

APPROVED SITE DATA

SITE PLAN DATA

75' x 100' LOTS				
TOTAL AREA	531,480 SF	12.20 AC.	100%	
EXTERIOR ROADS ROW	2,554 SF	0.06 AC.	0.5%	
INTERIOR ROADS ROW	60,063 SF	1.84 AC.	15.1%	
LAKE AREA	133,399 SF	3.06 AC.	25.1%	
PARK AREA	22,647 SF	0.52 AC.	4.3%	
LOT AREA	292,817 SF	8.72 AC.	55.1%	
MAX. BLDG. HEIGHT	(2 STORIES)	35.00 FT.		
50' BY 100' LOTS				
TOTAL AREA	2,848,171 SF	80.75 AC.	100%	
EXTERIOR ROADS ROW	83,727 SF	1.92 AC.	3%	
INTERIOR ROADS ROW	350,686 SF	8.05 AC.	13%	
LAKE AREA	1,224,978 SF	28.12 AC.	48%	
PARK AREA	39,085 SF	0.90 AC.	1%	
LANDSCAPE BUFFER	20,876 SF	0.48 AC.	1%	
TOTAL PARK & BUFFER	59,961 SF	1.38 AC.	2%	
LOT AREA	928,839 SF	21.28 AC.	35%	
MAX. BLDG. HEIGHT	(2 STORIES)	35 FT.		
50' X 100' LOTS				
TOTAL AREA	1,427,620 SF	32.77 AC.	100%	
EXTERIOR ROADS ROW	25,179 SF	0.58 AC.	2%	
INTERIOR ROADS ROW	178,168 SF	4.04 AC.	12%	
LAKE AREA	871,395 SF	15.41 AC.	47%	
PARK AREA	4,292 SF	0.10 AC.	0%	
LOT AREA	550,586 SF	12.84 AC.	39%	
MAX. BLDG. HEIGHT	(2 STORIES)	35 FT.		
TOWNHOUSES				
TOTAL AREA	1,720,210 SF	39.49 AC.		
LAKE AREA	1,003,469 SF	23.04 AC.		
NET LAND AREA	718,741 SF	16.45 AC.	100%	
PAVEMENT AREA	188,281 SF	4.32 AC.	26%	
BUILDING AREA	165,136 SF	3.79 AC.	23%	
OPEN SPACE AREA	363,244 SF	8.34 AC.	51%	
(including parks and lot lots)				
PARKS & TOT LOTS	72,694 SF	1.67 AC.		
NET OPEN SPACE AREA	290,555 SF	6.68 AC.	40%	(30% REQ'D)
SIDEWALKS	29,300 SF	0.67 AC.		
LANDSCAPED AREA	290,755 SF	5.89 AC.		
MAX. BLDG. HEIGHT	(2 STORIES)	35 LF		(40' ALLOW)
BU-1A PARCEL				
TOTAL AREA	476,557 SF	10.98 AC.		
EXTERIOR ROADS ROW	64,600 SF	1.48 AC.		
LOT AREA	413,957 SF	9.50 AC.	100%	

SEE SHEET S-4 FOR SETBACK AND LOT COVERAGE TABLE

DENSITY CALCULATIONS

TOTALS & CALCULATIONS	
TOTAL GROSS AREA	156.20 AC.
EXT. RIGHT OF WAY	4.04 AC.
NET AREA	162.16 AC.
LAKE AREA	69.63 AC.
BU-1A NET AREA	9.50 AC.
NET NET LAND AREA	73.03 AC.

UNITS PROPOSED		509 UNITS
RESIDENTIAL DENSITY CALCULATIONS		
GROSS DENSITY	509 U / 145.22 AC.	3.50 U/A
NET DENSITY	509 U / 142.66 AC.	3.57 U/A
(excluding ext. ROW)		

ALLOWED DENSITY		
MEDIUM DENSITY	145.22 AC. X 6 U/A	871 UNITS

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UNIT COUNT AND PARKING			
LOT SIZE	No. OF UNITS	PARKING SPACES	
		REQUIRED	PROVIDED
75' X 100'	34 UNITS	68	68
60' X 100'	68 UNITS	136	136
50' X 100'	154 UNITS	308	308
Townhomes	253 UNITS	506	506
	1 SPACE / 4 UNITS	64	73
BU-1A	9.50 AC. NET	SEE SHEET S-5	
	509 UNITS	1082	1082

