

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

APPLICATION FOR ENTRANCE FEATURE

DEVELOPMENT SERVICES DIVISION

111 N.W. 1ST STREET, 11TH FLOOR

MIAMI, FL 33128

PH. (305) 375-2141

Entrance Feature No.: _____ Tentative No.: n/a

Plat Name Legacy West Phase (recorded in Plat Book 178, Pg 25)

Sec. 4 Twp. 52 Rge. 40

Property Location: 2380 NE 187 ST

Zoning: OJUS/MC/Center District: _____

Owner: West Aventura TIC 1 LLC c/o Derek Boesch, Jorge Navarro, Nicole Wolfe

Owner's Email: dboesch@gciresidential.com

Owner's Address: 10720 Sikes Place #150 | Charlotte, NC 28277

Owner's Phone: D 980.262.6133

Contact person: Nicole Wolfe and Jorge Navarro

Contact's Email: wolfen@gtlaw.com; navarrojo@gtlaw.com

Contact's Address: 333 SE 2 Ave, Suite 4400, Miami, FL 33131

Contact's Phone: 305-579-0518

Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11th floor with the processing check made payable to the "Miami-Dade County".

FOR OFFICIAL USE ONLY

Check No: _____

Bank: _____

Date received: _____

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF
ENTRANCE FEATURE
MIAMI-DADE COUNTY**

Sec. 4 Twp. 52 Rge.40

Fee: _____

FOLIO# **30-2204-061-0010**

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

1) Applicant **West Aventura TIC 1 LLC c/o Nicole Wolfe, Jorge Navarro** Phone **305-579-0518**

Mailing Address **333 SE 2nd Avenue, Suite 4400** City **Miami** State **FL** Zip **33133**

Email Address **wolfen@gtlaw.com, Navarrojo@gtlaw.com**

2) Owner of Property **Same as above**

3) Contact Person **Derek Boesch** Phone **(980) 262-6133** Mailing Address **10720 Sikes Place #150** City **Charlotte** State **NC** Zip **28277** Email Address **dboesch@gciresidential.com**

4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION: **Tract A, Legacy West Phase, according to the plat thereof recorded in Plat Book 178, Page 25, of the Public Records of Miami-Dade County, Florida**

5) SIZE OF PROPERTY: **128,394 SF / 2.948 acres**

6) Address or location of subject property **2380 NE 187 ST**

7) Present Zoning Classification(s) **OJUS**

8) Is this Entrance Feature being requested as a result of a violation notice or summons? **No**

June 26, 2025

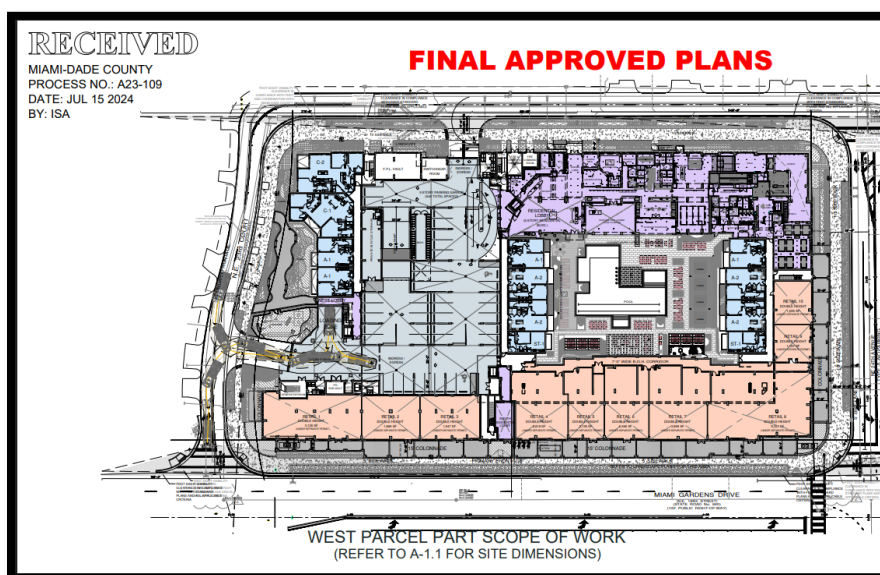
VIA ELECTRONIC DELIVERY

Mr. Eric Silva
Assistant Director of Development Services
Regulatory and Economic Resources Department
Miami-Dade County
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Letter of Intent / Entrance Feature Application
Property located at 2380 NE 187 Street (Folio No. 30-2204-061-0010) in Miami-Dade County, Florida (the “Property”)

Dear Mr. Silva:

On behalf of West Aventura TIC 1 LLC (“**Applicant**”), we respectfully submit this Letter of Intent for the approval of an Entrance Feature (the “**Application**”) in connection with an approved mixed-use development at the Property (the “**Project**”). The Project contains 350 multifamily units, approximately 25,811 SF of ground floor commercial use and approximately 677 parking spaces within an internalized garage, and was approved on July 17, 2024 pursuant to Administrative Site Plan Review application no. A2023000109.



Greenberg Traurig, P.A. | Attorneys at Law

333 Southeast Second Avenue | Suite 4400 | Miami, FL 33131 | T +1 305.579.0500 | F +1 305.579.0717

www.gtlaw.com

The Project includes two (2) vehicular ingress and egress driveways for the Project's parking garage—one on NE 187 Street and another on NE 23 Court. To provide additional security for the Project tenants, guests, invitees and other users, the Applicant is seeking approval to provide free-flowing gates to serve these vehicular driveways, as detailed in the enclosed plans. The proposed gates operate with automatic, free-flow entrance, coupled with license plate recognition technology; meaning, mounted cameras will capture a vehicle's license plates and then the mechanical arm gate will automatically rise to allow for the vehicle to enter the garage. As provided in the enclosed queuing analysis, the storage length within each driveway is sufficient to accommodate the expected demand and the inclusion of the proposed gates will not cause any vehicular spillage onto adjacent roadways. For informational purposes, we have enclosed vendor shop drawings containing additional details on the proposed technology and gate system.

We look forward to your favorable consideration of this Application to allow the project to move forward with the requisite security features in place. As always, should you have any questions or require additional information, please do not hesitate to contact me at (305)579-0518.

Best regards,



Nicole S. Wolfe, Esq.

Enclosures

ACTIVE 699316777v1

FLASH

West Aventura Town Center
18606 NE 24th Court
Miami, FL 33180

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FLOOR 3	
6	FLOOR 3 OVERVIEW
7	3RD LEVEL NEST DETAIL SPLIT

CLIENT + PROJECT INFORMATION

PREMIER TECHNOLOGY
INTEGRATORS

18606 NE 24TH COURT
MIAMI, FL 33180

DESIGN TEAM

HS
EL

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,
AUSTIN, TX 78746

SEAL + SIGNATURE

VENDOR SHOP DRAWINGS
(FOR INFORMATIONAL
PURPOSES ONLY)

NAME DATE

WEST AVENTURA TOWN CENTER

FLASH PROJECT NAME

006PG00000REMFBI3

June 11, 2025

FLASH PROJECT NUMBER

DATE

JDQ

JCB

DRAWN BY

CHECKED BY

REV #	REV DATE	REV DESCRIPTION
0	4/29/25	INITIAL LAYOUT
1	5/23/25	ADJUSTING ENTRY 2 LPR & TRUCK ANALYSIS
2	5/29/25	ADDING 3RD FLOOR NEST
3	6/11/25	MOVE EXIT 2 SOUTH & REMOVE NEST GATES
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SHEET TITLE

COVER PAGE

SHEET NUMBER

1

FLASH EQUIPMENT LEGEND

FLASH KIOSK

ENTRY & EXIT
MAX 8A, 120V AC
DEDICATED CAT6

FLASH MINI KIOSK

ENTRY & EXIT
MAX 8A, 120V AC
DEDICATED CAT6

FLASH WALL MOUNT KIOSK

MAX 14A, 120V AC
DEDICATED CAT6

BARRIER GATE

MAX 2.5A, 120V AC
10'-20' BOOM
STRAIGHT OR
ARTICULATING

VEHICLE DETECTION LOOP

3'x6' OR 2'x7'

BOLLARD

IF INCLUDED IN SCOPE:
41/2" Ø STEEL PIPE
8"x8"x1/4" MOUNTING PLATE
SAFETY YELLOW

OTHERWISE LOCATION IS A
RECOMMENDATION BUT SUPPLIED BY OTHERS

FLASHVISION LPR CAMERA

DEDICATED CAT6

HTS LPR CAMERAS

ENTRY & EXIT
(2) DEDICATED CAT6

LPR "L" POLE

17" DIA
BASE PLATE

LPR "T" POLE

17" DIA
BASE PLATE

ACCESS CONTROL KIT

NEMA 3R
120V MAX
DEDICATED CAT6

BANK NOTE RECYCLER (BNR)

MAX 120V
DATA FROM KIOSK
VIA USB CONNECTION

OPTEX OAM EXPLORER SENSOR

12-24V DC

OPTEX OVS-01-GT SENSOR

12-24V DC

OPTEX POST

2"x2" SQ TUBE
4"x4"x1/8" PLATE
SAFETY YELLOW

AVI READER

ENTRY & EXIT
LOW VOLTAGE

AVI POST

8"x8"x1/4"
BASE PLATE

FLASH DUAL PORT EV CHARGER

LVL 2 30A MAX (PER PORT)

FLASH SINGLE PORT EV CHARGER

LVL 2 48A MAX

FLASH DUAL PORT EV CHARGER

LVL 2 48A MAX (PER PORT)

HID LONG RANGE READER

MAX 1.2A 12-24V DC
READER 12"x12"x1"
WIEGAND OUTPUT

OVERHEAD DOOR CONTROLLER

ROLL DOOR
CONTROLLER
(BY OTHERS)

PROVIDED & CONTROLLED
BY OTHERS

SIGNAGE

OPEN / FULL
PED WARNING

SIZE & POWER
REQUIREMENTS VARIES
PER SIGN

CCTV SECURITY CAMERA

12V DC, POE
DEDICATED CAT6

NETWORK KIT

FLASH
NETWORK KIT

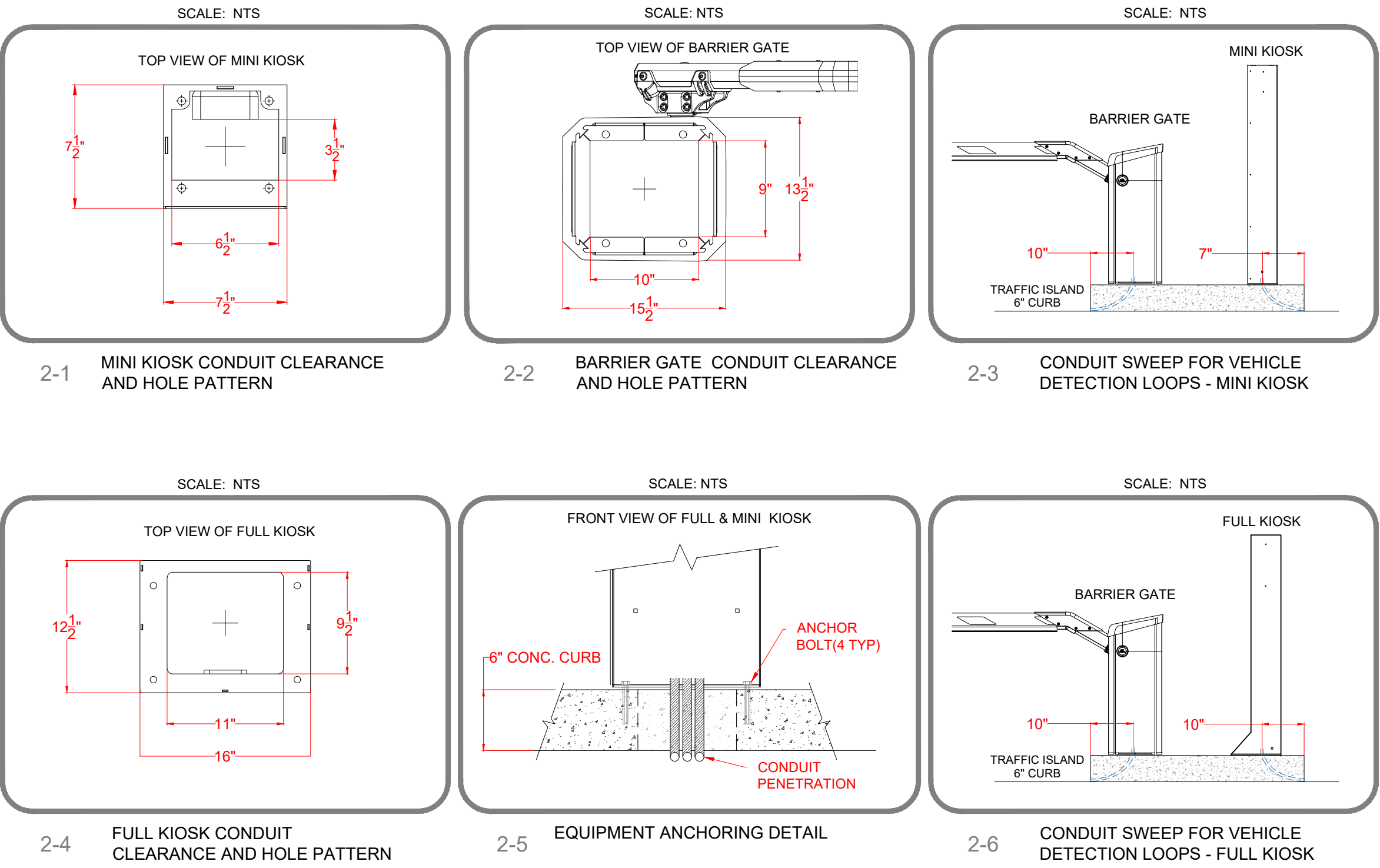
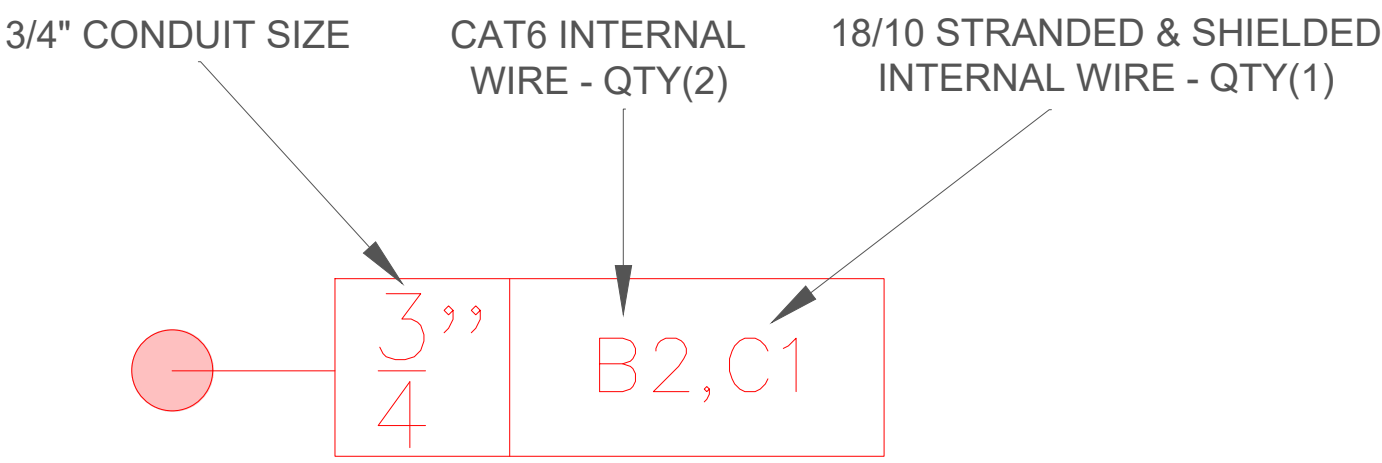
GENERAL LOCATION OF
FLASH NETWORK DEVICES

NOTE: NOT ALL EQUIPMENT SHOWN HERE USED. SEE OVERVIEW PAGES FOR BILL OF MATERIALS.

