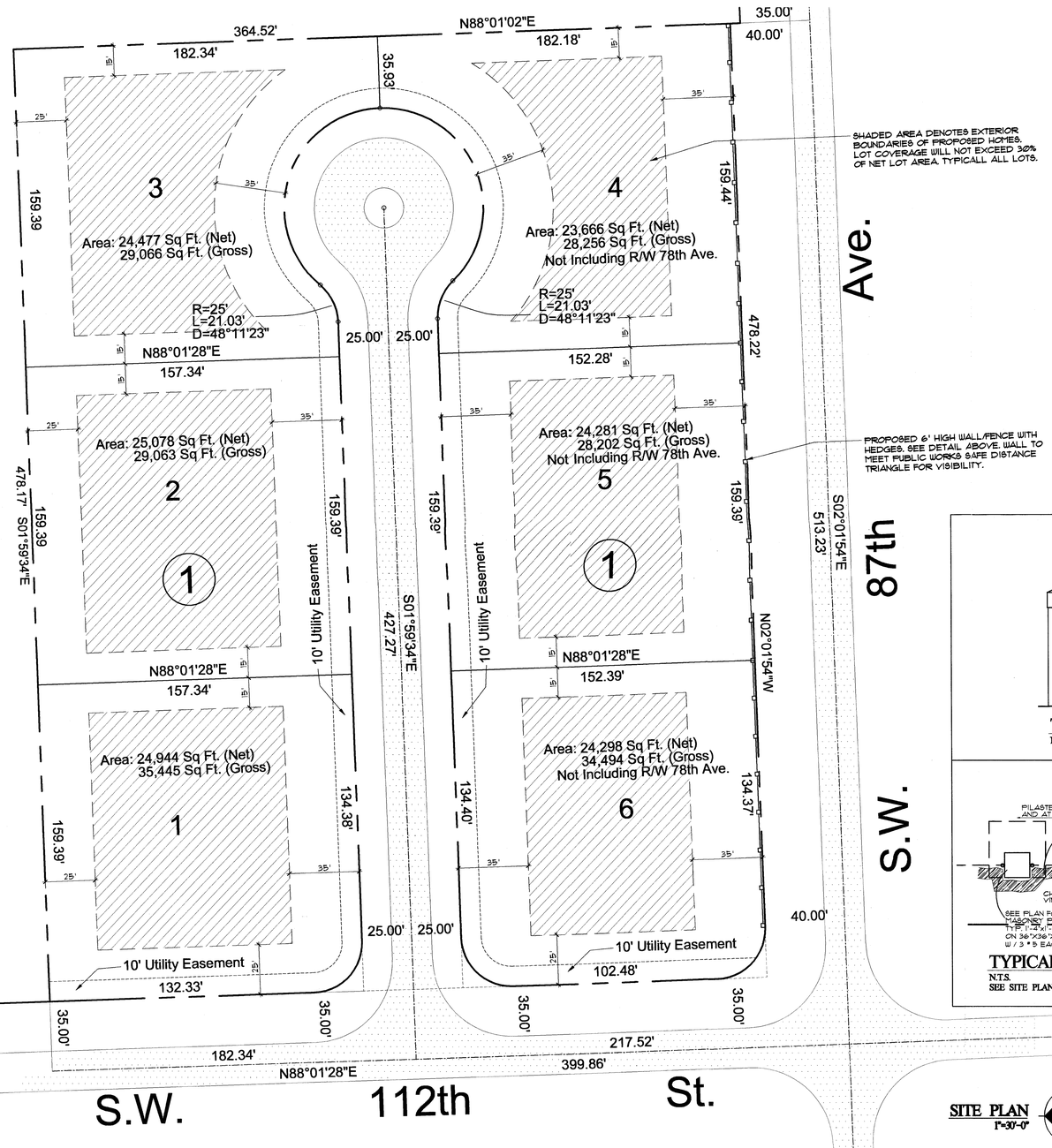
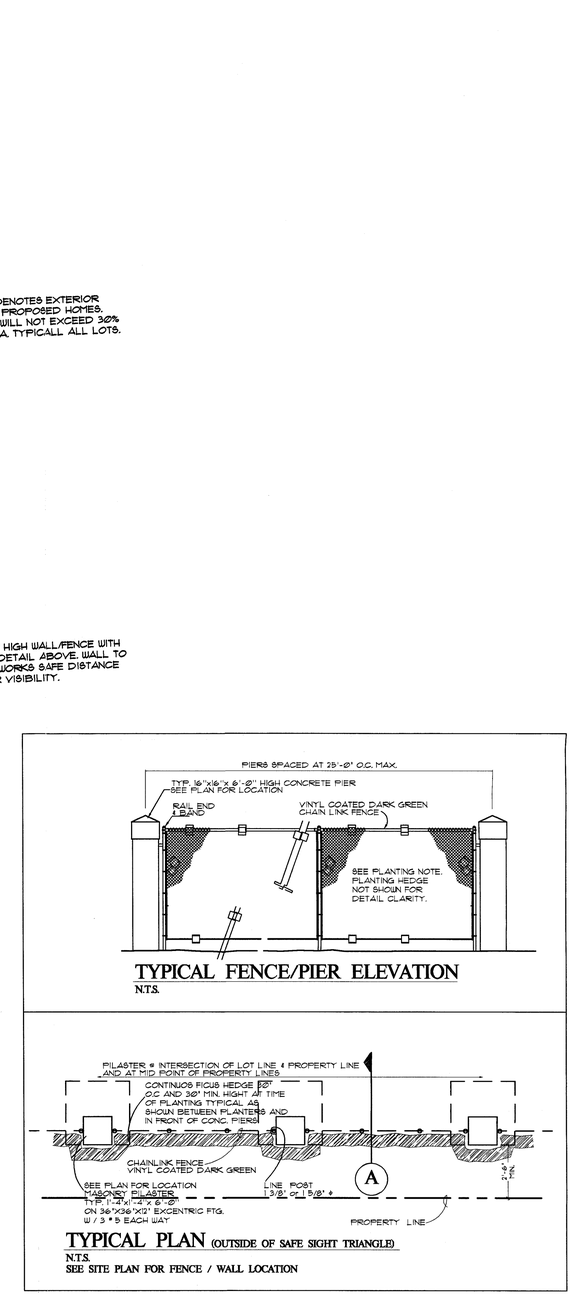
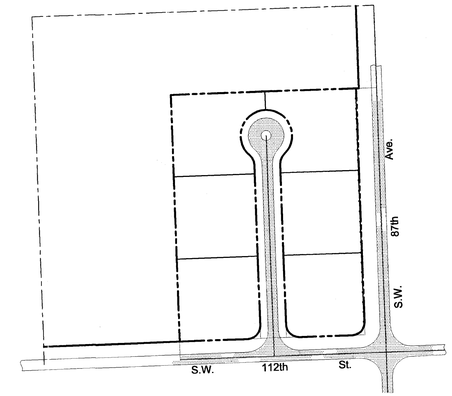