ALTERNATE PLAN
SITE DATA

75 x 100 SFH SITE DATA

	SQFT	ACRES	%
TOTAL AREA	531480	12.20	100
EXTERIOR ROADS ROW	2554	0.06	0.48
INTERIOR ROADS ROW	60663	1.39	11.41
LAKE AREA	133399	3.06	25.10
PARK AREA	22647	0.52	4.26
LOT AREA	292817	6.72	55.09
	STORIES	FEET	
MAX BLDG. HEIGHT	2	35'	

50 x 100 SFH SITE DATA

	SQFT	ACRES	%
TOTAL AREA	4073791	93.52	100
EXTERIOR ROADS ROW	108906	2.50	2.67
INTERIOR ROADS ROW	289144	6.64	7.10
LAKE AREA	2096373	48.13	51.46
PARK AREA	54654	1.25	1.34
LANDSCAPE BUFFER	20878	0.48	0.51
TOTAL PARK & BUFFER	75532	1.73	1.85
LOT AREA	1370679	31.47	33.65
	STORIES	FEET	
MAX BLDG. HEIGHT	2	35'	

*PARKS IN THE 50 X 100 SINGLE FAMILY HOME AREA
INCLUDES A 0.90 ACRE CLUBHOUSE SITE.

TOWN HOME DATA

	SQFT	ACRES	%	RU-TH REQUIRED/ PERMITTED
TOTAL AREA	1720210	39.49	100	
LAKE AREA	1003469	23.04	58.33	
PAVEMENT AREA	116143	2.67	6.75	
SIDEWALKS	36214	0.83	2.11	
LOT AREA	391007	8.98	22.73	
OPEN AREA	173377	3.98	10.08	
OPEN SPACE	SQFT	ACRES		
PARKS	74019	1.70		
LAKE AS OPEN SPACE	258032	5.92		50% OF 30%
SIDEWALKS	36214	0.83		
LANDSCAPE AREA	63144	1.45		
TOTAL OPEN AREA	431409	9.90	25.08	30% (11.84 ACRES)
	STORIES	FEET		
MAX BLDG. HEIGHT	2	35'		40'

BU-1A PARCEL

	SQFT	ACRES	%
TOTAL AREA	478557	10.99	100
EXTERIOR ROADS ROW	64600	1.48	13.50
LOT AREA	413957	9.50	86.50

DENSITY CALCULATIONS

TOTALS & CALCULATIONS		
TOTAL GROSS AREA		156.20
EXTERIOR ROW		4.03
NET AREA		152.17
BU-1A NET AREA		9.50
LAKE AREA		67.63
NET NET LAND AREA		75.04
UNITS PROPOSED		482
	75 X 100 SFH	34
	50 X 100 SFH	222
	25 X 70 TH	105
	19-4 X 85 TH	121
RESIDENTIAL DENSITY CALCULATIONS		
GROSS DENSITY	482 U / 145.21 AC	3.16
NET DENSITY	482 U / 142.67 AC	3.37

PARKING

LOT SIZE	NO. OF UNITS	REQUIRED SPACES	PROVIDED SPACES
SINGLE FAMILY HOMES	0	0	
75 X 100 SFH	34	68	68
50 X 100 SFH	222	444	444
	0	0	0
TOWN HOMES	0	0	0
25 X 70 TH	105	210	210
19-4 X 85 TH	121	242	242
1 SPACE / 4 UNITS	226	57	66
TOTAL	482	1021	1030

