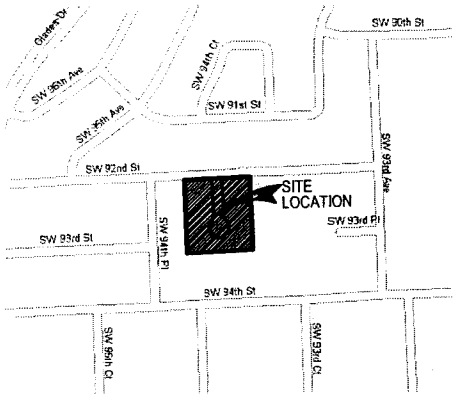
06-158

"9310 SW 94th Avenue"

SITE PLAN

RECEIVED
206-158
JAN 13 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



LOCATION MAP

NOT TO SCALE

SITE DATA TABLE

EXISTING ZONING DISTRICT: EU-1 (One Acre Estate)

PROPOSED ZONING DISTRICT: EU-S (Modified Estate with Several Use Rights)

Site Data	Sq. Ft.	Acres
Gross Area	128,187.80	2.94
R.O.W. Dedication	26,358.57	0.61
Net Area	101,829.23	2.34

Units Calculations	Allwd./Reqd.	Provided
Number of Units	14	6
Gross density Max.(Unit/Ac)	6.00	2.57
Min. Lot Area (Gross) (Sq. Ft.)	20,000.00	20,638.00
Lots Area Average (Gross) (Sq. Ft.)	20,000.00	21,364.83
Frontage	110.00'	110.00'
Depth	135.00'	135.00'

Setbacks	Allwd./Reqd.	Provided
Front	35'-0"	35'-0"
Rear	25'-0"	25'-0"
Side Interior	15'-0"	15'-0"
Side Street	25'-0"	25'-0"
Lot Coverage (Max.)	30%	30%

LEGAL DESCRIPTION

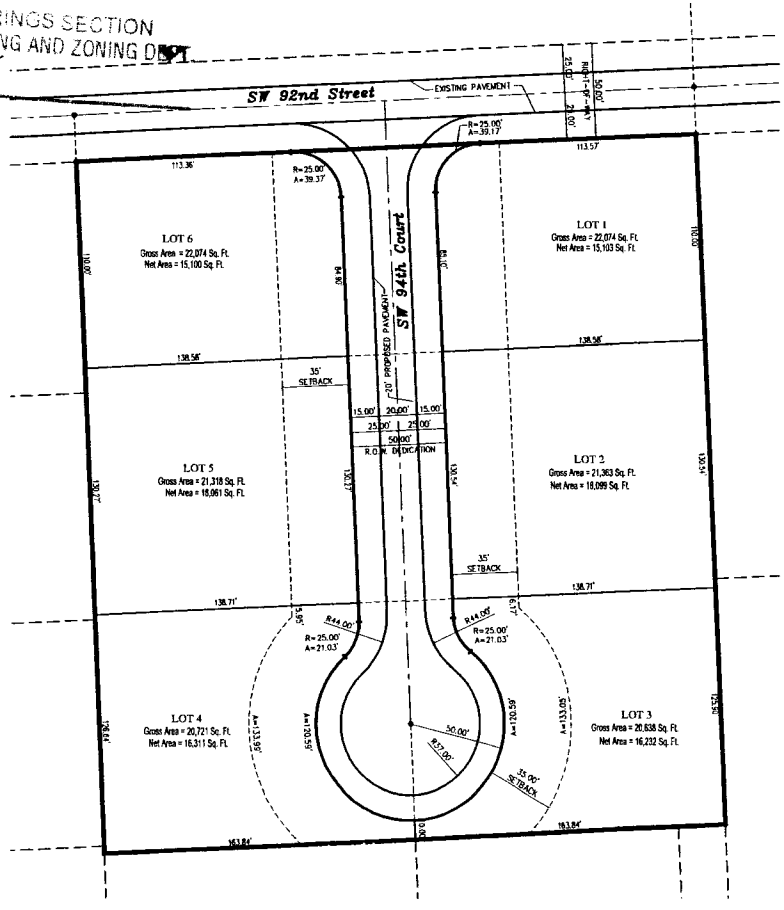
LOT 1, LOT 2 AND LOT 3 OF THE PLAT "WARDS WOODS", AS RECORDED IN PLAT BOOK 79 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND THAT PART OF SW 94 AVENUE LYING ADJACENT TO THE ABOVE CLOSED BY RESOLUTION 79R817 RECORDED IN OFFICIAL RECORDS BOOK 10978 PAGE 181.

FOLIO NUMBER: 30-5004-011-0030

PROPERTY ADRESS (PER TAXES ROLL): 9310 SW 94th AVENUE MAIMI, FL 33176-2028

MIAMI-DADE COUNTY FLORIDA



SITE PLAN

1" = 30'

N

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FORD, ARMENTEROS & MANOCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

9310 SW 94th AVENUE

SITE PLAN

Site Plan, Location Map, Legal Description and Site Data Table

VELASCO LIMITED PARTNERSHIP HOLDING, INC.

4011 FLAGLER STREET SUITE 404
MIAMI, FLORIDA 33134

MIAMI-DADE, FLORIDA

1" = 30'

R.C.

12-18-2006

06-180-1100

SP-1

of 1