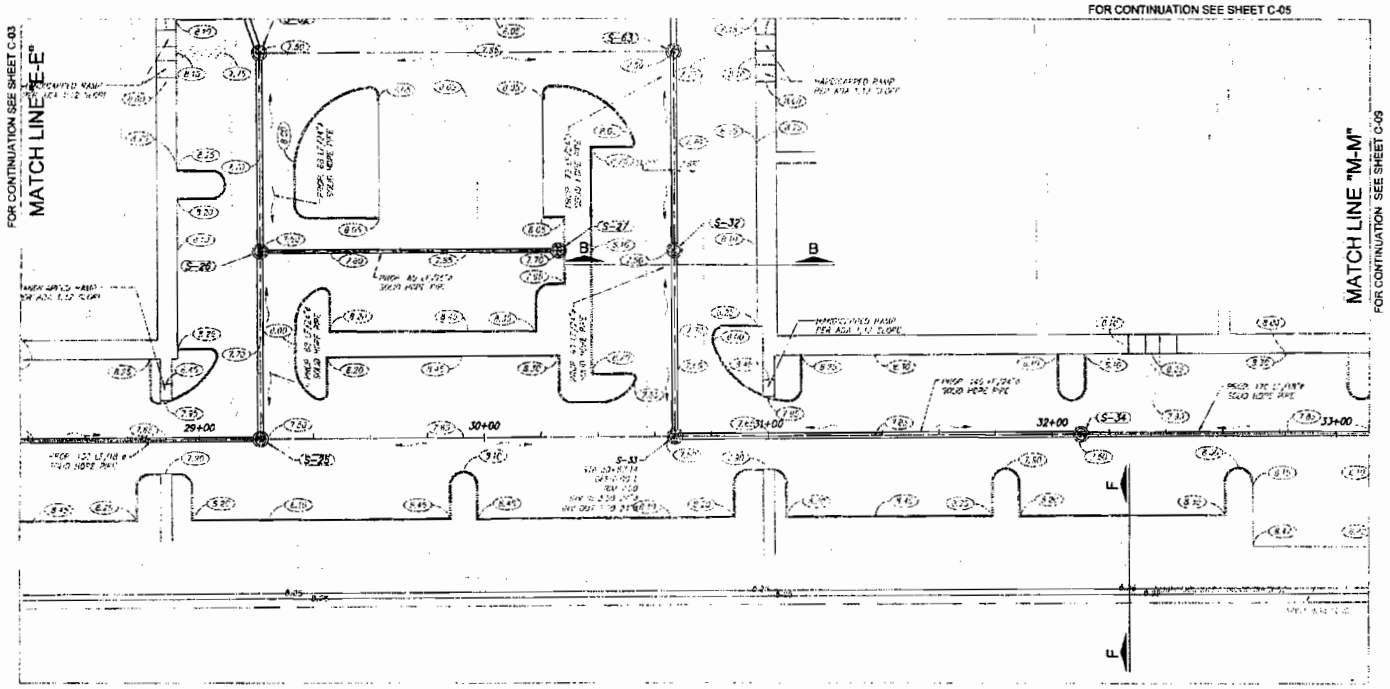
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-05

DRAINAGE & GRADING PLAN



Scale: 1" = 20'
(Reduced Scale: 1" = 40')

LEGEND

- Exist. Property Line
- Exist. Right of Way Line
- Center Line
- Exist. Type "F" Gutter
- Exist. Edge of Pavement
- Exist. Storm Drainage Pipe
- Exist. Chain Link Fence
- Monument Line
- Existing Catch Basin
- Exist. Light Pole w/ Pull Box
- Exist. Storm MH
- Exist. Fire Hydrant
- Exist. Trees To Remain
- Existing Elevation
- Proposed Pavement Grade
- Prop. Edge of Pavement
- Prop. Type "D" Curb
- Prop. Type "F" Curb & Gutter
- Existing San. MH
- Existing Water Valve
- Prop. Catch Basin
- Existing Water Main (See Water Sheets)
- Existing Sewer Main & Manhole
- Existing Fire Hydrant

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

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305.443.3900 1.800.448.0227
IB0005022 AAC002142

CSTS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REVISIONS
1	02/24/11	SITE PLAN REVISIONS
2	06/28/11	SITE PLAN REVISIONS
3	08/30/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL LICENSE No. 53850 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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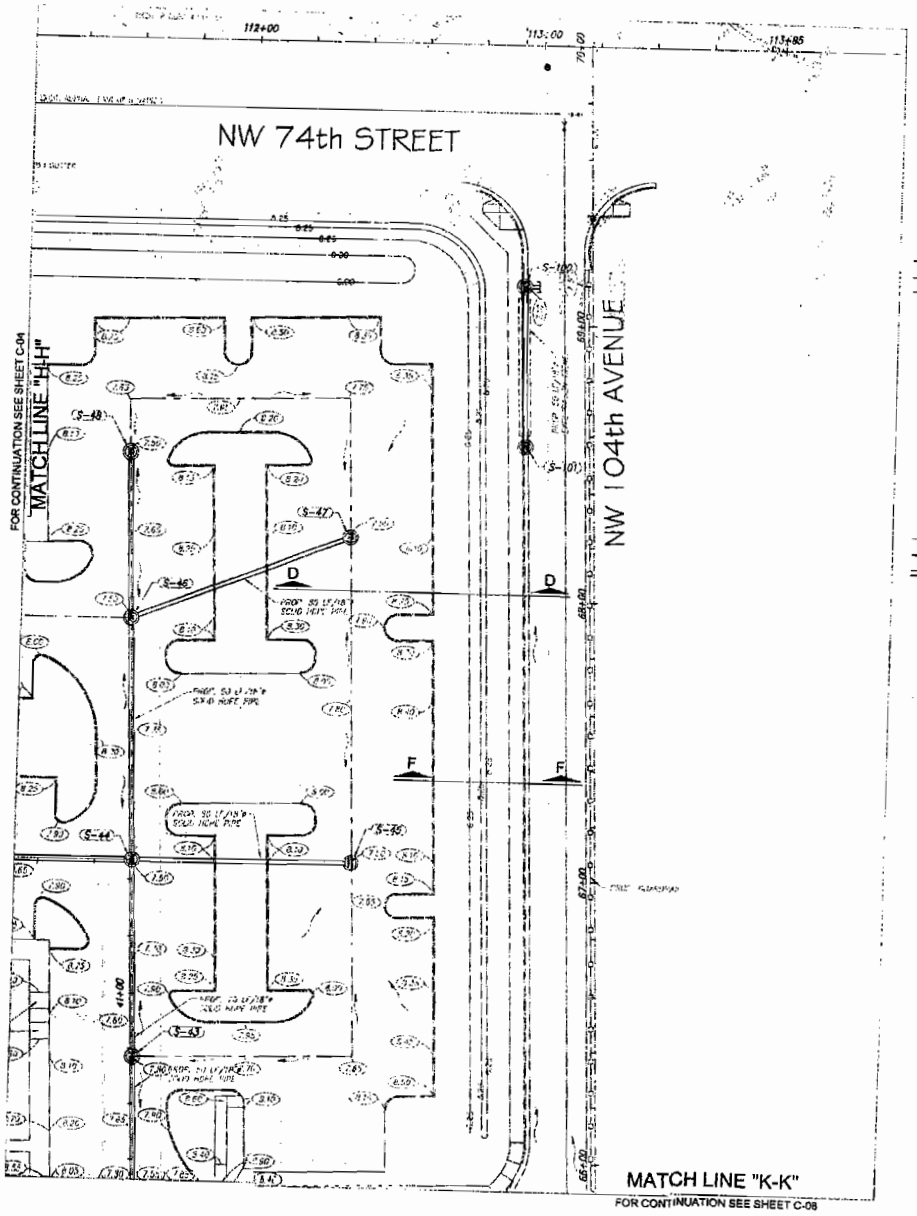
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-06