PARKS AND TOT LOTS COMPARISON

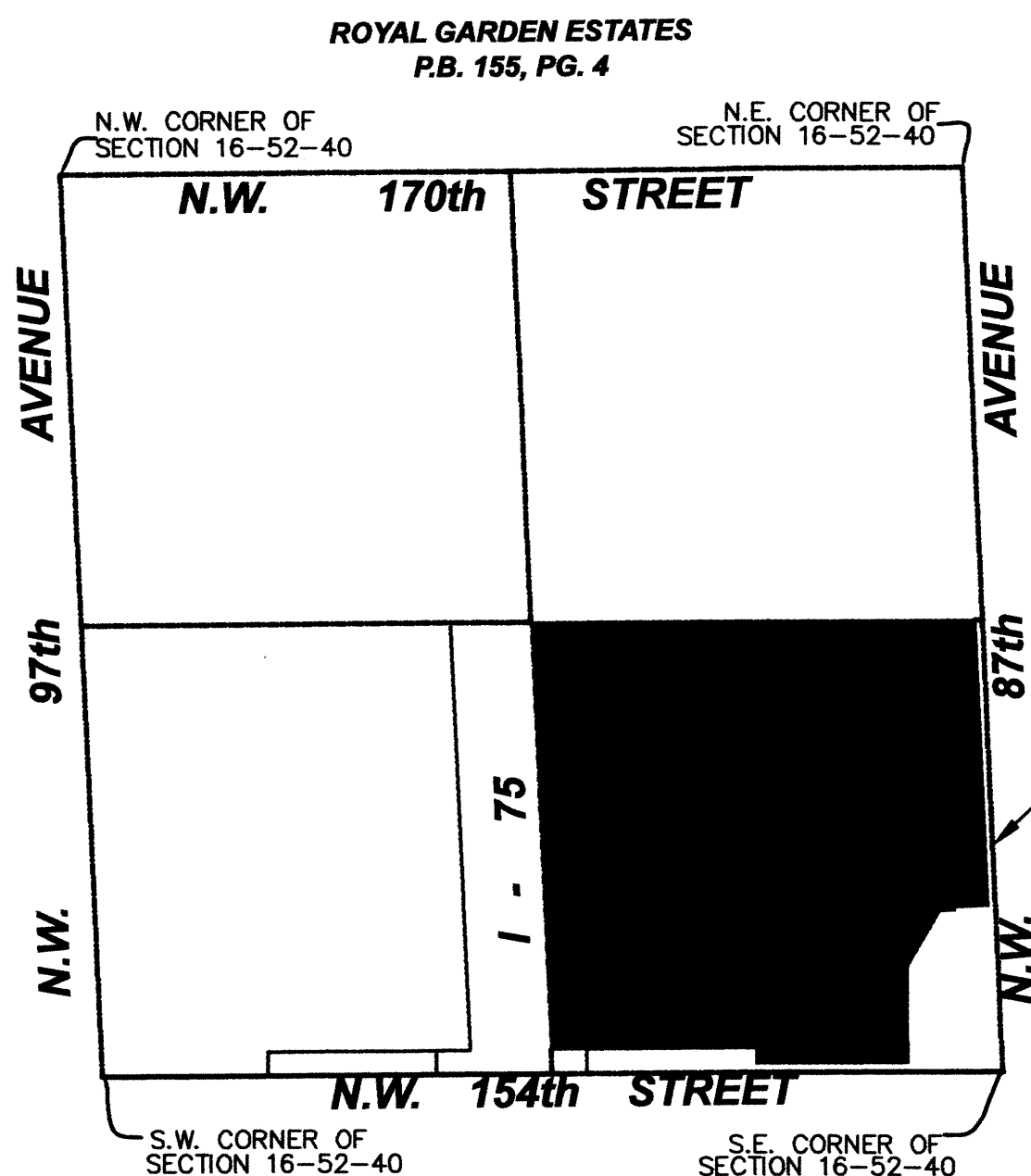
	APPROVED SITE PLAN		ALTERNATE PLAN	
	SQFT	ACRES	SQFT	ACRES
SINGLE FAMILY HOMES	66024	1.52	77301	1.77
TOWN HOMES	64600	1.48	74019	1.70
TOTAL	130624	3.00	151320	3.47

*PARKS IN THE SINGLE FAMILY HOME AREA ALTERNATE PLAN
INCLUDES A 0.90 ACRE CLUBHOUSE SITE.