FLASH CONDUIT LEGEND

INTERNAL WIRING		
DESIGNATION	DESCRIPTION	QTY
A	20A 120V CIRCUIT	#
B	CAT6 ETHERNET	#
C	18/10 STRANDED & SHEILDED	#
D	VEHICLE DETECTION LOOP LEAD IN	#
E	OEM PROVIDED WIRING	#
F	16/2 STRANDED & SHIELDED 24V CIRCUIT	#
G	LV OR DRY CIRCUIT PROVIDED BY OTHERS	#

CONDUIT CALL OUT EXAMPLE:



CONDUIT SWEEP REQUIRED FOR VEHICLE DETECTION LOOPS

- 3/4" PVC FROM BASE OF CURB TO CENTER OF CONDUIT CLUSTER.
- PREFORMED LOOPS WET CUT 3/4" - 1" DEEP IN SLAB.
- EACH GATE & KIOSK GETS TYPICAL 3'X6' LOOP WITH 50' LEAD (2 PER DRIVE LANE)

NOTE: ALL CONDUIT STUB UPS TO BE CENTERED UNDER EACH PIECE OF EQUIPMENT

CLIENT - PROJECT INFORMATION

PREMIER TECHNOLOGY INTEGRATORS

18606 NE 24TH COURT
MIAMI, FL 33180

DESIGN TEAM

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,
AUSTIN, TX 78746

REAL - SIGNATURE

VENDOR SHOP DRAWINGS
(FOR INFORMATIONAL PURPOSES ONLY)

NAME: DATE:

WEST AVENTURA TOWN CENTER
FLASH PROJECT NAME

006PG00000REMFBI3 June 11, 2025
FLASH PROJECT NUMBER DATE

JDQ JCB
DRAWN BY CHECKED BY

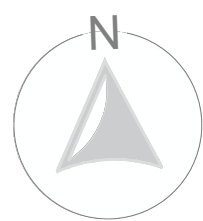
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SHEET TITLE

LEGEND

SHEET NUMBER

2



GARAGE ENTRY 2 / EXIT 2

GARAGE ENTRY 1 / EXIT 1

SCALE: 1" = 20'

WEST AVENTURA TOWN CENTER

- EQUIPMENT SHOWN:
- PK TOWERS (4)
 - BARRIER GATES (4)
 - VISION LPR CAMERAS (4)
 - BOLLARDS SHOWN ARE RECOMMENDED LOCATIONS. BOLLARDS NOT IN FLASH SCOPE.
 - ALL VEHICLE LOOP DETECTORS INCLUDED

SITE REQUIREMENTS
Every terminal and barrier gate will need access to a 120V 20A power circuit and access to an individual data line for each internal component that requires Internet access (minimum of 10 up 10 down MBPs). CAT6 is preferred.

- Terminals, EMVs, and intercoms require individual CAT6, for a total of 3 cables.
- Sample conduit runs for parking islands (attached)
- Equipment dimensions (attached) *The entry and exit kiosk all have the same dimension.

LICENSE PLATE RECOGNITION –

- The LPR Cameras will be mounted at a minimum distance of 25' back from the respective kiosk and at a minimum height of 6'-10" in direct line of sight of each lane, unless otherwise noted on the shop drawing. This will ensure the cameras have enough clearance to process the credentials of the vehicle prior to its arrival to the kiosk.

PREMIER TECHNOLOGY INTEGRATORS

18606 NE 24TH COURT
MIAMI, FL 33180



2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,
AUSTIN, TX 78746

VENDOR SHOP DRAWINGS
(FOR INFORMATIONAL PURPOSES ONLY)