DRAINAGE & GRADING PLAN



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(Reduced Scale: 1" = 40')
0 10 20 40

LEGEND

Exist. Property Line
Exist. Right of Way Line
Center Line
Exist. Type "F" Gutter
Exist. Edge of Pavement
Exist. Storm Drainage Pipe
Exist. Chain Link Fence
Monument Line
Existing Catch Basin
Exist. Light Pole w/ Pull Box
Exist. Storm Mix
Exist. Fire Hydrant
Exist. Trees To Remain
Existing Elevation
Proposed Pavement Grade
Prop. Edge of Pavement
Prop. Type "D" Curb
Prop. Type "F" Curb & Gutter
Existing Sod Up
Existing Water Valve
Prop. Catch Basin
Existing Water Main (See Water Sheets)
Existing Sewer Main & Manhole
Existing Fire Hydrant

C3TS
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Coral Gables, Florida 33134
305.445.2900 1.800.448.0227
EB0002937 AAC002142
C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	11/10/11	SITE PLAN REVISIONS
2	08/23/11	SITE PLAN REVISIONS
3	08/09/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL LICENSED No. 53850 STATE OF FLORIDA PROFESSIONAL ENGINEER
DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES
ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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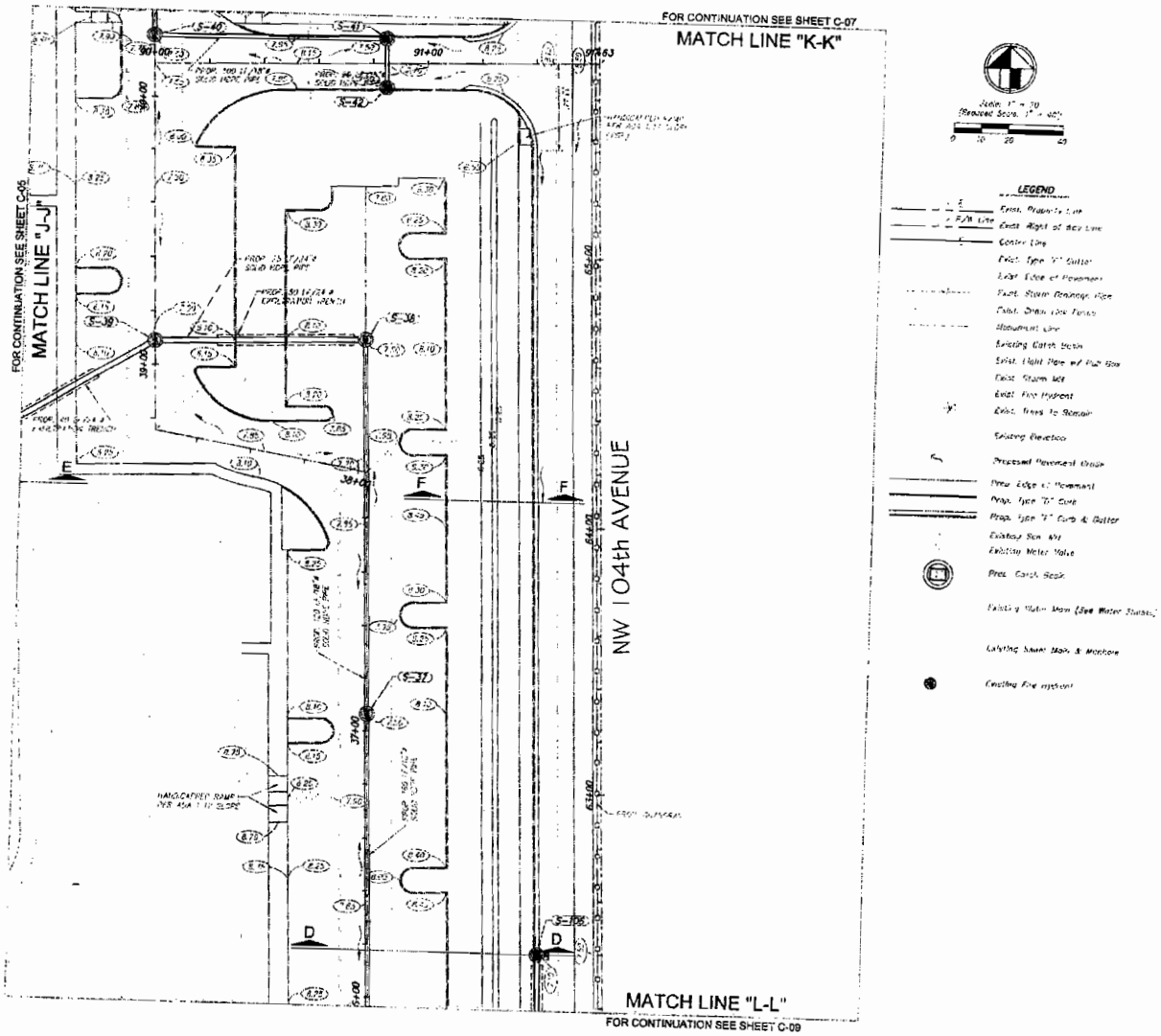
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-07

DRAINAGE & GRADING PLAN



C3TS

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

901 Ponce de Leon Blvd, Suite 900
Coral Gables, Florida 33134
305.445.2900 1.800.448.0727
EB0005022 AAC002142

C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	DRAWING
1	02/18/11	SITE PLAN REVISIONS
2	04/20/11	SITE PLAN REVISIONS
3	05/26/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL
LICENSED
STATE OF FLORIDA
PROFESSIONAL ENGINEER
9/8/11

