

PART II. GENERAL SECTION

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.

The Location Map shows the location of Parkland in Miami-Dade County. The only designated Chapter 380, Florida Statutes, Regional Activity Center (RAC) in unincorporated Miami-Dade County, is located in the area around Dadeland. This RAC is bounded on the north by SW 80th Street, on the east by US1 and on the west by the Palmetto Expressway.

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

The Aerial Photograph was taken in 2005, 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 preapplication conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the coastal construction control line.

Map C - Topography shows spot elevations and contour lines on the Project Site. The Project Site is within the 100-year floodplain according to FEMA, Panel 455.

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 - 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 preapplication conference.**

Map E - Soil Map, indicates the soils for the Project Site 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 indicating 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 - Vegetation Associations presents the classifications for the appropriate portions of the Project Site following the Florida Land Use and Cover Classification System (FLUCCS)

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.**

Based upon the present condition of the Project Site and its long history of agricultural use, a single 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 - 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.

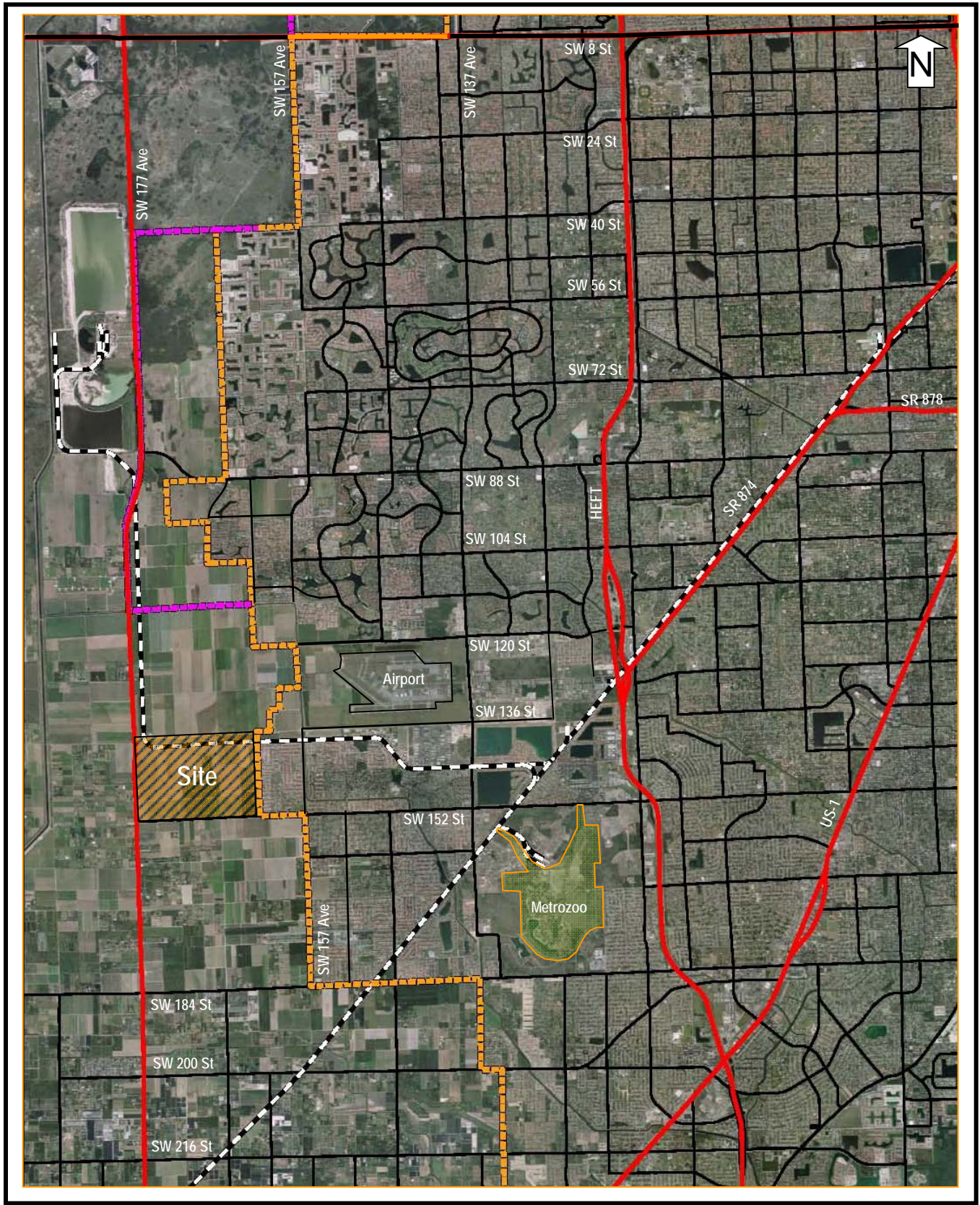
Map I. **A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route offsite, drainage easements, waterways, and other major drainage features. (This information may be presented on two separate maps (existing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

As indicated in **Map C - Topographic Map**, the Project Site is relatively flat. Existing drainage of the Project Site occurs primarily through percolation. Therefore, the existing drainage is not mapped. **Map I - Master Drainage Plan**, shows the proposed post-development drainage patterns. The Applicant will retain all stormwater on site. Elements of the drainage system are very specific and will not be developed until the construction drawings and the permitting process have been completed. The indicated drainage patterns are conceptual. Final design of the drainage system will be modeled after the final site plan design and subject to appropriate agency approvals and permits.

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 determinations 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 – Existing Highway and Transportation Network within the Study Area**. Detailed transportation maps are provided in the response to Question 21.

Map K. The existing transit bus service within the study area is provided on **Map K – Existing Transit Services within the Study Area**. Information on future transit service will be provided in the response to Question 21.



