" 20 Acres - S.W.278th Street "

SITE PLAN, SITE DATA, LEGAL DESCRIPTION, LOCATION MAP & DETAILS

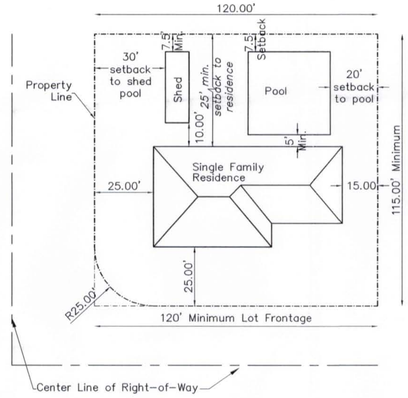
ZONING LEGEND

EU-M (Estate Use-Mofified)	REQUIRED	PROVIDED
Minimum Lot Size	15,000 S.F. net	12,500 S.F. net
Minimum Lot Frontage	120.00 feet	107.53 feet
Minimum Lot Depth	115.00 feet	116.25 feet
Maximum Lot Coverage:	30%	30%

SETBACKS	REQUIRED	PROVIDED
Principal Building		
Front	25 feet	25 feet
Rear	25 feet	25 feet
Interior Side	15 feet	15 feet
Side Street	25 feet	25 feet
Accessory Uses (Guest-House, utilily sheds, gazebos, etc.)		
Maximum Building Rear Lot Coverage	30%	30%
Front	75 feet	75 feet
Rear	7.5 feet	7.5 feet
Interior Side	20 feet	20 feet
Side Street	30 feet	30 feet
Btw. Buildings	10 feet	10 feet
Swimming Pool		
Front	75 feet	75 feet
Rear	7.5 feet	7.5 feet
Interior Side	20 feet	20 feet
Side Street	30 feet	30 feet
Spacing to Building Foundations	5 feet	5 feet
Fences, Walls and Hedges		
Max. Height	6 feet	6 feet

NOTE:

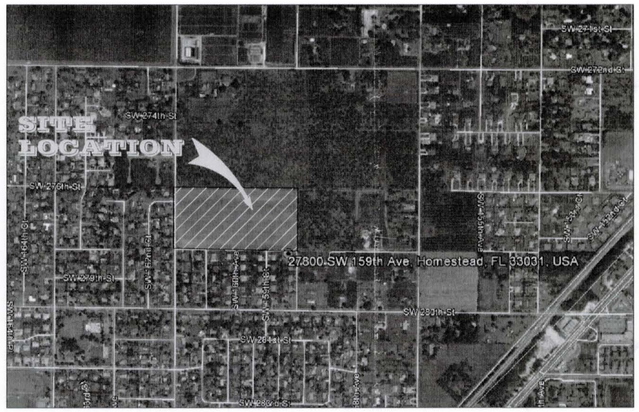
Principle Bldg. Max. heights =35 feet (2 Story)



TYPICAL LOT LAYOUT

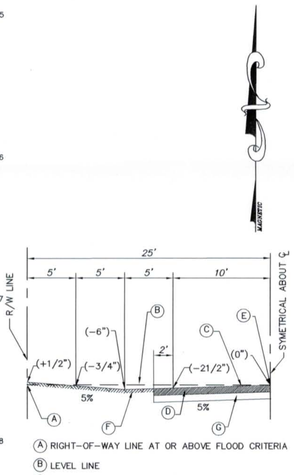
SCALE: 1" = 30'

(SEE ARCHITECTURAL PLANS FOR MODEL DETAILS)



LOCATION MAP

(NOT TO SCALE)



(A) RIGHT-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
(B) LEVEL LINE
(C) ASPHALTIC CONCRETE SURFACE COURSE
(D) BASE COURSE, PRIMED ENTIRE WIDTH
(E) OFFSET FROM LEVEL LINE
(F) SWALE (SOLID SOD), SEE R14.6 FOR SPECIAL DRAINAGE CONDITION
(G) STABILIZED SUBGRADE

