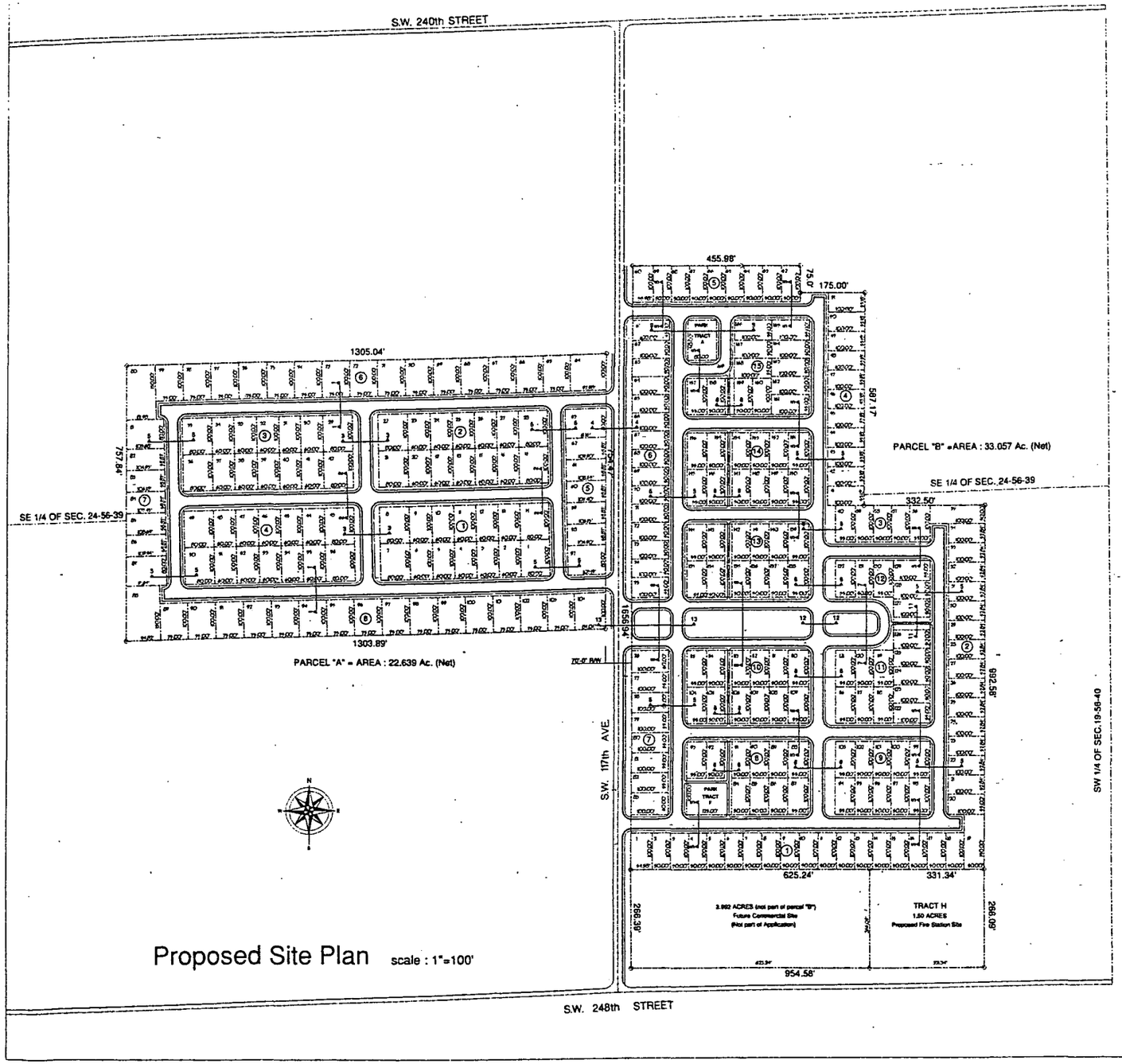


Proposed Site Plan scale : 1"=100'

Zoning Legend

A. Proposed Zoning Designation : RU-1M(a)

B. Proposed Density : 4.95 units per Acre

C. Property Size : 55.696 Acres (Net)

1. Parcel "A" : 22.639 Acres (Net)
2. Parcel " B" : 33.057 Acres (Net)

D. Building Height Proposed : 35'-0" ± Eg. or (2) Two Stories

E. Lot Coverage

1. Allowed : 40%
2. Provided : 40%

F. Common Open Space : Total Acres = 12.996 Acres (Net) Required Minimum

1. Pervious Area : None
2. (60%)Non-Pervious Area : 338,638.00 Square Feet (7.77 Acres)

Total Acres = 18.676 Acres (Net) Provided

1. Pervious Area : 365,633.08 Square Feet (8.39 Acres)
2. Non-Pervious Area : 647,972.61 Square Feet (10.282 Acres)

Equates to : 79.34 % based on a requirement of 7.77 Acres.

G. Private Open Space :

H. Parking Required : Total Parking Provided : 544 Parking Spaces

1. Minimum Parking Required : 2 Spaces per Lot
2. Minimum Parking Provided : 2 Spaces per Lot

I. Minimum Lot Size :(Net)

1. Minimum Lot size Required : 5,000 Square Feet
2. Maximum Lot Size Provided : 5,000 Square Feet
3. Average Lot Size Provided : 5,902.36 Square Feet

J. Min. Dwelling Cubic Feet :

1. Min. Cubic Feet Required : 8,500 Cubic Feet
2. Min. Cubic Feet Provided : 8,500 Cubic Feet

K. Number of Trees Provided : See Landscape Plan

L. Set Back Requirements :

	Required	Provided
1. Principal Building		
A) Front Yard	25'-0"	25'-0"
B) Side Yard	5'-0"	5'-0"
C) Side Street Yard	10'-0"	10'-0"
D) Rear Yard	25'-0"	25'-0"
2. Accessory Structures		
A) Front Yard	75'-0"	75'-0"
B) Side Yard	5'-0"	5'-0"
C) Side Street Yard	10'-0"	10'-0"
D) Rear Yard	5'-0"	5'-0"