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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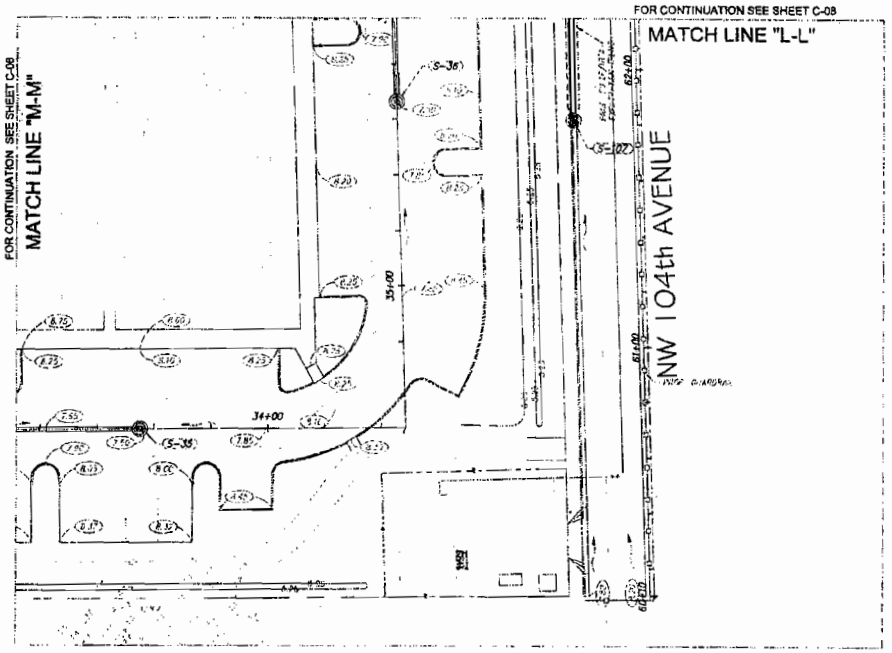
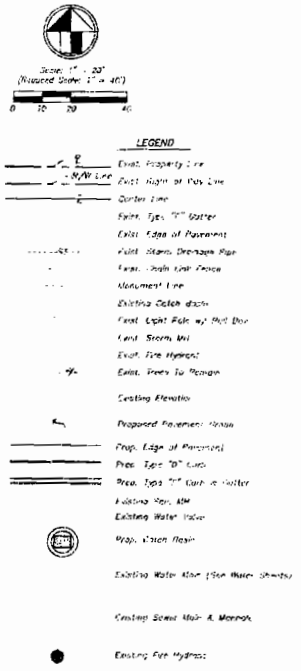
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-08

DRAINAGE & GRADING PLAN





CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

901 Ponce de Leon Blvd. Suite 900
Coral Gables, Florida 33134
305.449.2900 1.800.448.0327
ISO00502 AAC002142

CJTS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	02/10/11	SDR PLAN REVISIONS
2	04/05/11	SDR PLAN REVISIONS
3	06/09/11	SDR PLAN REVISIONS

DANIEL J. GRANDAL LICENSED No. 33850 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 33850

DRAINAGE & GRADING PLAN

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

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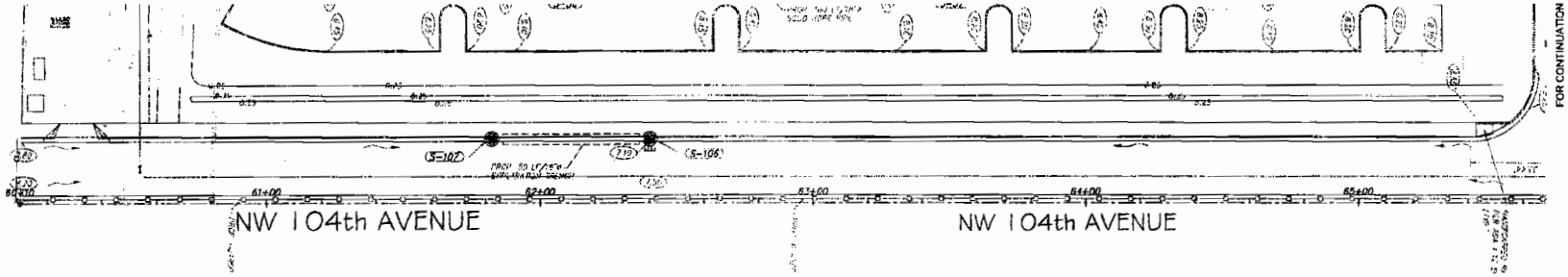
TEL. 305-446-7787
FAX 305-443-5755
rfry@rogerfry.com

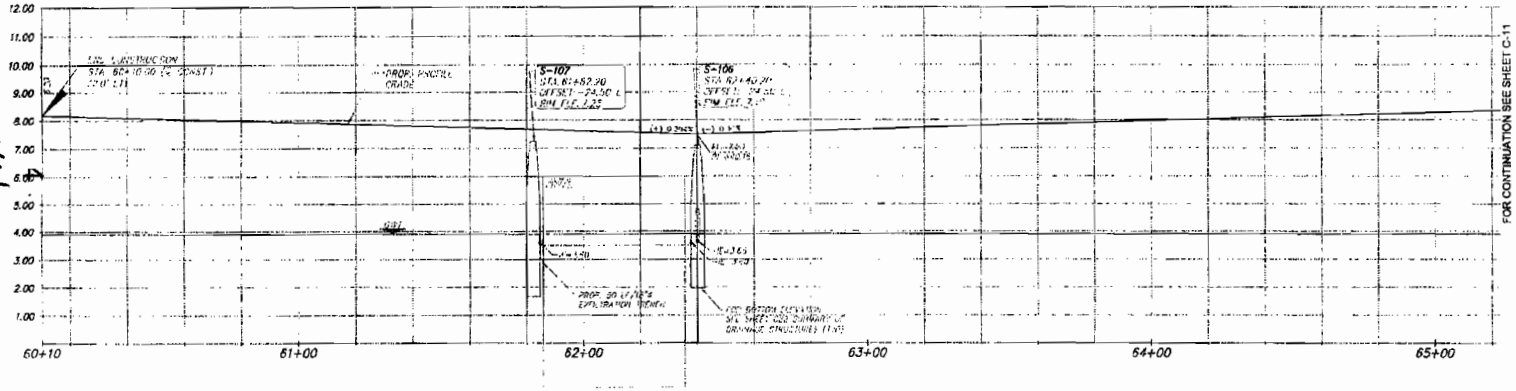
DATE	SHEET NUMBER
9/8/11	C-09

DRAINAGE & GRADING PLAN

FOR CONTINUATION SEE SHEET C-09



FOR CONTINUATION SEE SHEET C-11



FOR CONTINUATION SEE SHEET C-11

Scale: 1" = 20' (Reduced Scale: 1" = 40')

0 10 20 40

LEGEND

- Exist. Property Line
- Exist. Right of Way Line
- Center Line
- Exist. Type "F" Gutter
- Exist. Edge of Pavement
- Exist. Storm Drainage Pipe
- Exist. Chain Link Fence
- Monument Line
- Existing Catch Basin
- Exist. Light Pole w/ Pull Box
- Exist. Storm MH
- Exist. Fire Hydrant
- Exist. Trees To Remain
- Existing Elevation
- Proposed Maximum Grade
- Prop. Edge of Pavement
- Prop. Type "D" Curb
- Prop. Type "F" Curb & Gutter
- Existing Sod. MH
- Existing Water Valve
- Prop. Catch Basin
- Existing Water Main (See Water Sheets)
- Existing Sewer Main & Manhole
- Existing Fire Hydrant

44

C3TS

CORZO CASTELLA CARBALLO THOMPSON SALMAN

Architects Engineers Planners

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Coral Gables, Florida 33134
305.445.2900 1.800.446.0227
180005022 AAC002142

C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	02/02/11	SITE PLAN REVISIONS
2	02/03/11	SITE PLAN REVISIONS
3	02/04/11	SITE PLAN REVISIONS

DANIEL J. GRANDAL LICENSE No. 33150 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

OFF-SITE GRADING, DRAINAGE PLAN & PROFILE

DORAL GRANDE AT DORAL

Atlantic & Pacific COMPANIES

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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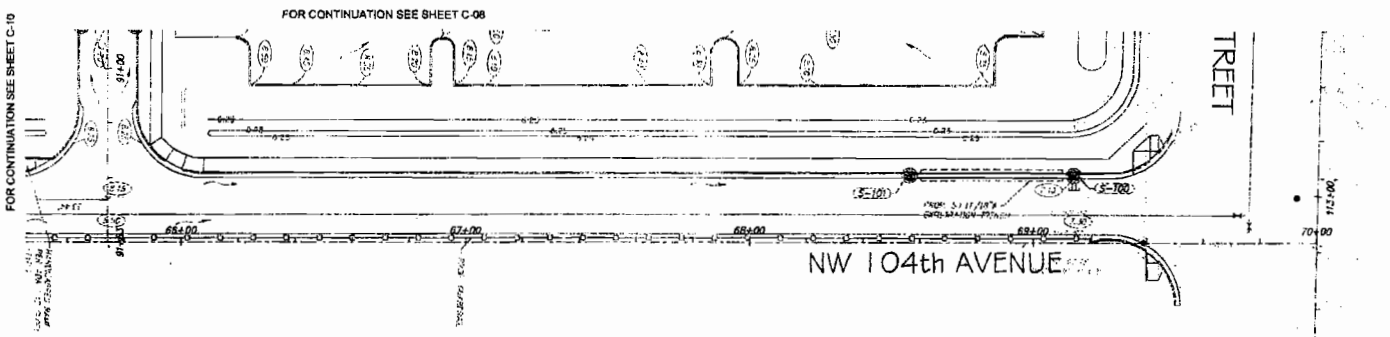
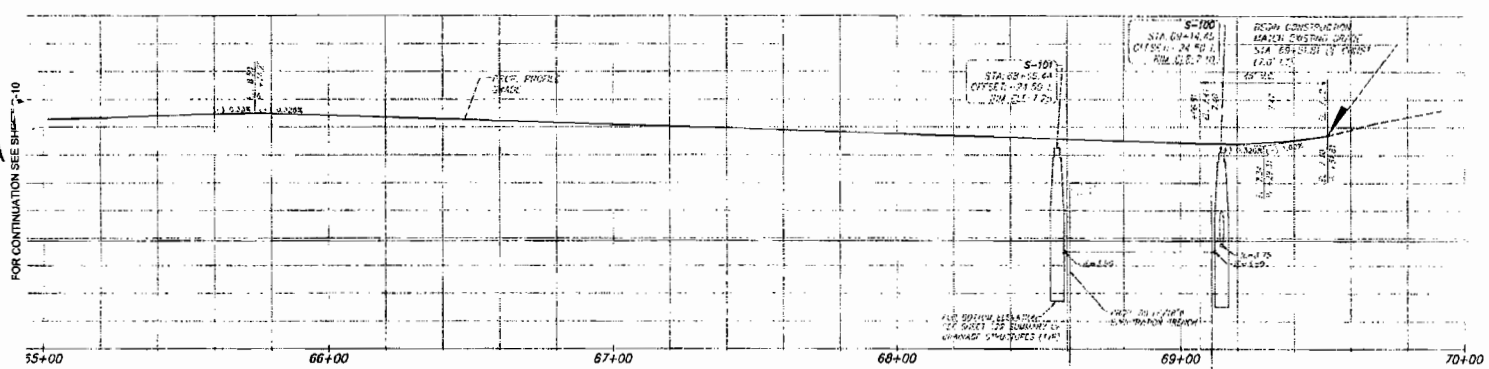
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/8/11	C-10

OFF-SITE GRADING, DRAINAGE PLAN & PROFILE





Scale: 1" = 20'
(Reduced Scale: 1" = 40')

LEGEND

- Exist. Property Line
- R/W Line — Exist. Right of Way Line
- Center Line
- Exist. Type "F" Gutter
- Exist. Edge of Pavement
- Exist. Storm Drainage Pipe
- Exist. Chain Link Fence
- Monument Line
- Existing Catch Basin
- Exist. Light Pole w/ Pull Box
- Exist. Storm Mt
- Exist. Fire Hydrant
- Exist. Trees To Remain
- Existing Elevation
- Proposed Pavement Grade
- Prop. Edge of Pavement
- Prop. Type "D" Curb
- Prop. Type "F" Curb & Gutter
- Existing Sew. Mn
- Existing Water Valve
- Prop. Catch Basin
- Existing Water Main (See Water Sheets)
- Existing Sewer Main & Manhole
- Existing Fire Hydrant

C3TS
CORZO
CASTELLA
CARBALLO
THOMPSON
SALMAN

Architects
Engineers
Planners

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Coral Gables, Florida 33134
305.445.2900 1800.448.0327
EB0009022 AAC007141
C3TS PROJECT NO: 0429-001

REVISIONS

NO.	DATE	REMARKS
1	09/24/21	SITE PLAN REVISIONS
2	09/30/21	SITE PLAN REVISIONS
3	09/30/21	SITE PLAN REVISIONS

DANIEL J. GRANDAL
LICENSE
No. 53850
STATE OF FLORIDA
PROFESSIONAL ENGINEER
9/11

DANIEL GRANDAL, PE DATE
ENGINEER OF RECORD # 53850

OFF-SITE GRADING, DRAINAGE PLAN & PROFILE

DORAL GRANDE
AT DORAL

Atlantic & Pacific
COMPANIES

ROGER FRY
& ASSOCIATES
ARCHITECTS, P.A.
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COCONUT GROVE, FL. 35133
TEL. 305-446-7787
FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
9/9/11	C-11

OFF-SITE GRADING, DRAINAGE PLAN & PROFILE

45

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

The undersigned, Doral Grande Residences, Ltd being the present owner(s) of the following real property (hereinafter referred to as the "Property") lying, being and situated in Miami-Dade County, Florida, to wit:

See Exhibit A1, A-2

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 Permitting, Environment and Regulatory Affairs Class IV Permit Application Number FW 11-001

1. The owner, its heirs, successors, assigns and grantees, covenants to the County to comply with all conditions set forth in the Class IV Wetland Permit No. FW 11-001, attached hereto as Exhibit B and incorporated herein by reference.

