

FINLEY WOODS ZONING MASTER PLAN

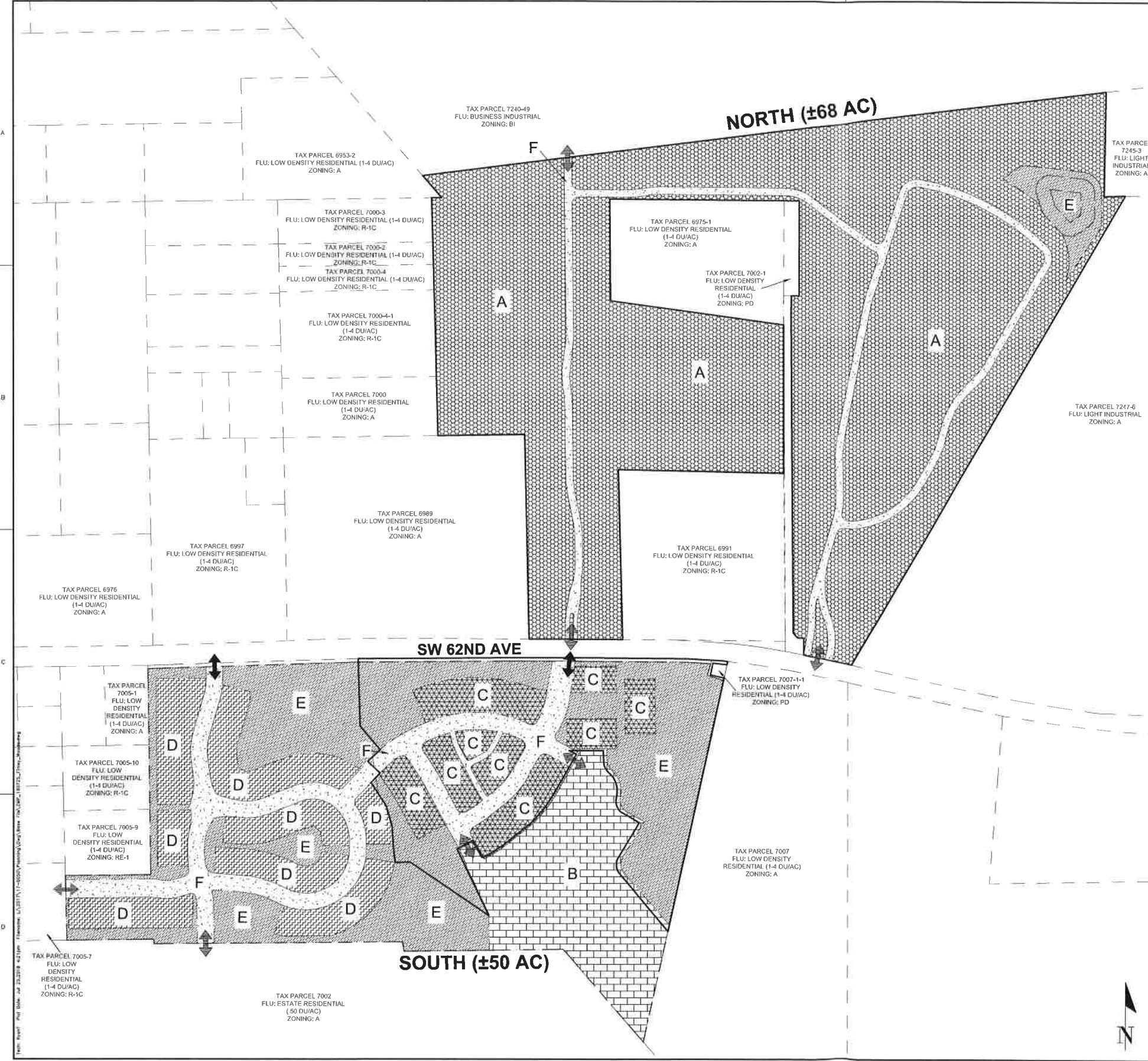
- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
 2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
 3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	471
SOUTH	±50	

LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Stormwater Management, Infrastructure Elements, and Landscaping may exist in any land use classification)</small>	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback = 0 ft. Side Setback, Interior or Street = 0 ft. MULTIFAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback = 0 ft. Side Setback, Interior or Street = 0 ft. MULTIFAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback = 0 ft. Side Setback, Street = 10 ft.	5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback = 0 ft. Side Setback, Street = 15 ft.	8.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%



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CHIW
Professional Consultants

SCALE: 1" = 180'
VERY SCALE ON
BAR TO ONE INCH ON
GENERAL DRAWING
IF NOT ONE INCH ON
GENERAL DRAWING, SCALE ACCORDINGLY.

CONSTRUCTION RECORD
SUBMITTED: PD REZONING APPLICATION, FEBRUARY 15, 2018
REVISED: JULY 25, 2018

CLIENT: FINLEY WOODS
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: ZONING MASTER PLAN
SHEET NO.: 17-0050

TECHNICAL: N. HILL
DRAWN: N. HILL
CHECKED: R. THOMPSON
PROJECT NO.: 17-0050

SHEET NO.: 1 of 1