LEGAL DESCRIPTION:

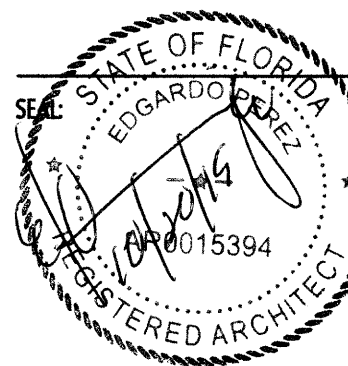
DESCRIPTION OF A PORTION OF LAND BEING AND LYING IN SECTION 16,
TOWNSHIP 52 SOUTH, RANGE 42 EAST IN DADE COUNTY FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 52 SOUTH,
RANGE 42 EAST;LESS
COMMENCE AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED
SECTION 16, THENCE N89D34'49"E ALONG THE SOUTH LINE OF SECTION
16 OR A DISTANCE OF 1441.84 FEET TO THE POINT OF BEGINNING;
THENCE N00D25'11"W OR 140.00 FEET, THENCE S89D34'49"W FOR
1203.11 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST
QUARTER SECTION OF 16, THENCE ALONG SAID LINE S02D37'29"E A
DISTANCE OF 140.10 FEET; THENCE N89D34'49"E FOR 1197.72 FEET TO
A POINT OF BEGINNING.

CONTAINING 156.20 ACRES MORE OR LESS.

LOCATION MAP
NTSPASCUAL
PEREZ
KILIDDJIAN& ASSOCIATES
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MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
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PHONE: 305.559.1951PARCEL A - DUNNWOODY LAKE
ALTERNATE PLAN
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDASITE PLAN
SITE PLAN DATA

ALTERNATE SITE PLAN

DATE: 2015-10-19
SCALE: AS SHOWN
DRAWN: AJS
CHECK BY: PK
JOB NO.:

SP-1

SHEET NO.:

RECEIVED
12.21.15

PASCUAL
PEREZ
KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

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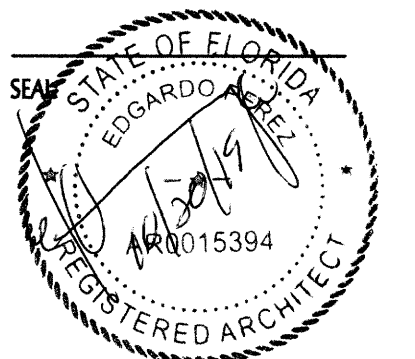
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PARCEL A - DUNNWOODY LAKE
ALTERNATE PLAN
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDA



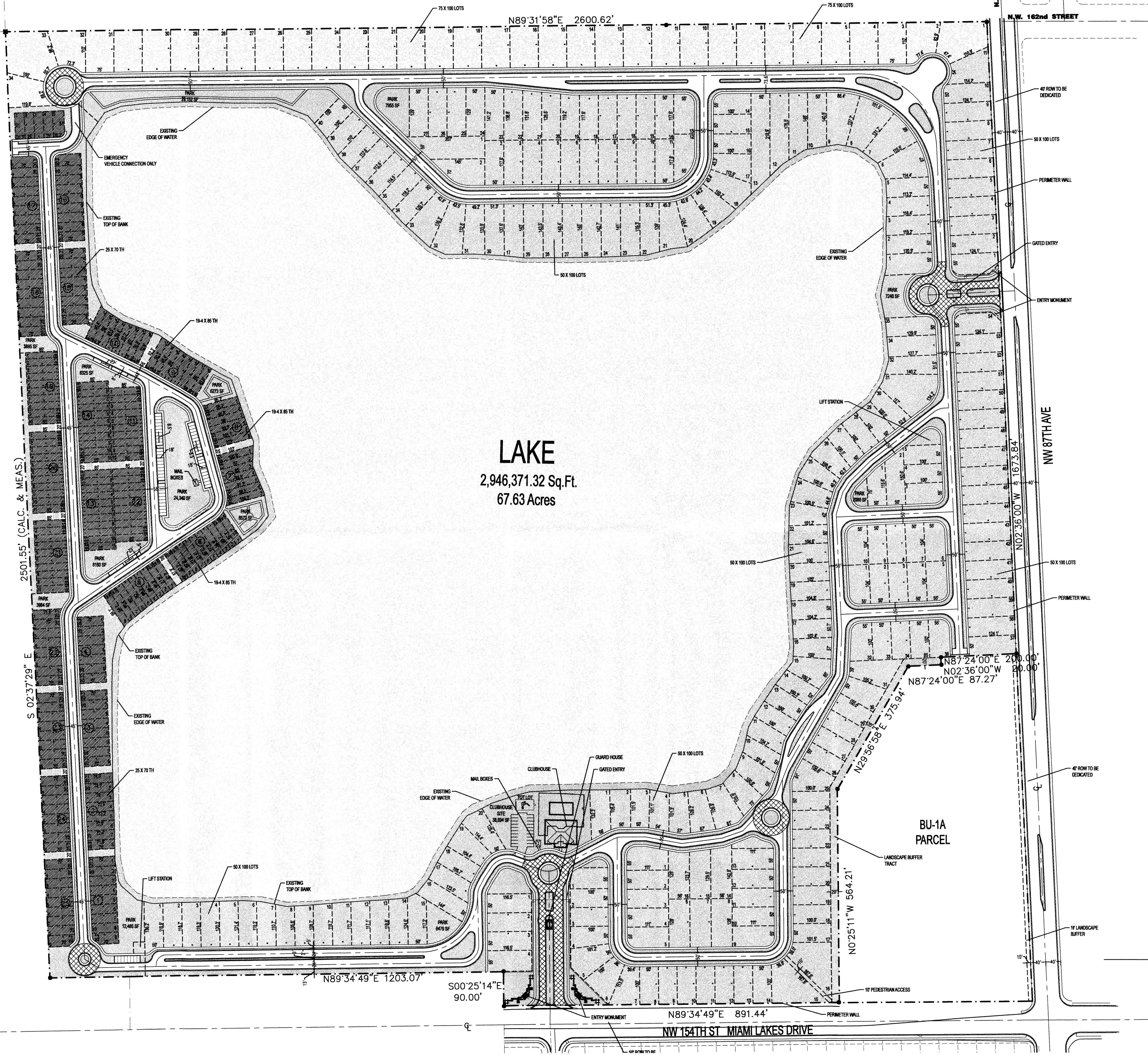
SITE PLAN
SITE PLAN

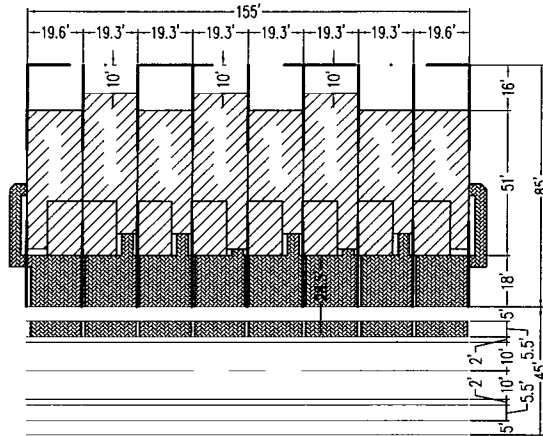
ALTERNATE SITE PLAN

DATE: 2015-10-19
SCALE: AS SHOWN
DRAWN: AJS
CHECK BY: PK
JOB NO.:

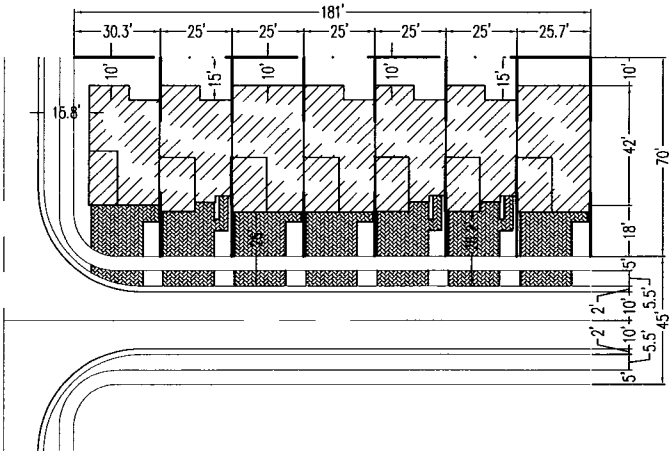
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SHEET NO.:





