SITE DATA

EXISTING ZONING	IU-C		
PROPOSAL ZONING	RU-3M		
	SQ.FT.	ACRES	%
NET LAND	186,375	4.28	
DENSITY - Medium 13-25 upa	4.28X13= 55		
ALLOWED DENSITY	55✓	12.9 U/AC	
PROPOSED DENSITY	? 42	9.8 U/AC	
LOT SIZE			
MINIMUM LOT SIZE REQUIRED	1,250	--	--
MINIMUM LOT SIZE PROVIDED	1,940	--	--
UNIT SIZE			
MINIMUM AVERAGE UNIT SIZE REQUIRED	800	--	--
MINIMUM AVERAGE UNIT SIZE PROVIDED	2,093	--	--
PATIO LIVING AREA			
MINIMUM PATIO LIVING AREA REQUIRED PER UNIT	400	--	--
MINIMUM PATIO LIVING AREA PROVIDED PER UNIT	401	--	--
LANDSCAPE			
GREEN AREA REQUIRED (NET LAND X 30%)	55,913	1.28	30%
GREEN AREA PROVIDED	69,401	1.59	37%
PEDESTRIAN WALKS AND RECREATIONAL AREA	13,390	0.31	7%
COMMON GREEN OPEN SPACE	56,011	1.28	30%

	REQUIRED	PROVIDED	
SETBACKS			
FRONT (PROPERTY LINES)	20'-0"	20'-0"	
SIDE (INTERIOR STREETS)	15'-0"	24'-5"/25'-0"/31'-9"	
SIDE (PROPERTY LINES)	15'-0"	20'-0" / 23'-0"	
REAR (PROPERTY LINES)	15'-0"	34'-7" / 35'-10"	
BETWEEN BUILDING (BETWEEN WINDOWS)	20'-0"	30'-0"	
PARKING REQUIREMENTS:			
TWO (2) PARKINGS SPACES / UNIT	42x2 = 84	✓ 84	
VISITOR PARKING (0.25 / UNIT)	42x.25 = ✓ 11	✓ 12	
VISITOR HANDICAPPED PARKING - 17' x 18'	--	(2)	
VISITOR REGULAR PARKING - 8'-6" x 18'	--	(10)	
TOTAL PARKING	✓ 95	96	

NOTES:

1. SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF(2.5) FEET OR MORE ABOVE THE PAVEMENT@ 260'-0"(LEFT) & 40'-0"(RIGHT).
2. ENTRANCE FEATURE REVIEW UNDER SEPARATE APPLICATION.
3. PHOTOMETRIC PLAN TO BE SUBMITTED AT TIME OF BLDG. PERMIT.
4. ALL LAWN AND GREEN AREAS WILL BE IRRIGATED BY SPRINKLER SYSTEMS TO COMPLY W/ 95-222 MANUF. SHOP DRAWINGS AND APPROVED BY DADE COUNTY BUILDING DEPT.

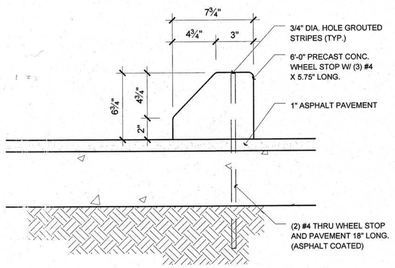
LEGAL DESCRIPTION

LOT 6:

LOT 6, BLOCK 1, OF "BATTAH LAKE OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

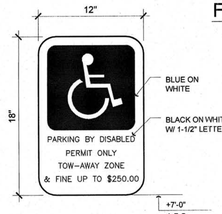
LOT 7:

LOT 7, BLOCK 1, OF "BATTAH LAKE OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



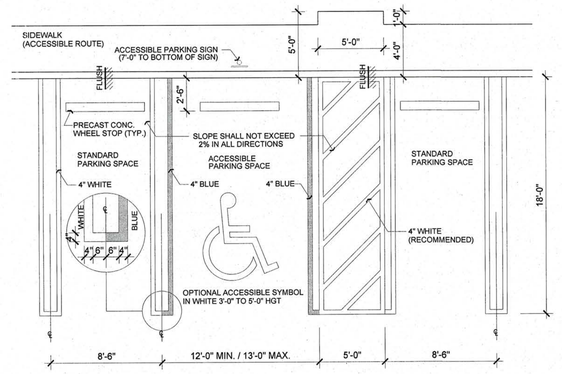
WHEEL STOP DETAIL

SCALE: N.T.S.



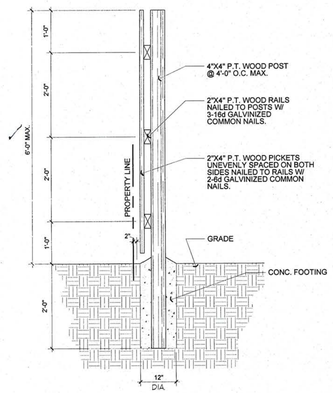
HANDICAP PARKING SIGN DTL

SCALE: N.T.S.



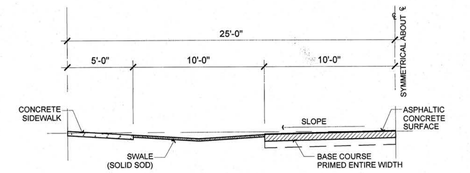
STANDARD AND ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUN TY

SCALE: N.T.S.