2. The owner, its heirs, successors, assigns and grantees, covenants to Miami-Dade County that neither native trees nor native understory shall be removed from the Property without the prior written consent of the County.

3. The owner, its heirs, successors, assigns and grantees, shall notify the 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 owner, its heirs, successors, assigns and grantees, covenants to Miami-Dade County to prohibit and prevent public access to the Property except where otherwise approved by the County . 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 install protective barriers around area within the Property, which has been degraded.

5. This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years after the date this Covenant is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Covenant is modified or released by Miami-Dade County.

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 Permitting, Environment and Regulatory Affairs, 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 17th day of FEBRUARY, 2012.

Witnesses:

sign _____

print Alex Castro

sign _____

print Lina H. Pachón

Property Owner

sign _____

print Mr. Howard Cohen

Title President, Doral Grande Residences, Ltd

Address 1025 Kane Concourse #215

Bay Harbor Islands,FL 33154

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17 day of Feb, 2012 by Howard D.Cohen as President, who is personally known to me or who has produced _____ as identification and ~~who did take an oath.~~

NOTARY PUBLIC

sign _____

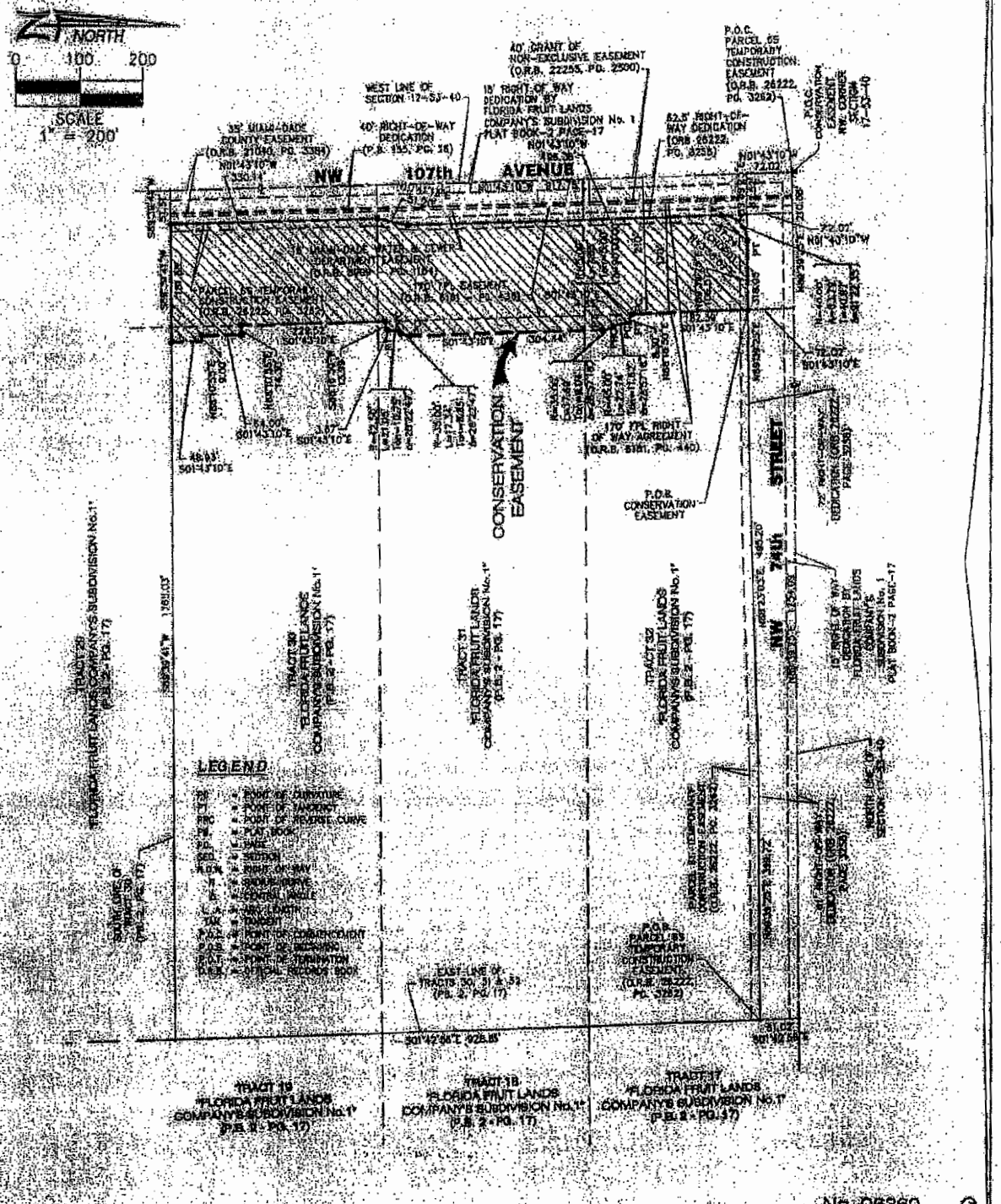
print Jeanne C. Herman

State of Florida at Large (Seal)

My Commission Expires: 1/8/13

Notary Public State of Florida
Jeanne C Herman
My Commission DD850176
Expires 01/08/2013

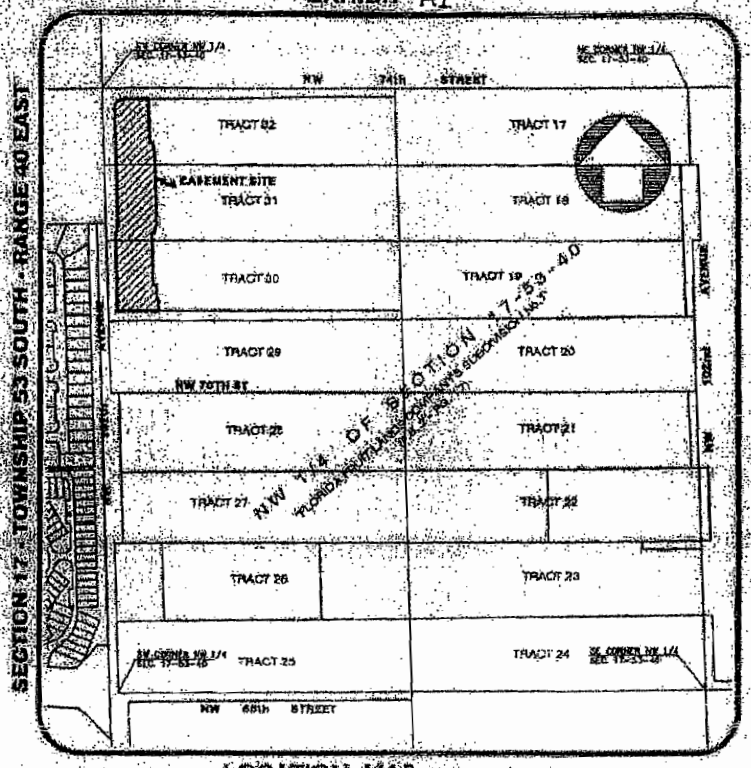
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CONSERVATION EASEMENT FOR NATURAL WETLAND PRESERVE
"DORAL GRANDE AT DORAL"
EXHIBIT "A-1"



