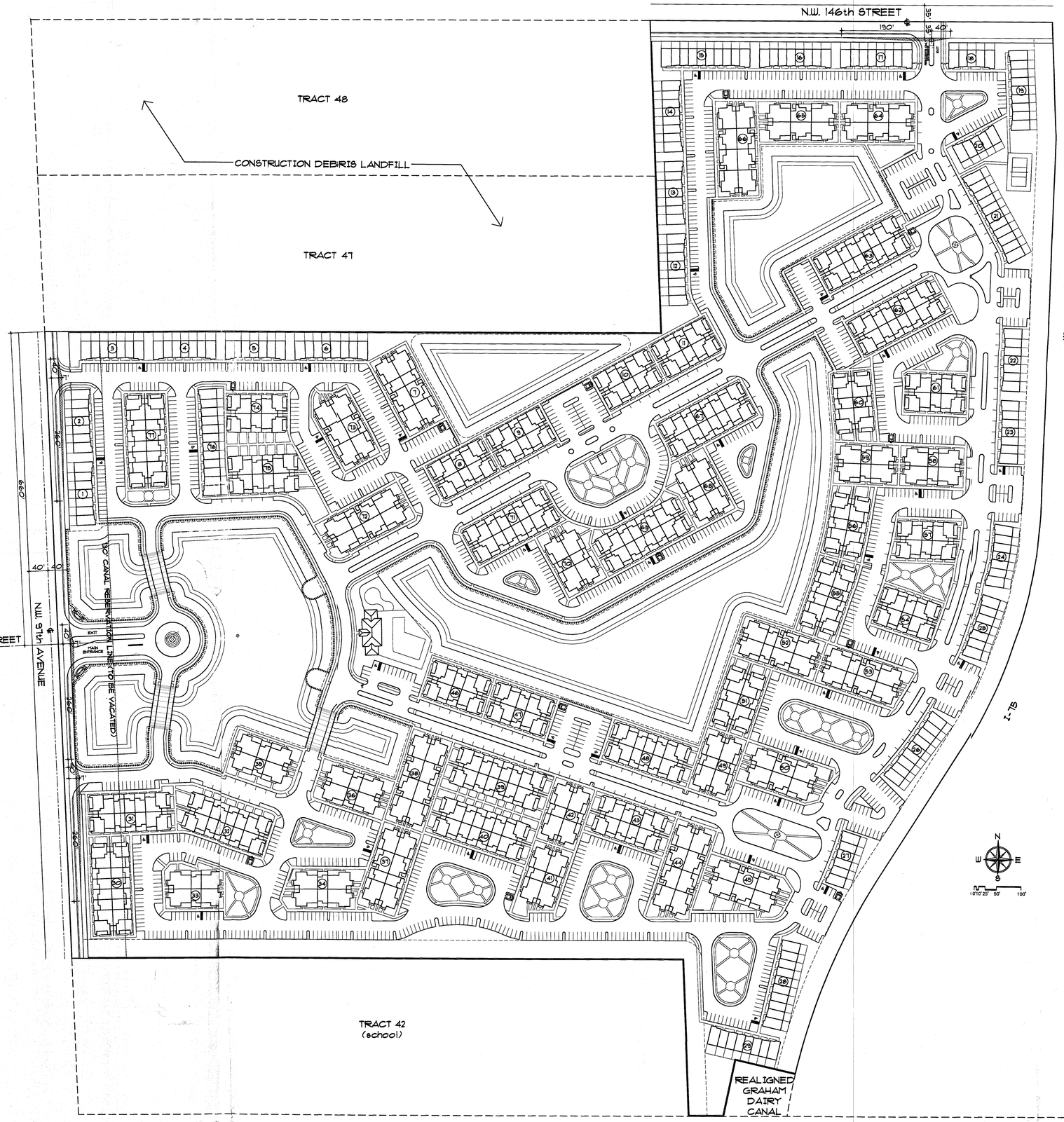
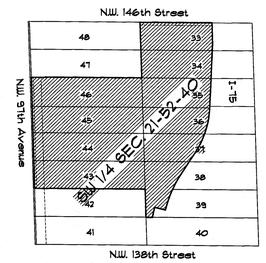




LOCATION MAP
N.T.S.