WEST AVENTURA TOWN CENTER

FLASH PROJECT NAME

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JDQ

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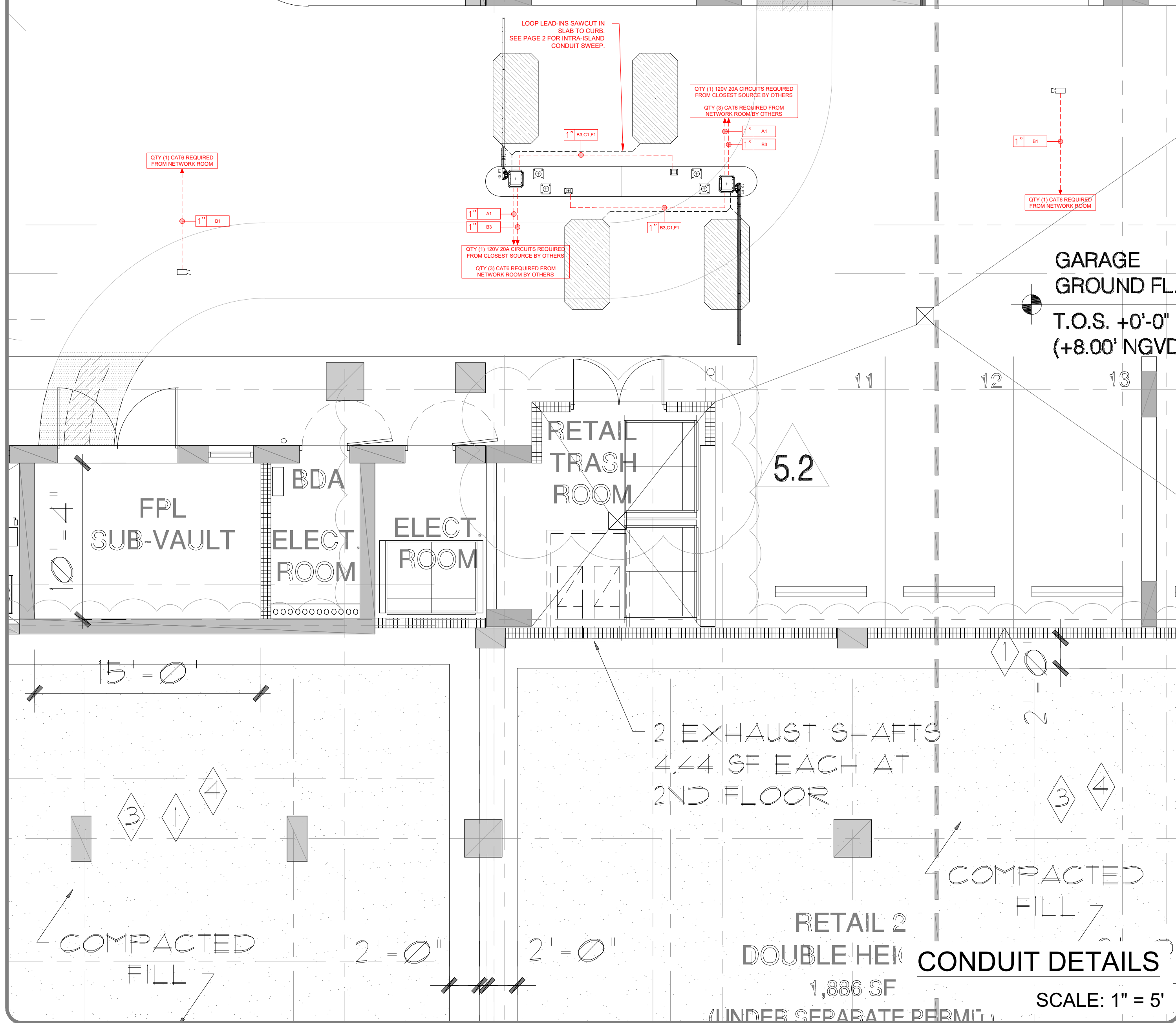
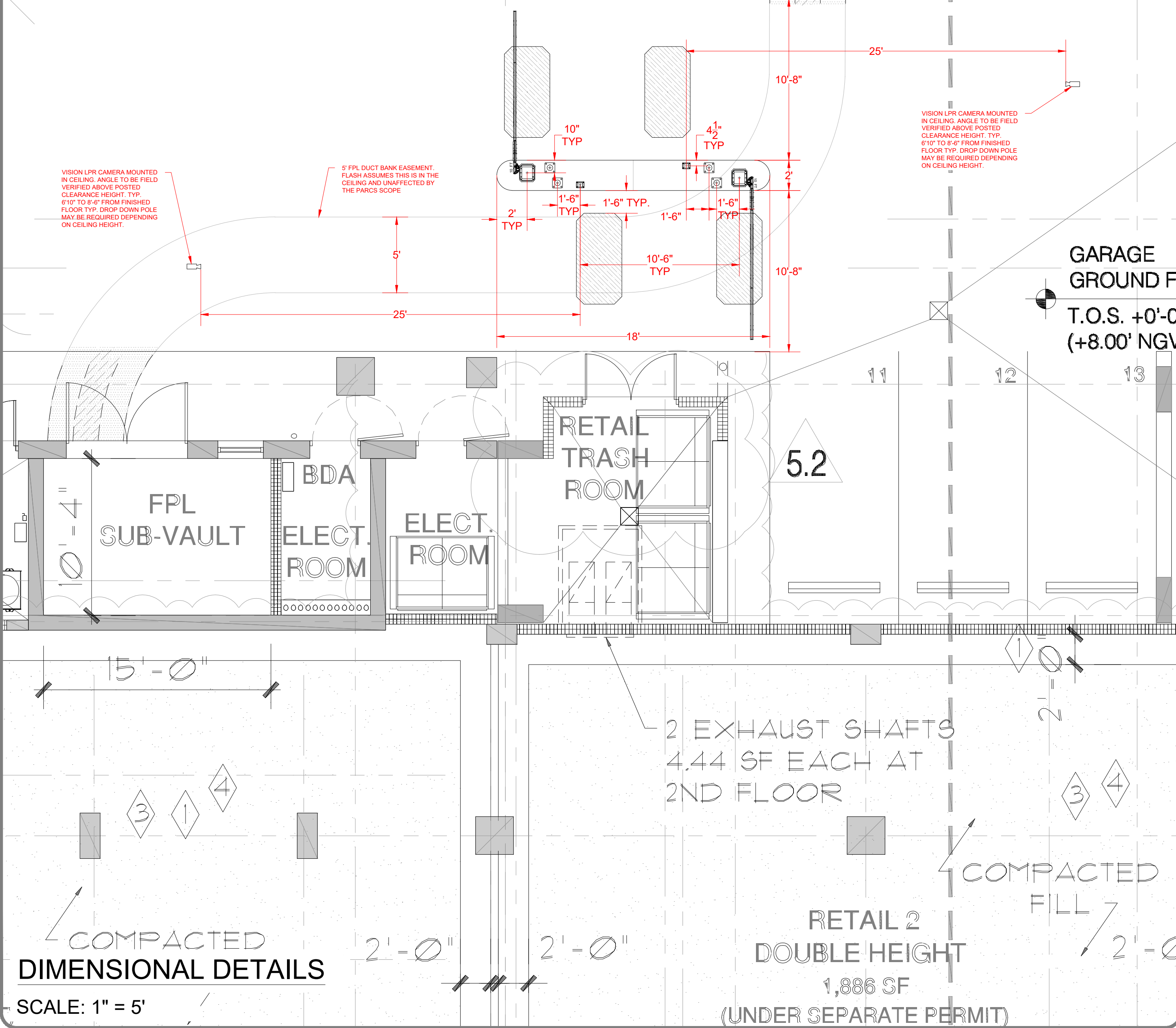
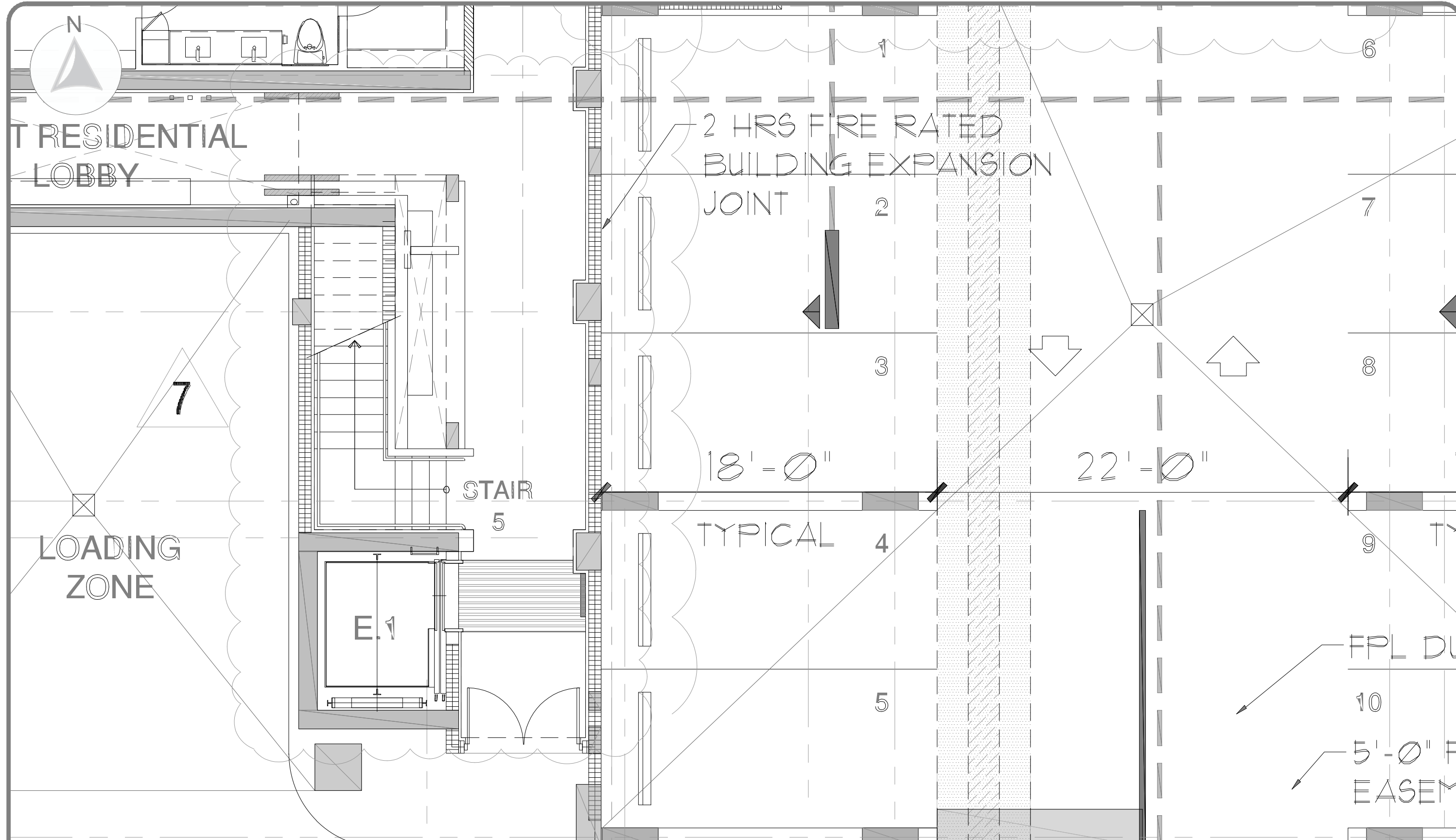
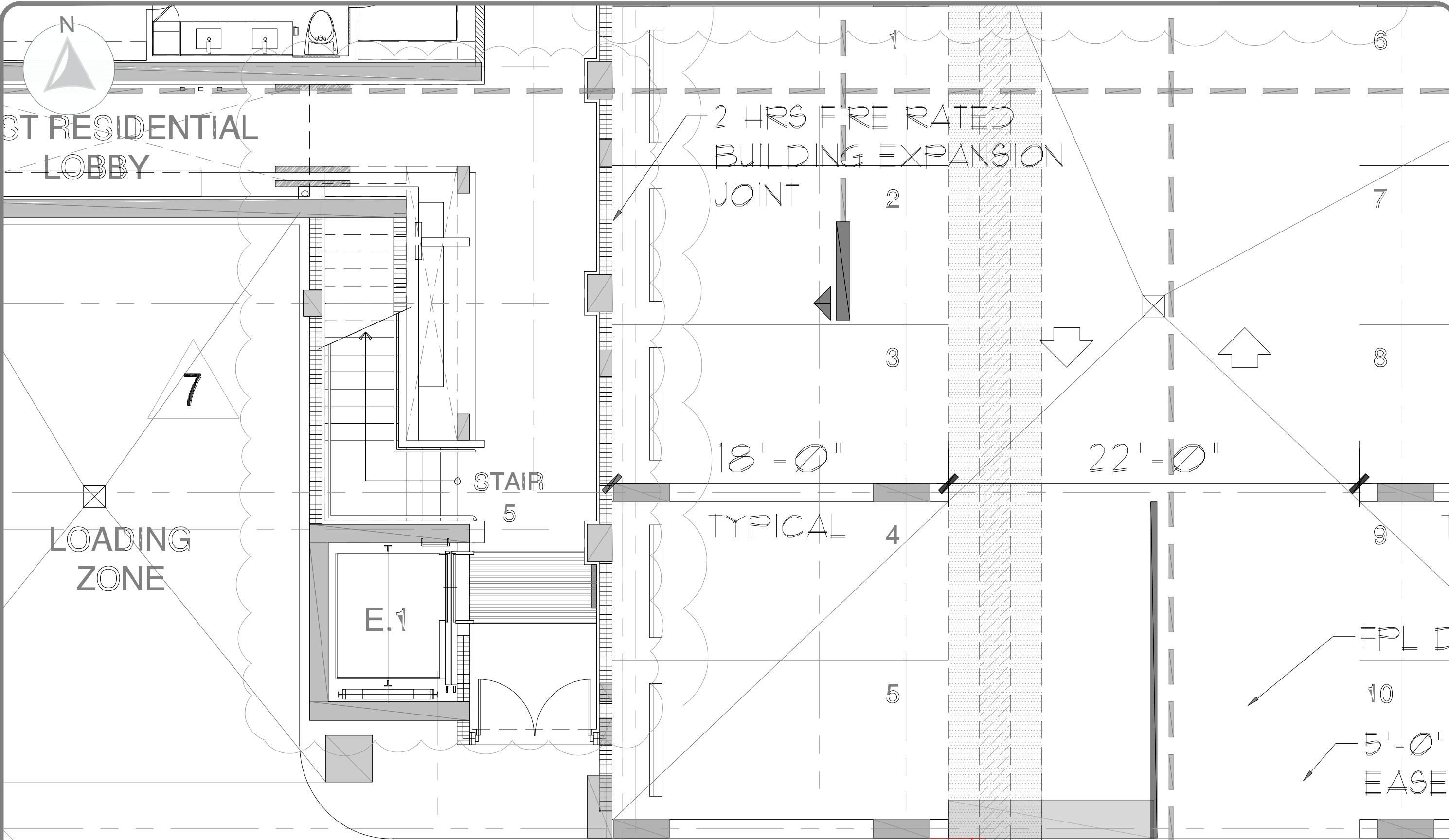
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CHECKED BY

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FLOOR 1 OVERVIEW

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5	GARAGE ENTRY 2 / EXIT 2 DETAIL SPLIT



CLIENT - PROJECT INFORMATION

PREMIER TECHNOLOGY
INTEGRATORS

18606 NE 24TH COURT
MIAMI, FL 33180

DESIGN TEAM

IS

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,
AUSTIN, TX 78746

REAL - SIGNATURE

VENDOR SHOP DRAWINGS
(FOR INFORMATIONAL
PURPOSES ONLY)

NAME _____ DATE _____

WEST AVENTURA TOWN CENTER
FLASH PROJECT NAME

006PG00000REMFIA3 June 11, 2025
FLASH PROJECT NUMBER DATE

JDQ JCB
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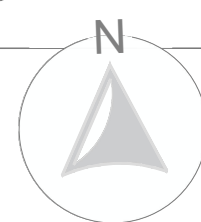
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SHEET TITLE

GARAGE ENTRY 1 /
EXIT 1 SPLIT DETAIL

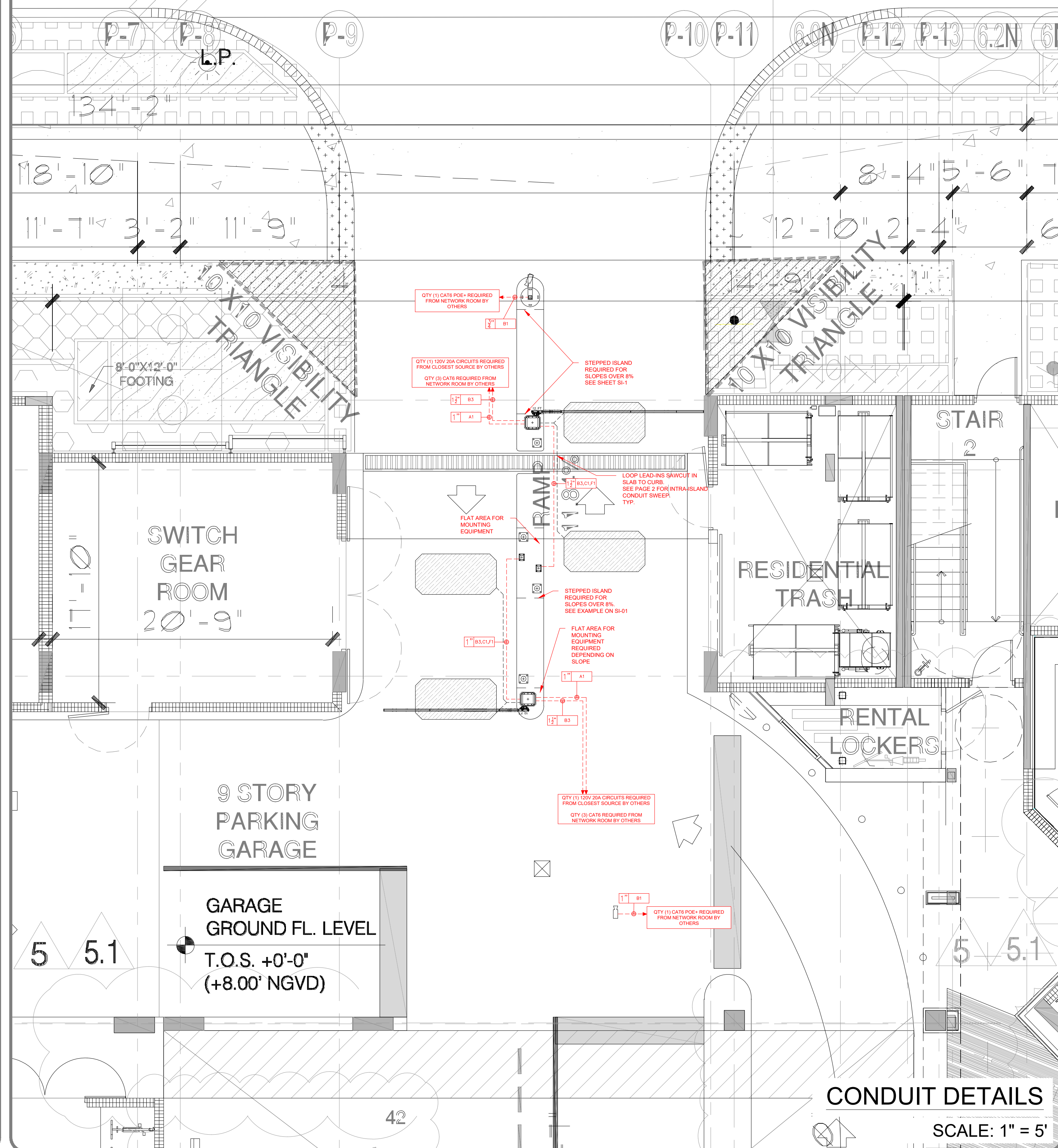
SHEET NUMBER

4



NDARD

G
-7.2A



PREMIER TECHNOLOGY INTEGRATORS

ISSUE

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,
AUSTIN, TX 78746

**VENDOR SHOP DRAWINGS
(FOR INFORMATIONAL
PURPOSES ONLY)**

WEST AVENTURA TOWN CENTER

006PG00000REMFBIA3
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June 11, 2025
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JDQ