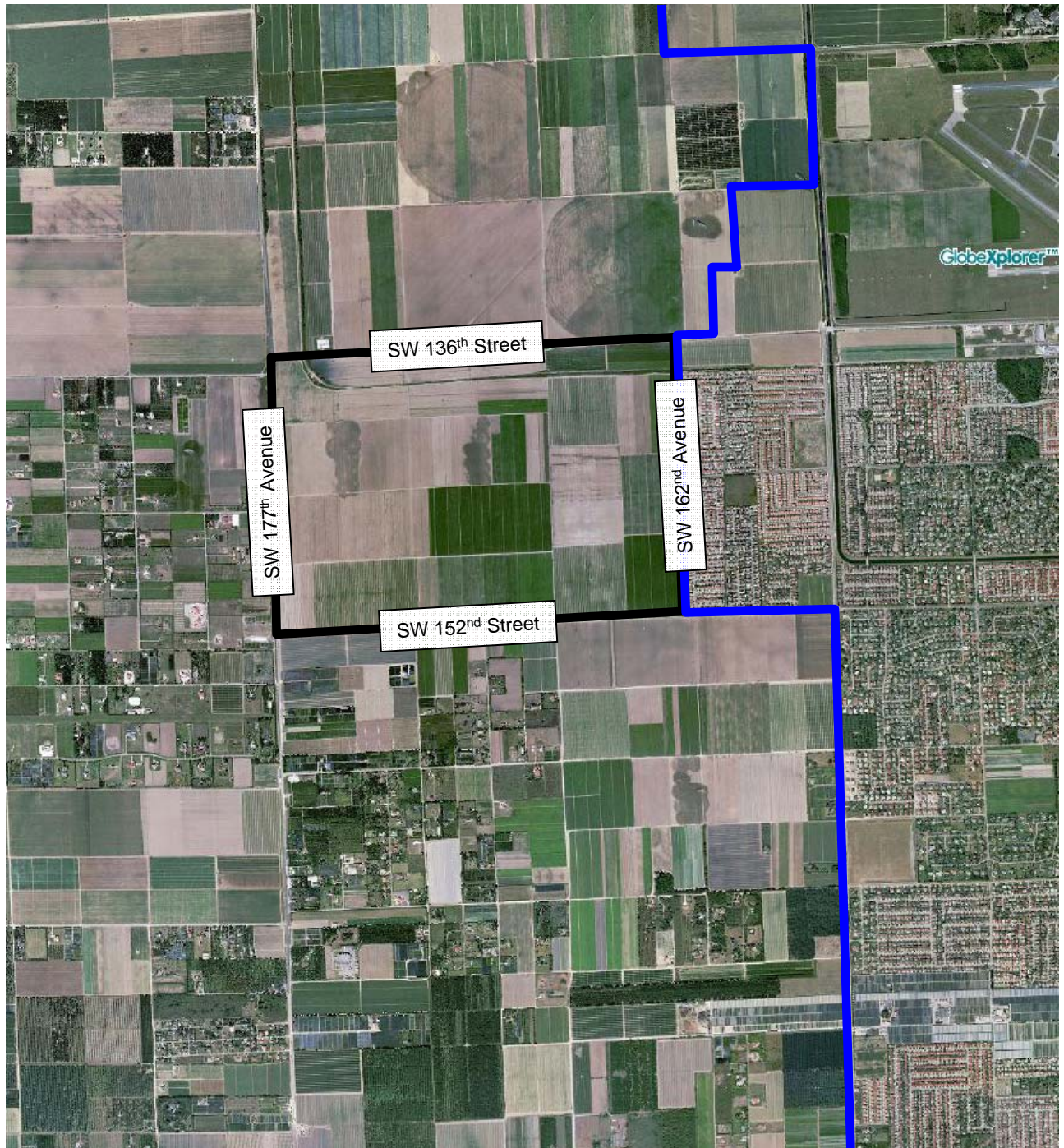
Legend





Site Location

- 2015 Urban Development Boundary
- 2025 Urban Expansion Area
- Existing Rail Lines
- FHRS Roadways

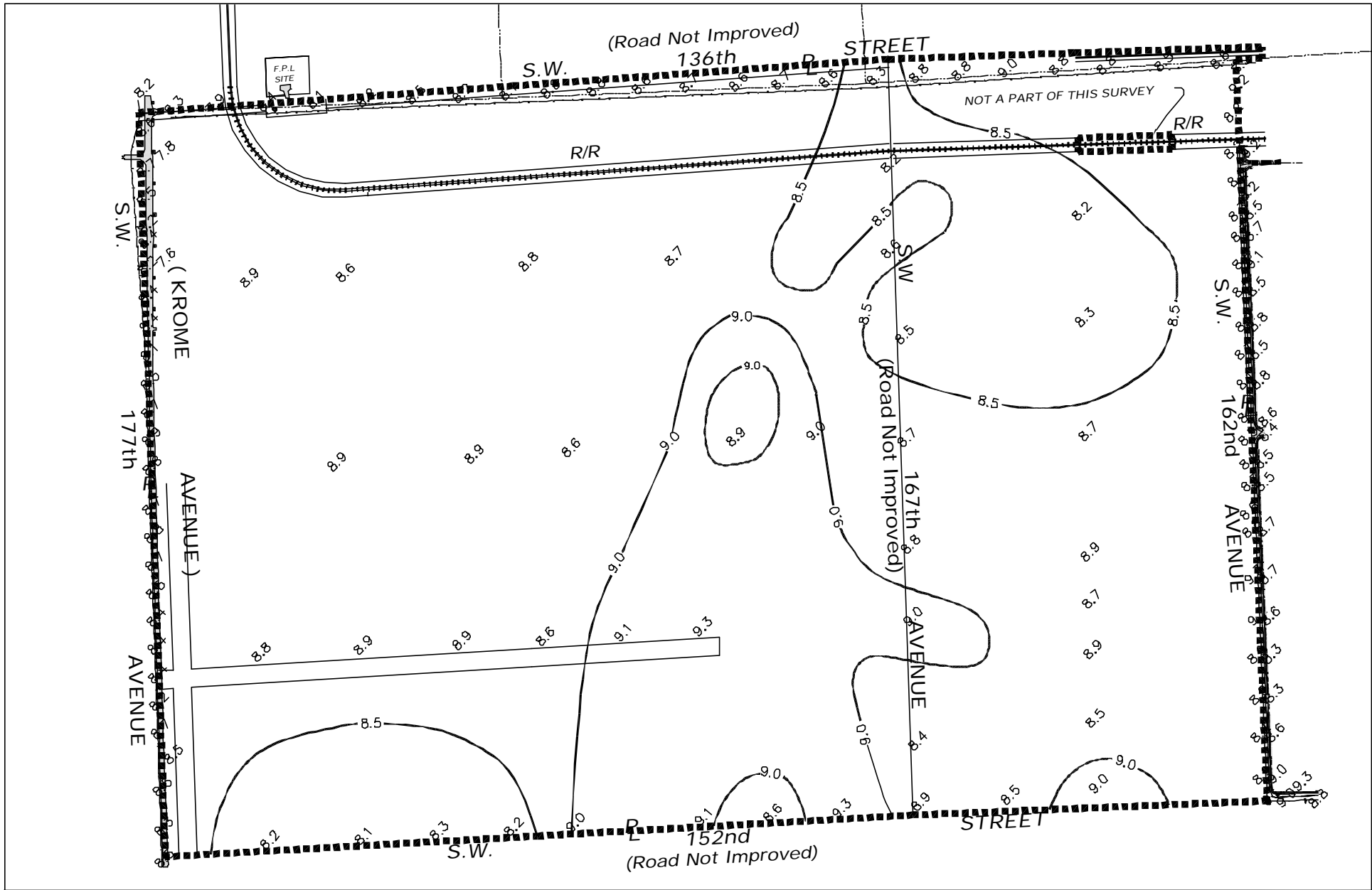
Map A
 Site Location
 Parkland
 August 2006