SITE DATA

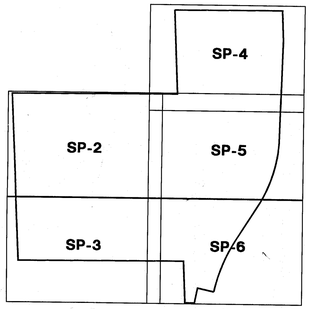
PROPOSED ZONING DISTRICT: PLANNED AREA DEVELOPMENT (P.A.D.)

TOTAL GROSS ACREAGE:	73.63 ACRES	
TOTAL NET ACREAGE (LESS R.O.W. DEDICATION):	72.19 ACRES	100%
RESIDENTIAL BLDG. COV. AT GROUND LEVEL:	13.45 ACRES	18.63%
PRIVATE ROADS & PARKING AREAS:	18.37 ACRES	25.45%
MINIMUM REQUIRED COMMON OPEN SPACE:		
CATEGORY (1):	43.31 ACRES	60.00%
CATEGORY (2):	14.44 ACRES	20.00%
PROVIDED COMMON OPEN SPACE:		
CATEGORY (1):	19.80 ACRES	27.43%
CATEGORY (2):	16.10 ACRES	22.30%
PROVIDED PRIVATE OPEN SPACE:	4.47 ACRES	6.19%
WATER BODIES (TO WATER'S EDGE):	9.67 ACRES	13.40%
PUBLIC FACILITIES:	N/A	N/A
PUBLIC ROADS:	N/A	N/A
PERVIOUS AREA:	33.94 ACRES	47.01%
IMPERVIOUS AREA:	38.25 ACRES	52.99%
APPROVED MAXIMUM GROSS DENSITY:	13.00 UNITS / ACRE	
PROPOSED GROSS DENSITY:	11.37 UNITS / ACRE	
TOTAL PROPOSED DWELLING UNITS:	837 CONDOMINIUM UNITS	

DWELLING UNIT MIX:

UNIT "A" (2-BED):	162	
UNIT "B" (2-BED):	145	195 LINEAR UNITS
UNIT "C" (3-BED):	112	
UNIT "D" (3-BED):	112	288 FLATS
UNIT "E" (3-BED):	50	
UNIT "F" (2-BED):	64	354 BACK-TO-BACKS
UNIT "G" (3-BED):	192	

TOTAL NUMBER OF BEDROOMS:	2,140 BEDROOMS
TOTAL NUMBER OF BUILDING TYPES:	3 BUILDING TYPES
WATER & SEWER UTILITIES:	W.A.S.A.
REQUIRED PRIVATE OPEN SPACE:	
1,041,748 S.F. (INT. GROSS FLOOR AREA) X 60%:	14.35 ACRES 19.88%
PROVIDED PRIVATE OPEN SPACE:	4.47 ACRES 6.19%
PARKING SPACES REQUIRED:	1,582 SPACES
PARKING SPACES PROVIDED:	1,724 SPACES (35 H.C.)
ACREAGE DEDICATED FOR PUBLIC & SEMIPUBLIC FACILITIES (REC. AREAS / DECKS / PARKS):	4.38 ACRES 6.07%



KEY PLAN
N.T.S.

REVISIONS	BY
2/20/02	M.P.
3/12/02	M.P.

