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203-190
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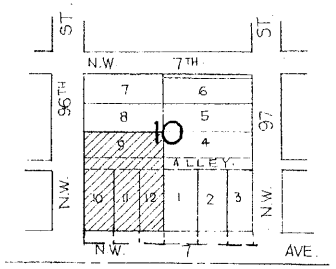
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



LOCATION SCKETCH
N.T.S.

ZONING LEGEND:

- PROPOSED ZONING DISTRICT: BU-3 (REQUESTED)
- PROPOSED USE: CAR & TRUCK SALES
- GROSS AREA: 34,550 SQ.FT. OR 0.79 ACRES
- NET AREA: 22,400 SQ.FT. OR 0.51 ACRES (1 ACRE MINIMUM REQUESTED)
- GREEN BELT: 15'-0"

- NET LOT COVERAGE : 1,576.20 S.F. OR 0.03 ACRES (7.0%) WHERE 40% MAX. IS ALLOWED
- GROUND COVERED BY IMPERVIOUS MATERIAL: 16,299.30 S.F. OR 0.38 ACRES (72.82%)
- LANDSCAPED OPEN SPACE COVERAGE: 4,522.50 S.F. OR 0.10 ACRES (20.18%) WHERE 20% IS MIN.
- TOTAL GROUND COVERED AREA: 22,400.00 S.F. OR 0.51 ACRES (100%)

- MAXIMUM NUMBER OF STORIES PROVIDED: 1
  MAXIMUM HEIGHT ALLOWED: NO LIMITED

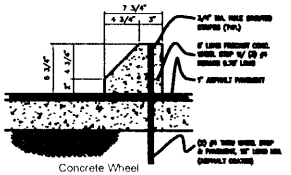
- SETBACKS REQUIRED:
  FRONT: 30' FEET
  REAR : 20' FEET
  INTERIOR SIDE: 5 FEET
  STREET SIDE: 25 FEET
- SETBACKS PROVIDED:
  FRONT: 54'-7"
  REAR : 79'-4"
  INTERIOR SIDE: 37'-9"
  STREET SIDE: 41'-3"

- PARKING SPACES REQUIRED:
  1 PKNG. SPACE/300 SQ. FT. OR FLR. AREA RETAIL SPACE = 6 PKG. SPACES (U.L.C)

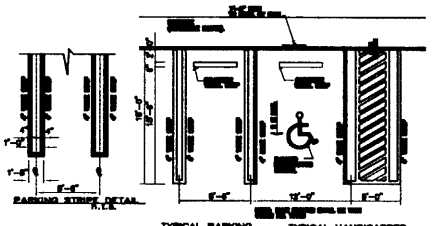
- PARKING SPACES PROVIDED:
  STANDARD PARKING SPACES PROVIDED: 5
  HANDICAPPED PARKING SPACES PROVIDED: 1
  TOTAL PARKING SPACES PROVIDED: 6

NOTE 1:
ALL LAWN & GREEN AREAS WILL BE IRRIGATED BY SPRINKLER SYSTEMS TO COMPLY W/ 95-222 & WILL BE UNDER A SEPARATE PERMIT W/ MANUF. SHOP DRAWINGS & APPROVED BY DADE COUNTY BUILDING DEPT.

Handicap
Parking Sign Detail
n.t.s.