JCB

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*****	*****	*****

SHEET TITLE

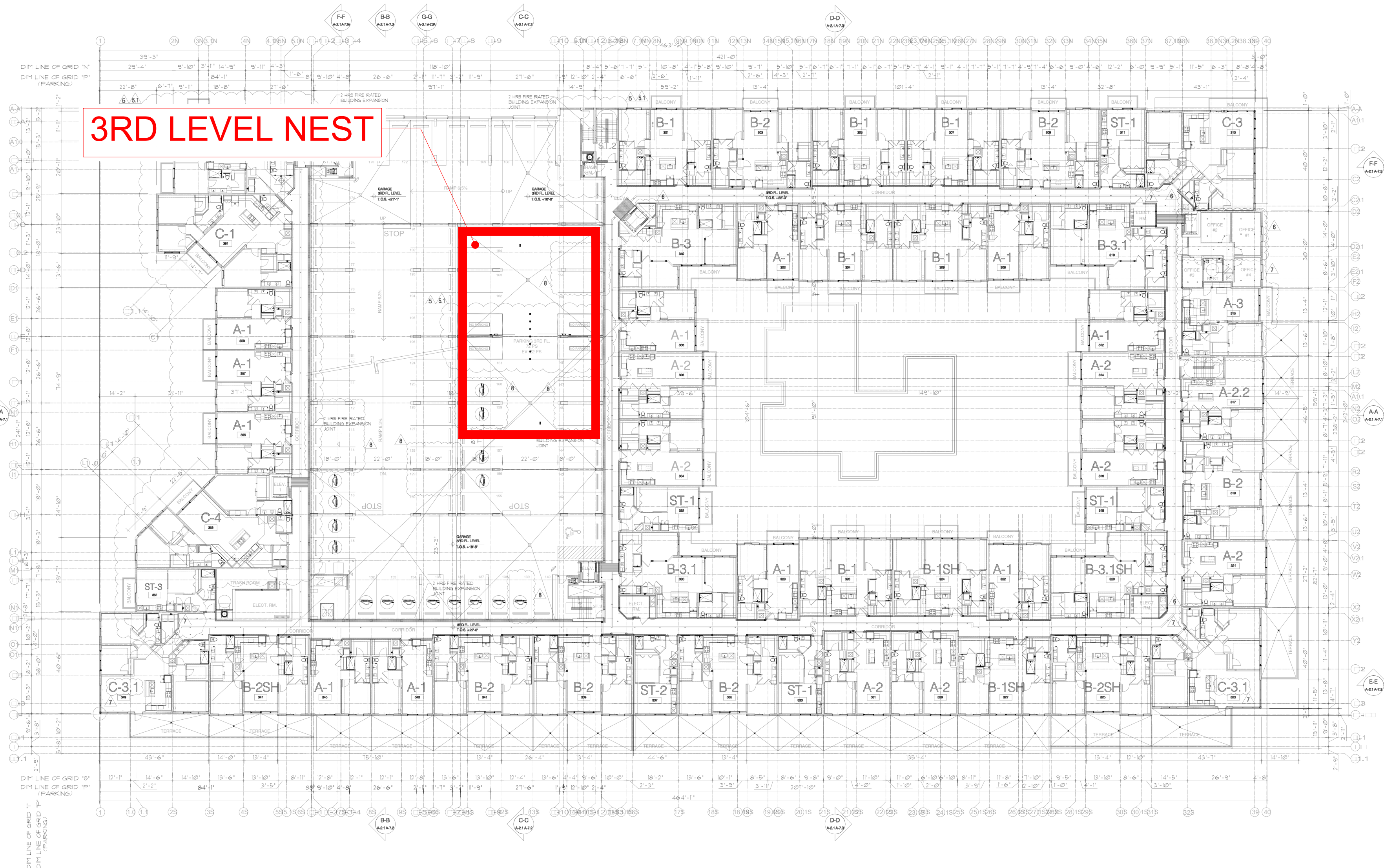
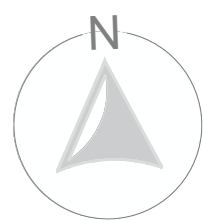
GARAGE ENTRY 2 / EXIT 2 SPLIT DETAIL

SHEET NUMBER

5

CONDUIT DETAILS

SCALE: 1" = 5'



THIRD FLOOR PLAN

SCALE: 1" = 30'

WEST AVENTURA TOWN CENTER

- EQUIPMENT SHOWN:
- ACCESS CONTROL KITS (2)
 - VISION LPR CAMERAS (2)
 - BOLLARDS SHOWN ARE RECOMMENDED LOCATIONS. BOLLARDS NOT IN FLASH SCOPE.
 - ALL VEHICLE LOOP DETECTORS INCLUDED

SITE REQUIREMENTS
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LICENSE PLATE RECOGNITION –

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6	FLOOR 3 OVERVIEW
7	3RD LEVEL NEST