M. Name of Water and Sewer Provider : Miami - Dade Water and Sewer Authority

N. Rubbish Collection : Miami-Dade County

O. Total Number of Dwellings (Lots) : 272 Lots

1) 50'-0"x 100'-0"	: 94 lots
2) 50'-0"x 130'-0"	: 2 lots
3) 52'-10"x 100'-0"	: 14 lots
4) 53'-2"x 100'-0"	: 11 lots
5) 55'-0"x 100'-0"	: 46 lots
6) 55'-0"x 100'-0"	: 1 lot
7) 58'-10"x ~100'-0"	: 10 lots (See Parcel "B", Bk. #5 & #7)
8) 60'-0"x 100'-0"	: 40 lots
9) 75'-0" x 100'-0"	: 36 lots
10) 80'-0"x 100'	: 20 lots
11) 84'-0"x 130'-0"	: 1 lot
12) 81'-11"x 130'-0"	: 1 lot
13) 94'-10"x 100'-0"	: 1 lot
14) 97'-11"x 100'-0"	: 1 lot

P. Road System Designation : Public Road System

1. Area of Public Roads : 8.38 Acres (365,633.08 Square Feet)

Q. Perimeter Wall Height

1. Permitted Maximum Height : 6'-0" Above Grade
2. Proposed Maximum Height : 6'-0" Above Grade

NOTES:

1. ALL STREETS ARE MIN. 50'-0" R/W
2. ALL STREETS TO MAINTAIN A MIN. OF 25'-0" RADIUS AT INTERSECTIONS.
3. ALL STREET EDGES TO HAVE A 24" CURB & GUTTER (TYPE "F")

8-21-2001

JAROSZ ARCHITECTS, P.A.
AR 8223
3696 BAYVIEW ROAD
COCONUT GROVE, FLORIDA 33133
(305) 446-0888

Cutler Village Plat

. for G C Homes, Incorporated

Proposed Site Plan
For 56 Acres at S.W. 117th Avenue and 248th Street
Miami-Dade County, Florida

Revisions

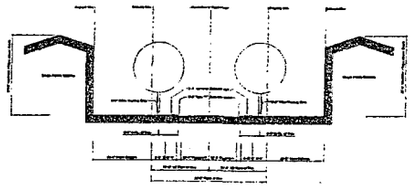
No.	Date	Description

0103-60AC

Date	8-29-01
Drawn by	Richardo
Checked By	
Scale	1" = 100'-0"

Sheet SP-1

CAD ID:



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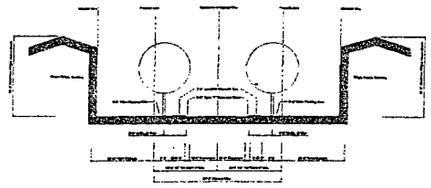

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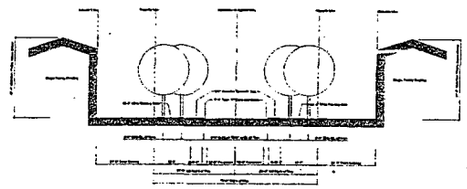

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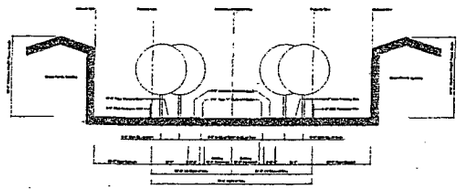

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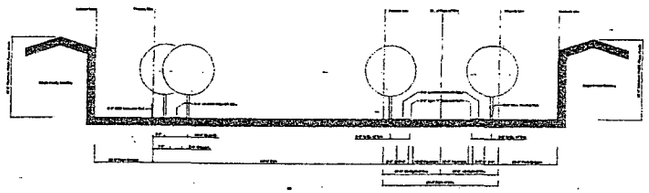

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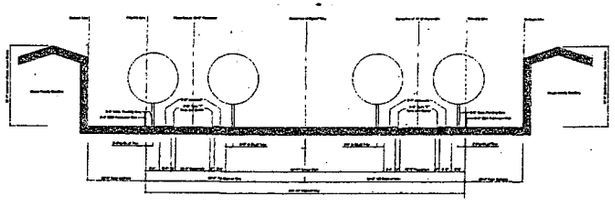

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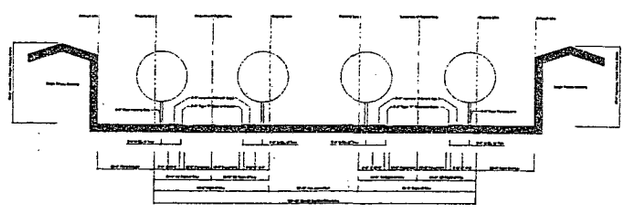


STREET SECTION TYPE : 7

Proposed Street Sections

Scale : 1"= 20'-0"

JAROSZ ARCHITECTS, P.A.
AR 8223
3696 BAYVIEW ROAD
COCONUT GROVE, FLORIDA 33133
(305) 446-0888

Cutler Village Plat

for G C Homes, Incorporated

Proposed Street Sections
For 56 Acres at S.W. 117th Avenue and 248th Street
Miami-Dade County, Florida

Lic. # AR8223000

Revisions

No.	Date	Description

0103-60AC

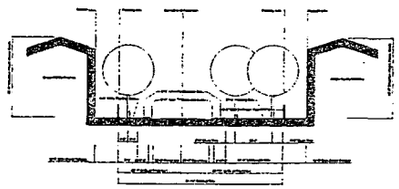
Date	8-15-01
Drawn by	Rosello
Checked By	
Scale	1" = 20'-0"

Sheet

SP-2

CAD ID:

8-31-2001



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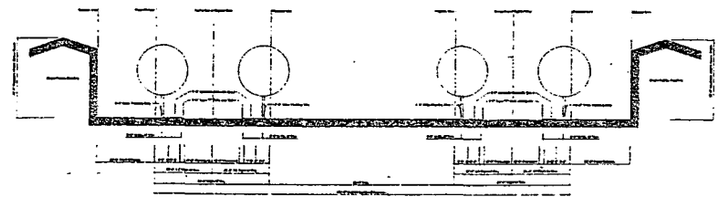

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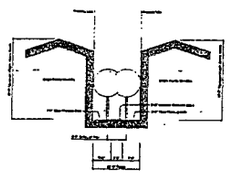

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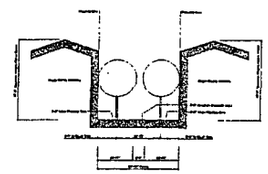

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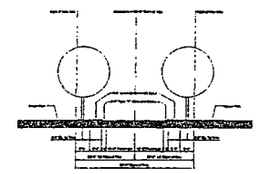

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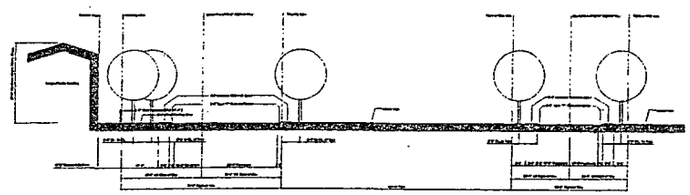


STREET SECTION TYPE : 13

Proposed Street Sections

Scale : 1"= 20'-0"

8-21-2001

JAROSZ ARCHITECTS, P.A.
AR 8223
3696 BAYVIEW ROAD
COCONUT GROVE, FLORIDA 33133
(305) 446-0888

Cutler Village Plat
for G C Homes, Incorporated

Proposed Street Sections
For 56 Acres at S.W. 117th Avenue and 246th Street
Miami-Dade County, Florida

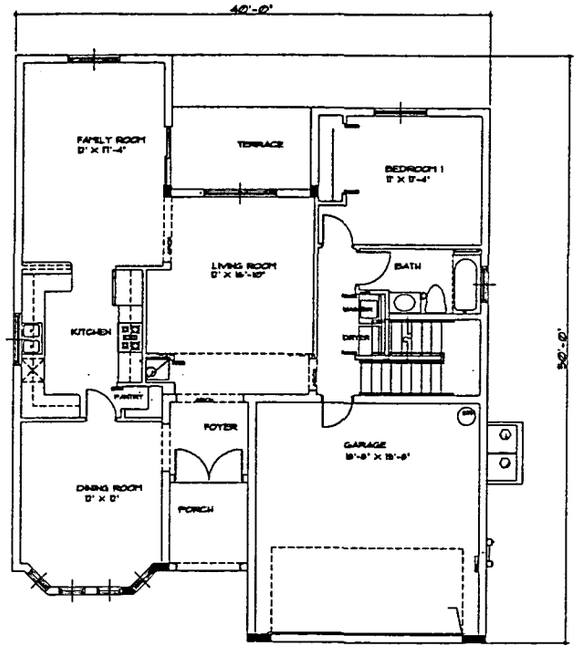
Revisions

No	Date	Description

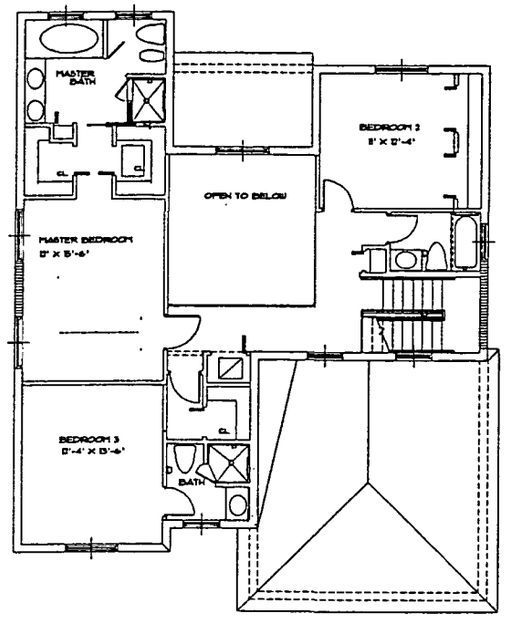
0103-60AC

Date	8-29-01
Drawn by	Rosello
Checked By	
Scale	1" = 20'-0"

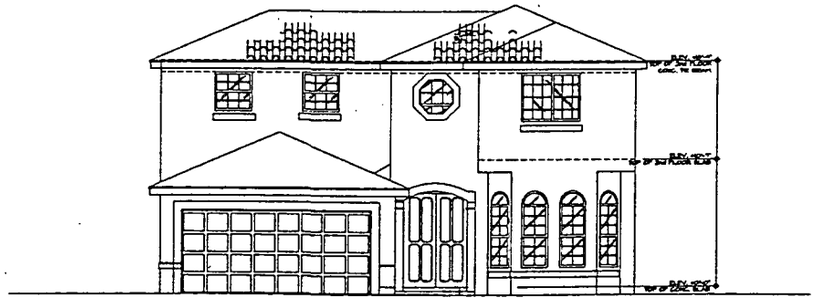
Sheet
SP-3



FIRST FLOOR PLAN 1/4"



SECOND FLOOR PLAN 1/4"

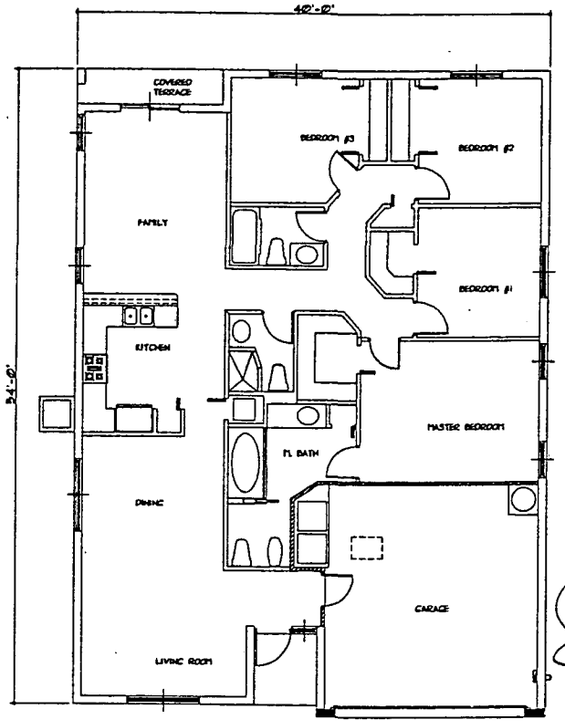


FRONT ELEVATION 1/4"

