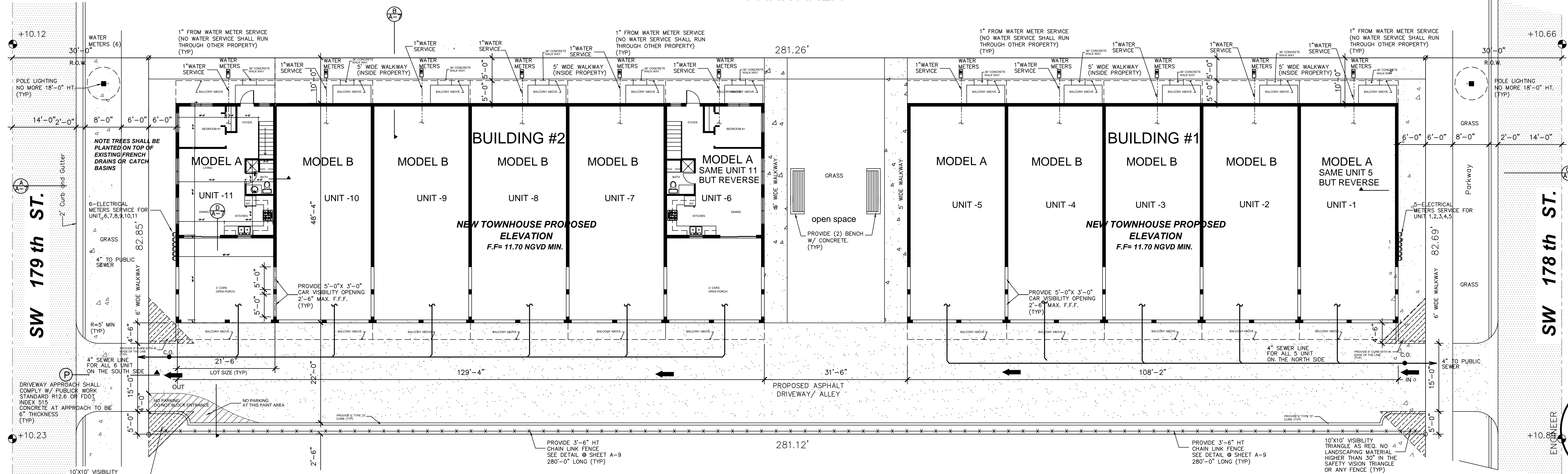


PARK AREA



SITE PLAN SCALE: 3/32"=1'-0"