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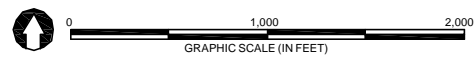
-  Site Location
-  2015 Urban Development Boundary

Map B
Aerial Map
Parkland
August 2006



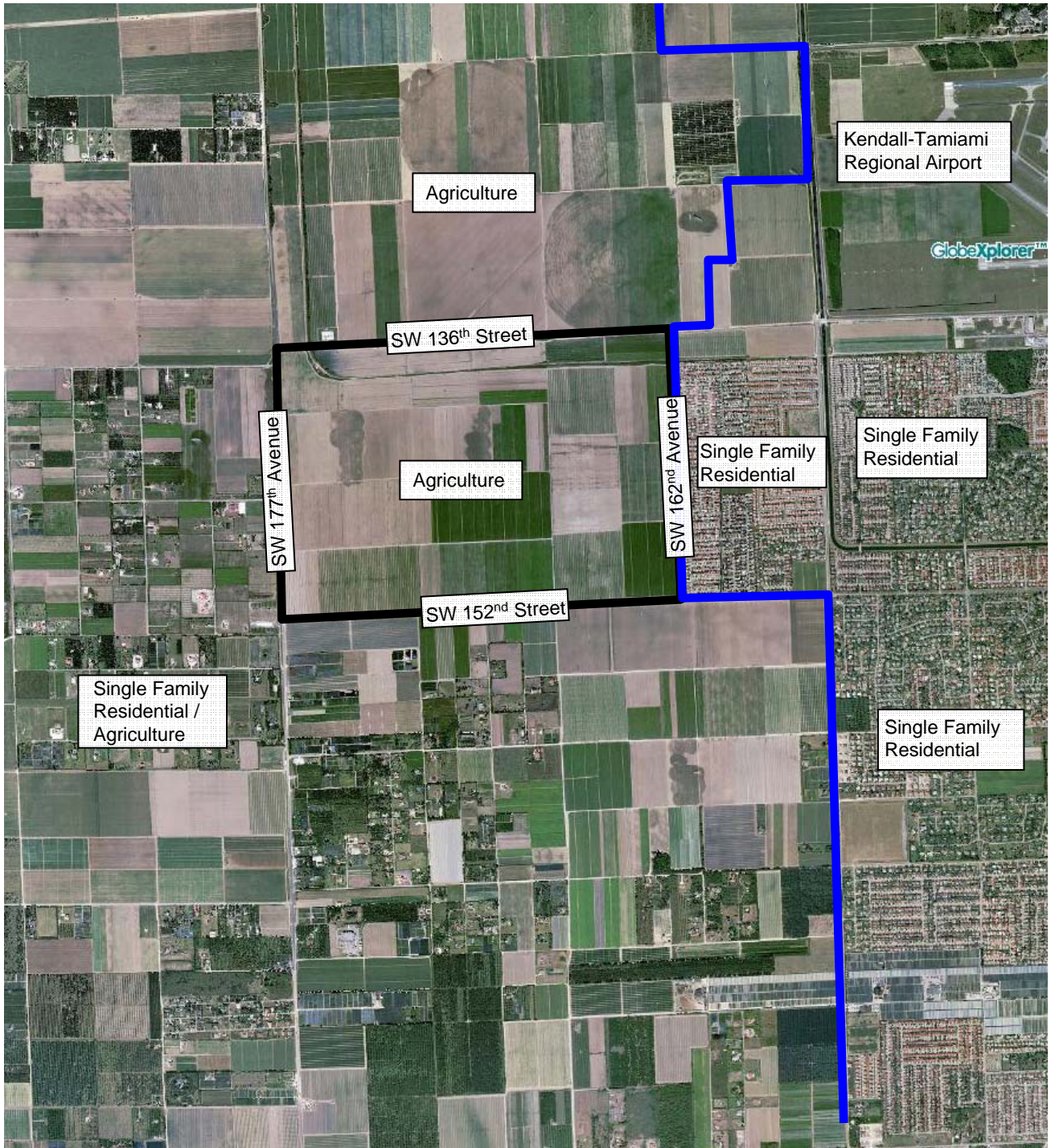
LEGEND

- DRI PROPERTY BOUNDARY