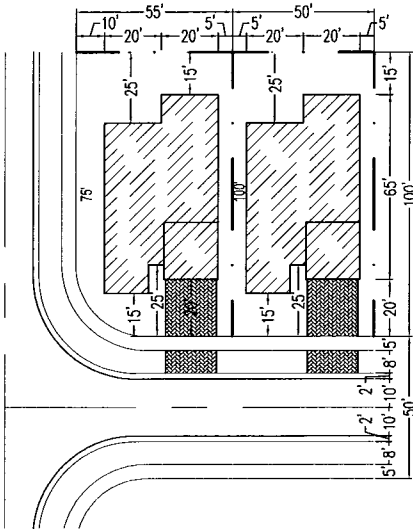
19'-4" x 85' TOWN HOME
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'



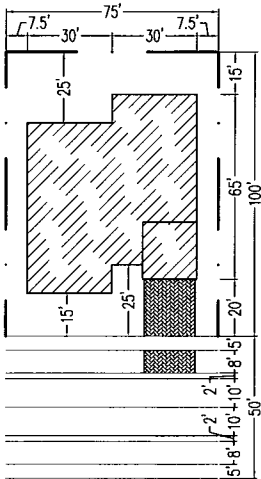
25' x 70' TOWN HOME
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'

APPROVED SETBACKS & LOT COVERAGE TABLE										
ZONING CATEGORY	SETBACKS								LOT COVERAGE	
	FRONT		REAR		SIDE		SIDE STREET			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	ALLOW	PROV.
75' X 100' LOTS	15'-25' *	15'	15'-25' **	15'	7.5'	7.5'	15'	15'	40%	40%
60' X 100' LOTS	15'-25' *	20'	15'-25' **	15'	6'	6'	10'	10'	40%	40%
50' X 100' LOTS	15'-25' *	25'	15'-25' **	15'	5'	5'	10'	10'	40%	40%
TOWNHOUSE SITE	25'	95'	25'	35'	20'	20'	25'	35'	N/A	N/A
DIST. INT. PAV.	25'	27'					15'	15'		
BETWEEN BLDGS	20'	20'								
* 15' FOR 50% OF WIDTH AND 20' AT GARAGE										
** 15' FOR 50% OF WIDTH										