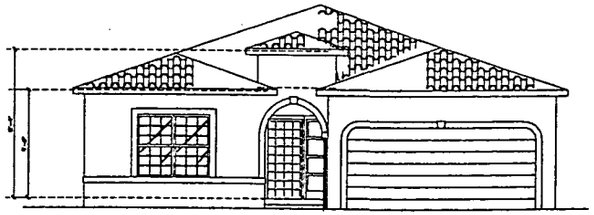
AREA CALCULATIONS:

FIRST FLOOR A/C SPACE	1240 SQUARE FEET
SECOND FLOOR A/C SPACE	912 SQUARE FEET
GARAGE	426 SQUARE FEET
COVERED ENTRY	50 SQUARE FEET
COVERED TERRACE	81 SQUARE FEET
TOTAL	2,709 SQUARE FEET

MODEL "SUNFLOWER"



FLOOR PLAN 1/4"



FRONT ELEVATION 1/4"

AREA CALCULATIONS:

FLOOR A/C SPACE	1,720.87 SQUARE FEET
GARAGE	389.46 SQUARE FEET
COVERED ENTRY	32 SQUARE FEET
COVERED TERRACE	37 SQUARE FEET
TOTAL	2,179.33 SQUARE FEET

MODEL "LILY"

OWNER:
G.C.HOMES
1425 COUNTRY WALK DR.
MIAMI, FL. 33186
TELEPHONE: (305) 259-3100

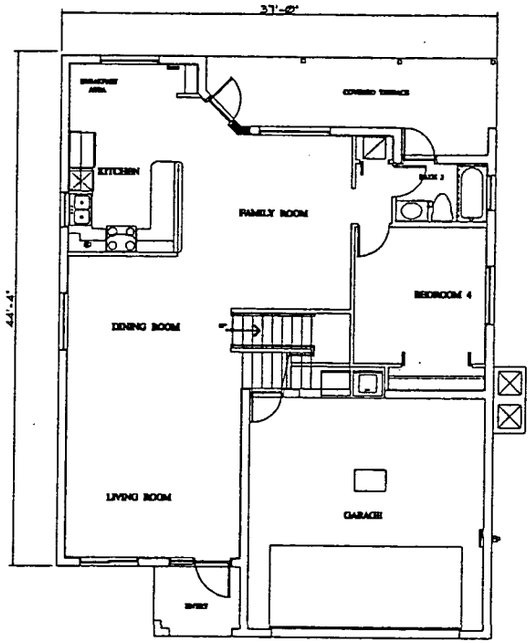
Lic. No. AR 0014541
12501 SW 119 COURT
Miami, Florida, 33186
Phone (305) 969-5203
FAX: (305) 971-3402

ERESITA VAZQUEZ
REGISTERED ARCHITECT

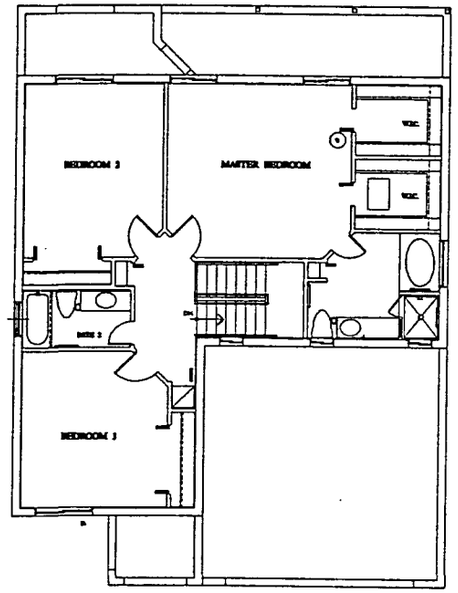
PROPOSED NEW MODELS FOR
CUTLER VILLAGE

A-2

SHEET No. 2 OF 2



FIRST FLOOR PLAN 1/4"



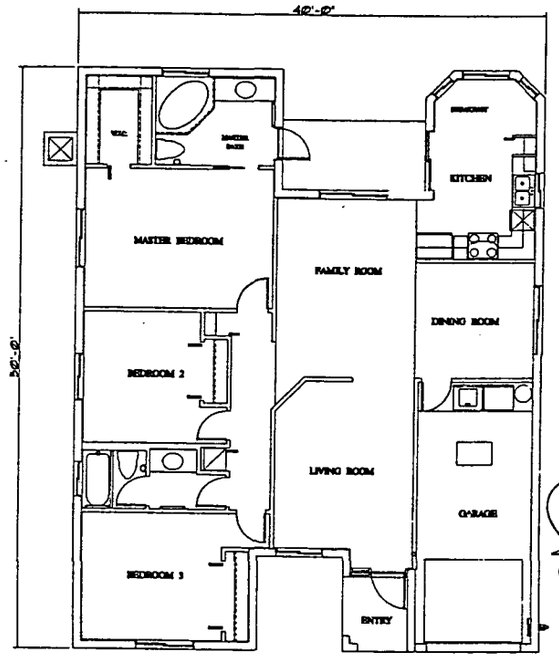
SECOND FLOOR PLAN 1/4"

FRONT ELEVATION 1/4"

MODEL "EMERALD"