- 8.5 EXISTING TOPOGRAPHY
- 9.0 - EXISTING CONTOURS





Map C
Topography

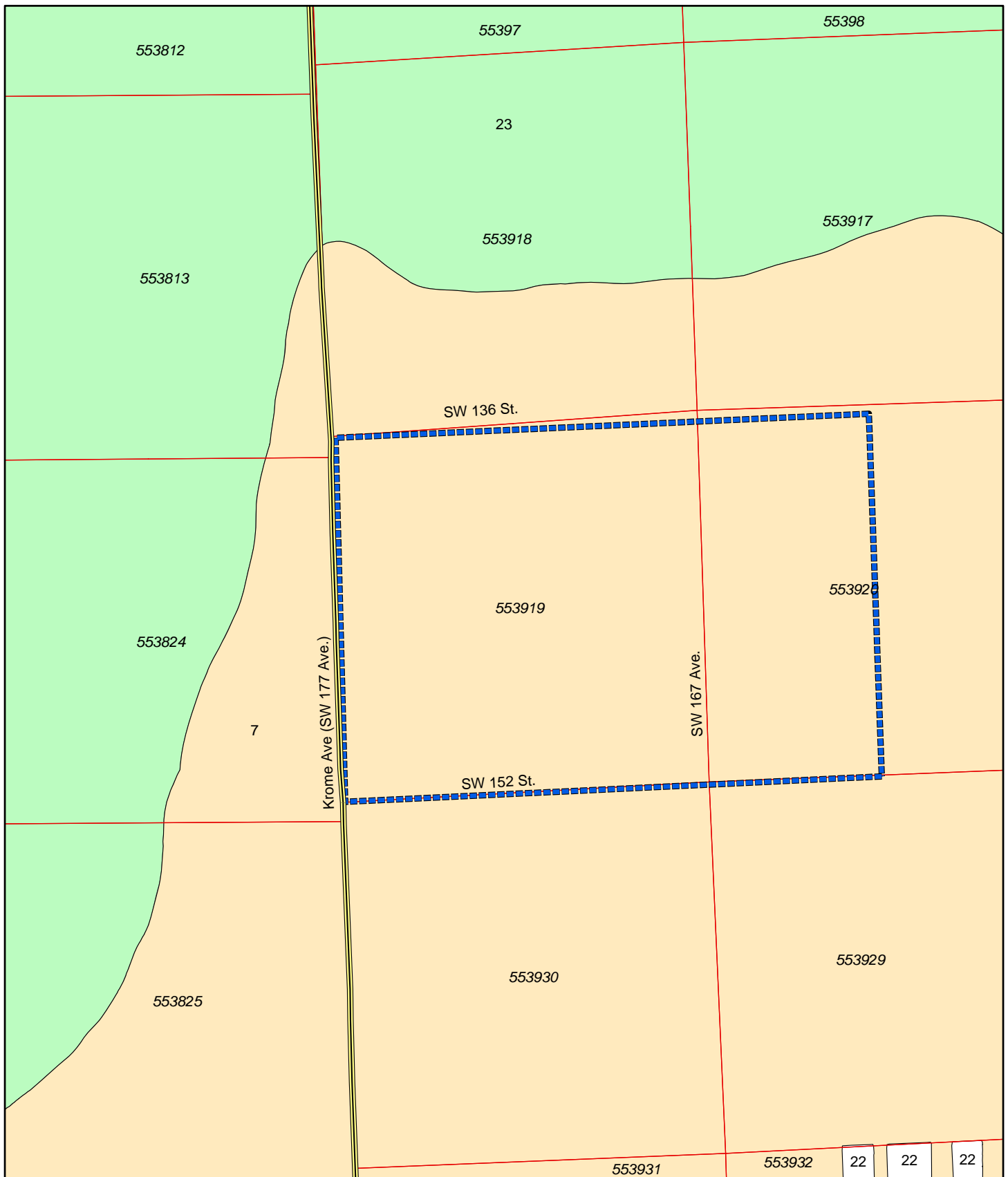
Parkland
August / 2006



Legend

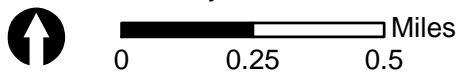
-  Site Location
-  2015 Urban Development Boundary

