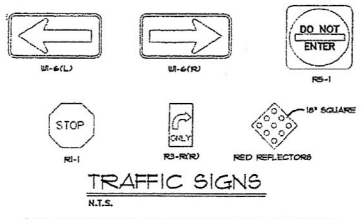
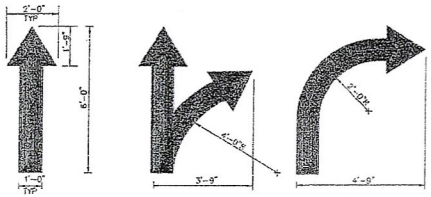


TRAFFIC SIGNS

N.T.S.

SIGNS ARE TO BE MOUNTED ON FLANGED POST PER DADE COUNTY STANDARD DETAIL R-18.1

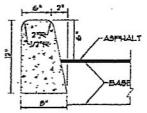


ALL FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW

DIRECTIONAL ARROWS

N.T.S.



CURB DETAIL

N.T.S.

FLOOD LEGEND

Commercial, Industrial

FOLIO: 30-3031-000-0040 ADDRESS: NW 107 AVE AND NW 21 ST

LOT: _____ BLOCK: _____ SUBDIVISION: DORAL POINTE CENTER

PLAT BOOK: _____ PAGE: _____ MEETS & BOUND: SEE LEGAL DESCRIPTION

CROWN OF ROAD ELEV: 9.41 FT.NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: TOM BROWNELL PLS LIC.#: 2891 (SURVEYORS NAME)

DRAINAGE PLANS SHALL BE ATTACHED (FOR 5 ACRES IMPERVIOUS PLANS SHALL BE STAMPED WITH THE DERM WATER CONTROL SECTION APPROVAL)

DERM/WC- SURFACE WATER MANAGEMENT STORMWATER PERMIT (COPY ATTACHED) _____

SFWMD - ENVIRONMENTAL RESOURCES PERMIT (COPY ATTACHED) _____

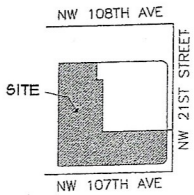
TOTAL IMPERVIOUS AREA: 1.58 AC UNDERGROUND PARKING: YES (NO) (CIRCLE ONE)
* IF YES, FLOODPROOFING PLANS AND CERTIFICATE SHALL BE ATTACHED

EASEMENT: YES (NO) (CIRCLE ONE)

HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLOMR OR FINAL LOMR? (CIRCLE ONE) YES LOMR# _____ NO

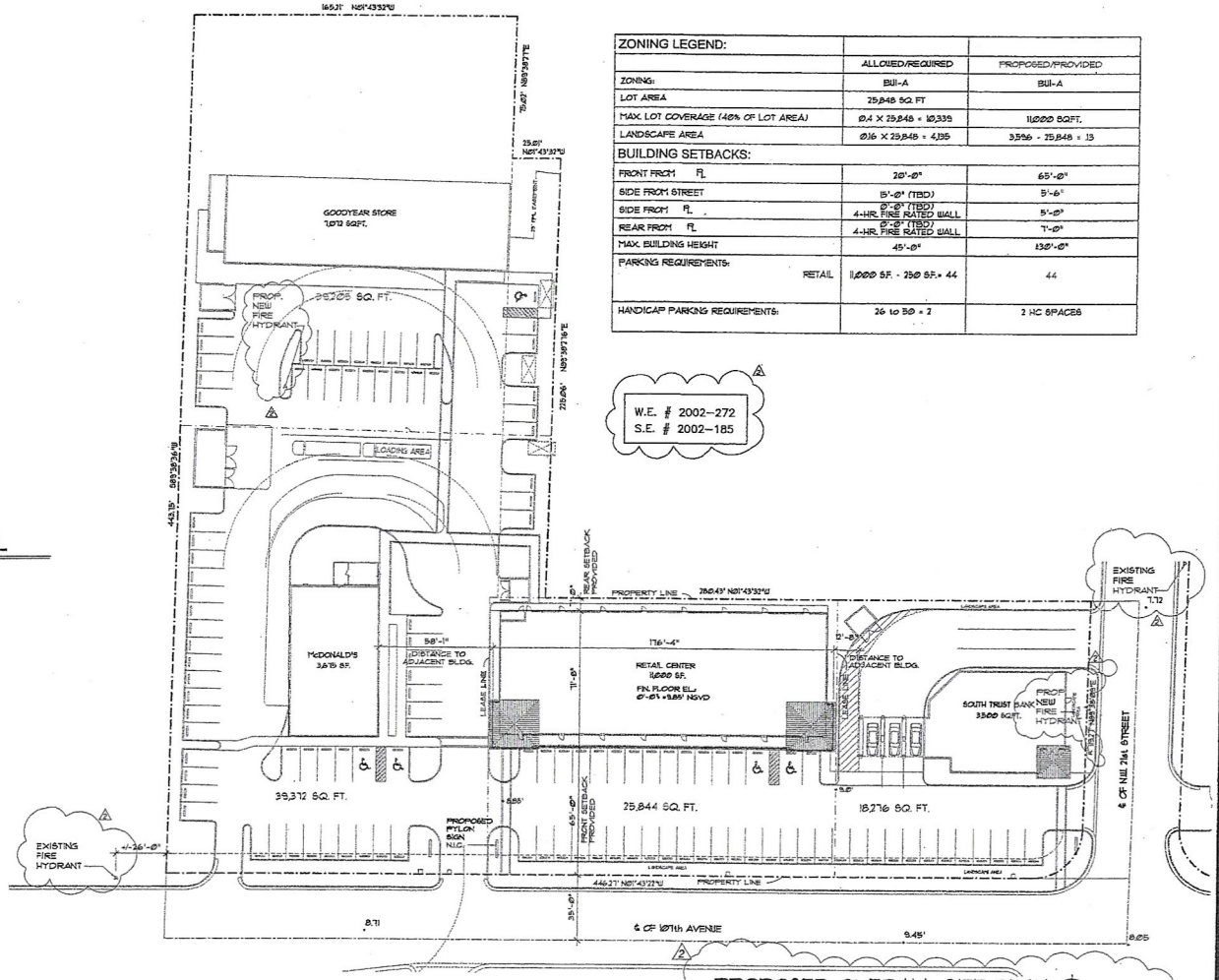
	Lowest Floor Elev(including basement/sunken areas)	Adjacent Grade Elevation (next to the wall of the structure)	Catch Basin Elevation
PROPOSED	9.85' FT. NGVD	7.50' FT. NGVD	7.85' FT. NGVD

