

9. MAPS

The following maps must be provided as a part of the ADA. The appropriate scale for each map should be determined at the pre-application conference.

Map A. A general location map. Indicate the location of any urban service area boundaries and regional activity centers in relation to the project site.

Map A (R) – Location Map shows the location of the Beacon Countyline DRI in the City of Hialeah. No designated Chapter 380, Florida Statutes, Regional Activity Center (RAC) are located within the study area of proposed Project.

Map B. A recent vertical aerial photo of the sites showing project boundaries which reasonably reflects current condition. Specify the date the photo was taken.

Map B (R) – Aerial Photo was taken in 2006, and shows the conditions of the Project Site at that time.

Map C. A topographic map with project boundaries identified (contour intervals from one to five feet should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the pre-application conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the costal construction control line.

Map C (R) – Topography shows spot elevations on the Project Site. The Project Site is within FEMA flood hazard zone AE.

Map D. A land use map showing existing and approved uses on and abutting the site. The uses shown should include existing on-site land uses, recreational areas, utility and drainage easements, wells, right of way, and historic, archaeological, scientific and architecturally significant resources and lands held for conservation purposes.

Map D (R) – Existing Land Use Map, shows the uses existing on and surrounding the Project Site. No recreational areas, drainage easements, potable water wells or lands held for conservation purposes exist On-Site. Based on expert analysis of the Project Site, no archaeologically or scientifically significant resources exist On-Site. See response to **Question 30 – Historical and Archaeological Sites**.

Map E. A soils map of the site, with an identification of the source of the information. The use of a source other than the most recently published U.S.D.A. Soil Conservation Service (SCS) soil surveys should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the pre-application conference.

Map E (R) – Soil Map, indicates the soils for the Property using the most recent Dade County Soil Survey published by the United States Department of Agriculture, Soil Conservation Service.

Map F. A vegetation associations map indication the total acreage of each association, based on the Level III vegetation types described in The Florida Land Use and Cover Classification System: A Technical Report, available from each regional planning council.

Map F.1 (R) – Vegetation Associations presents all the classifications for the appropriate portions of the Project Site following the Florida Land Use and Cover Classification System (FLUCCS). **Map F.2 (R) – Wetlands** presents only the FLUCCS classification for the wetlands portions of the Project Site.

Map G. A location map of all transects, trap grids, or other sampling stations used to determine the on-site status of significant wildlife and plant resources. Show location of all observed significant wildlife and plant resources, and show location of suitable habitat for all significant resources expected to be on-site.

Map G (R) – Sample Station Locations shows the location of transects, trap grids and sampling stations on the Project Site. Based upon the present condition of the Project Site and its previous history of landfill use, a visual survey constituted the site assessment methodology agreed to at the Pre-Application. Please see the response to **Question 12 – Vegetation and Wildlife**.

Map H. A master development plan for the site. Indicate proposed land uses and locations, development phasing, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as transit stops, pedestrian ways, etc. This plan will provide the basis for discussion in Question 10-A as well as other questions in the ADA.

Map H (R) – Conceptual Master Development Plan is intended to facilitate the review of regional issues pertaining to the Project and the Site. The location of specific uses will be established through site plan review as part of the rezoning process.

Map I. A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route off-site, drainage easements, waterways, and other major drainage feature. (This information may be presented on two separate maps (existing and proposed), if desired.)

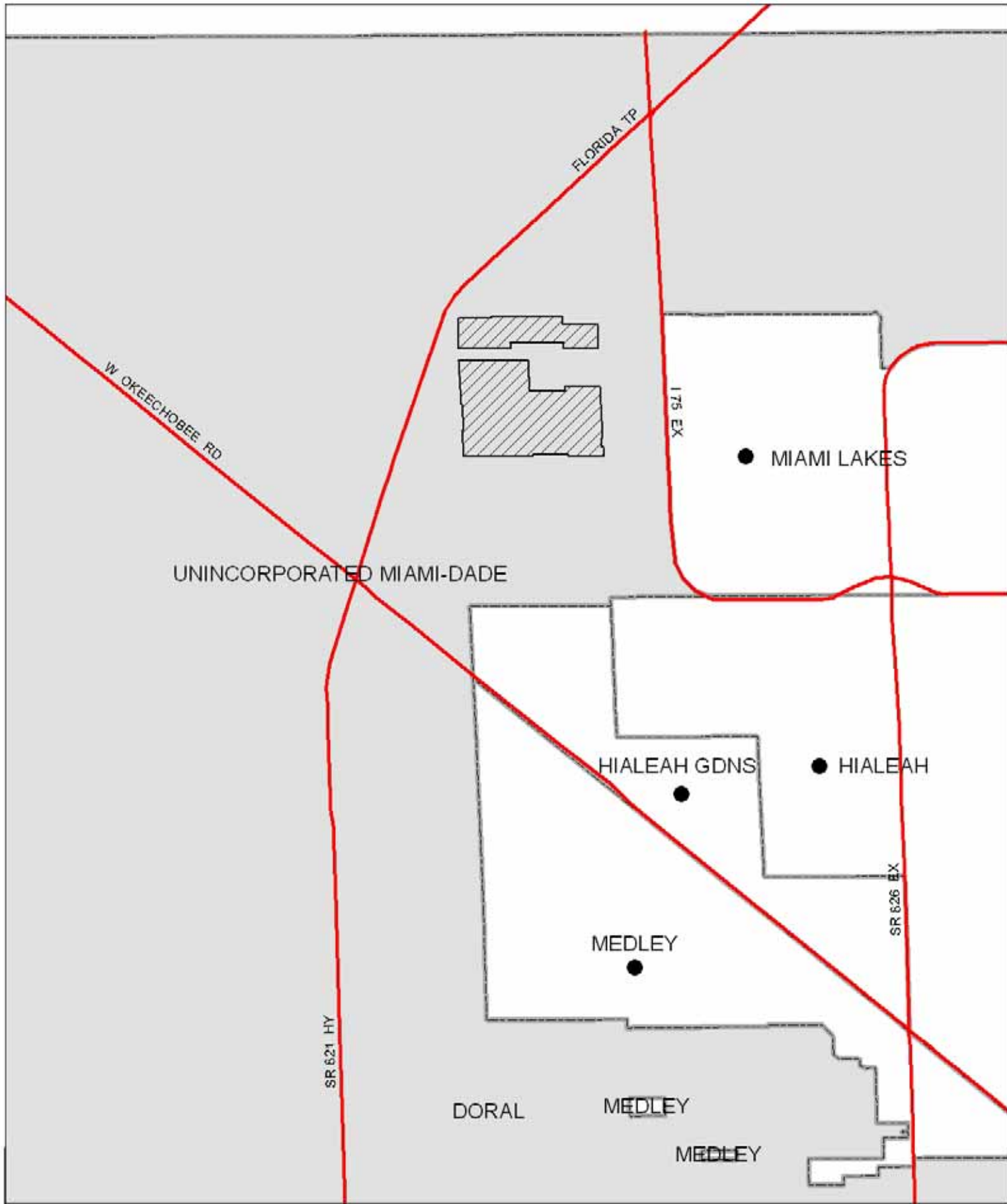
Map I (R) – Conceptual Master Drainage Plan, shows a theoretical schematic layout of the Site and required treatment volume as described in the response to **Question 19 – Stormwater Management**. Previous alteration and past activity on the Site have lead to challenges in the design of the stormwater management system for the proposed Project. Therefore, the Applicant is exploring various stormwater management concepts which include conveyance of some or all stormwater to water bodies located adjacent to the Project Site. In any event, the Project's water management system will be designed in conformance with the requirements of the FDEP, South Florida Water Management District and Miami-Dade DERM.