Map D
Existing Land Use Map
Parkland
August 2006



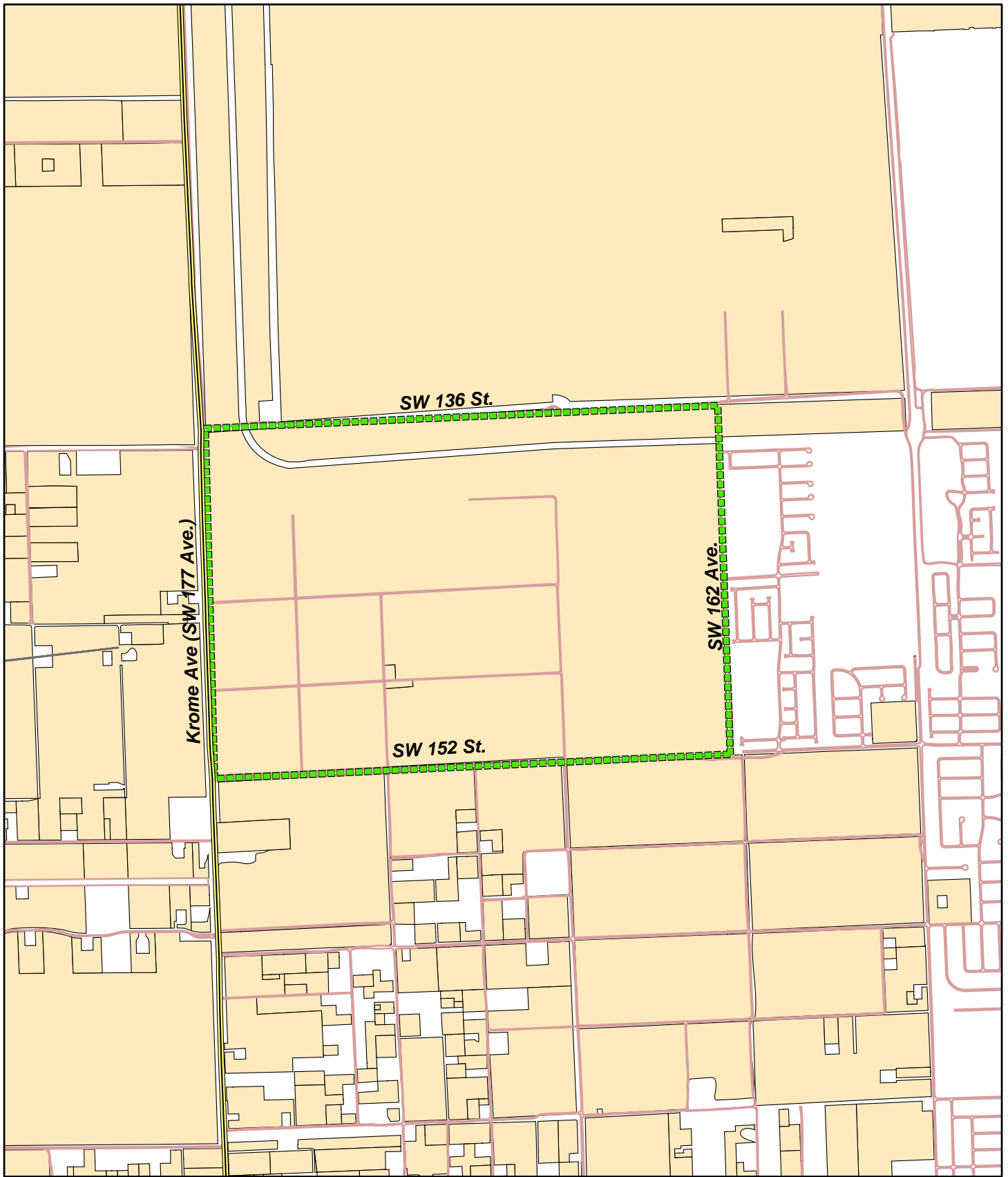
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- Sections
- CHEKIKI VERY GRAVELLY LOAM
- KROME VERY GRAVELLY LOAM
- DRI Boundary



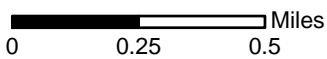
Map E
Soils

Parkland
August 2006



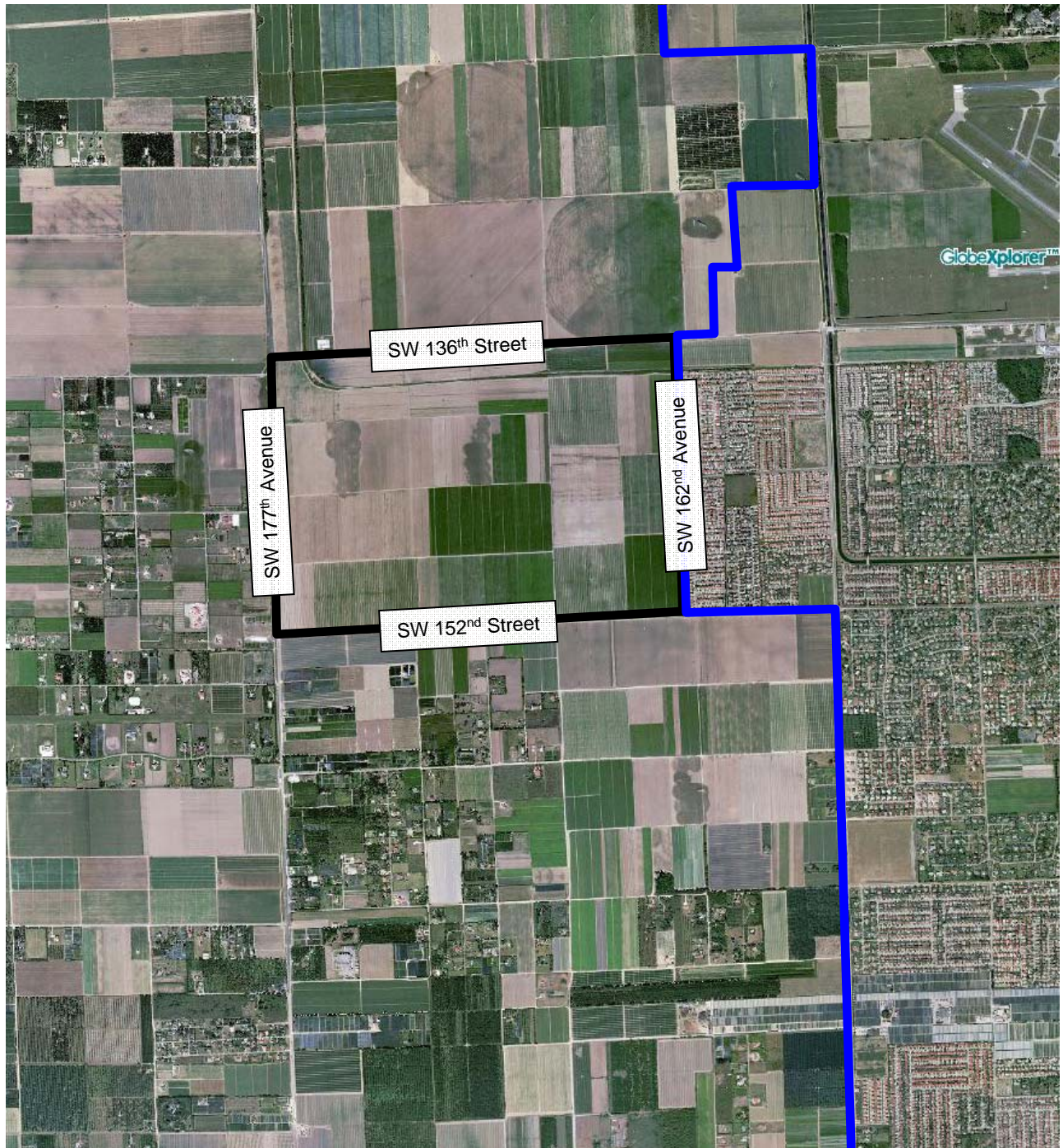
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- DRI Boundary
- FLUCCS Code 214