NORTH

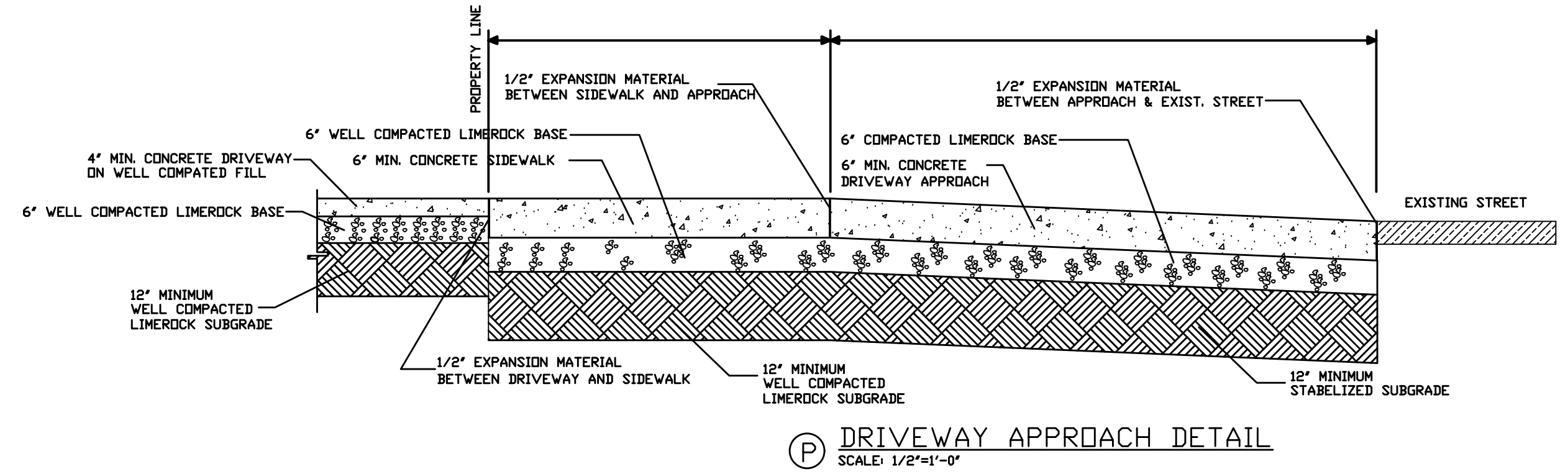
LOT NET LAND AREA INFORMATION

NET LAND AREA 341'-3" x 82'-10"	= 28,273.91
(DENSITY PURPOSES)	
LOT SIZES FOR UNIT 21'-6" x 58'-4"	= 1,254.00
UNIT SIZES 21'-6" x 48'-4"	= 1,040.00

PRIVATE OPEN SPACE FOR UNIT REQ. 400.00 SQ FT

OPEN SPACE AT GRADE 21'-6" x 10'-0"	= 215.00
BALCONY AT FRONT 21'-6" x 5'-0"	= 107.00
BALCONY AT REAR 21'-6" x 3'-8"	= 79.00
TOTAL PROVIDE	= 401.00
DRIVEWAY & SIDEWALK (impervious area)	= 6,711.00 (28.82%)
GRASS (pervious area)	= 5,083.00 (21.82%)

SIDEWALK OUTSIDE PROPERTY
THE DEVELOPER BUILT IT AND CITY MAINTAINER



DRIVEWAY APPROACH DETAIL SCALE: 1/2"=1'-0"

ZONING LEGEND

ZONING: PECUC	
Height (to ridge of roof)	26'-0"
Net Land Area	23,290.00' (100%)
Lot Coverage (everything under roof)	11,496.00' (49.36%)
SETBACKS:	
FRONT NORTH & SOUTH PROPERTY LINES	= 6'-0"
INTERIOR SIDE WEST PROPERTY LINE	= 10'-0"
INTERIOR SIDE EAST PROPERTY LINE	= 24'-6"
DRIVEWAY & SIDEWALK (impervious area)	6,711.00' (28.82%)
GRASS (pervious area)	5,083.00' (21.82%)

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of storm water into lake or canal.

Lot will be graded so as to prevent direct overland discharge of storm water onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS:

NOTICE:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, Section 553.79(10) Florida Statutes, effective 7/10/87.

APPLICANT:

Will comply with Ordinance 80-90 (Section 13-13.1 of the Metropolitan Dade County Code; notice of rock mining operations where blasting is permitted) - prior to starting construction.

A separate permit will be required for all driveway approaches onto public right of way. Contact Public Works Department.

The height of fences, walls and hedges shall not exceed 2.5 feet in height within 10 feet of the edge of any driveway leading to a right of way.

The height of fences is being measured from grade. Grade=Elevation of public sidewalk or crown of road.

PROPOSED TOWNHOUSE FOR:
MR. MAURICE RIVAS
10370 SW 178 ST.
MIAMI FLORIDA
TEL: # (305) 788-2307

These drawings and copies thereof furnished by the architect are his property, they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used on any other project without the written consent of the architect the user thereof becomes indebted to the architect for full commission.

FULTON J. SALAZAR
ARCHITECT
AR# 00015177

salazar & associates
ARCHITECTS - PLANNERS
AA # 26000809
357 Hialeah Drive, Hialeah, FL 33010 (305) 888-5682

DATE 05/20/19

RNO. R-19-109

A-3 7