NOTICE: Not full and complete without all pages. Total of Three (3) Pages

No. 06360
Page 1 of 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CONSERVATION EASEMENT FOR NATURAL WETLAND PRESERVE
"DORAL GRANDE AT DORAL"
EXHIBIT "A1"



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:
CONSERVATION EASEMENT

A portion Tracts 30, 31 and 32 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1" in the Northwest 1/4 of Section 17, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 17; thence N89°39'25"E along the North Line of the Northwest 1/4 of said Section 17 for 210.06 feet; thence S01°43'10"E for 72.02 feet to a point on the South Right of Way Line of NW 74th Street as shown on certain Right of Way Deed to Miami-Dade County as recorded in Official Records Book 26222, at Page 3258 of the Public Records of Miami-Dade County, Florida, said point also being the POINT OF BEGINNING of the easement hereinafter described; thence continue S01°43'10"E for 182.29 feet to a Point of Curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly and Northeasterly along the arc of said curve, having for its elements a radius of 5.00 feet and a central angle of 90°00'00" for an arc distance of 7.85 feet to the Point of Tangency; thence N88°16'50"E for 8.30 feet; thence S01°43'10"E for 4.85 feet a Point of Curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 45.00 feet and a central angle of 28°57'16" for an arc distance of 22.74 feet to a Point of Reverse Curvature of a circular curve, concave to the Southwest; thence Southeasterly along the arc of said curve, having for its elements a radius of 34.00 feet and a central angle of 28°57'16" for an arc distance of 17.09 feet to the Point of Tangency; thence S01°43'10"E for 504.44 feet to a Point of Curvature of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 35.00 feet and a central angle of 28°22'47" for an arc distance of 17.34 feet to a Point of Reverse Curvature of a circular curve, concave to the Southeast; thence Southerly along the arc of said curve having for its elements a radius of 46.00 feet and a central angle of 28°22'47" for an arc distance of 21.85 feet to the Point of Tangency; thence S01°43'10"E for 3.67 feet; thence S88°16'50"W for 15.89 feet; thence S01°43'10"E for 229.52 feet; thence N88°10'55"E for 14.30 feet; thence S01°43'10"E for 54.00 feet; thence N88°10'55"E for 9.00 feet; thence S01°43'10"E for 48.90 feet to a point on the South Line of said Tract 30 of "Florida Fruit Lands Company's Subdivision No. 1"; thence S89°39'41"W along said South Line of said Tract 30 of "Florida Fruit Lands Company's Subdivision No. 1" for 181.85 feet to a point on the East Right of Way Line of NW 107th Avenue as shown on the mentioned Right of Way Deed to Miami-Dade County as recorded in Official Records Book 26222, at Page 3258 of the Public Records of Miami-Dade County, Florida, the following three (3) courses being along the East Right of Way Line of NW 107th Avenue as shown on said Right of Way Deed to Miami-Dade County; thence N01°43'10"W for 330.14 feet; thence N01°41'13"E for 51.20 feet; thence N01°43'10"W for 306.58 feet to a Point of Curvature of a circular curve to the right, concave to the Southeast; thence Northeasterly along the arc of said curve having for its elements a radius of 40.00 feet and a central angle of 91°22'35" for an arc distance of 63.79 feet to a point on the South Right of Way Line of NW 74th Street as shown on said Right of Way Deed to Miami-Dade County recorded in Official Records Book 26222, at Page 3258 of the Public Records of Miami-Dade County, Florida, said point also being a Point of Tangency; thence N89°39'25"E along said South Right of Way Line of NW 74th Street for 106.57 feet to the Point of Beginning of said Conservation Easement.

Containing 149,859 Square Feet or 3.43 Acres, more or less, by calculations.

NOTICE: Not full and complete without all pages. Total of Three (3) Pages

No. 06360
Page 2 of 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CONSERVATION EASEMENT FOR NATURAL WETLAND PRESERVE
"DORAL GRANDE AT DORAL"
EXHIBIT "A1"

SOURCES OF DATA:

The Legal Description of the Subject Property was generated from the following sources of data:

– Special Warranty Deed dated January 16, 2006, recorded in Official Records Book 24153, Pages 2495, Miami-Dade County Records;

– Right-of-Way Deed dated April 04, 2007, recorded in Official Records Book 26222, Pages 3258–3261, Miami-Dade County Records.

– Plat of "FLORIDA FRUIT LANDS SUBDIVISION No. 1", according to the Plat thereof, recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida;

– Plat of "DORAL ISLES ST. CROIX FIRST ADDITION", according to the Plat thereof, recorded in Plat Book 155, at Page 16 of the Public Records of Miami-Dade County, Florida,

– Township Maps prepared by Miami-Dade County, Public Works Department, Engineering Division Services for Section 17, Township 53 South, Range 40 East, Miami-Dade County, Florida,

– Florida Department of Enviromental Protection Certified Corner Record No. 082950 for the SE Corner of Section 18, Township 53 South, Range 40 East, Miami-Dade County, Florida. Said Corner described as iron rebar with yellow cap (illegible ID), located at NW 74th Street and NW 107th Avenue, Miami-Dade County, Florida.

In addition, the following sources of data were used to the extent required to complete this document in a defensible matter, that is to say:

– A copy of a Map of Boundary Survey prepared by Hadonne Corp. with a physical address of 1985 NW 88th Court, Suite 202, Doral, Florida, 33172, last updated on May 24, 2011.

– A Sketch of the Conservation Easement Area prepared by Macken Enviromental, Inc. with a physical address of 9999 NE 2nd Avenue, Suite 313, Miami Shores, Florida 33138, last dated August 15, 2011.

Bearings as shown hereon are based upon the North Line of the NE 1/4 of Section 17, Townshi 53 South, Range 40 East with an assumed bearing of N89°39'25"E.