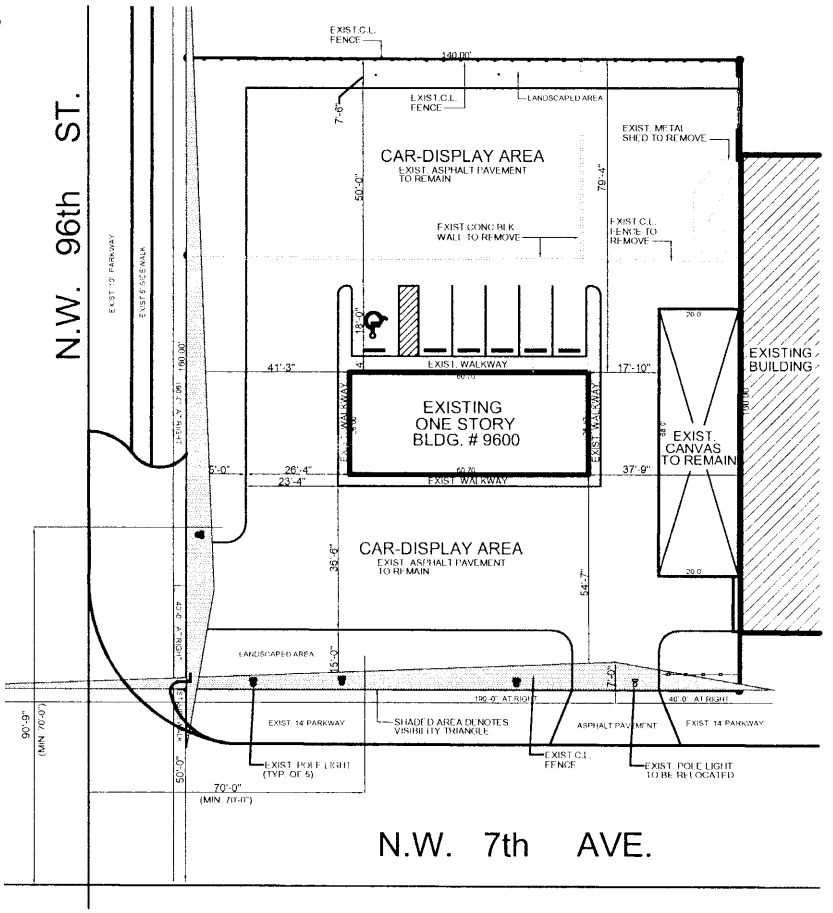


Concrete Wheel
Stop Detail



TYPICAL PARKING SPACE DETAIL n.t.s. TYPICAL HANDICAPPED PARKING DETAIL n.t.s.

LEGAL DESCRIPTION:
LOT 9, AND THAT PORTION OF ALLEY LYING EAST AND ADJACENT TO LOT 9 BOUNDED BY THE NORTH OF THE NORTH LINE OF LOT 9, EXTENDED EAST, BOUNDED BY THE SOUTH ON THE SOUTH LINE OF LOT 9 EXTENDED EAST, BOUNDED ON THE EAST BY THE WEST LINE OF LOT 10, 11, AND 12, IN BLOCK 10 OF PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF LOTS 10, 11, AND 12, BLOCK 10, OF PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LESS THE EAST 40 FEET THEREOF FOR ROAD RIGHT OF WAY.



SITE PLAN
SCALE 1"=10'-0"

NOTE 2:
* SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF (2.5) FEET OR MORE ABOVE THE PAVEMENT.
@ 190'-0" (LEFT) & 40'-0" (RIGHT).

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

No.	DATE	BY	APRV	REVISION DESCRIPTION
△				
△				
△				

Project Name: RE-ZONING SITE PLAN
Owner / Phone Address : DEVON MANCHANAH PHONE (305) 828-8800
Project Add.: 9600 N.W. 7 th AVE.-710 NW 96 ST. MIAMI-FL. 33150

Drawn / Chkd / Aprv / Date

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146 th St. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fx: (305) 823-3172

JobNo. 040141

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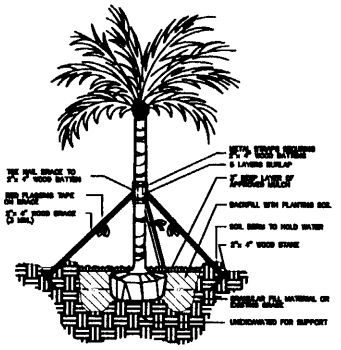
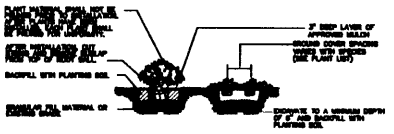
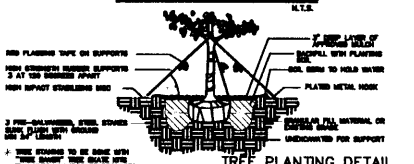


PALM PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

GENERAL NOTES AND SPECIFICATIONS:

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA No.1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PART 1, 1963, AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR STANDARD NURSERY GRADES. ALL NURSERY CLASSIFICATIONS, IF APPLICABLE, ARE LISTED AND DEFINED AS PER THE "GRADES FLORIDA GRADES LANDSCAPE NURSERY STANDARDS FLORIDA GRADE 1". ALL LANDSCAPING WORK TO BE PERFORMED WITH ALL WORK ACCORDING PREVAILING GOOD AND ACCEPTABLE SOIL AND SODDING PRACTICES.