AREA CALCULATIONS

FIRST FLOOR A/C SPACE	1162 SQUARE FEET
SECOND FLOOR A/C SPACE	1036 SQUARE FEET
GARAGE	431 SQUARE FEET
COVERED ENTRY	44 SQUARE FEET
COVERED TERRACE	162 SQUARE FEET
TOTAL	2,835 SQUARE FEET



FLOOR PLAN 1/4"

FRONT ELEVATION 1/4"

MODEL "PEARL"

AREA CALCULATIONS

FLOOR A/C SPACE	1523 SQUARE FEET
GARAGE	250 SQUARE FEET
COVERED ENTRY	36 SQUARE FEET
COVERED TERRACE	74 SQUARE FEET
TOTAL	1883 SQUARE FEET

CLINER:
G.C.HOMES
1425 COUNTRY WALK DR.
MIAMI, FL. 33186
TELEPHONE: (305) 259-3000

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12501 SW 119 COURT
Miami, Florida, 33186
Phone (305) 969-5203
FAX: (305) 971-3402

ERESITA VAZQUEZ
REGISTERED ARCHITECT

PROPOSED NEW MODELS FOR CUTLER VILLAGE

A-1

SHEET No. 1 OF 2

SITE TREE REQUIREMENTS

	SITE DATA	TREES REQ'D	TREES PROV.
STREET TREES	20,498 L. F. TOTAL @ 1 TREE PER 35 L. F.	599	710*
LOT TREES	272 LOTS TOTAL @ 3 TREES PER LOT	816	816**
ADDITIONAL SITE TREES	N/A	N/A	33***
TOTAL TREES	N/A	1415****	1559

NOTES:

*ESTIMATED NUMBER OBTAINED BY CALCULATING TOTAL LINEAL STREET FRONTAGE (24,850 L. F.) AND SUBTRACTING STREET FRONTAGE AT FUTURE DRIVEWAYS (272 UNITS @ 10 L. F. EACH EQUALS 4352 L. F. OF DRIVEWAYS).

**NUMBER INCLUDES ESTIMATED AMOUNT OF LOT TREES PROVIDED FOR ENTIRE SITE BASED UPON TYPICAL UNIT LANDSCAPE PLANS ON SHEET L-4 AND ADDITIONAL TREES IN COMMON AREAS AS SHOWN ON SITE PLANTING PLAN SHEETS L-1 THRU L-3.

***NUMBER INCLUDES ROYAL PALMS AND COCONUTS PALMS INDICATED IN THE COMMON AREAS OF OVERALL SITE PLANTING PLAN AND ARE CALCULATED AS A 2:1 RATIO AS PER DADE COUNTY CODE.

****AS PER DADE COUNTY CODE, 14,180 SHRUBS SHALL BE PROVIDED (10 SHRUBS FOR EACH TREE REQUIRED)

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
52		Cocos nucifera 'Green Malayan' COCONUT PALM	16' matched hts. f. g. / straight trunk
486		Quercus virginiana LIVE OAK	12' ht. X 8' spr. f. g.
24		Roystonea elata FLORIDA ROYAL PALM	22' o. a. match hts. 6' grey wd. / f. g.
224		Tabebuia heterophylla PINK TRUMPET TREE	12' ht. X 8' spr. f. g.
42		Veitchia winin WININ PALM	18' o. a. ht. f. g.

PARCEL "A" = AREA : 22.639 Ac. (Net)

9/6/2001

Cutler Village Plat

for G.C. Homes, Incorporated

Proposed Site Plan

For 56 Acres at S.W. 117th Avenue and 248th Street

Miami-Dade County, Florida

REVISIONS

WITKIN DESIGN GROUP

LANDSCAPE ARCHITECTURE AND PLANNING

1880 N.E. 2ND AVENUE SUITE 204 NORTH MIAMI BEACH, FL 33162

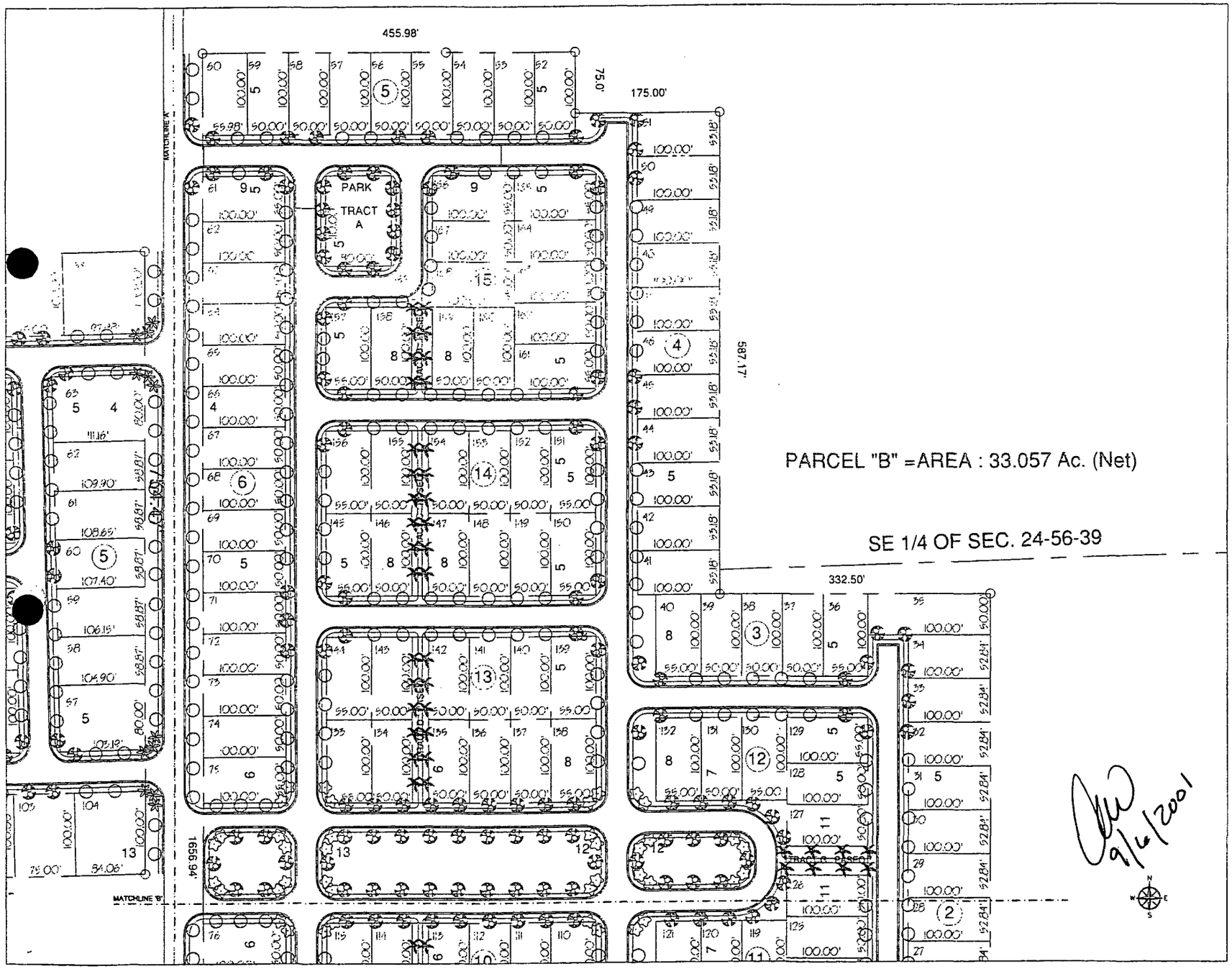
TEL 305-[illegible] FAX 305-[illegible]

TITLE: PRELIMINARY OVERALL SITE PLANTING PLAN

DATE: [illegible]

SCALE: 1" EQUALS 40'-0"

DRAWING NO. L-1



Cutler Village Plat

for G.C. Homes, Incorporated

Proposed Site Plan

For 56 Acres at S.W. 117th Avenue and 248th Street
Miami-Dade County, Florida

REVISIONS

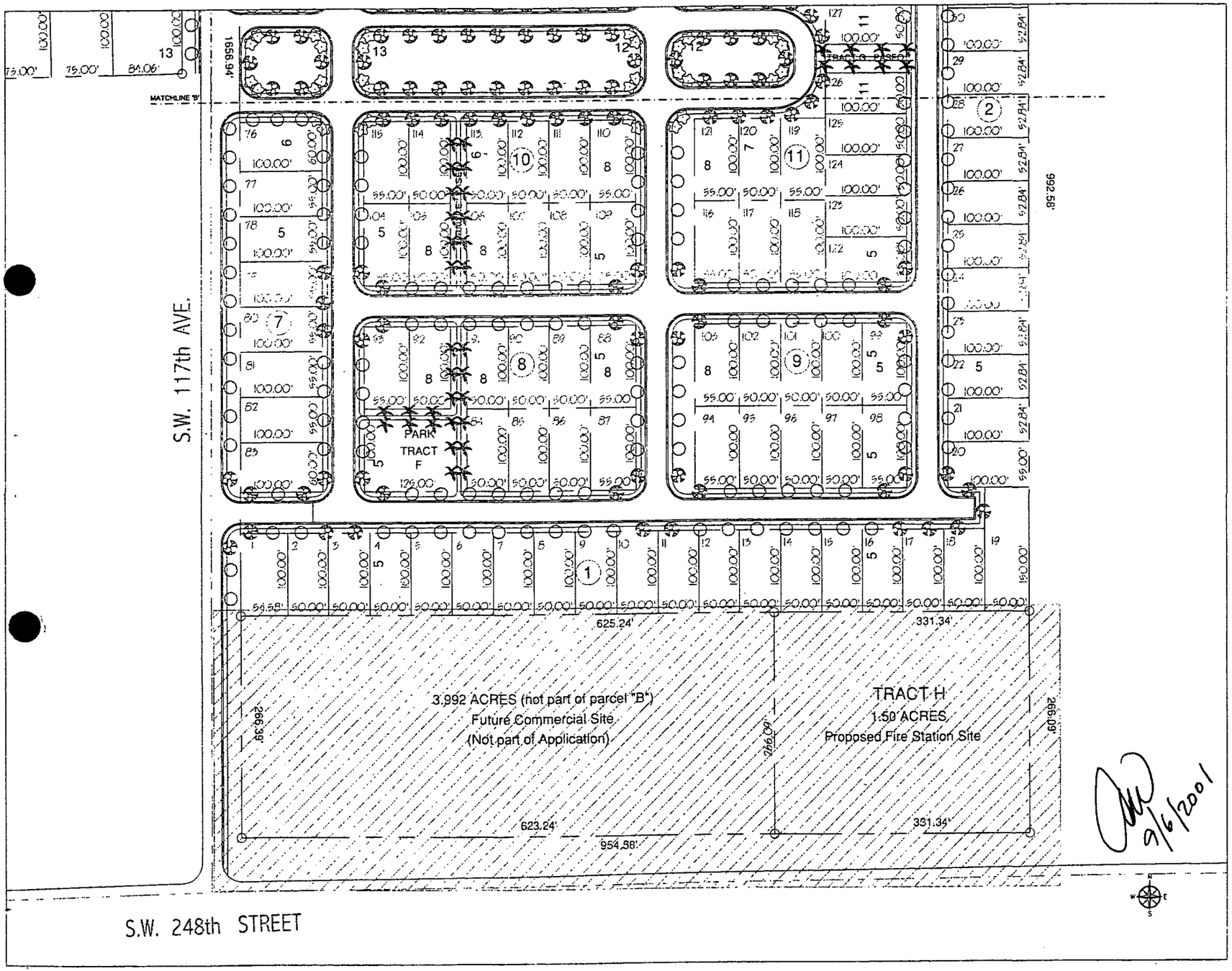
WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING

TITLE: PRELIMINARY OVERALL SITE PLANTING PLAN

DATE:

SCALE: 1" EQUALS 40'-0"