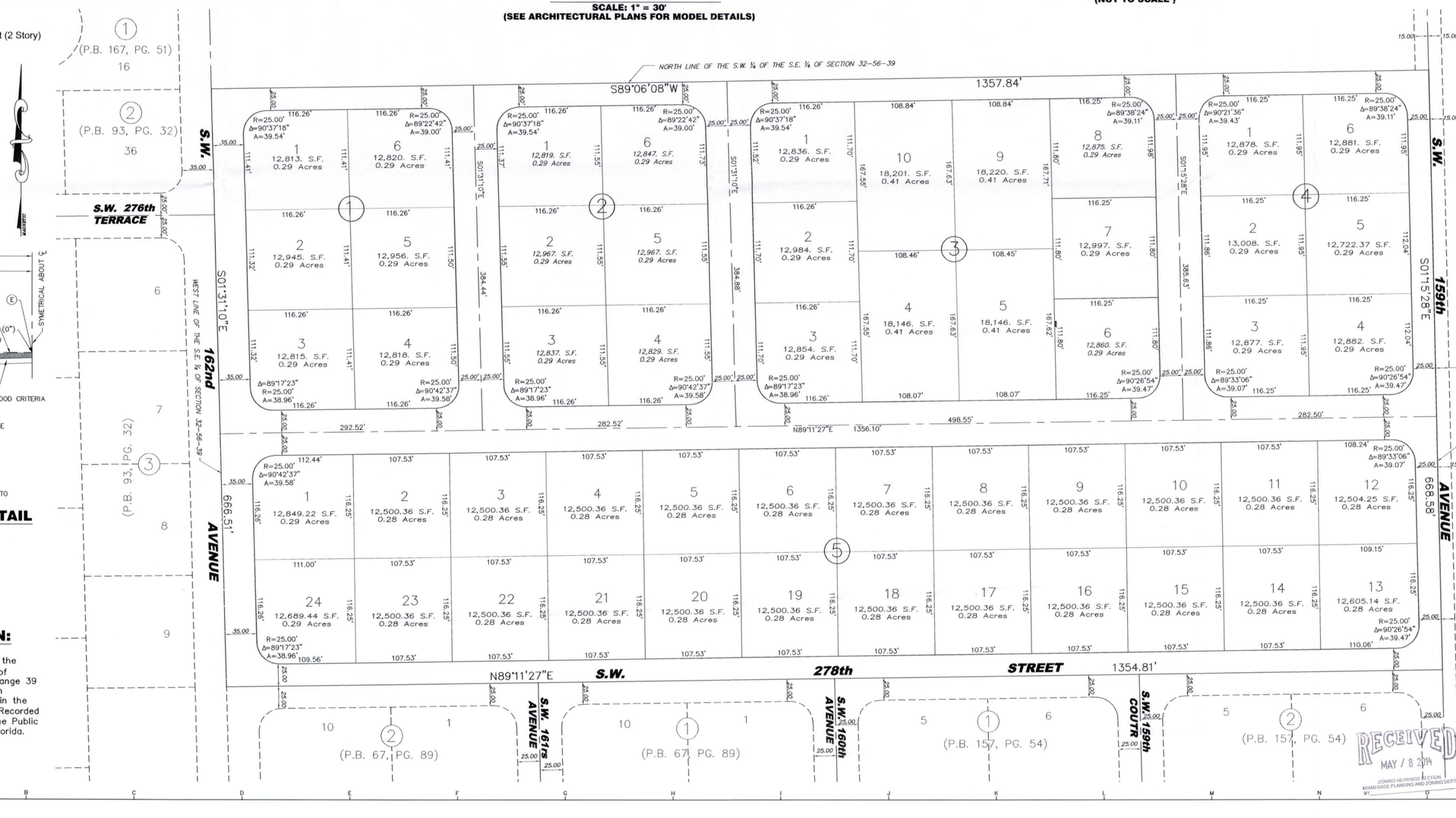
NOTE: PRIVATE DRIVE WAY APPROACHES TO ALWAYS BE A STRAIGHT SLOPE

STANDARD ROAD DETAIL

(NOT TO SCALE)

LEGAL DESCRIPTION:

That Portion of the North 1/2 of the Southeast ¼ of the Southeast ¼ of Section 32, Township 58 South, Range 39 East, said land laying and being in Miami-Dade County, that lies within the Plat "M.A BURDENS SUBDIVISION" Recorded in Plat Book 1 at Page 135, of the Public Records of Miami-Dade County, Florida.



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION

No.	DATE	BY	APP.	DESCRIPTION

20 ACRES- S.W. 278TH STREET

TYPE OF PROJECT: SITE PLAN

SHEET NAME: SITE PLAN, SITE DATA, LEGAL DESCRIPTION, LOCATION MAP & DETAILS

CLIENT: LAND BARON II, LLC.

CLIENT ADDRESS: 21830 S.W. 129 AVE. MIAMI, FLORIDA 33143

PROJECT LOCATION: SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI DADE, FLORIDA

SCALE:	1" = 60'
DRAWN BY:	E.R.\ A.F.
DWG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	3-20-2014
PROJECT No:	14-014-1100
SHEET:	1 OF 1 SHEETS

CAD. FILE:Q:\FORD COMPANIES\Engineering & Surveying\Planning\Site Plan\14-014 20 ACRES\ 14-014-1100 SITE PLAN.DWG