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SITE PLAN
SCALE: 1" = 50'

3

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.

AREA BREAKDOWN

GROSS PARCEL AREA	443,578 S.F. (10.18 ACRES)
NET LAND AREA	313,792 S.F. (7.20 ACRES)
DEDICATION OF PUBLIC R/W PLUS LIFT STATION	129,786 S.F. (2.98 ACRES)
NUMBER OF LOTS	40
MINIMUM LOT SIZE	60'x100' = 6,000 S.F.
AVERAGE LOT SIZE	7,850 S.F.
PROPOSED NET DENSITY	5.56 UNITS / ACRE

3

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

DATE: 09/05/2003
DRAWN: A.P.
CHECKED: L.B.
PROJ. NO: ---------
1. 10-13-2003
2. 12-01-2003
3. 02-13-2006

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

PLAN SP-1

Received by the Clerk
for the record.

OCT 12 2006
Item A
Exhibit A-7
Appl. A 05-317