DRAWING NO. L-2



9/6/2001

Cutler Village Plat

for G C Homes, Incorporated

Proposed Site Plan

For 58 Acres at S.W. 117th Avenue and 248th Street
Miami-Dade County, Florida

REVISIONS

WITKIN
DESIGN GROUP

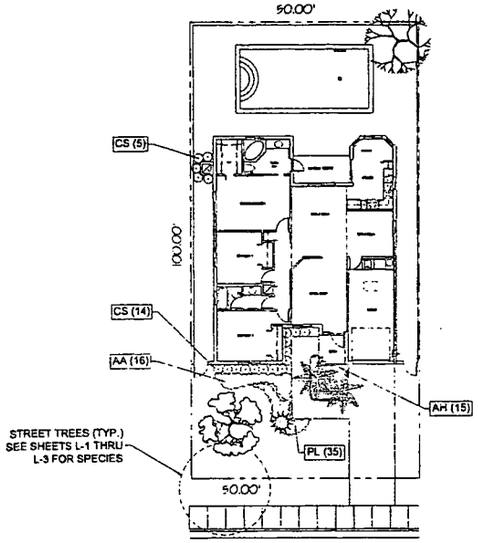
LANDSCAPE ARCHITECTURE AND PLANNING

TITLE: PRELIMINARY OVERALL SITE PLANTING PLAN

DATE: [illegible]

SCALE: 1" EQUALS 60'-0"

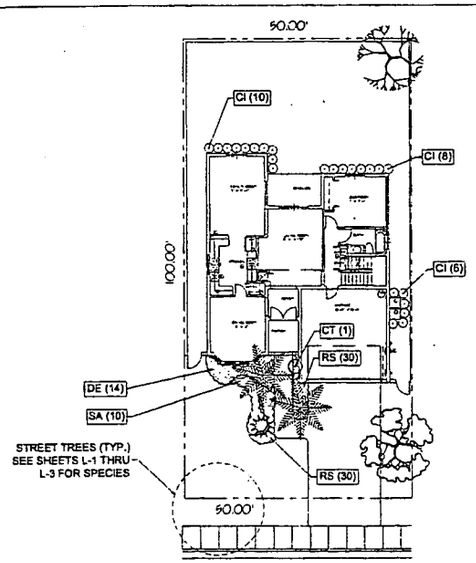
DRAWING NO. L-3



'PEARL' MODEL BY
GC HOMES

LANDSCAPE LIST			
QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
1		Cordia sebestena GEIGER TREE	12' ht. X 5' spr. f. p.
1		Phoenix roebelenii PYGMY DATE PALM	4' o. a. ht. 15 gal.
1		Tabebuia impetiginosa PURPLE TRUMPET TREE	12' ht. X 6' spr. f. p.
2		Veitchia montgomeryana MONTGOMERY PALM	16' o. a. matched hts. f. p.
16	AA	Agapanthus africanus LILY OF THE NILE	18" ht. X 18" spr 3 gal.
15	AH	Alternanthera sessilis 'Hemigrenot Dwarf' DWARF ALLAMANDA	18" ht. X 18" spr. 3 gal
19	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	24" ht. X 24" spr 3 gal.
35	PL	Pentas lanceolata 'Inner Look Red' SHORT RED PENTAS	1 gal. full
AS REQ'D	LAWN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Solid Even Sod

LANDSCAPE LEGEND Ordinance 98-13		
ZONE DISTRICT: RU-1M (a)		
Gross Land: 5000 (s. f.) Net Land: 5000 (s. f.) Water Bodies: 0		
	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	35%	35%
TREES:	3	3
Trees per Net Lot: Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	1*	1 (minimum plant)
TOTAL NUMBER OF TREES	4	4
SHRUBS: (10 shrubs for each tree req.)	40	50
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code		
*SEE SHEETS L-1 THRU L-3 FOR STREET TREE PLANTING		



'SUNFLOWER' MODEL BY
GC HOMES

LANDSCAPE LIST			
QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
2		Carpentaria acuminata CARPENTER PALM	20' o. a. matched hts. f. p.
1		Cassia fistula GOLDEN SHOWER TREE	10' ht. X 5' spr. f. p.
1		Hibiscus 'Brew Queen' Standard VAR. RED HIBISCUS	6' ht. X 2'-6' spr. 15 gal. heavy trunk & foliage
1		Swietenia mahagoni MAHOGANY	12' ht. X 6' spr. f. p.
24	CI	Chrysobalanus icaco 'Red Tip' COCOPLUM	24" ht. X 24" spr. 3 gal.
1	CT	Cordyline terminalis 'Red Sister' HAWAIIAN TI PLANT	3' o. a. ht. 3 gal.
14	DE	Dracaena deremensis 'Warneckii' WHITE DEWDROP	24" ht. X 24" spr. 3 gal.
60	RS	Rhoeo spathacea 'Dwarf' DWARF OYSTER PLANT	1 gal. full
10	SA	Schefflera arboricola 'Trinette' DWF. VARIEGATED SCHEFFLERA	18" ht. X 18" spr. 3 gal.
AS REQ'D	LAWN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Solid Even Sod

LANDSCAPE LEGEND Ordinance 98-13		
ZONE DISTRICT: RU-1M (a)		
Gross Land: 5000 (s. f.) Net Land: 5000 (s. f.) Water Bodies: 0		
	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	35%	35%
TREES:	3	3
Trees per Net Lot: Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	1*	1 (minimum plant)
TOTAL NUMBER OF TREES	4	4
SHRUBS: (10 shrubs for each tree req.)	40	48
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code		
*SEE SHEETS L-1 THRU L-3 FOR STREET TREE PLANTING		

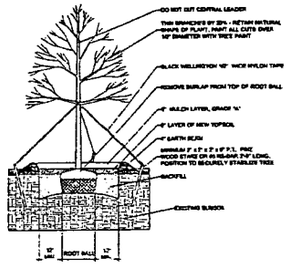
9/6/2001

Cutler Village Plat
for G.C. Homes, Incorporated
Proposed Site Plan
Approx. 5.56 Acres at S.W. 87th Avenue and 42nd Street
Unincorporated Miami-Dade County, Florida

