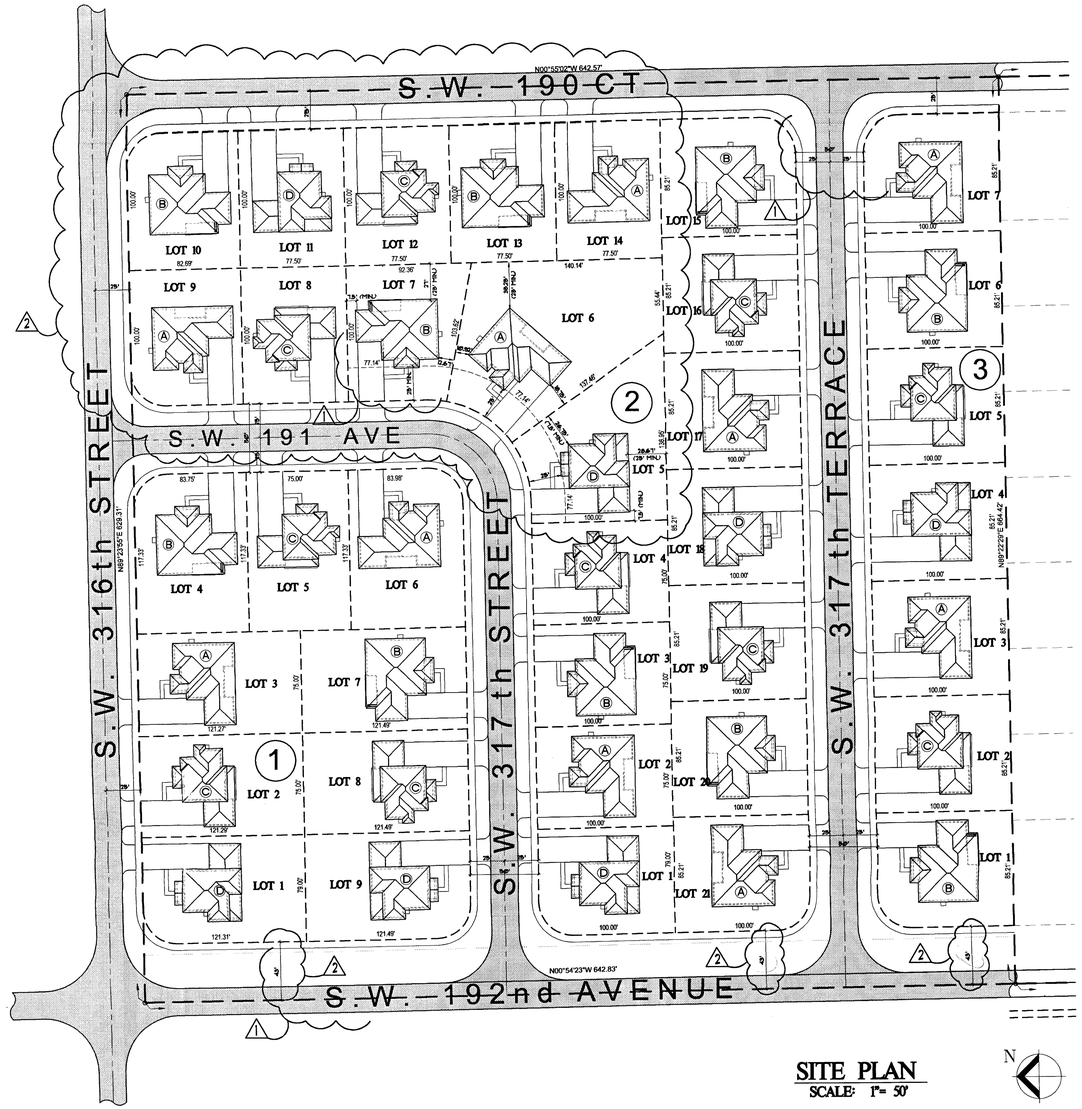
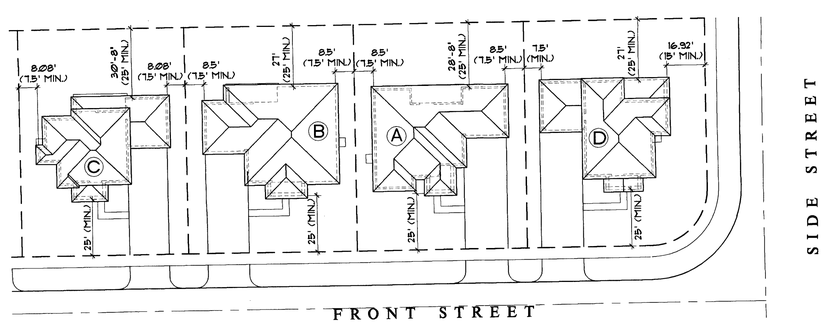