Map J. A map of the existing highway and transportation network within the study area. The study area includes the site, and locations of all transportation facilities which are substantially impacted. This area should be finally defined on the basis of the findings of the traffic impact analysis, including determination of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

The existing highway and transportation network within the study area is provided on **Map J (R) – Existing Transportation Network** within the Study Area. Detailed transportation maps are provided in the response to **Question 21 – Transportation**.




Map K. Existing landfills on the site.

Map K (R) – Existing Landfills, shows the location for landfills on the Project Site.

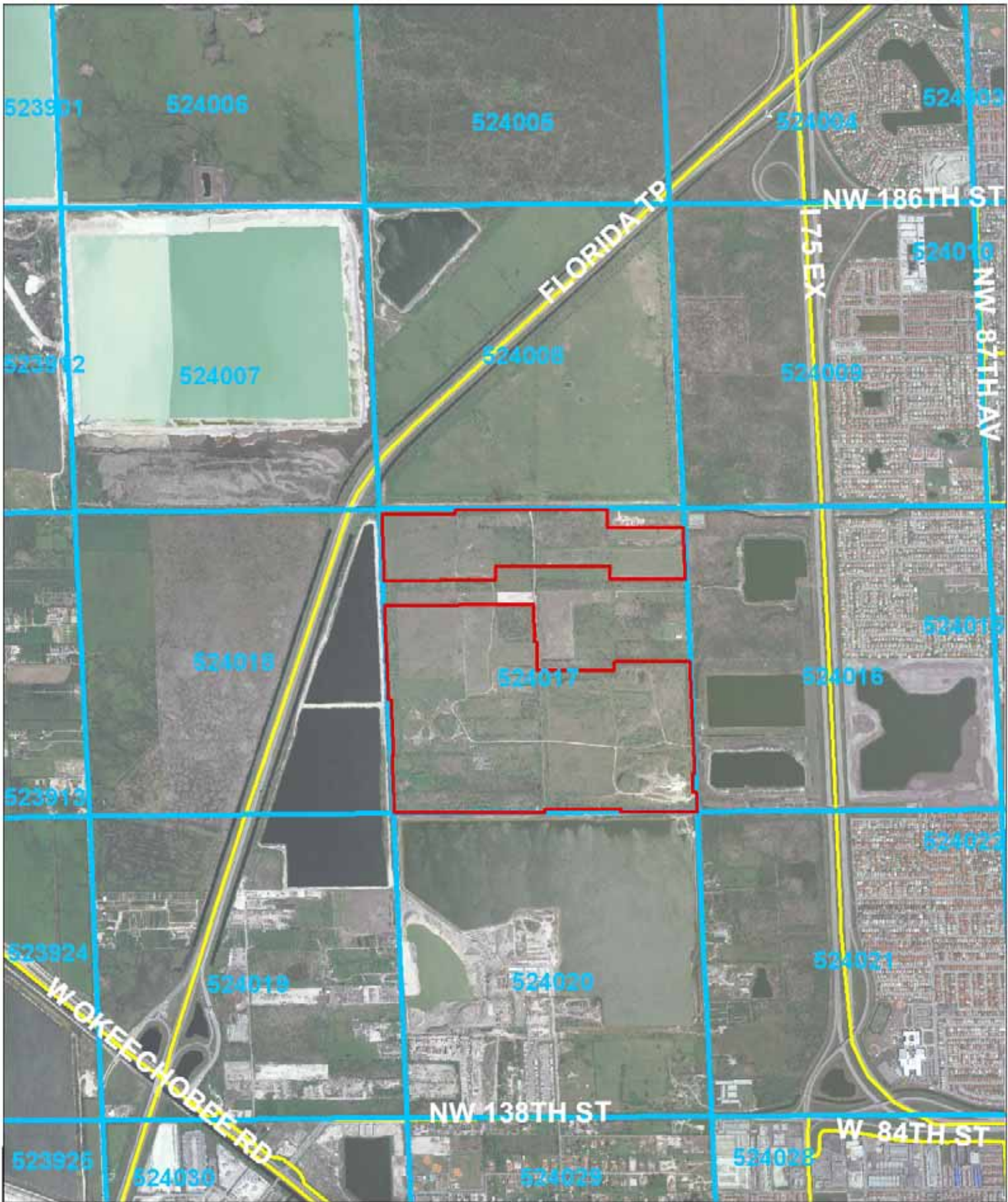


Source: Miami-Dade GIS 2007; Adapted by The Curbis Group, 2008



-  DRI Boundary
-  Municipalities
-  Unincorporated Miami-Dade

Map A (R)
Location Map
Beacon Countyline DRI

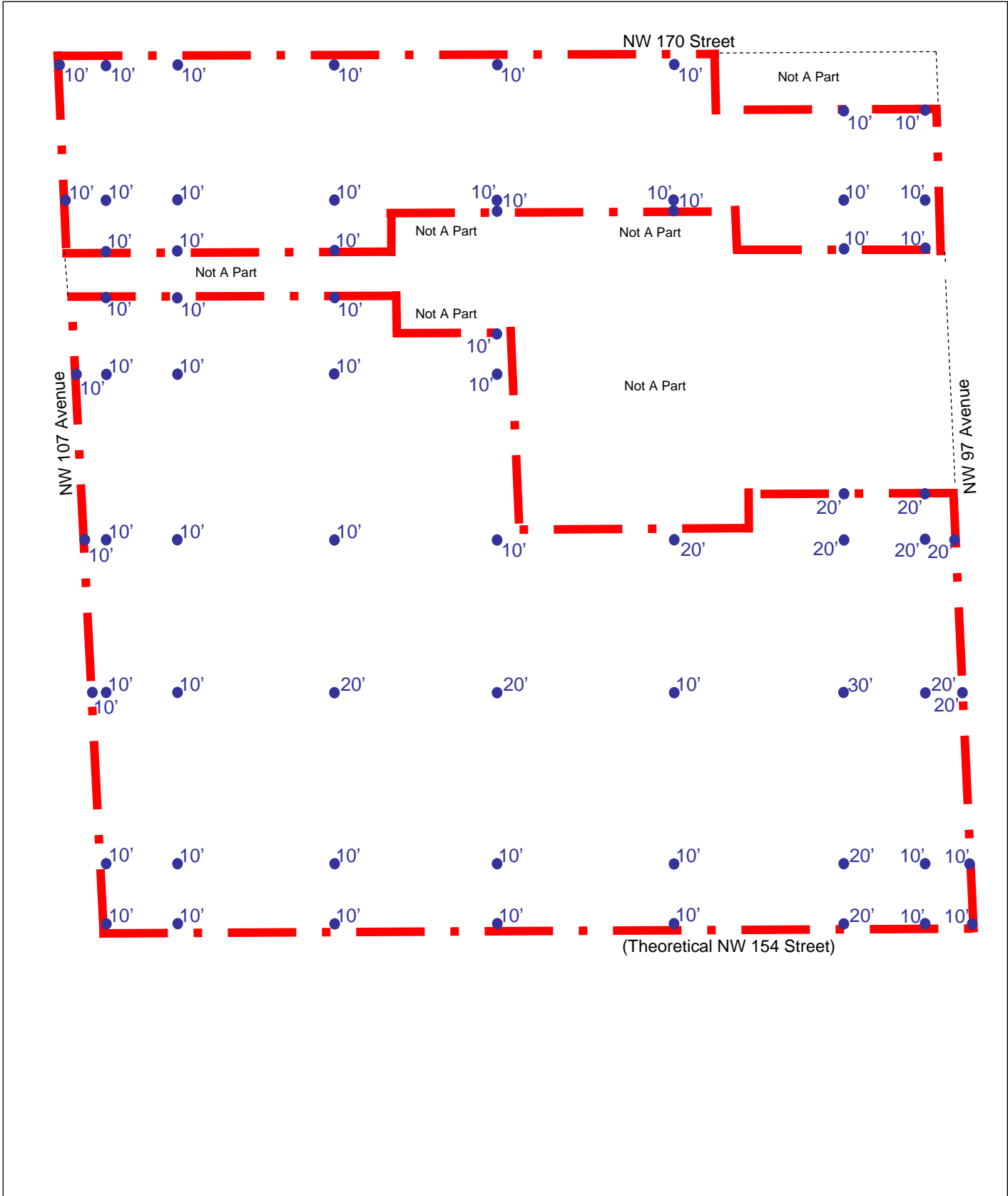


Source: Miami-Dade GIS 2007; Adapted by The Curbis Group, 2008




- Major Roads
- DRI Boundary
- Section Lines



Map B (R)
2005 Aerial Photo
Beacon Countyline DRI



Source: The Curtis Group, 2008

 Map Not To Scale

Legend:

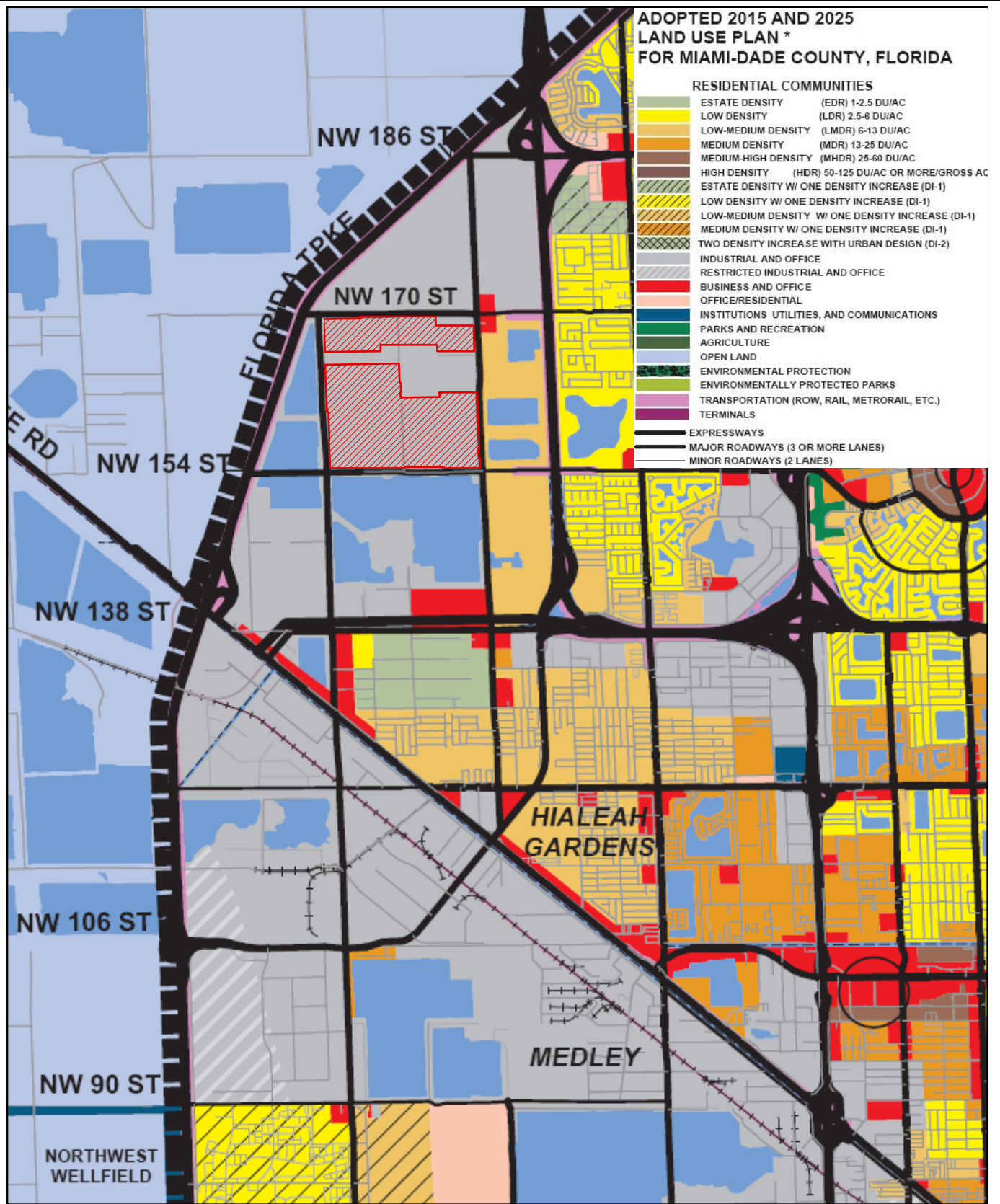
-  Property Boundary
-  Point Elevation In Feet