EASEMENTS AND ENCUMBRANCES:
No information was provided as to the existence of any easements other than that appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:
Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

INTENDED USE / EXPRESS PURPOSES:
It is understood by the Surveyor that the intended use of this document is to create an easement for the preservation of a natural Wetland area.

SURVEYOR'S CERTIFICATE:
I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

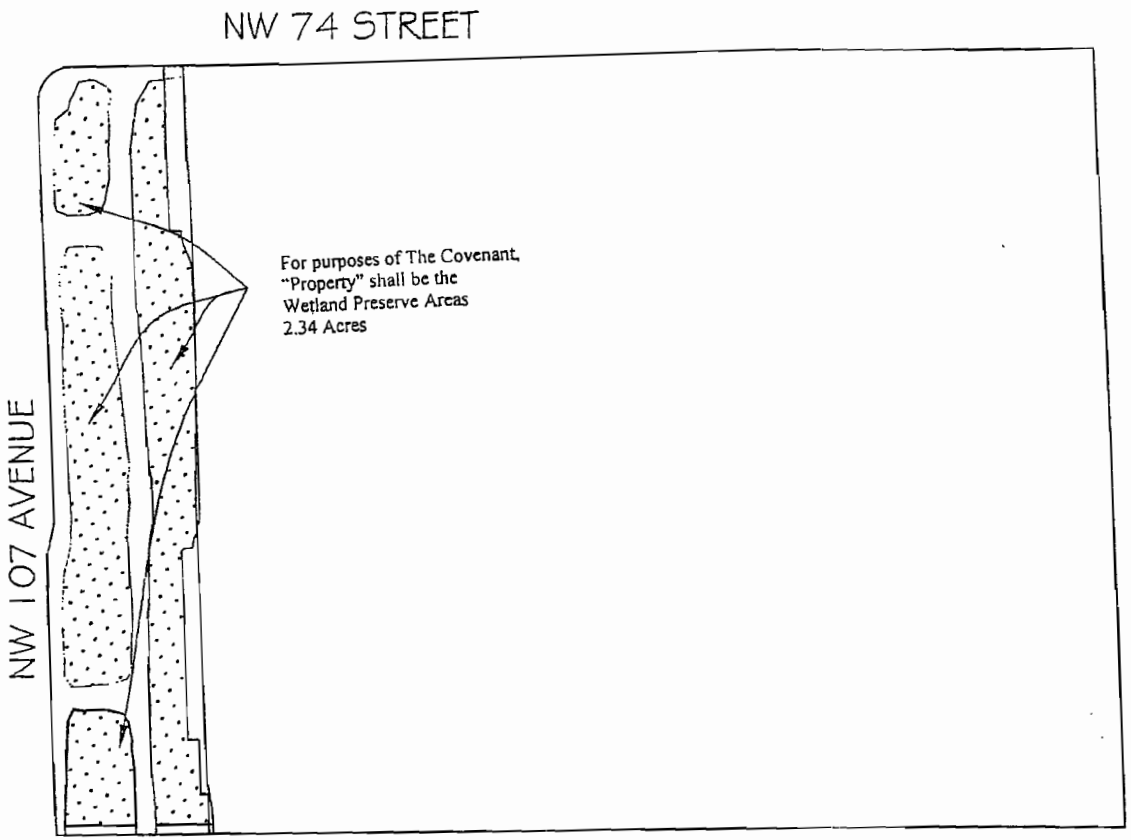
By: [signature] Date: 11/7/11

Eduardo M. Suarez, P.S.M.
Professional Surveyor and Mapper PSM No. 6313
State of Florida
HADONNE CORP.
Land Surveyors and Mappers
Certificate of Authorization LB7097
1985 N.W. 88th Court, Suite 202
Doral, Florida 33172
305.266.1188 phone
305.207.6845 fax

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17-05 of the Florida Administrative Code.

NOTICE: Not full and complete without all pages. Total of Three (3) Pages

No. 06360
Page 3 of 3



Doral Grande Residences, Ltd

35-3017-001-0300
35-3017-001-0310
35-3017-001-0320

Wet Prairie to Remain and to be Encumbered by the PERA Wetland Covenant.
2.34 Acres

MacKen Environmental, Inc.
9999 NE 2nd Avenue, Suite 313
Miami Shores, Florida 33138
PH. (305) 520-9668

PROJECT:	Doral Grande (FW11-001)			
SHEET NAME:	Wetland Preserve Areas - Exhibit A			
PREPARED FOR:	Doral Grande Residences, Ltd.			Exhibit A-2
LOCATION:	NW 74 Street / NW 107 Avenue Doral, FL			
PROJECT No:	2010-12	Date: 1-15-12	Scale: 1" = 200'	

Attachment B

Applicant's/Agent's Letter
Engineer's Certification Letter

Permit Applicant / Authorized Agent Statement

October 13th, 2011

Miami-Dade County DERM
Wetland Resources Section
701 N.W. 1st Street
6th Floor
Miami, Florida 33130

RE: Class IV Standard Form Application Number FW 11-001

Ladies and Gentlemen:

By the attached Class IV Standard Form permit application with supporting documents, I, Kenneth MacFarlane, am the permit applicant / applicant's authorized agent and hereby request permission to perform the following: Fill 23.04 acre of freshwater wetlands in association with a residential development known as Doral Grande. I understand that a Miami-Dade County Class IV Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans 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,

Kenneth MacFarlane
Authorized Agent

RECEIVED

OCT 27 2011

DERM Wetlands Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

ENGINEER LETTER OF CERTIFICATION

Corzo Castella Carballo Thompson Salman
Engineers
Architects
Planners

EB0005022
AAC002142

October 27th, 2011

Miami-Dade County DERM
Wetland Resources Section
701 NW 1st Court, Suite 600
Miami, Florida 33136

Re: Class IV Standard Form Permit Application No. FW # 11-001

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 of 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 applicant to provide inspections throughout the construction prior and to 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,

Corzo Castella Carballo Thompson Salman, P.A.

DANIEL GRANDAL LICENSE NO. 53850 STATE OF FLORIDA PROFESSIONAL ENGINEER

Daniel Grandal, P.E. # 53850 10/27/11

901 Ponce de Leon Boulevard, Suite 900, Coral Gables, FL 33134 305.445.2900 800.448.0227 Fax 305.445.3366
www.c3ts.com

Equal Opportunity Employer

Attachment C

Zoning Approval Letter
DERM Water Control's Cut & Fill Approval
Mitigation Acceptance Letter

RECEIVED
OCT 2 7 2011
DERM Wetlands Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

October 12th, 2011

Planning and Zoning Department

Miami-Dade County DERM
Wetland Resource Section
701 NW 1st Court, Suite 400
Miami, Florida 33136-3912

RE: Doral Grande Residences site plan prepared by Roger Fry & Associates (AA26000598) Signed/Sealed Plans dated 9/28/2011.

