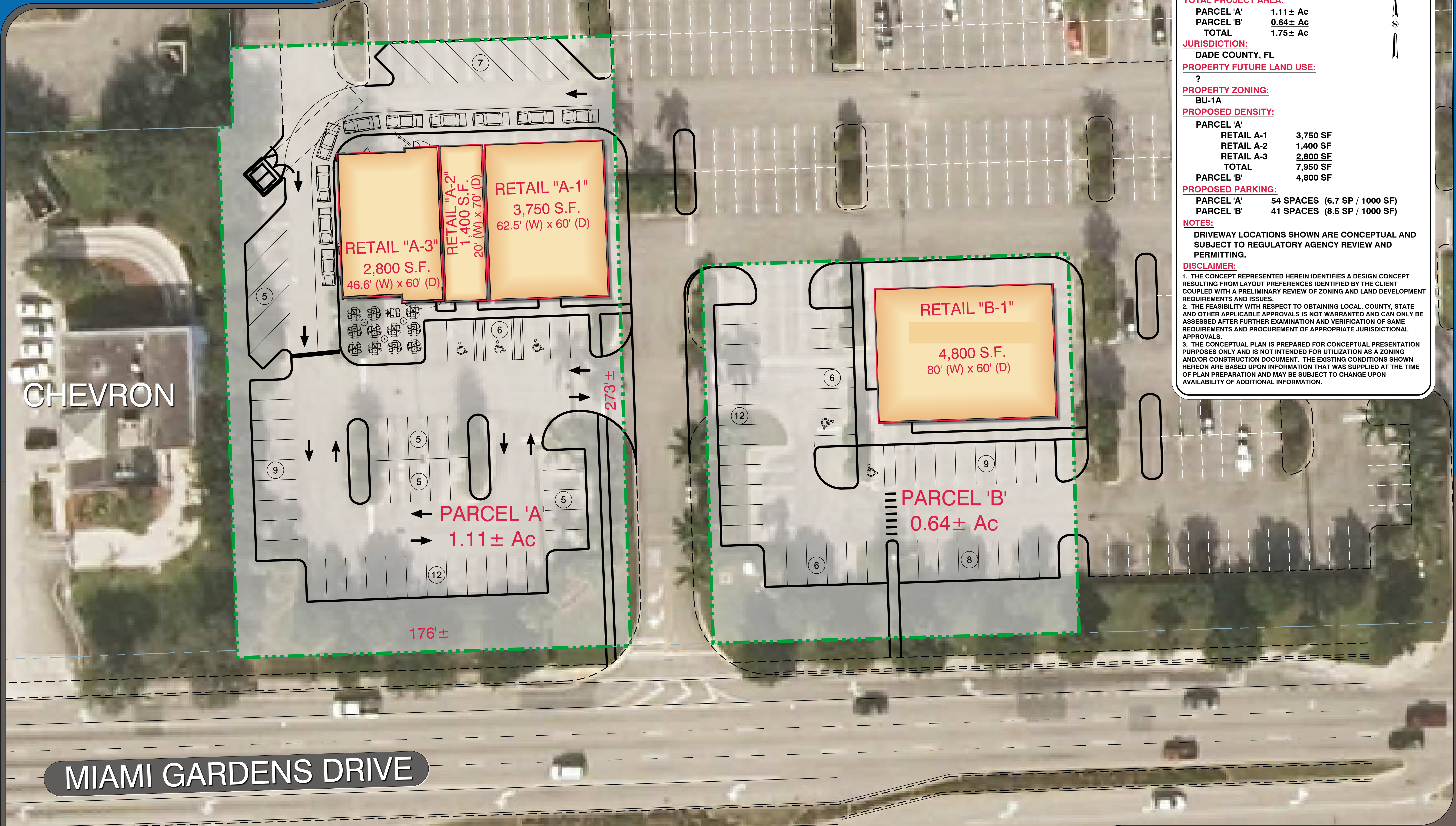


5601 NW 183rd Street
Dade County, FL

CONCEPT PLAN "E"



PROJECT DATA

TOTAL PROJECT AREA:
 PARCEL 'A' 1.11± Ac
 PARCEL 'B' 0.64± Ac
 TOTAL 1.75± Ac

JURISDICTION:
 DADE COUNTY, FL

PROPERTY FUTURE LAND USE:
 ?

PROPERTY ZONING:
 BU-1A

PROPOSED DENSITY:

PARCEL 'A'	
RETAIL A-1	3,750 SF
RETAIL A-2	1,400 SF
RETAIL A-3	2,800 SF
TOTAL	7,950 SF
PARCEL 'B'	4,800 SF

PROPOSED PARKING:
 PARCEL 'A' 54 SPACES (6.7 SP / 1000 SF)
 PARCEL 'B' 41 SPACES (8.5 SP / 1000 SF)

NOTES:
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

CHEVRON

MIAMI GARDENS DRIVE

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1012-887
 SCALE: 1" = 20' DATE: 03-22-17
 DRAWN BY: Stuebs PROJ. MGR: Stuebs

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Tricor International



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