PREMIER TECHNOLOGY
INTEGRATORS

18606 NE 24TH COURT
MIAMI, FL 33180

DESIGN TEAM

ELKS

2500 BEE CAVES ROAD, BUILDING 3, SUITE 400,
AUSTIN, TX 78746

REAL - SIGNATURE

**VENDOR SHOP DRAWINGS
(FOR INFORMATIONAL
PURPOSES ONLY)**

NAME _____ DATE _____

WEST AVENTURA TOWN CENTER
FLASH PROJECT NAME

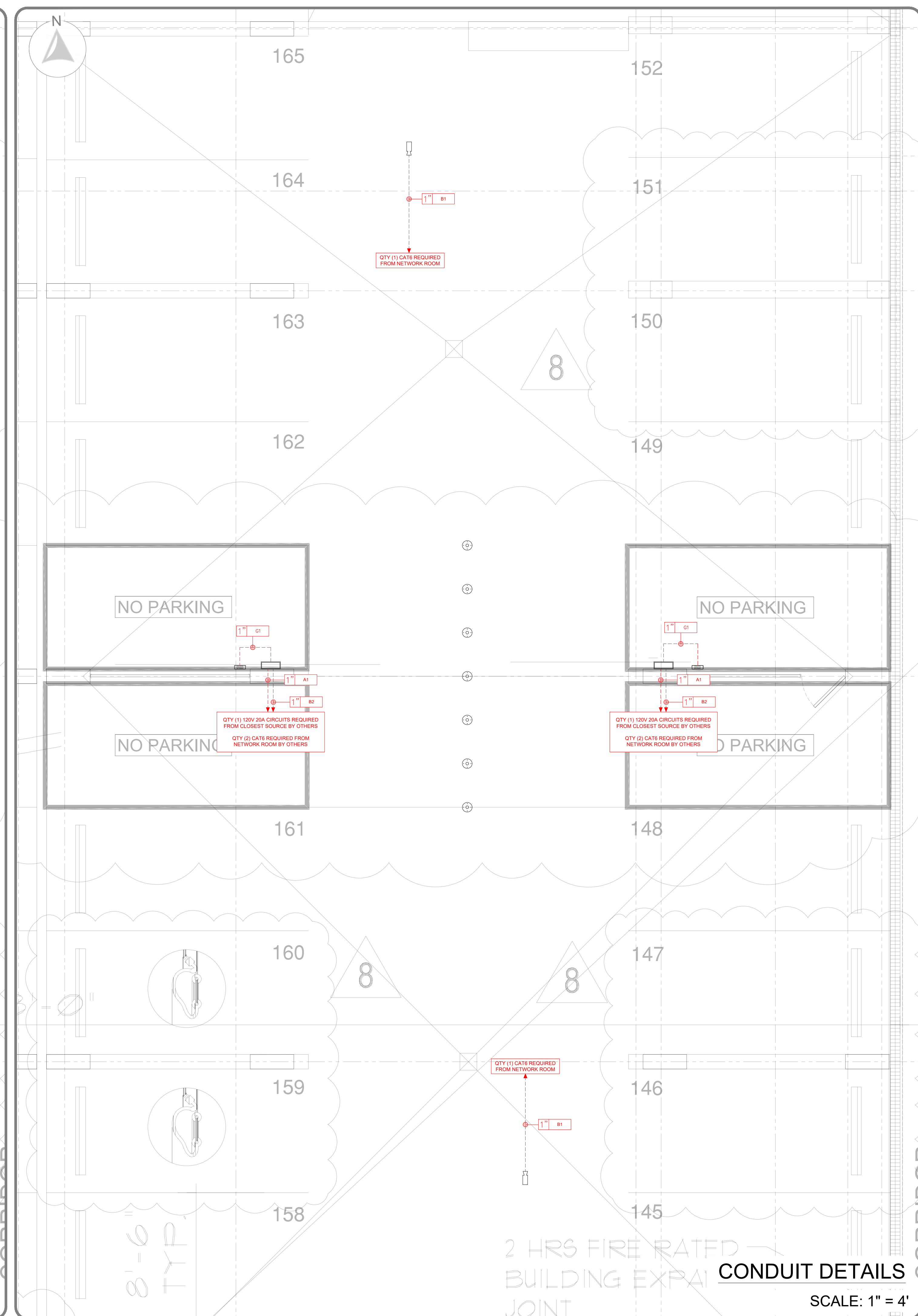
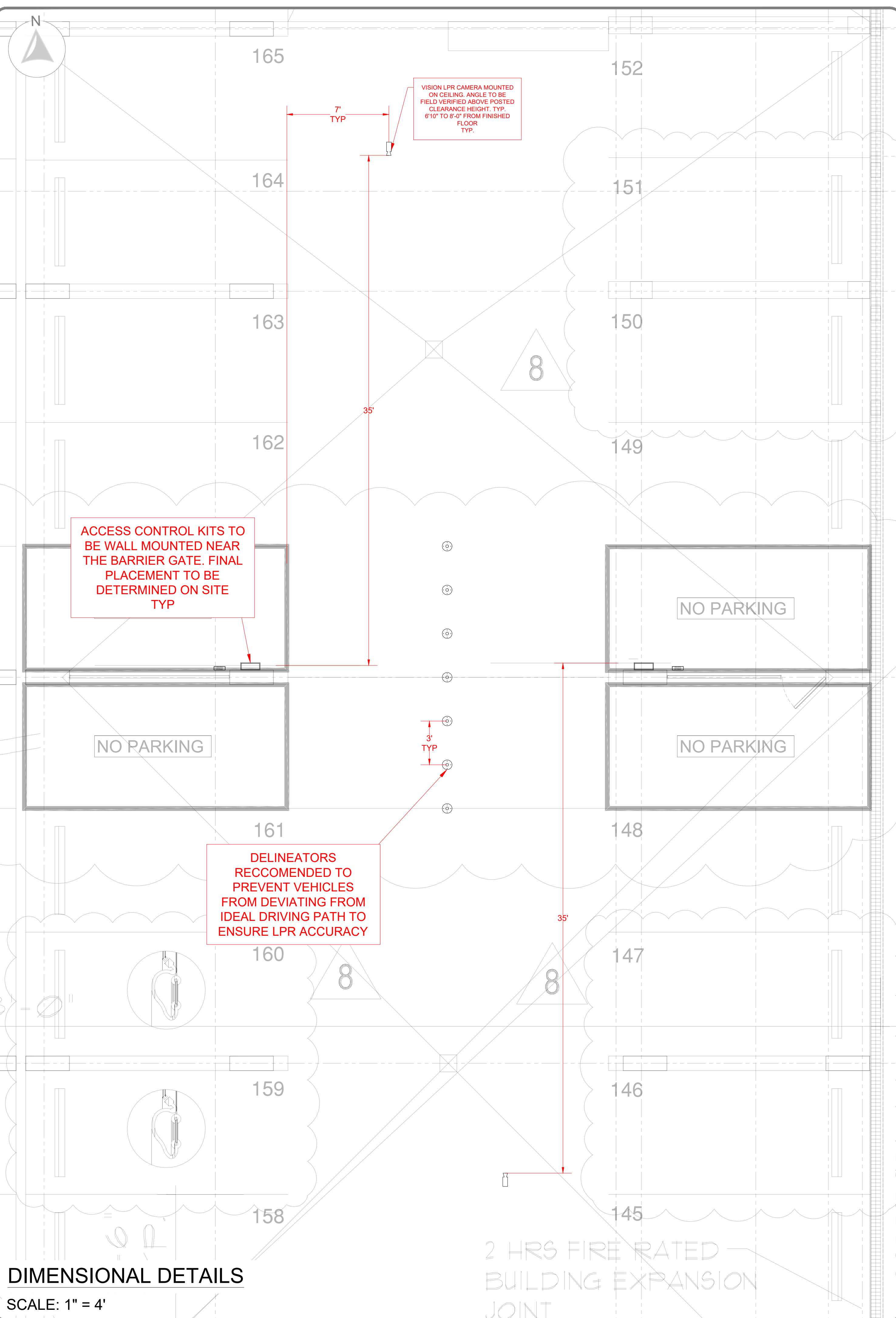
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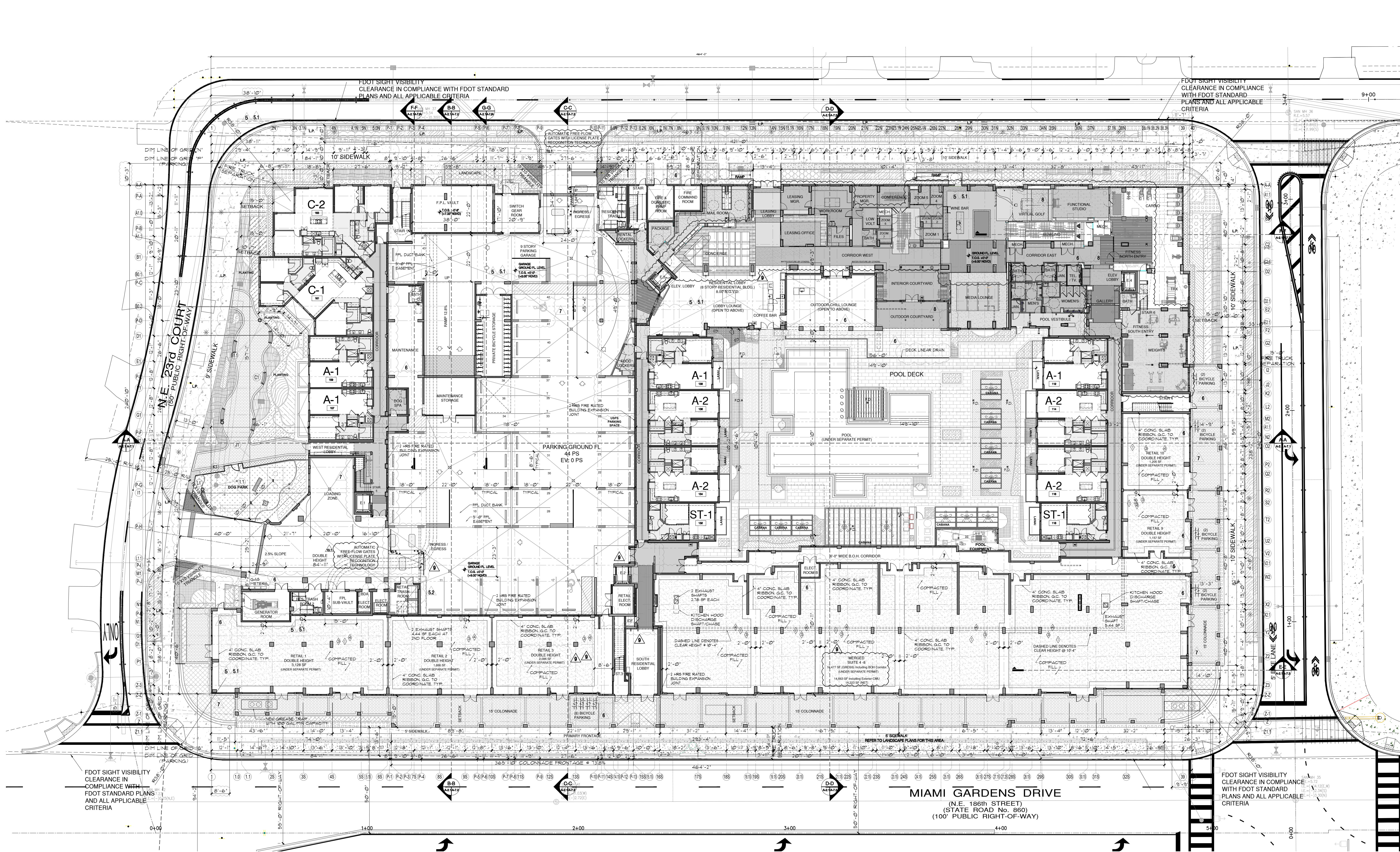
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SHEET TITLE