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CORP. LICENSE 0002489

SOTOLONGO ARCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN

SCALE 1"=100'-0"
CHECKED BY M.P.
DRAWN BY M.P.
DATE 01/10/02
JOB 0117
SHEET SP-1 OF SHEETS

CAD FILE NO. P:\PROJECTS\SITEPLAN\CORUMHOMES\BELLAGGIO\0117SITE3.DWG

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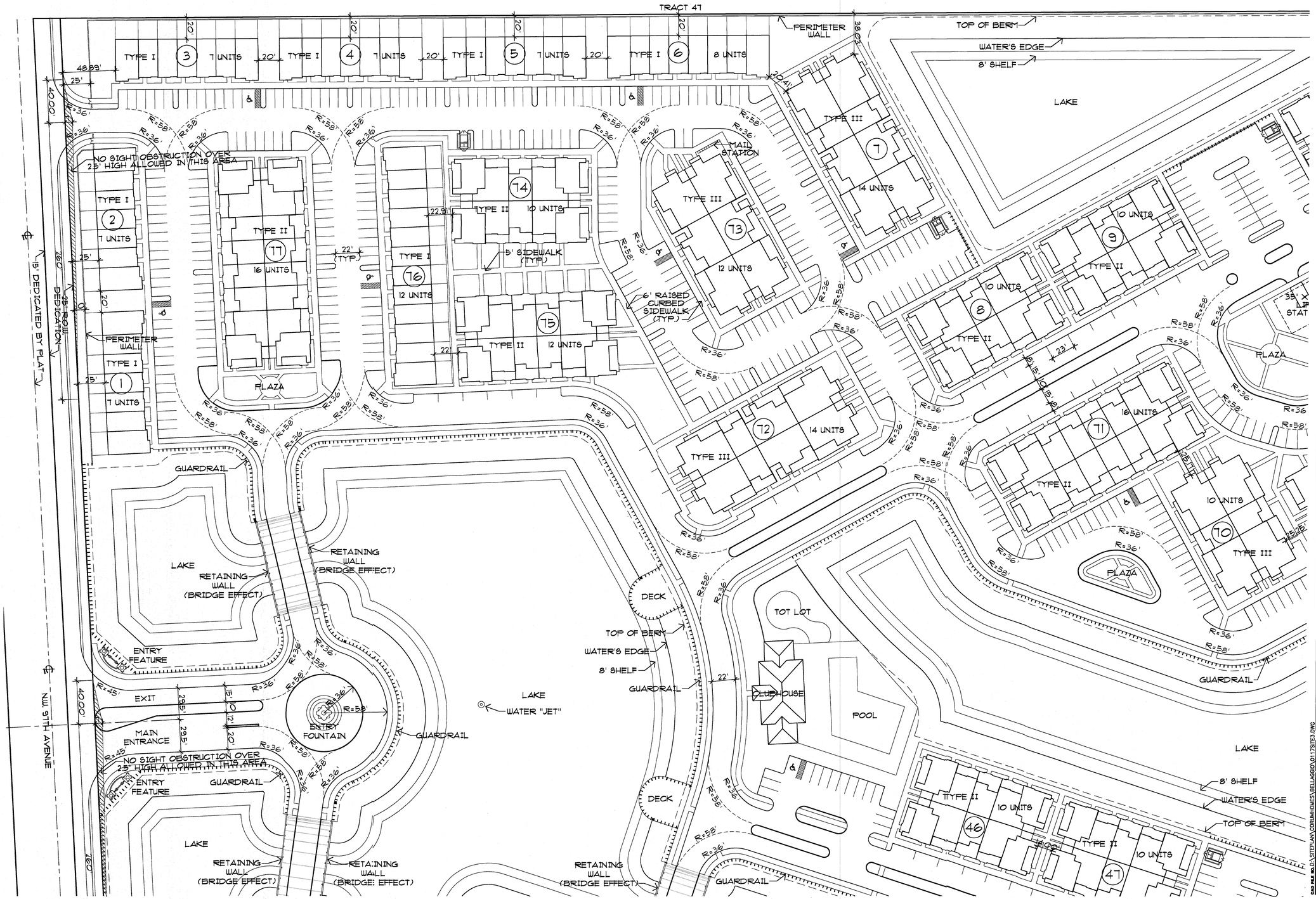

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SOTOLONGO ARCHITECTS

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RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN

SCALE	1"=40'-0"
CHECKED BY	M.P.
DRAWN BY	M.P.
DATE	01/10/02
JOB	0117
SHEET	SP-2
OF	SHEETS

CAD FILE NO. D:\SITEPLAN CORUMHOMES\BELLAGGIO\0117SITE3.DWG

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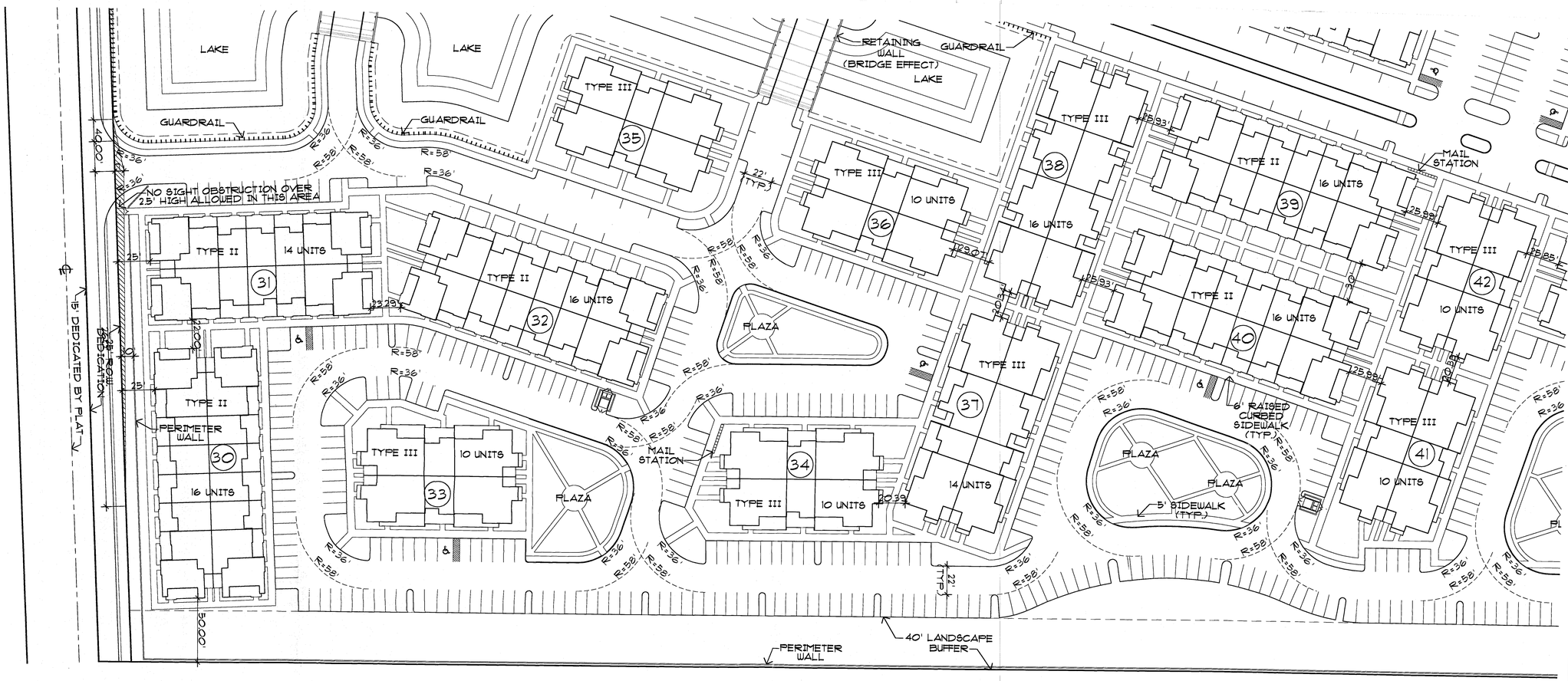

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SITE PLAN

SCALE 1"=40'-0"
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DRAWN BY M.P.
DATE 01/10/02
JOB 0117
SHEET **SP-3** OF SHEETS

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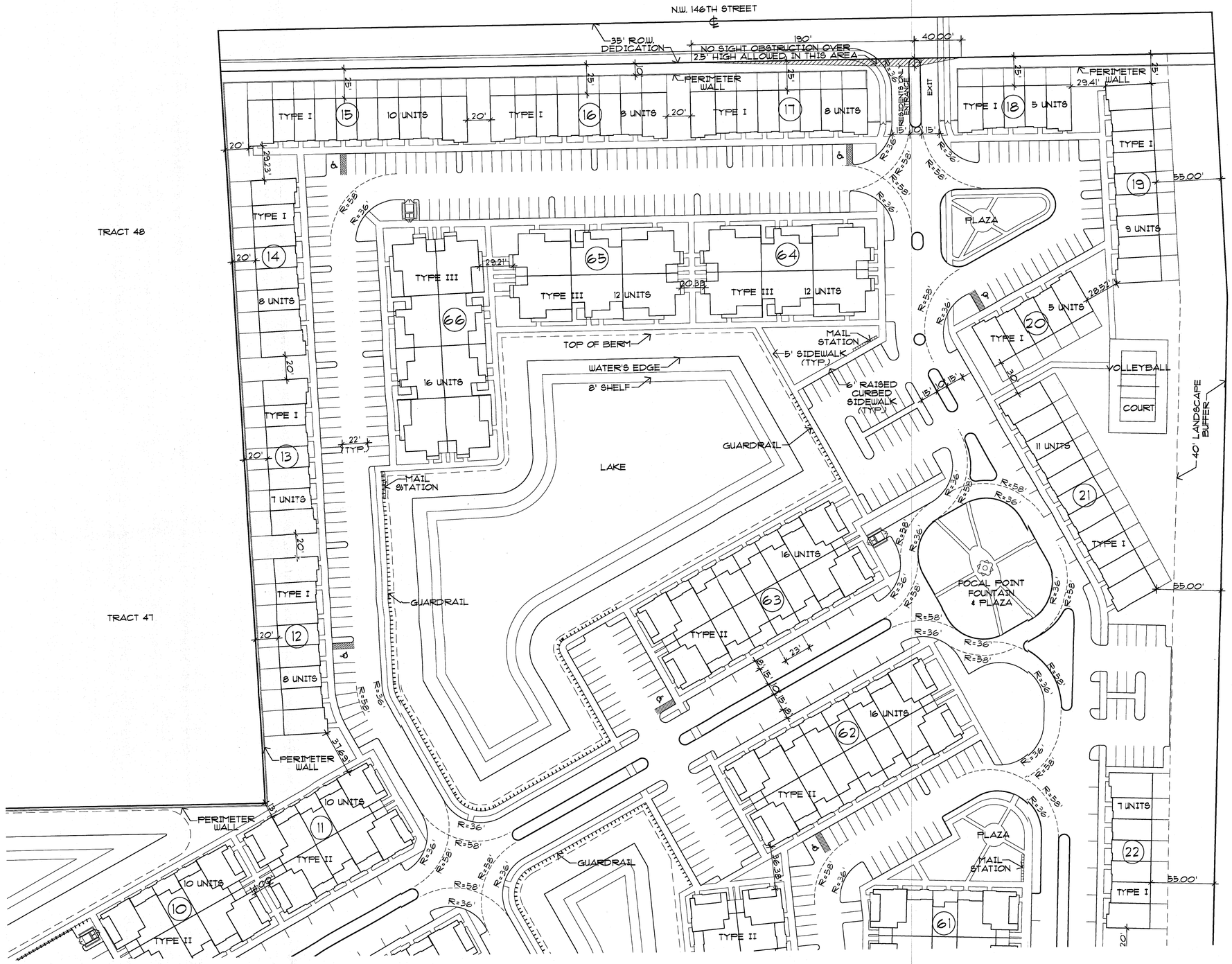
ARCH. N° 7712



I-75

REVISIONS		BY
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SOTOLONGO ARCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN

SCALE	1"=40'-0"
CHECKED BY	M.P.
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DATE	01/10/02
JOB	0117
SHEET	SP-4
OF	SHEETS

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MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN

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DATE	01/10/02
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OF	SHEETS

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