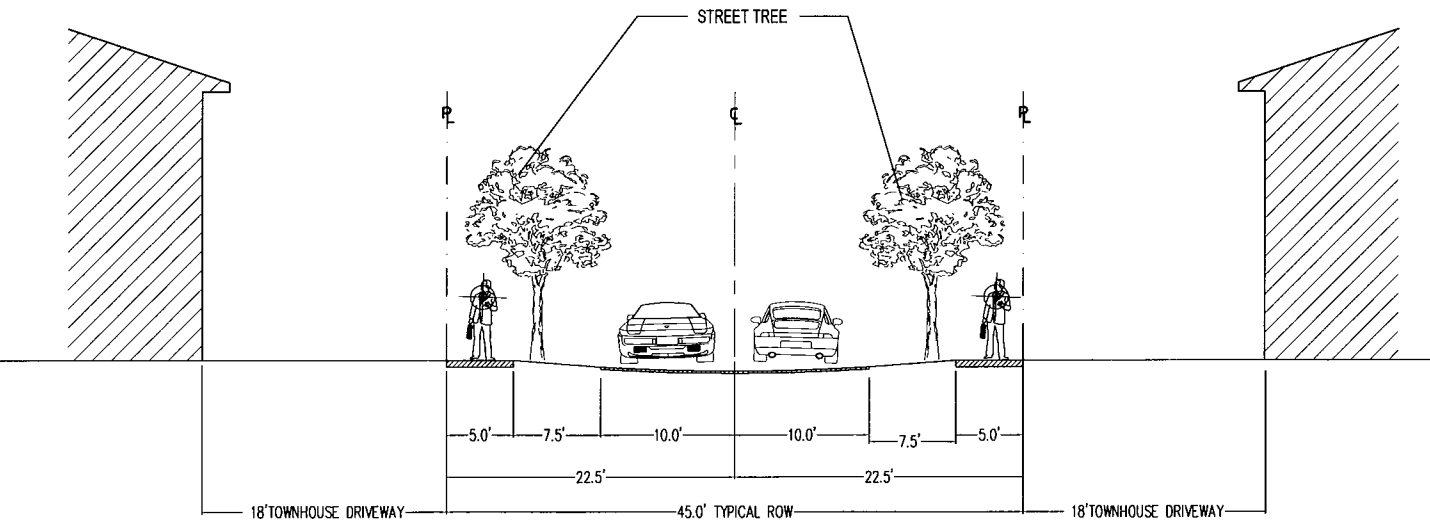
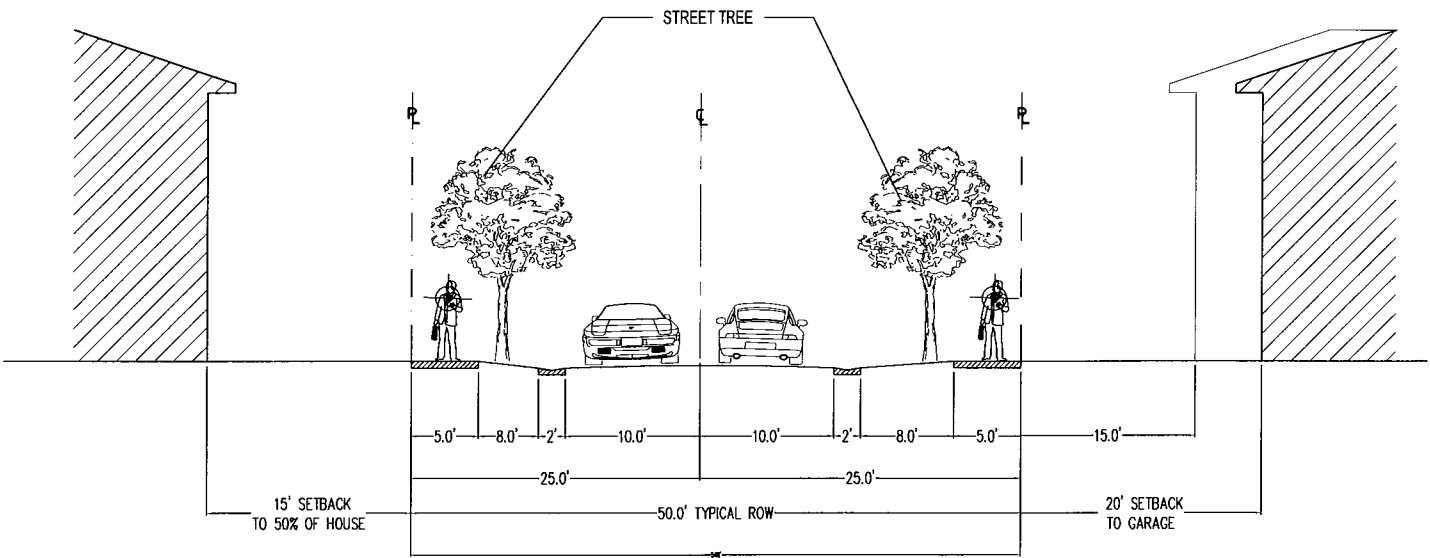
ALTERNATE PLAN SETBACKS & LOT COVERAGE TABLE										
ZONING CATEGORY	SETBACKS								LOT COVERAGE	
	FRONT		REAR		SIDE		SIDE STREET			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	ALLOW	PROV.
75' X 100' LOTS	15'-25' *	15'	15'-25' **	15'	7.5'	7.5'	15'	15'	40%	40%
50' X 100' LOTS	15'-25' *	25'	15'-25' **	15'	5'	5'	10'	10'	40%	40%
TOWN HOMES	20' ***	26'	15'	10'	0'	0'	15'	15'	N/A	N/A
BETWEEN BLDGS	20'	20'								
PRIVATE PATIO	400 SF	MIN. 200 SF								
* 15' FOR 50% OF WIDTH AND 20' AT GARAGE										
** 15' FOR 50% OF WIDTH										
*** GARAGES PROVIDED										



50' X 100'
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'



75' X 100'
TYPICAL LOT DIAGRAM
SCALE: 1" = 30'




NORTH
STREET SECTIONS
N.T.S.

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& ASSOCIATES
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PARCEL A - DUNNWOODY LAKE
ALTERNATE PLAN "B"
LENNAR HOMES
TOWN OF MIAMI LAKES, FLORIDA

SEAL:

SITE PLAN
SECTIONS

SITE PLAN 505 UNITS
DATE: 2015-10-19
SCALE: AS SHOWN
DRAWN: AS
CHECK BY: PK
JOB NO.:

SP-4

SHEET NO.: