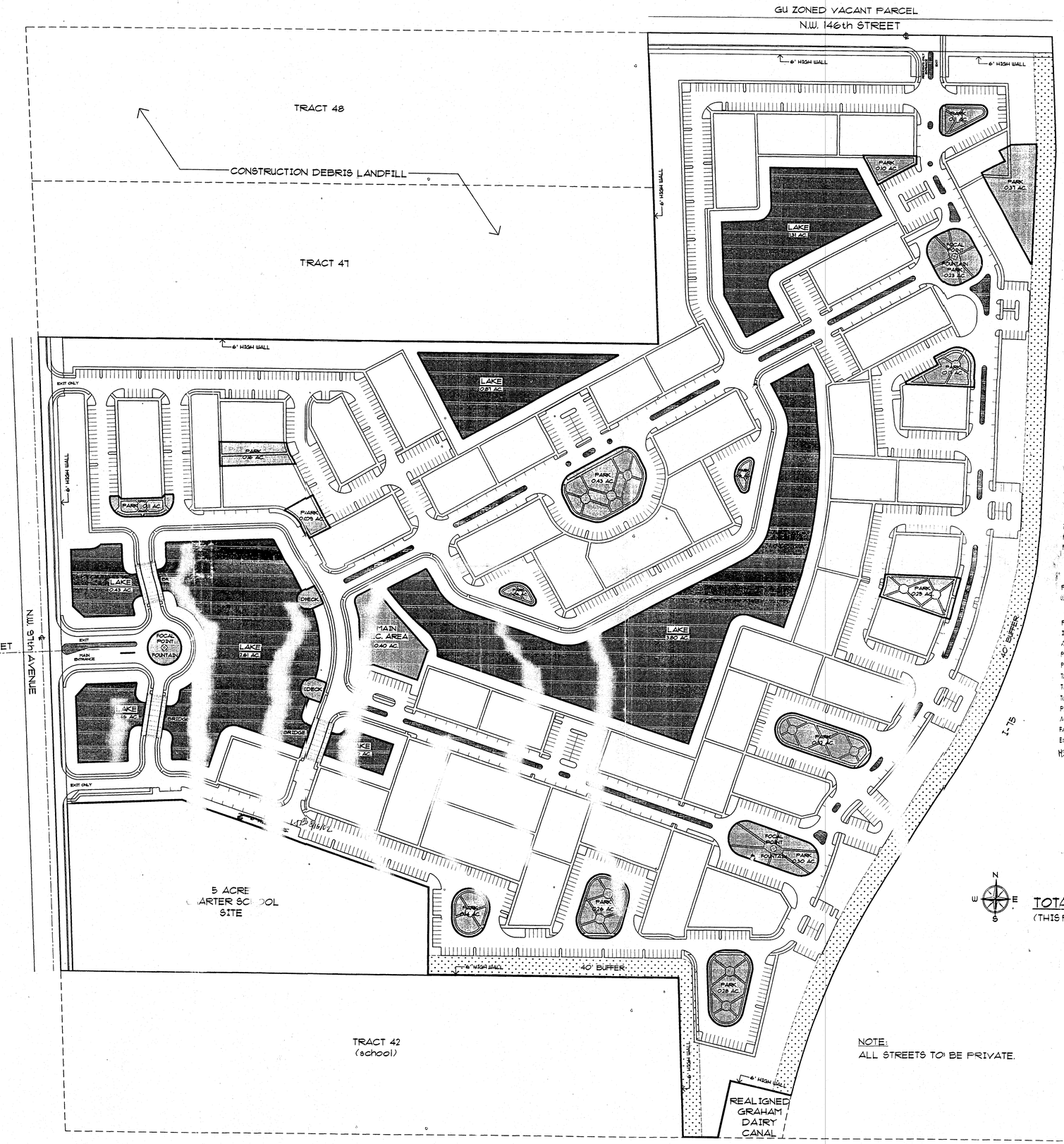

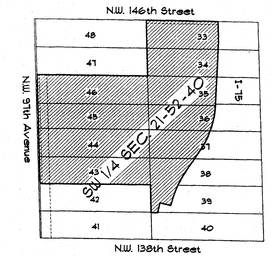

LOCATION MAP
N.T.S.

PROPOSED CONCEPTUAL SITE DATA

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

TOTAL GROSS ACREAGE:	73.63 ACRES	
TOTAL NET ACREAGE EXCLUDING:		
5-ACRE SCHOOL SITE & R.O.W. DEDICATION:	67.19 ACRES	100%
RESIDENTIAL BLDG. COV. AT GROUND LEVEL:	11.89 ACRES	17.70%
PRIVATE ROADS & PARKING AREAS:	16.84 ACRES	25.06%
PROVIDED COMMON OPEN SPACE:		
CATEGORY (1):	SHALL BE IN ACCORDANCE WITH SEC. 33-283.27 (J) OF THE MIAMI-DADE COUNTY CODE.	
CATEGORY (2):		
TOTAL:		
PROVIDED PRIVATE OPEN SPACE:	4.07 ACRES	6.06%
WATER BODIES (TO WATER'S EDGE):	9.61 ACRES	14.39%
PERVIOUS AREA:	32.38 ACRES	48.19%
IMPERVIOUS AREA:	34.81 ACRES	51.81%
APPROVED MAXIMUM GROSS DENSITY:	13.00 UNITS / ACRE	
PROPOSED GROSS DENSITY:	10.28 UNITS / ACRE	
PROPOSED NET DENSITY:	11.27 UNITS / ACRE	
TOTAL PROPOSED DWELLING UNITS:	757 CONDOMINIUM UNITS	
TOTAL NUMBER OF BEDROOMS:	1,932 BEDROOMS	
TOTAL NUMBER OF BUILDING TYPES:	3 BUILDING TYPES	
PARKING SPACES PROVIDED:	1,563 SPACES (33 H.C.)	
ACREAGE DEDICATED FOR PUBLIC & SEMIPUBLIC FACILITIES (REC. AREAS / DECKS / PARKS):	3.98 ACRES	5.93%
ESTIMATED POPULATION PROJECTION:	1,848	
HEIGHT OF BUILDINGS	35'	

TOTAL DEVELOPMENT PLAN

(THIS PLAN IS CONCEPTUAL)

0'10' 25' 50' 100'

NOTE:
ALL STREETS TO BE PRIVATE.

RECEIVED
JUL 12 2002
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

2020-203

REVISIONS	BY

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

SOTOLONGO ARCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA

TOTAL DEVELOPMENT PLAN

SCALE	1"=100'-0"
CHECKED BY	M.P.
DRAWN BY	M.P.
DATE	07/11/02
JOB	0117
SHEET	SP-1
OF	SHEETS

CAD FILE NO. P:\PROJECTS\SITEPLAN\CORUMHOMES\BELLAGGIO\0117SITE-DEVELOPMENT.DWG

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ARCH. N° 7712