ALL LANDSCAPE AND IRRIGATION SHALL BE IN A GOOD WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED AND PROPER PLANTING PROCEDURES WITH THE QUALITY OF MATERIALS SPECIFICATIONS OF PLANT MATERIALS ARE AS FOLLOWS: [illegible] – MINIMUM AVERAGE SPREAD TO MEASURE. [illegible] – MINIMUM OVERALL HEIGHT FROM TOP OF BALL TO MAXIMUM OF MINIMUM NURSERY STANDARD. [illegible] – MINIMUM MEASUREMENT FROM TOP OF BALL TO TOP OF 1/2" SOLID TRUNK BEFORE START OF BRANCH.

ALL TREES 1 – 1/2 INCHES IN CALIPER AND ABOVE SHALL BE PROPERLY STAKED AND GUYED AT THE TIME OF PLANTING TO ENSURE PROPER ESTABLISHMENT.

THE TOP SOIL FOR ALL PLANTING AREAS SHALL BE CONSTRUCTED OF MINIMUM OF [illegible] MIX OR HORTICULTURALLY ACCEPTABLE GROWING MATERIAL. THE MINIMUM TOP SOIL DEPTH SHALL BE FOUR INCHES FOR GROUNDCOVER AREAS, FOUR INCHES FOR SHRUBS UNDER AREAS AND TEN INCHES FOR SOLID SODDED AREAS, ENCLOSED PALMS, ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF TOP SOIL AROUND AND BENEATH THE ROOTBALL. A MINIMUM OF TWO INCHES OF SHREDDED CYPRESS MULCH (NO BARK, MINERAL) SHALL BE INSTALLED AROUND EACH TREE PLANTING, INCLUDING PALM TREES, AND THROUGHOUT ALL SHRUB, SWALE, AND GROUNDCOVER AREAS IMMEDIATELY AFTER PLANTING. PROMPT SOD REPLACEMENT BY TOWNSHIPS NOTING SHALL.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOIL QUALITY, COLOR, MOISTURE SOIL PLANTING SOIL AND MULCH QUANTITIES, AND SUBSTANTIALLY SHOWING MINIMUMS AND THE PLANT LIST SHALL BE CONSIDERED CORRECT ON PLANS.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING AND PROPOSED UTILITIES (UNDERGROUND, OVERHEAD, ETC.) PRIOR TO ANY PLANT MATERIAL OR IRRIGATION INSTALLATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE IS A FIELD CONFLICT NOT SHOWN ON THE PLANS.

PRESERVE ANY EXISTING VEGETATION IF NOTED ON PLAN TO REMAIN WHERE POSSIBLE. ACCESS, LANDSCAPE PLANTING MAY BE ADJUSTED FOR ACCOMMODATING EXISTING TREES AND SHRUBS. ANY PLANT MATERIAL SELECTION CHANGES, DUE TO AVAILABILITY, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SHOULD THE SHOWN PLANTING VARIES APPLICABLE, THE LANDSCAPE CONTRACTOR SHALL NOT OFFER ANY SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THE PLANS UNLESS ALTERNATES ARE REQUESTED.

LANDSCAPE LEGEND
CHAPTER 18A–ORDINANCE 95–222

ZONE DISTRICT BU-3

GROSS AREA 3.70 (acres) NET AREA 3.01 (acres) GROSS SQUARE 161,165 (sq.ft.) NET SQUARE 131,055 S.F.

LANDSCAPED OPEN SPACE 4,255.55 sq.ft.	REQ. 30 %	PROV. 32.10 %
PERIMETER WIDTH	REQ. 10 FT.	PROV. 10 FT.
TOTAL LAND AREA ALLOWED (AREA OF REQUIRED OPEN SPACE)	MAX. 1,020.00 S.F.	PROV. 1,020.00 S.F.
LANDSCAPED AREA IN PARKING LOT (10 S.F. PER PARKING SPACE)	REQ. 80 S.F.	PROV. 80 S.F.
TREES PER NET ACRE 30	REQ. 14	PROV. 14

NOTE: 50% OF REQUIRED TREES, SHRUBS AND OR PALMS SHALL BE native species, NO MORE THAN 50% OF THE native TREE REQUIREMENT SHALL BE SEAL PALMETTO (SABEAL PALM).

STREET TREES, 1 @ EVERY 30 FT. (10 MINIMUM)	REQ. 7	PROV. 7

(TREES IN THE RIGHT OF WAY OR ON PRIVATE PROPERTY WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TREES DISTRICT).

TOTAL NUMBER OF TREES	REQ. 21	PROV. 21
SHRUBS (10 SHRUBS MIN./TREE)	REQ. 210	PROV. 210

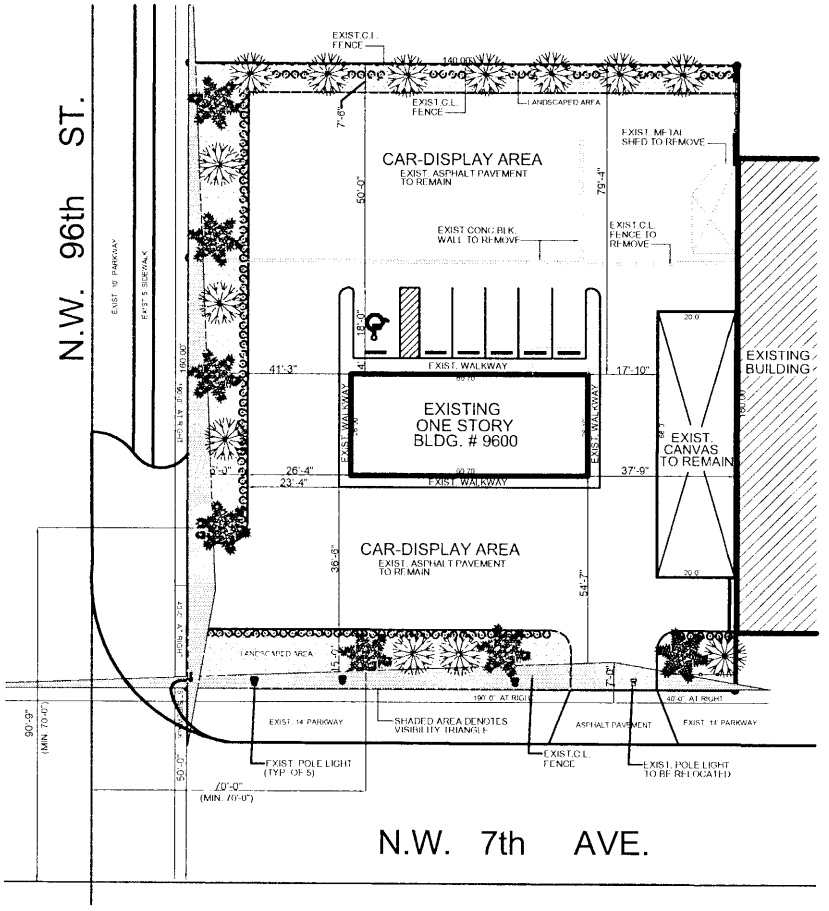
TREES NAME

MARK	QTY.	SCIENTIFIC	COMMON	native SPEC. YES/NO	MIN. HEIGHT	DBH DIA.
	14	[illegible]	[illegible]	YES	12'	[illegible]
	7	[illegible]	[illegible]	YES	12'	[illegible]

SHRUBS NAME

	210	[illegible]	[illegible]	YES		–

GROUND COVER



LANDSCAPE PLAN
SCALE: 1"=15'-0"

No.	DATE	BY	APPV	REVISION DESCRIPTION
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△				
△				
△				

Dwng Drwn | Chkd | Appv | Date

Project Name: RE-ZONING SITE PLAN
Owner / Pln Address: DEMON INGRAHAM PHONE (305) 625-6620
Project Addr.: 9600 N.W. 7 th AVE.-710 NE 98 ST. MIAMI-FL. 33150

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ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
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Seal

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