Map C
Topography
Beacon Countyline DRI


**ADOPTED 2015 AND 2025
LAND USE PLAN *
FOR MIAMI-DADE COUNTY, FLORIDA**

RESIDENTIAL COMMUNITIES

- ESTATE DENSITY (EDR) 1-2.5 DU/AC
- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
- MEDIUM DENSITY (MDR) 13-25 DU/AC
- MEDIUM-HIGH DENSITY (MHDR) 25-60 DU/AC
- HIGH DENSITY (HDR) 50-125 DU/AC OR MORE/GROSS AC
- ESTATE DENSITY W/ ONE DENSITY INCREASE (DI-1)
- LOW DENSITY W/ ONE DENSITY INCREASE (DI-1)
- LOW-MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
- MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
- TWO DENSITY INCREASE WITH URBAN DESIGN (DI-2)
- INDUSTRIAL AND OFFICE
- RESTRICTED INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- INSTITUTIONS UTILITIES, AND COMMUNICATIONS
- PARKS AND RECREATION
- AGRICULTURE
- OPEN LAND
- ENVIRONMENTAL PROTECTION
- ENVIRONMENTALLY PROTECTED PARKS
- TRANSPORTATION (ROW, RAIL, METRO RAIL, ETC.)
- TERMINALS
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)



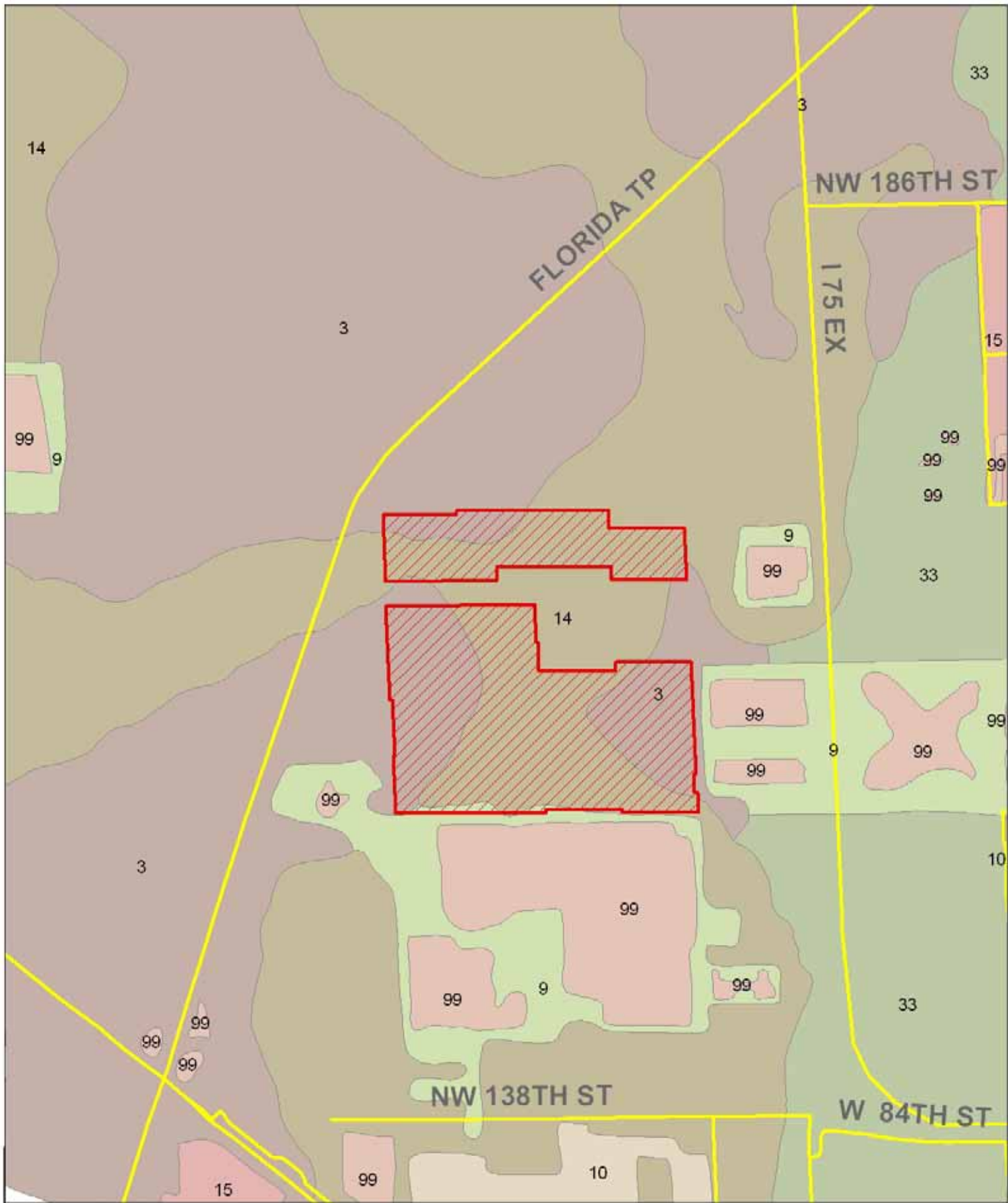
Source: Miami-Dade County 2007; Adapted by The Curtis Group, 2008

 Map Not To Scale

Legend:

 Property Boundary

**Map D (R)
Existing Land Use Plan
Beacon Countyline DRI**

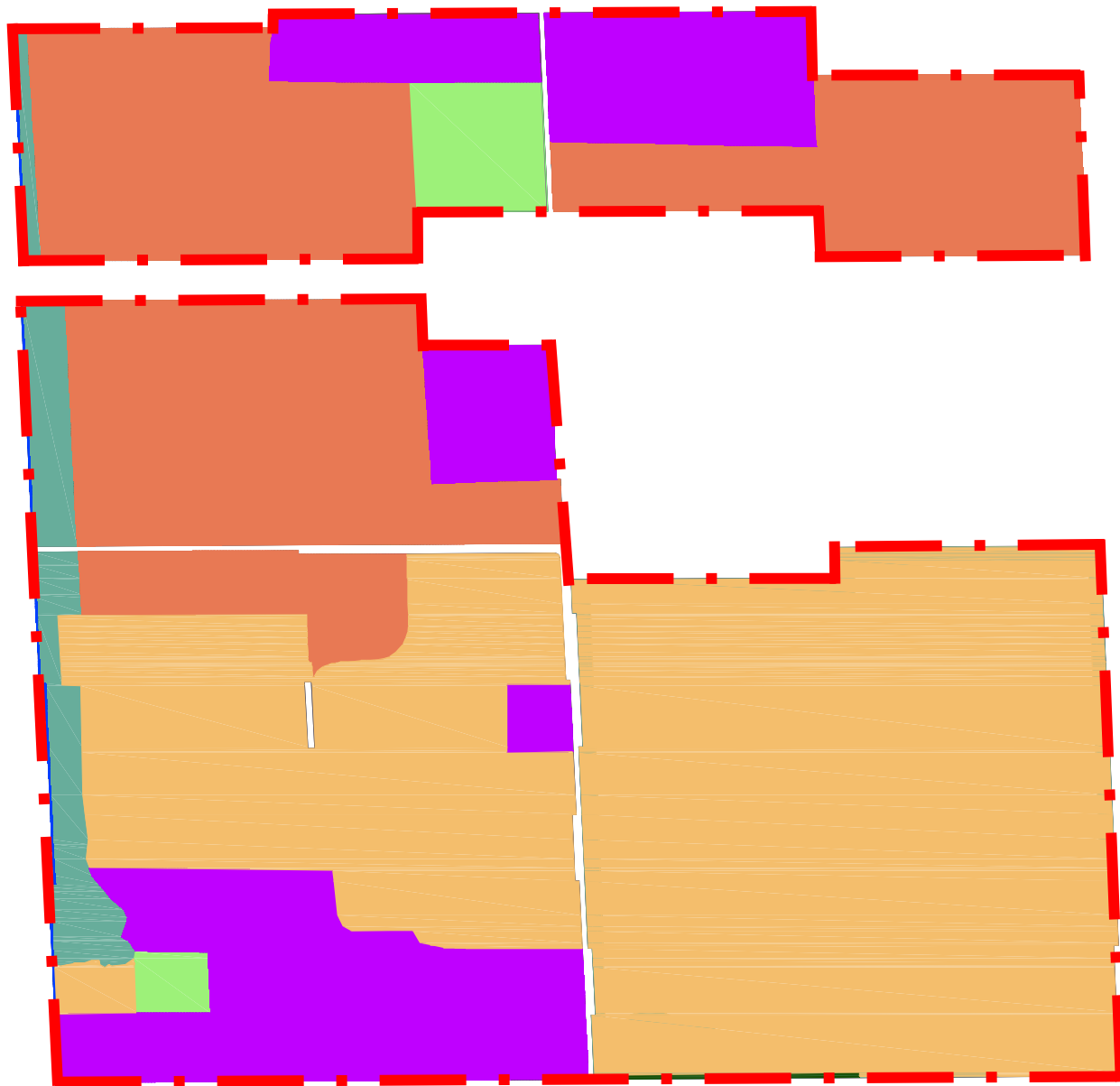


Source: Miami-Dade GIS 2007; Adapted by The Curbis Group, 2008




Soils	
DRI Boundary	14, DANIA MUCK, DEPRESSIONAL
Major Roads	3, LAUDERHILL MUCK, DEPRESSIONAL
	9, UDORTHENTS-WATER COMPLEX
	10, UDORTHENTS, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX
	15, URBAN LAND
	33, PLANTATION MUCK
	99, WATER

Map E (R)
Soils
Beacon Countyline DRI



Source: RS Environmental Consulting, Inc.; Adapted by The Curtis Group, 2008


 Map Not To Scale


Legend:


Property Boundary




Landfill (398 Acres)


 Solid Waste Disposal 8350

 Unimproved Pasture 2120


 Brazilian Pepper 4220

 Australian Pine 4370

Wetlands (101 Acres)

 Wet Melaleuca 6190


 Wet Prairies 6430

 Ditch 5103

Map F.1 (R)
Vegetation Association
Beacon Countyline DRI



Source: RS Environmental Consulting, Inc.; Adapted by The Curtis Group, 2008


 Map Not To Scale


Legend:


Property Boundary



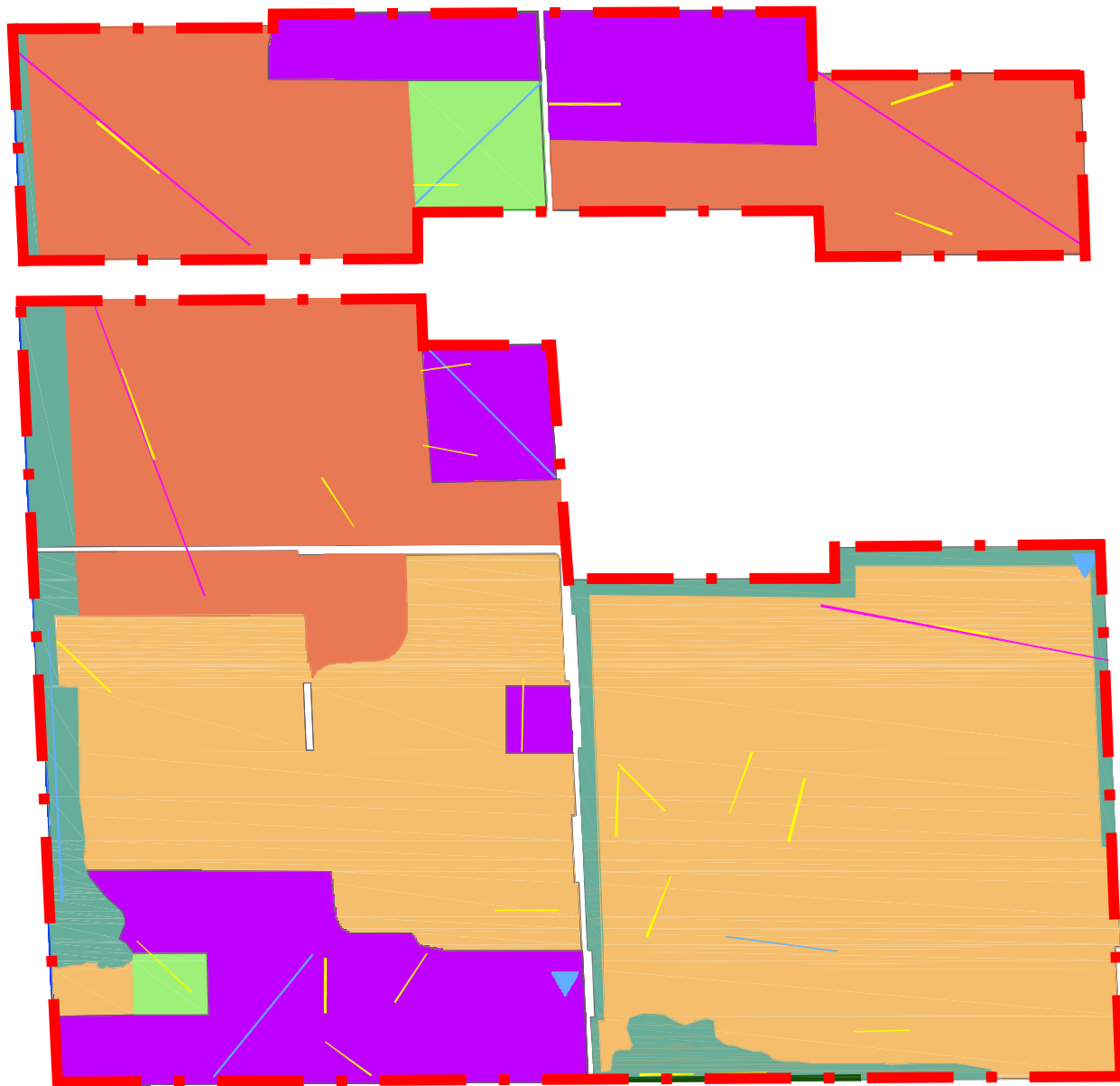
Wetlands (101 Acres)

 Wet Melaleuca 6190

 Wet Prairies 6430

 Ditch 5103

Map F.2 (R)
Wetlands
Beacon Countyline DRI



Source: RS Environmental Consulting, Inc.; Adapted by The Curtis Group, 2008

 Map Not To Scale

Legend:

Property Boundary



Upland Wildlife Transects



Habitat Transects

Solid Waste Disposal 8350

Unimproved Pasture 2120

Brazilian Pepper 4220

Australian Pine 4370

Wetland Wildlife Transects

Wet Melaleuca 6190

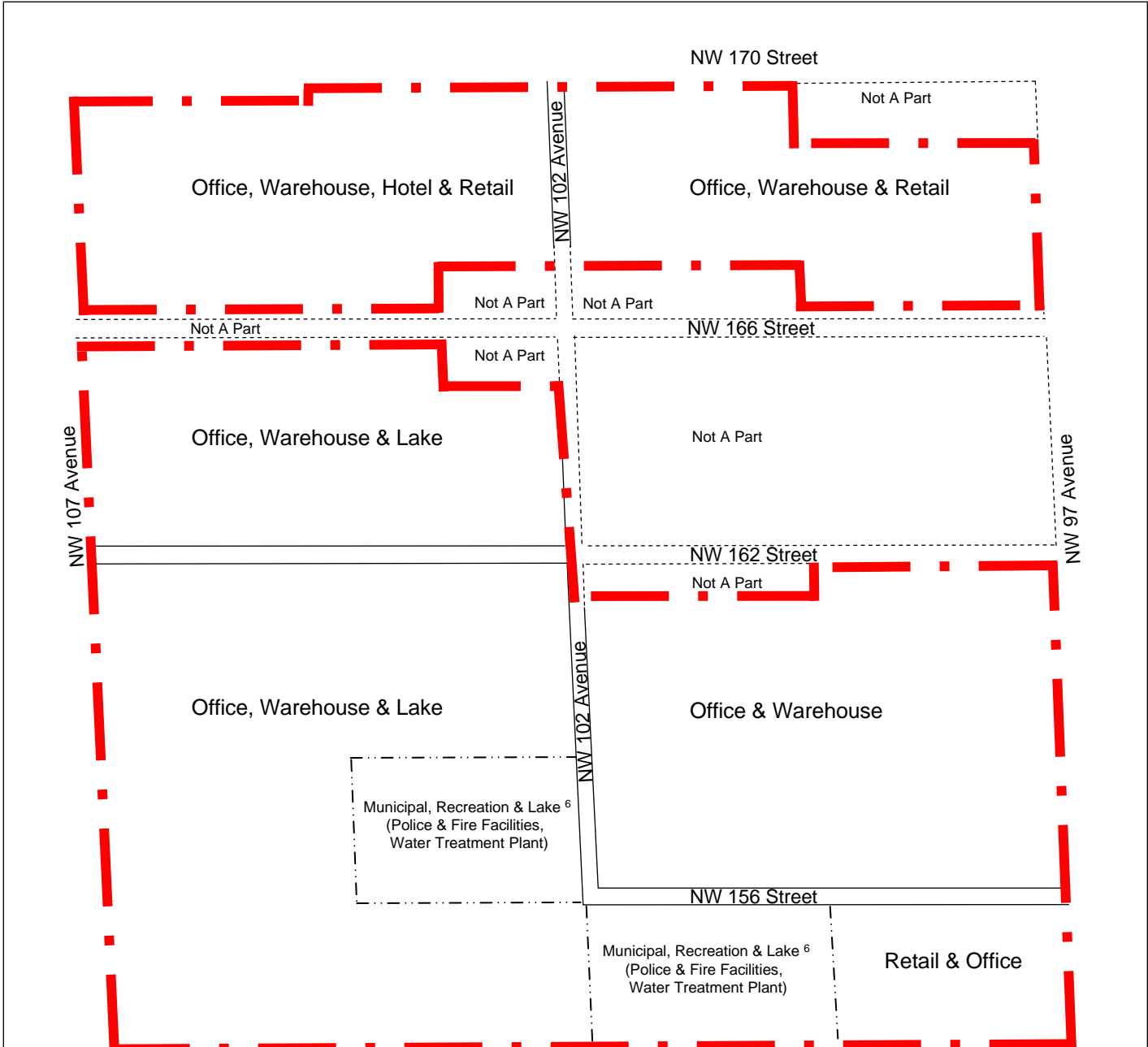
Wet Prairies 6430

Ditch 5103

Wetland Wildlife Stations

Map G (R)


**Sample Station Locations
Beacon Countyline DRI**







Notes:

1. This Plan is conceptual. This project is intended to be mixed use. The Final location of uses will be established through the City of Hialeah's site plan review process as a part of the rezoning for the site and/or through the appropriate site planning procedures in accordance with the City of Hialeah Code.
2. Project access points, internal roadways, and the proposed alignments of the rights-of-way are conceptual. The ultimate location and final alignment are subject to the appropriate agency approvals and permits.
3. It is understood that the property is a former construction and demolition materials landfill. Certain closure permits from regulatory agencies are in place and others will be required resulting in the possible relocation of various access points, modifications to the drainage and retention system as depicted in this ADA, imposing paving, landscaping, grading and construction limitations, and specific limitations regarding the use of the land. Therefore, flexible mixed use pods have been designed in order to facilitate the development of the Property.
4. The specific locations of bus pullout bays and other transit facilities will be identified and located in conjunction with the City Hialeah Transit System requirements and, as appropriate, Miami-Dade Transit at the time of site plan and/or plat approval.
5. Lakes and other stormwater drainage facility locations to be determined through the ERP and landfill closure permitting processes.
6. A minimum of 40 acres of upland will be provided to the City of Hialeah for municipal and recreation use. Actual boundary of parcels (currently depicted with dashed lines) will be determined as part of the approval process.