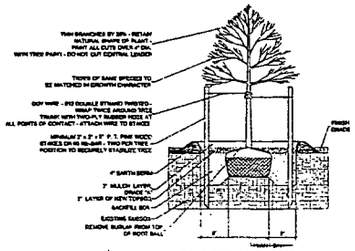
REVISIONS

WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE
14885 N.E. 2ND AVENUE
SUITE 204
NORTH MIAMI BEACH, FL. 33162
TEL 305-893-9909
FAX 305-893-9907

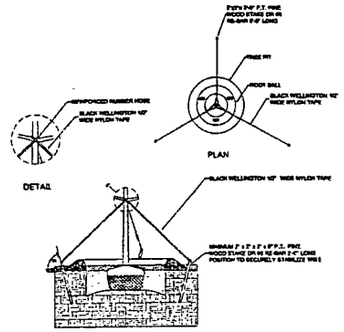
TITLE: PRELIMINARY UNIT PLANTING PLANS
DATE: 08/06/2001
SCALE: 1" = 20'-0"
DRAWING NO. L-4



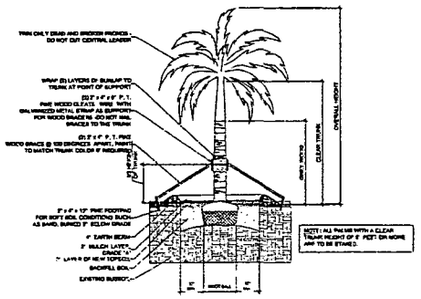
LARGE TREE PLANTING DETAIL



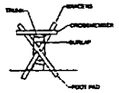
SMALL TREE PLANTING DETAIL



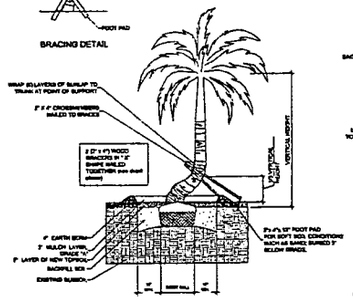
TYPICAL TREE GUYING DETAIL



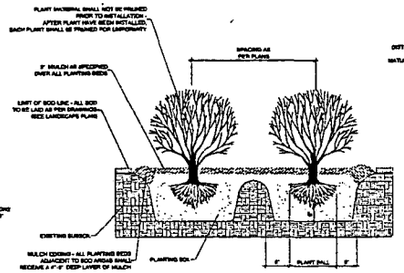
STRAIGHT TRUNK PALM PLANTING DETAIL



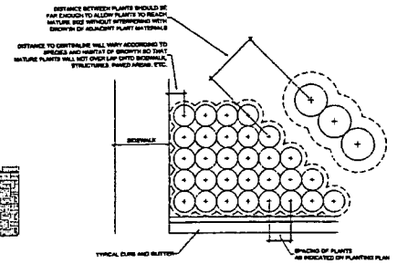
BRACING DETAIL



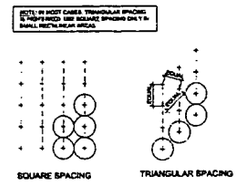
CURVED TRUNK PALM PLANTING DETAIL

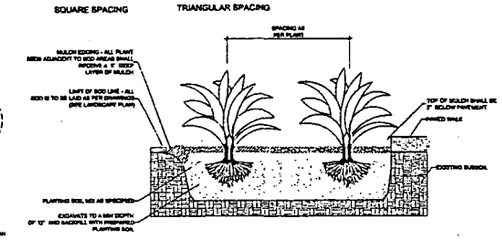


TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING





TYPICAL GROUND COVER PLANTING DETAIL

PLANTING NOTES:

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine "Floratam" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with Pensacola bahiagrass. All sod is to be laid level, tight, and cut even along planting beds.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-All quantities to-me indicated on the plant list are intended as a guide and does not relieve the bidder of his/her responsibility to a comprehensive plant take-off from the planting plan drawings. Should any discrepancies occur between the bidder's take-off and th correct list quantity, the Landscape Architect shall be notified for clarification prior to submission of bids.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material used be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 80/20 mix, amendable free by Morris Magic soil, Hanson, Florida. Planting soil for annual beds is to be comprised of 50% Canadian peat moss, 25% soil free coarse sand and 25% Aeroflite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application approved by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all contract drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unstenciled and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, or issues are to be brought to the attention to the Landscape Architect for clarification prior to installation.

9/6/2000

Cutler Village Plat

for: G.C. Homes, Incorporated

Proposed Site Plan

For 55 Acres, in Sections 17 & 18, Township 21 South, Range 41 East

Miami-Dade County, Florida

REVISIONS:

WITKIN DESIGN GROUP

LANDSCAPE ARCHITECTURE AND PLANNING

18693 N.E. 2ND AVENUE
SUITE 204
NORTH MIAMI BEACH, FL. 33162
TEL 305-932-9900
FAX 305-932-9907

TITLE: PLANTING DETAILS

DATE: 08/01/2000

SCALE: NOT TO SCALE

DRAWING NO: L - 5

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER_____

SEE ATTACHED EXHIBIT "A"

Legal description: Lot _____ Block _____, Subdivision_____
P.B. _____, Page _____, Development name GC Homes-60 Acre P.A.D.
Located at (address) SW 117 AVENUE AND SW 248 STREET

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Seal:

Professional Preparer's Signature

Andrew Witkin
License #889

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 19 day of March, 2002, by *Andrew Witkin*, of *Witkin Design Group, Inc.*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 19 day of March, 2002, in the County and State aforesaid, the date and year last aforesaid.

My commission expires:

Shani Roushar
Notary Public Signature

SHANI R. ROUSHAR
MY COMMISSION # CC 902188
EXPIRES: January 13, 2004
Bonded Thru Notary Public Underwriters