Ladies and Gentlemen:

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.

Sincerely,

Nathan Kogon, AICP
Planning and Zoning Director

Memorandum

MIAMI-DADE COUNTY

Date: 12-2-2011

To: Julia Millet, Biologist II
Wetlands Resources Section

From: Amancio Villamil, P.E., Engineer II A.V.
Water Control Section

Subject: Project Name: Doral Grande Residences
Location: Approx. at NW 74th Street and NW 107th Avenue
Folios 35-3017-001-0300/0310/0320
Section 17, Township 53, Range 40
Wetlands Section File FW 11-001

PERA's Water Control Section has received your section's request to determine compliance with the required water quality, flood protection and relevant fill encroachment criteria for the above-referenced project.

Class II Permit No. 20110035 is currently in process for this project. According to the information submitted in this application, the proposed water management system is able to provide the satisfactory water quality pre-treatment and the full on-site retention corresponding to the 5 years storm event.

The subject property is located within the Basin B area. Cut and Fill No. 566 (Doral Grande) is in effect for this project.

An Environmental Resources Permit Application was submitted by the consultant to the SFWMD back on 2006 (Application No. 061120-19).

If you have any further question and/or clarification, please let me know.

RECEIVED
DEC - 5 2011
DERM Wetlands Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

EVERGLADES
MITIGATION BANK

November 15, 2011

Howard D. Cohen
Doral Grande Residences, LTD
1025 Kane Concourse, Suite 215
Bay Harbor Island, FL 33154

Re: Everglades Mitigation Bank Credit Reservation:
U. S. Army Corps of Engineers Permit Number SAJ-2007-00153 (IP-MLC)
South Florida Water Management District Application Number 061120-19
Miami-Dade County Department of Environmental Resources Permit Number FW11-001

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved 8.50 Freshwater Herbaceous mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase II 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. **The EMB acknowledges receiving a deposit towards the purchase of the above referenced credits.**

Please contact me at 561-694-6388 for any additional information or questions regarding this matter.

Regards,

Joseph R. Sicbaldi
Everglades Mitigation Bank

Attachment D

Adjacent Property Owners List

MIAMI-DADE COUNTY
WATER AND SEWER
3071 SW 38 AVE
MIAMI, FL 33146-1520

FDG BEACON COMMONS, LLC
10151 DEERWOOD PARK BLVD #330-10
JACKSONVILLE, FL 32256

RENEGADE AT DORAL, LLC
305 ALCAZAR AVENUE #3
CORAL GABLES, FL 33134

DORAL PALMS DEVELOPMENT, LLC
9840 SW 77 AVE STE 301
MIAMI, FL 33156-2749

DORAL 10, LLC
3441 ALHAMBRA CIR
CORAL GABLES, FL 33134-6211

74 ST DORAL ASSOC LLC
1765 MERRIMAN RD
AKRON, OH 44313

FRAGADOR LLC
1320 S DIXIE HIGHWAY #214
CORAL GABLES FL 33146-2951

DORAL ISLES COMMUNITY ASSN, INC
C/O CASTLE MANAGEMENT, INC
P O BOX 189013
PLANTATION FL 33318

RECEIVED
APR 07 2011
[illegible] Section
Natur[illegible] & Restoration
[illegible]

Attachment E

Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. CLIV2011-0001

Class IV Permit Application by Doral Grande Residences, LTD Requesting Authorization to Impact 23.04 Acres of Wetlands for a Residential Housing Development and Acceptance of a Proffered Restrictive Covenant for 2.34 Acres of On-Site Wetlands.

February 3, 2012

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 23.04 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.

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 storm water.

4. Water Quality – The proposed project, as designed, is not reasonably expected to adversely affect applicable Miami-Dade County water quality standards.

5. Wellfields – The proposed project is not located within at Wellfield Protection Area.

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 is no known archaeological site located within the boundaries of this application.

13. Air Quality – The proposed project is not reasonably expected to adversely affect air quality.

14. Marine and Wildlife Habitats - The proposed project seeks approval for impacts from the proposed dredging and filling of 23.04 acres of wetlands. The wetlands that will be impacted within the project site are historically characterized as herbaceous prairie. The area currently contains both areas of native wet prairie and areas with high densities of *Melaleuca,* an invasive exotic plant species. The mitigation proposed for this project, purchase of credits from the Everglades Mitigation Bank (EMB) and preservation and enhancement of 2.34 acres of freshwater wetlands within the property boundary is favorable for protecting wildlife habitats. The wetland restoration and enhancement conducted within this area will include preservation and maintenance of the wetlands through treatment and removal of invasive exotic vegetation.

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 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 restoration 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, or species of special concern.

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 criteria for development in this area. (See attachment C).

20. Wetland Values – The proposed project seeks approval to impact 23.04 acres of wetlands. The project site is an herbaceous prairie supporting native plant species including sawgrass (*Cladium jamaicensis*) and spikerush (*Eleocharis* spp.). However, it has been hydrologically altered due to residential developments to the west and south, a rock mine lake to the north, and landfill to the east. Lower water levels have allowed the colonization of invasive exotics on the site such as *Melaleuca*. The mitigation set forth in Number 14 above will compensate for the loss of wetland values associated with the proposed project.

21. Land Use Classification –The Planning and Zoning Department for the City of Doral has determined that the proposed usage does not violate any zoning law applicable to the area of the proposed work. (See Attachment C)

22. Recreation – The proposed project does not conflict with the recreation elements of the Miami-Dade County Comprehensive Development Master Plan and/or the Biscayne Bay Management Plan.

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 – In the opinion of PERA, the proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the following:
    a. Miami-Dade County Public Works Manual
    b. 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. 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 – In the opinion of PERA, 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 USEPA)
    b. Federal Endangered Species Act (US Fish & Wildlife Service)
    c. Florida Department of Environmental Protection Regulations
    d. Chapter 24 of the Code of Miami-Dade County
    e. Rules of the South Florida Water Management District
    f. 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 PERA, 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 storm water management criteria.

Objective 3/Policies 3A, 3B, 3D - Wellfield protection areas - The proposed project is not located within a Wellfield protection area.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/Broward Levee, NW 12 Street and Okeechobee Road - The proposed project is not located within the above referenced 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 PERA's Water Control Section and are in compliance with PERA's 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 impacted by this project are not considered 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 reasonably 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 usage does not violate any zoning law applicable to the area. (See Att. 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 as defined in Section 24-5 of the Code of Miami-Dade County.

24-48.3 (6) Basin Fill Criteria – The proposed project complies with criteria for the total volume of fill material placed on a project. Specifically, the drainage plans and calculations for the subject project demonstrate the project meets the water quality and water quantity for stormwater. The project is located outside of the Cut and Fill Basins.

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

Evan Skornick, Wetland Resources Section Manager
Environmental Resources Regulation Division

Martha Garcia, Biologist II