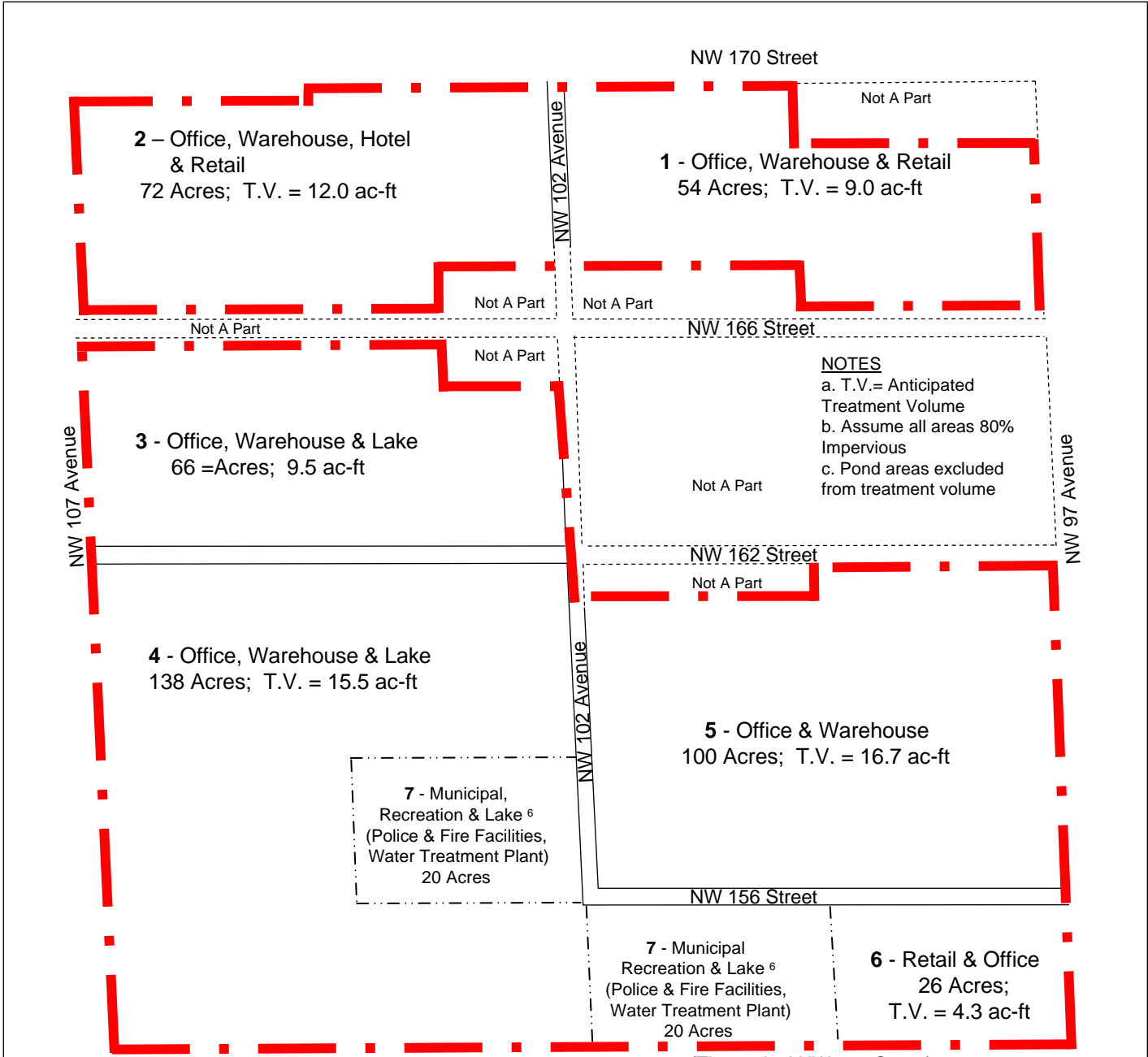
Source: The Curtis Group, 2008

 Map Not To Scale

Legend:

-  Property Boundary
-  Approximate Municipal, Recreation Parcel Boundary ⁶
-  On-site Roadway
-  Off-site Roadway

Map H (R)
Conceptual Master Development Plan
Beacon Countyline DRI



NOTES
 a. T.V.= Anticipated Treatment Volume
 b. Assume all areas 80% Impervious
 c. Pond areas excluded from treatment volume

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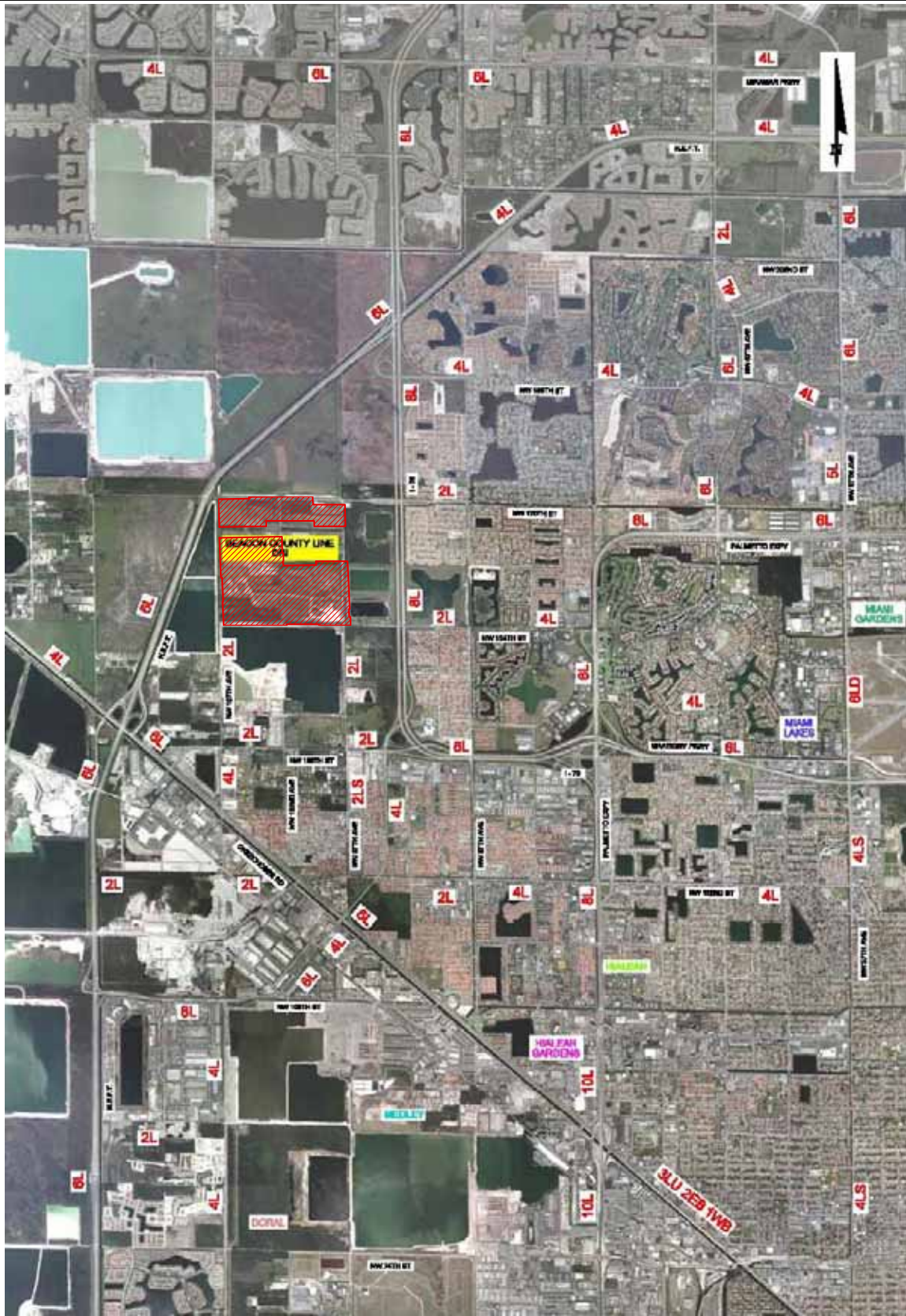
Source: The Curtis Group, 2008

Map Not To Scale


Legend:

- Property Boundary
- Approximate Municipal, Recreation Parcel Boundary ⁶
- On-site Roadway
- Off-site Roadway

Map I (R)
Conceptual Master Drainage Plan
Beacon Countyline DRI



Source: David Plummer & Associates; Adapted by The Curtis Group, 2008

 Map Not To Scale

Legend:

 Property Boundary

4L Number of Existing Lanes

Map J (R)
Existing Transportation Network
Beacon Countyline DRI



Source: RS Environmental Consulting, Inc.; Adapted by The Curtis Group, 2008


 Map Not To Scale


Legend:


Property Boundary




Landfill (398 Acres)

 Solid Waste Disposal 8350

 Unimproved Pasture 2120

 Brazilian Pepper 4220

 Australian Pine 4370

Map K (R)
Existing Landfills
Beacon Countyline DRI