3RD FLOOR OVERVIEW





ENTRY FEATURE NOTES

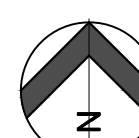
- THE ENTRANCE FEATURE SHALL AT ALL TIMES BE SERVED BY A GENERATOR
- THE ENTRANCE FEATURE GATE SHALL BE PROGRAMMED TO AUTOMATICALLY OPEN USING RESIDUAL POWER IN THE EVENT OF A POWER OUTAGE.

CODE NOTES

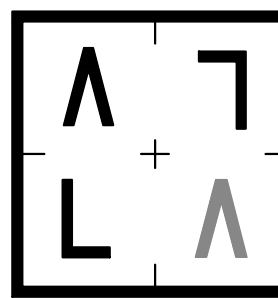
- 3" SAN CAPPED FOR FUTURE
- 1" CW CAPPED FOR FUTURE
- 2" VENT CAPPED FOR FUTURE
- 3" G.W. CAPPED FOR FUTURE

GROUND FLOOR PLAN

Scale: 1" = 20'-0"



ANILLO
TOLEDO
LOPEZ



ATL ARCHITECTURE

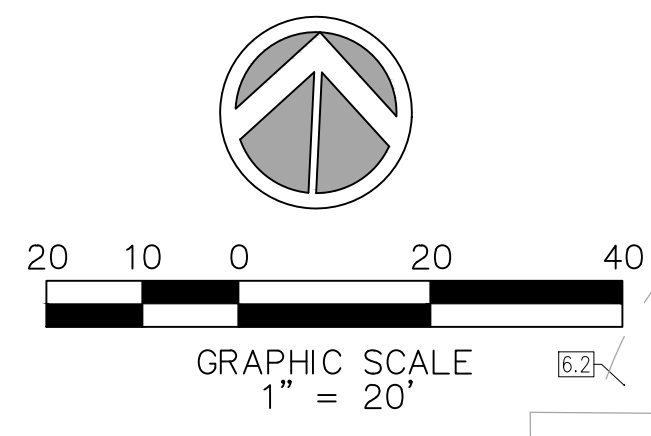
WEST AVENTURA TOWN CENTER
PROPOSED MIXED USE PROJECT (WEST BLOCK - PHASE 1)
N.E. 18th STREET & N.E. 24th AVE MIAMI-DADE COUNTY, FLORIDA

ARCH. LICENSE
AR 0016093
AA 26003571
job no.
date
08 - 23 - 2022
scale.
As Shown
drawn by
A.T.L

A-2.1

3191 coral way, suite 400
miami, fl. 33145
tel: (305) 854-4070
tel: (305) 854-4079
architects@atlarchitecture.com
www.atlarchitecture.com

REVISIONS:
1. 06-19-2025 FIELD COORDINATION
2. 08-22-2025 ENTRY FEATURE COORDINATION
3. 08-22-2025 ENTRY FEATURE COORDINATION
4. 10-09-2025 ENTRY FEATURE COORDINATION
5. 11-03-2023 OWNER'S CHANGE REQUEST



LOT 3
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LOT 100

SEE OFF-SITE IMPROVEMENTS
PLAN SHEET C-303 & C-304
FOR ADDITIONAL INFORMATION

NE 23rd COURT

NE 187th STREET

SEE OFF-SITE IMPROVEMENTS
PLAN SHEET C-303 & C-304
FOR ADDITIONAL INFORMATION

PROPOSED BUILDING
F.F.E.=8.00 NGVD

NE 24th AVENUE

SEE OFF-SITE IMPROVEMENTS
PLAN SHEET C-303 & C-304
FOR ADDITIONAL INFORMATION

MIAMI GARDENS DRIVE
(NE 186th STREET)

SEE OFF-SITE IMPROVEMENTS
PLAN SHEET C-601 & C-602
FOR ADDITIONAL INFORMATION

SLONE'S SUBDIVISION
PLAT BOOK 4, PAGE 133

FILE: K:\PROJECTS\21-xxx\21-4082\dwg\4082d-west.dwg
PLOT DATE: 6/18/2025 3:28 PM BY: Andy Venneman
LAYOUT: [C-101]

DRAINAGE WELL TABULATION				
WELL NO.	DI	DW	I.E.	LATITUDE / LONGITUDE
DW1	7.50	7.50	2.00	N025° 56' 51.84" / W080° 09' 15.28"
DW2	N/A	7.50	2.00	N025° 56' 52.51" / W080° 09' 15.31"
DW3	7.00	7.00	0.00	N025° 56' 53.29" / W080° 09' 14.11"
DW4	6.60	6.60	2.00	N025° 56' 53.44" / W080° 09' 10.81"
DW5	N/A	7.25	2.00	N025° 56' 56.53" / W080° 09' 13.75"

PAVING & DRAINAGE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- DIRECTION OF FLOW
- 150' @ 0.5% PAVEMENT SLOPE
- P.R.B. POLLUTION RETARDANT BASIN
- F.F.= 10.00 FINISHED FLOOR ELEVATION
- EXISTING OR FUTURE UTILITIES
- CATCH BASIN
- STRUCTURE DESIGNATION
- 100 LF / 15' LENGTH, SIZE OF STORM DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- D.I.P. PIPE

REVISIONS			
NO.	DATE	DESCRIPTION	REV PER FIELD CONDITIONS
1	11/03/23	REV PER STRUCTURAL FOOTINGS COORDINATION	
2	07/11/24	ADDED DRAINAGE WELL	
3	12/20/24	REV PER FIELD CONDITIONS	

WEST AVENTURA TOWN CENTER
WEST PARCEL PHASE 1
FLORIDA
PAVING, GRADING &
DRAINAGE PLAN

DATE: MAY 2021
SCALE: 1"=20'
DESIGNED BY: C.R.L.
DRAWN BY: C.A.D.
JOB #: 21-4082

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Date: June 18, 2025
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-101

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