Map F
Vegetation



Parkland
August 2006



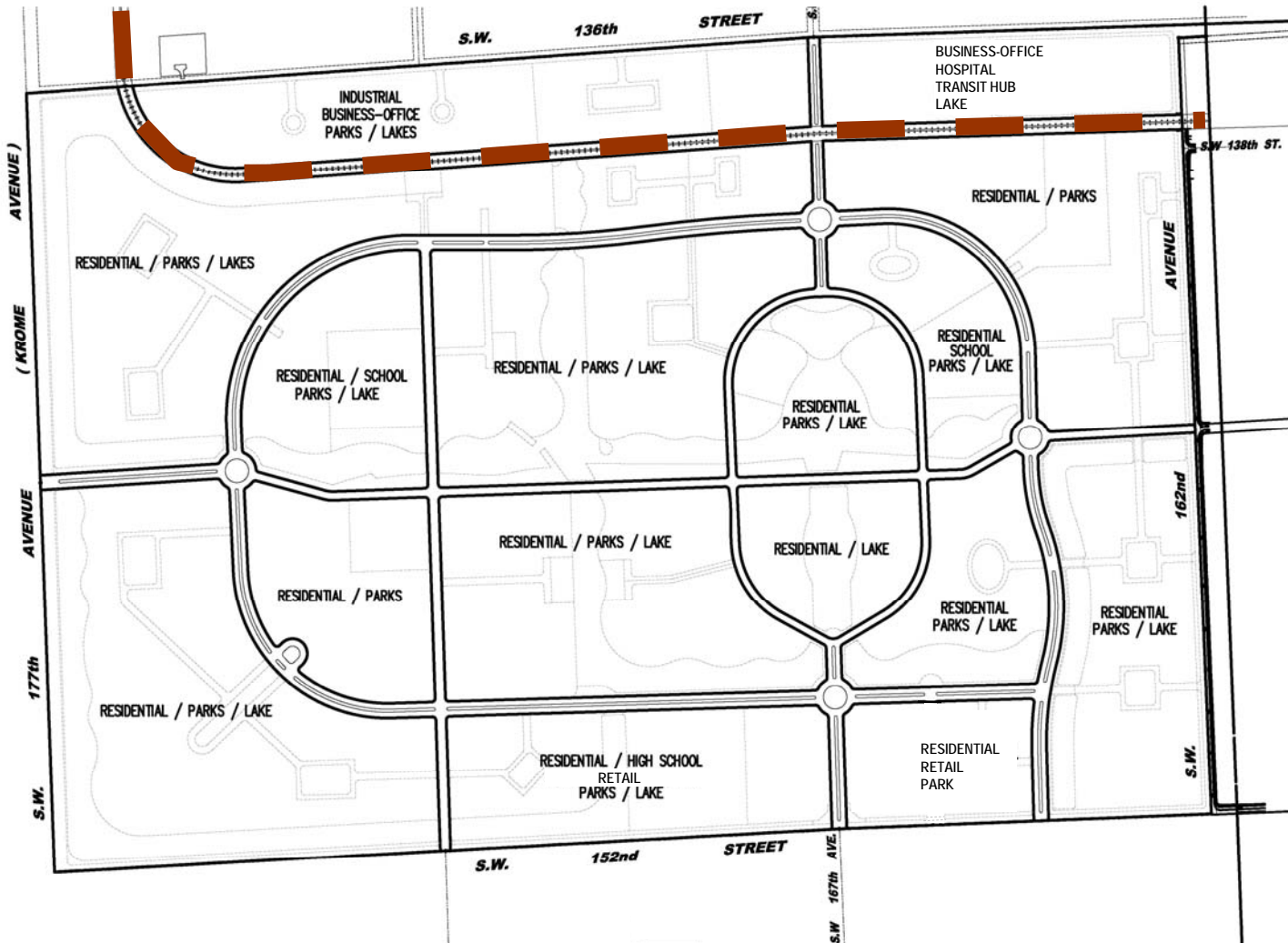
Note:

Based upon the present condition of the Project Site and its long history of agricultural use, a single visual survey constituted the site assessment methodology agreed to at the Pre-Application Conference. The results of the visual survey are included in Question 12 – Vegetation and Wildlife.

Legend

-  Site Location
-  2015 Urban Development Boundary

Map G
Wildlife and Plant Resources
Parkland
August 2006



Notes

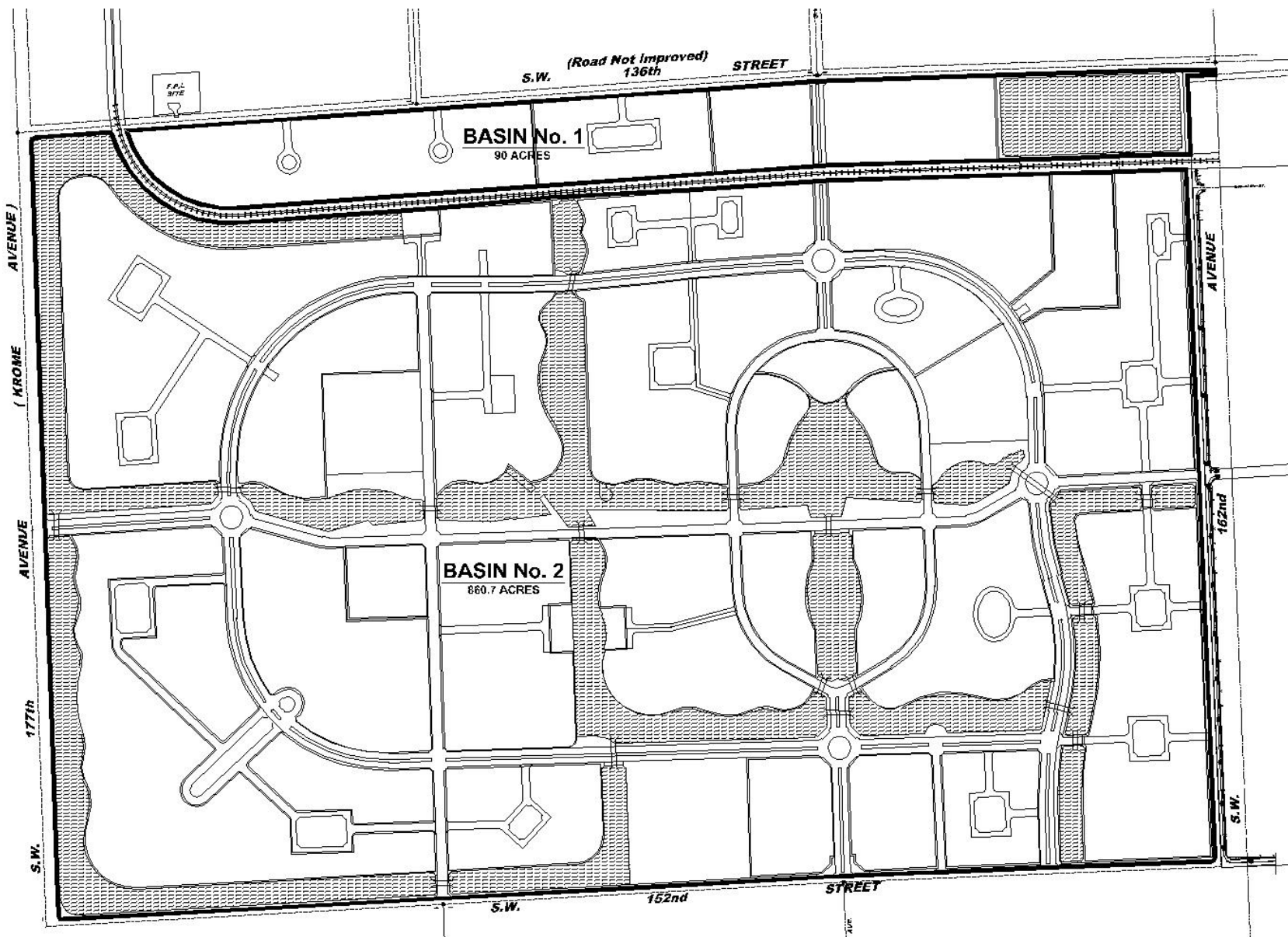
1. Project access points, internal roadways and the proposed alignments of associated off-site roadway improvements are conceptual and subject to right of way availability and agency input. Additional optional minor site access points are contemplated and provided in the response to Question 21. The ultimate location and final alignments of both major and minor site access points are subject to the appropriate agency approvals and permits.
2. Proposed community uses may be located in any proposed tract as ancillary to proposed residential uses.
3. This plan is conceptual. The project is intended to create a sustainable mixed-use community. The final location of uses will be formally established through the approval of site plans and development criteria for the project as a part of the rezoning for the site.



