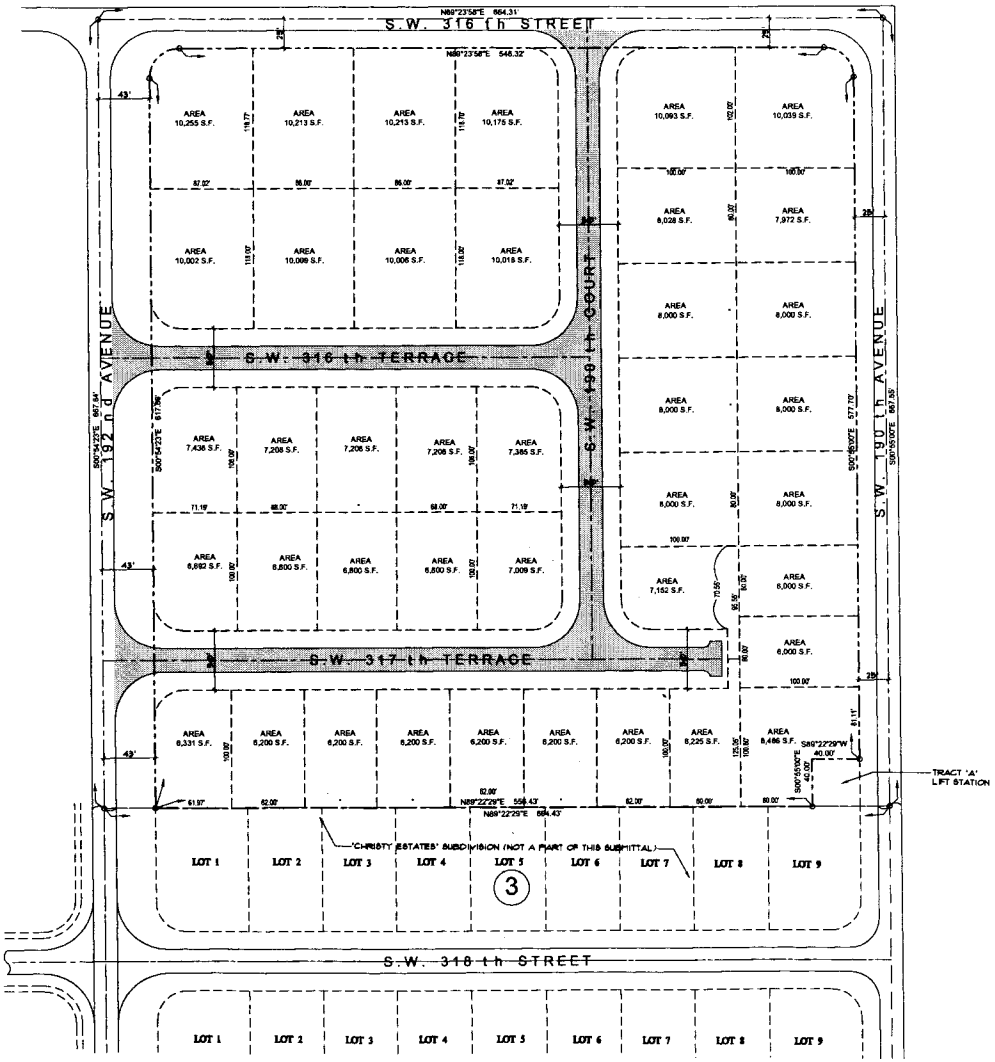

1 SITE PLAN
SCALE: 1" = 80'

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, TONNISHIP 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

1st rev

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ZONING HEARINGS
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Bellón Milanés
13200 S.W. 128 STREET
BUILDING "G"
MIAMI, FLORIDA 33186
T. (305) 278-7778
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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 10-3-2003
2 12-01-2005
3 02-13-2006

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SITE PLAN
SP-1
- OF -

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