SITE PLAN
SCALE: 1"= 50'

NOTE:
LOT SETBACKS SHALL
BE AS PER ORDINANCE
03-132 SEC. 33-50
OF MIAMI-DADE COUNTY

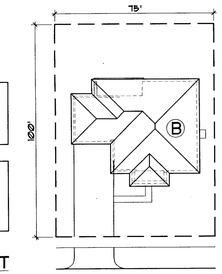


TYPICAL LOT LAYOUT
SCALE: 1" = 30'-0"

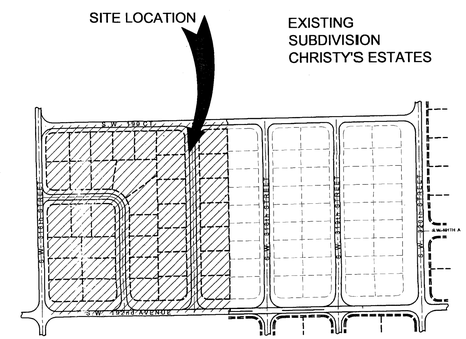
STREET PERIMETER (FOR TREE CALCULATION)
TOTAL STREET PERIMETER — 4,361.82 LINEAR FEET

MODEL "B" (LARGEST) — 2,117 S.F.
75' x 100' LOT (SMALLEST) — 7,500 S.F.
LOT COVERAGE — 28.23 %

LARGEST UNIT
ON SMALLEST LOT



ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY:
ON: 12-3-03



LOCATION MAP
SCALE: N.T.S.

NOTE:
LOT SETBACKS SHALL
BE AS PER ORDINANCE
03-132 SEC. 33-50
OF MIAMI-DADE COUNTY

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 35 FEET AND LESS THE NORTH 25 FEET FOR ROAD, SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ZONING:

PUBLIC HEARING REQUEST: ZONING DISTRICT CHANGE FROM EXISTING AU TO RU-1.

SINGLE FAMILY HOME TYPES

MODEL "A"	10
MODEL "B"	10
MODEL "C"	10
MODEL "D"	7
TOTAL	37

PROPOSED MIN. SETBACKS

FRONT — 50 % OF LOT WIDTH	15'
50 % OF LOT WIDTH	25' IF NO GARAGE
	20' IF GARAGE
REAR — 50 % OF LOT WIDTH	25'
50 % OF LOT WIDTH	15'
SIDE (INTERIOR)	7.5'
SIDE STREET	15'

AREA BREAKDOWN

GROSS PARCEL AREA	443,776 S.F. (10.19 ACRES)
NET LAND AREA	321,277 S.F. (7.38 ACRES)
DEDICATION OF PUBLIC R/W	122,499 S.F. (2.81 ACRES)
MINIMUM LOT SIZE	75'x100' = 7,500 S.F.
AVERAGE LOT SIZE	8,683 S.F.
MAX. LOT COVERAGE PERMITTED	40% (SEE NOTE)
MAXIMUM HEIGHT	2 STORY (35')
PROPOSED NET DENSITY	5.01 UNITS / ACRE

NOTE: MAX. LOT COVERAGE HAS BEEN CHANGED
FROM 35% TO 40%
PER ORDINANCE 03-132 SEC 33-49

Bellón Milanés
architects planners

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BUILDING "G"
MIAMI, FLORIDA 33186

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AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

RECEIVED
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

DATE: 09/05/2003
DRAWN: A.P.
CHECKED: L.B.
PROJ. NO: --------
1. 10-13-2003
2. 12-01-2003
3. 12-2-03

2nd Review of 3 sets
RECEIVED
DEC 03 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

LEOPOLDO BELLON, AIA
AR-008737

LUIS E. MILANES, AIA
AR-0015845

SITE PLAN

SP-1
- OF -

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