6" = 0" = XX NGVD



LOCATION PLAN

NTS



PROPOSED OVERALL SITE PLAN

SCALE: 1" = 30'-0"

ZONING LEGEND:		
	ALLOWED/REQUIRED	PROPOSED/PROVIDED
ZONING:	BU1-A	BU1-A
LOT AREA	25,848 SQ. FT	
MAX. LOT COVERAGE (40% OF LOT AREA)	0.4 X 25,848 = 10,339	11,000 SQ.FT.
LANDSCAPE AREA	0.16 X 25,848 = 4,135	3,596 - 25,848 = .13
BUILDING SETBACKS:		
FRONT FROM FL	20'-0"	65'-0"
SIDE FROM STREET	15'-0" (TBD)	5'-0"
SIDE FROM FL	0'-0" (TBD) 4-HR. FIRE RATED WALL	5'-0"
REAR FROM FL	0'-0" (TBD) 4-HR. FIRE RATED WALL	7'-0"
MAX. BUILDING HEIGHT	45'-0"	13'0'-0"
PARKING REQUIREMENTS: RETAIL	11,000 SF. - 250 SF. = 44	44
HANDICAP PARKING REQUIREMENTS:	26 to 50 = 2	2 HC SPACES

W.E. # 2002-272
S.E. # 2002-185

LEGAL DESCRIPTION

THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 540 FEET AND LESS THE EAST 35 FEET THEREOF; AND

THE EAST 60 FEET OF THE WEST 540 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF; AND

THE EAST 20 FEET OF THE WEST 500 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF; AND

THE NORTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIPS 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 500 FEET AND LESS THE EAST 35 FEET THEREOF; AND

THE EAST 75 FEET OF THE WEST 330 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, LESS THE NORTH 25 FEET THEREOF, OF SECTION 31, TOWNSHIPS 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. AND

THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIPS 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 330 FEET AND LESS THE NORTH 25 FEET AND LESS THE EAST 35 FEET THEREOF, AND

THE EAST 75 FEET OF THE WEST 255 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, LESS THE NORTH 25 FEET THEREOF, OF SECTION 31, TOWNSHIPS 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, AND

THE NORTH 25 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIPS 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 255 FEET THEREOF AND LESS THE EAST 35 FEET THEREOF; AND

THE SOUTH 25 FEET OF THE EAST 285 FEET OF THE WEST 540 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; AND

THE NORTH 25 FEET OF THE EAST 20 FEET OF THE WEST 500 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; AND

THE NORTH 25 FEET OF THE EAST 75 FEET OF THE WEST 255 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, OF SECTION 31, TOWNSHIPS 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 25 FEET OF THE EAST 150 FEET OF THE WEST 180 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

Construction Set

BEHAR · FONT & PARTNERS, P.A.

ARCHITECTURE
PLANNING
INTERIORS

Certification No. AA0002431

4200 SALZEDO STREET
Coral Gables, Florida 33146
TEL: (305) 446-8220
FAX: (305) 529-0140
E-MAIL: info@beharfont.com

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SEAL:

CONSULTANTS:

PRELIMINARY PLANS FOR PROPOSED:
RETAIL CENTER
200XX N.W. 107th AVENUE
MIAMI, FLORIDA

DATE: 02/07/01

REWORKS
△1 REV. 03/01/01 FIRE DEPT. COM.
△2 REV. 01/28/02 BLDG. DEPT. COM.
△3 REV. 08/22/02 BLDG. DEPT. COMM.

PROJECT No. 00-115
DRAWN BY: P.J.M.
CHECKED BY: J.F.
SCALE: AS SHOWN
SHEET: SP-1
OF