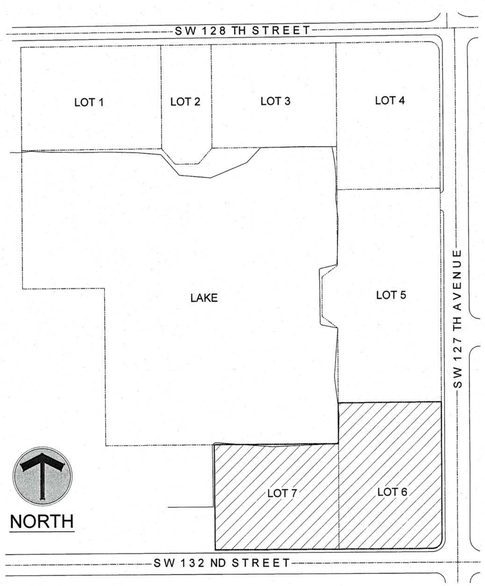
WOOD FENCE DETAIL

SCALE: N.T.S.



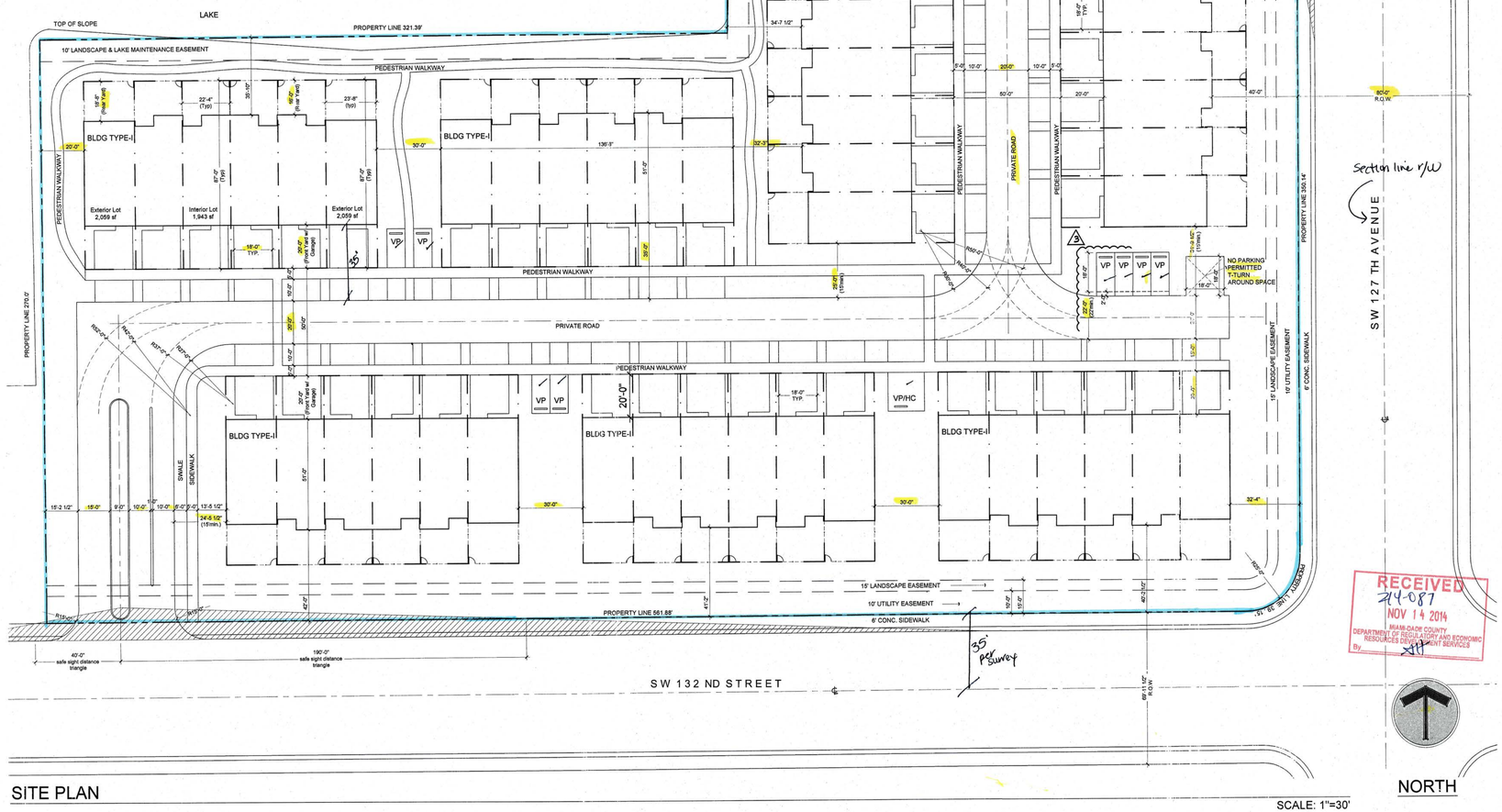
PRIVATE ROAD DETAIL

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



SITE PLAN

SCALE: 1"=30'

RECEIVED
14-087
NOV 14 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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Revisions:

No.	Date	Dept/Section	By
1			
2			
3	11.06.14	ZONING COMMENTS	RM.
4			
5			
6			

Date: 07.05.14
Scale: As Shown
Job No. 14-1046
Drawn by: M.R.R.
Checked by: R.M.

SP-1