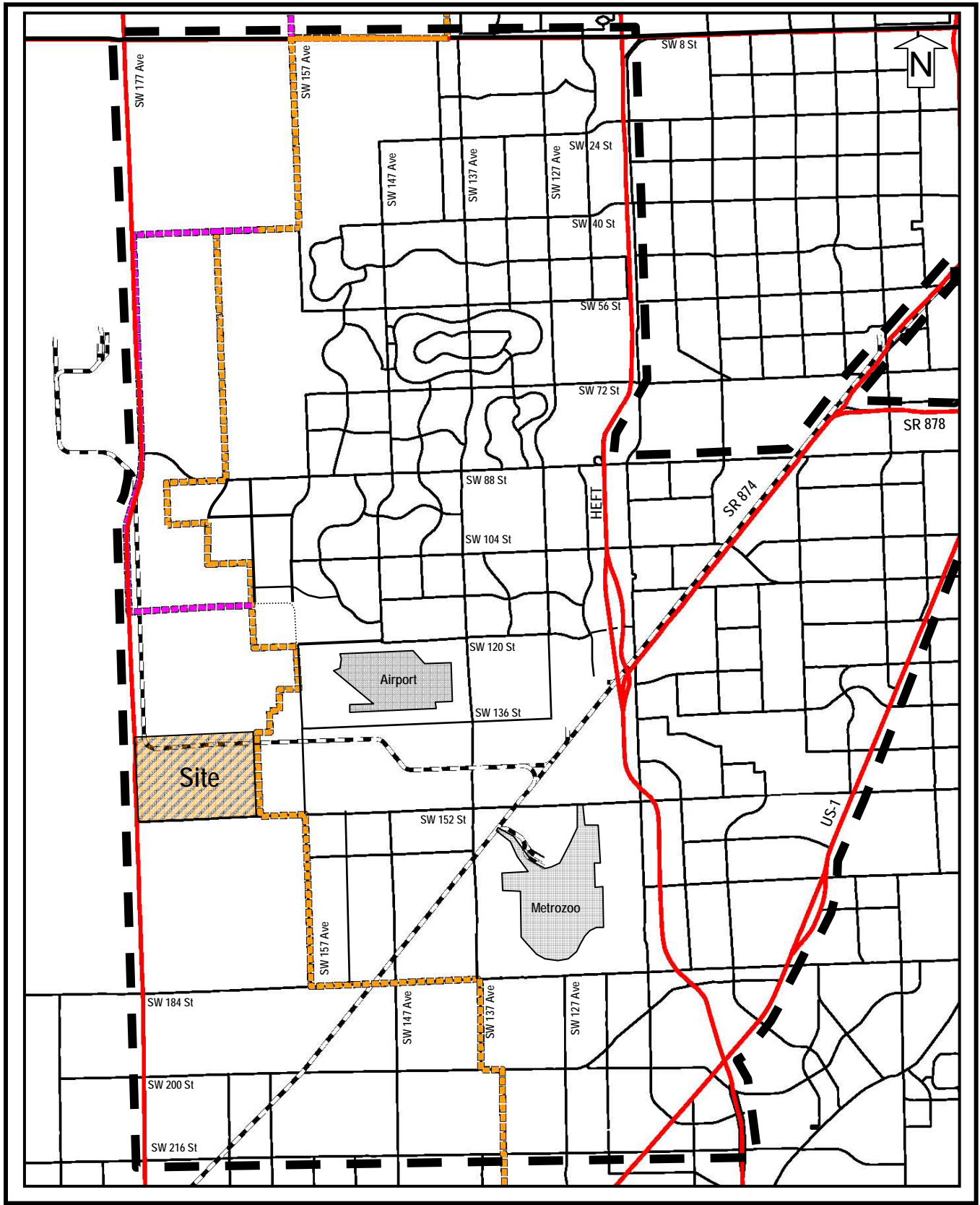
Legend
 Railroad

Not to Scale

Map H
 Master Development Plan
 Parkland
 August 2006








Map I
Master Drainage Plan
Parkland
August 2006



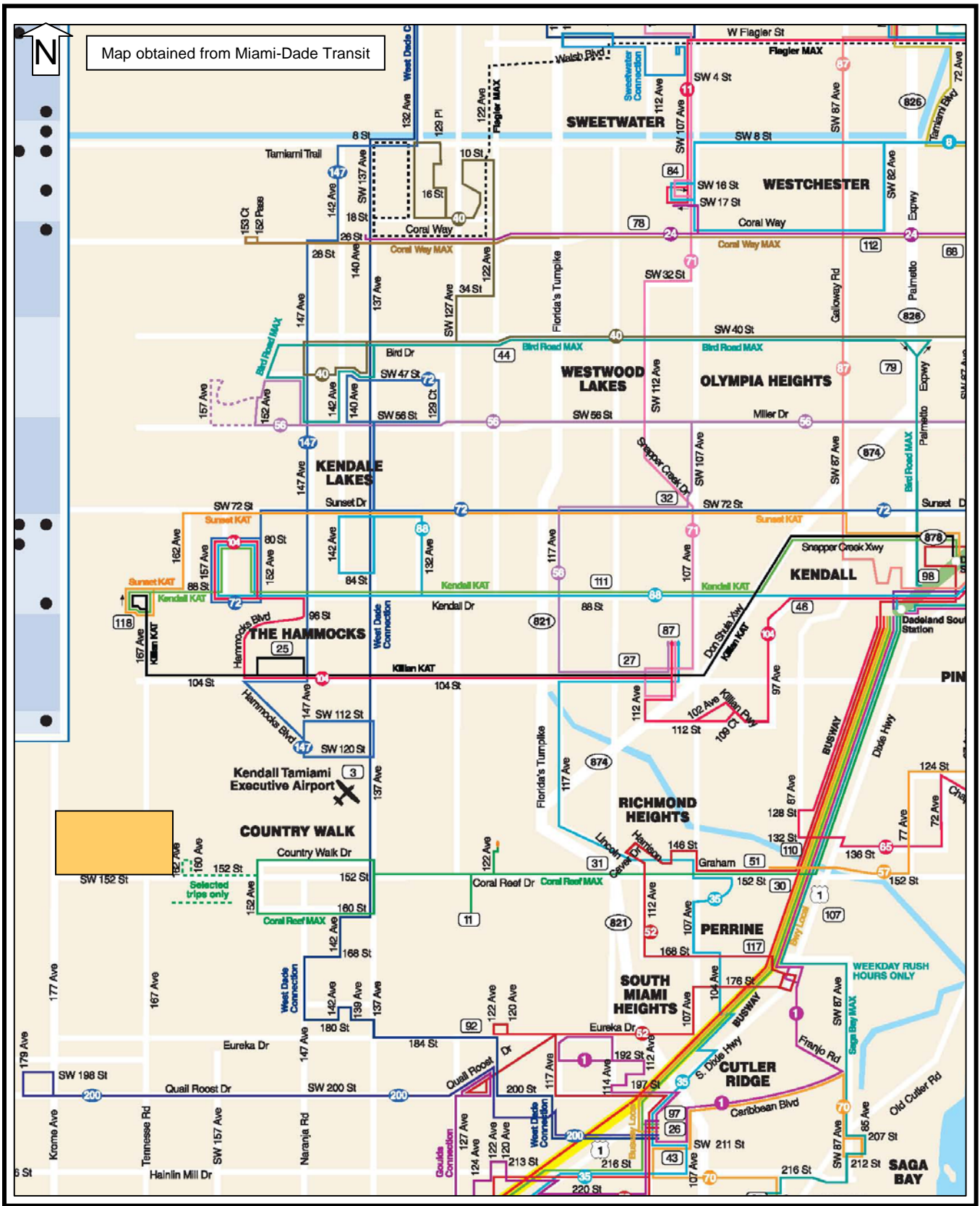
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Site Location

-  Preliminary Traffic Impact Study Area
-  2015 Urban Development Boundary
-  2025 Urban Expansion Area
-  Existing Rail Lines
-  FIHS Roadways

Map J
Existing Highway and Transportation Network within the Study Area
Parkland
August 2006



Legend

- Site Location

Map K
Existing Transit Service within the Study Area
Parkland
August 2006