SITE PLAN
1"=30'-0"





LOCATION MAP

Scale: N.T.S.

N.E. 1/4, Section 9-55-40

LEGAL DESCRIPTION

The South 1/2, of the East 1/2, of Tract 7, DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, accoreing to the plat thereof, as recorded as recorded in Plat Book 1, at Page 97, of the Public Records of Miami-Dade County, Florida.

NOTE: No Rigth-of-Way dedication (Legal Description) requested but not furnished to this Firm.

ZONING COMPUTATION

RECEIVED 20031318 OCT 06 2004 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

AREA BREAKDOWN :

ENTIRE SITE :

ZONING DISTRICT	PROPOSED CHANGE TO EU-S
GROSS SITE AREA (INCL. R/W)	205,121 S.F. (4.71 ACRES)
NET LAND AREA	146,477 S.F. (3.36 ACRES)

INDIVIDUAL LOTS:

	REQUIRED	PROVIDED
MIN. LOT SIZE (INCL. R/W)	25,000 S.F.	28,202 S.F.
LOT FRONTAGE	125 FEET	159.21' FEET
LOT DEPTH	135 FEET	152.39' FEET

SETBACKS :

	REQUIRED	PROVIDED
FRONT	35 FEET	35 FEET
REAR	25 FEET	25 FEET—(35' ALONG S.W. 87 AVE, SEE PLAN)
SIDE	15 FEET	15 FEET
SIDE STREET	25 FEET	25 FEET
LOT COVERAGE	30 %	30 %

ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: FRED ENDARA
ON: 10/7/04
ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: ____ / / ____

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WWW.BELLONMILANES.COM

AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

A WALK IN GALLOWAY PARK
A RESIDENTIAL SUBDIVISION
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-05-04
DRAWN: A.P. / JorgeRF
CHECKED: L.B.
PROJ. NO: 2004BM10
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SP-1
1 OF 4

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