

KEY NOTES:

- PAVER DRIVEWAY.
- NEW (5'-0") CONCRETE SIDE WALK. PROVIDE SAW CUT JOINTS AT 5'-0" O.C.
- HOSEBIB WITH SHUT-OFF VALVE.
- HOSEBIB.
- ELECTRICAL METER.
- FUTURE POOL UNDER SEPARATE PERMIT.
- 6' HIGH ALUMINUM FENCE WITH 3' WIDE GATE. FENCE AND GATE TO BE COVERED WITH SOLID ALUMINUM PANEL.
- 6' HIGH ALUMINUM FENCE WITH WIDE GATE
- LIGHT POST IN ISLAND TO BE SELECTED BY OWNER.
- TRASH AND RECYCLE BINS HIDDEN FROM STREET VIEW.
- 12"x12" CONCRETE COL. (7'-0") HIGH).
- TOP OF COMPRESSOR PADS TO BE AT 8.00' N.G.V.D.

FLOOD LEGEND:

- FLOOD ZONE: "AE"
- ADDRESS: NW 82ND AVENUE AND NW 163RD TERRACE, MIAMI LAKES, FL. 33016
- LOT: 6 BLOCK: 17
- PLAT BOOK: 131 PAGE: 53
- OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- HIGHEST CROWN OF ROAD ELEV: 6.85 FT. N.G.V.D.
- HIGHEST CROWN OF ROAD ELEV WAS TAKEN FROM
- THE ATTACHED CERTIFIED SURVEY
- PREPARED BY: MARIO PRATS JR. PLS LIC. # 3332
- SURVEYORS NAME
- LOWEST FLOOR ELEVATION: PROPOSED: 8.00'
- GARAGE FLOOR ELEVATION: PROPOSED: 7.5"
- ADJACENT GRADE ELEVATION: PROPOSED: VARIES SEE SURVEY
- ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)
- ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OVER ADJACENT PROPERTIES.
- 0'-0"= 8.5' N.G.V.D.

ZONING INFORMATION:

- ZONING: RU-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- SITE AREA: 9,967 S.F. (FROM FRONT TO EDGE OF WATER)

MIN. REQUIRED SETBACKS:

- FRONT: 25'
- REAR: 25' (FROM EDGE OF WATER)
- SIDES: 7'-6" OR 10% OF LOT WHICH EVER IS GREATER

PROPOSED SETBACKS:

- FRONT: 25'-0"
- REAR: 42'-11-1/2"
- SIDES: 12'-4-1/2" (EAST); 7'-9" (WEST)

LOT COVERAGE:

- ALLOWED: 35% OF NET LOT AREA 3,488 S.F.
- PROPOSED: 3,132 S.F. (31.4%) ALL AREAS UNDER ROOF INCLUDED

FRONT YARD AREA CALCULATIONS:

FRONT YARD AREA: 2,142 S.F.
MAXIMUM DRIVEYARD (HARDSCAPE ALLOWED 60% OF FRONT YARD 2,142 S.F. @ 60% = 1,285 S.F. OF HARDSCAPE ALLOWED 1,157 S.F. (54%) OF DRIVEWAY (HARDSCAPE) PROVIDED

LEGAL DESCRIPTION:

LOT 6 BLOCK 17, FOURTH EDITION TO ROYAL OAKS, ACORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131 AT PAGE 53, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA

