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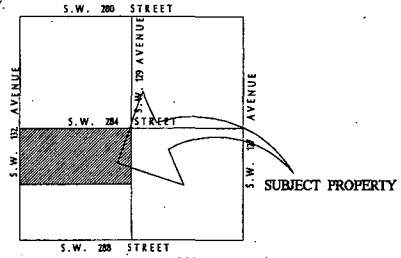
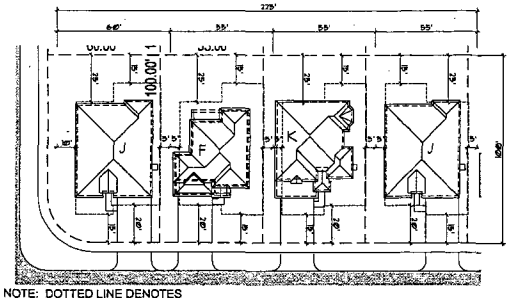
202-280
JUL 14 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Po

LEGAL DESCRIPTION

THE NORTH ½, OF THE SOUTHWEST ¼, OF THE NORTHEAST ¼, OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA. THIS INCLUDES THE RAIL ROAD RIGHT OF WAY WHICH IS NOW PART OF THE PROPERTY.



LOCATION MAP
NOT TO SCALE



NOTE: DOTTED LINE DENOTES MAXIMUM SETBACK LIMITS PERMITTED

TYPICAL LOT LAYOUT
SCALE: 1" = 50'-0"

SINGLE HOME PARCEL AREA BREAKDOWN - ZONING RU-1M (a)

TOTAL SITE AREA (GROSS)	893,415.60 S.F. (20.51 ACRES)
GROSS SITE DENSITY	5.31 UNITS / ACRE
STREET DEDICATIONS	275,521 S.F. (6.33 ACRES)
LAKES	0
NET AREA	617,893.76 (14.18 ACRES)
NET SITE DENSITY	7.67 UNITS / ACRE
COMMUNITY PARKS	30,588 S.F. (0.70 ACRES)
MINIMUM LOT SIZE	50'x100' = 5,000.00 S.F.
AVERAGE LOT SIZE	5,388.14 S.F.
MAX. LOT COVERAGE (PER LOT)	40 %
MAXIMUM HEIGHT	2 STORY (35')

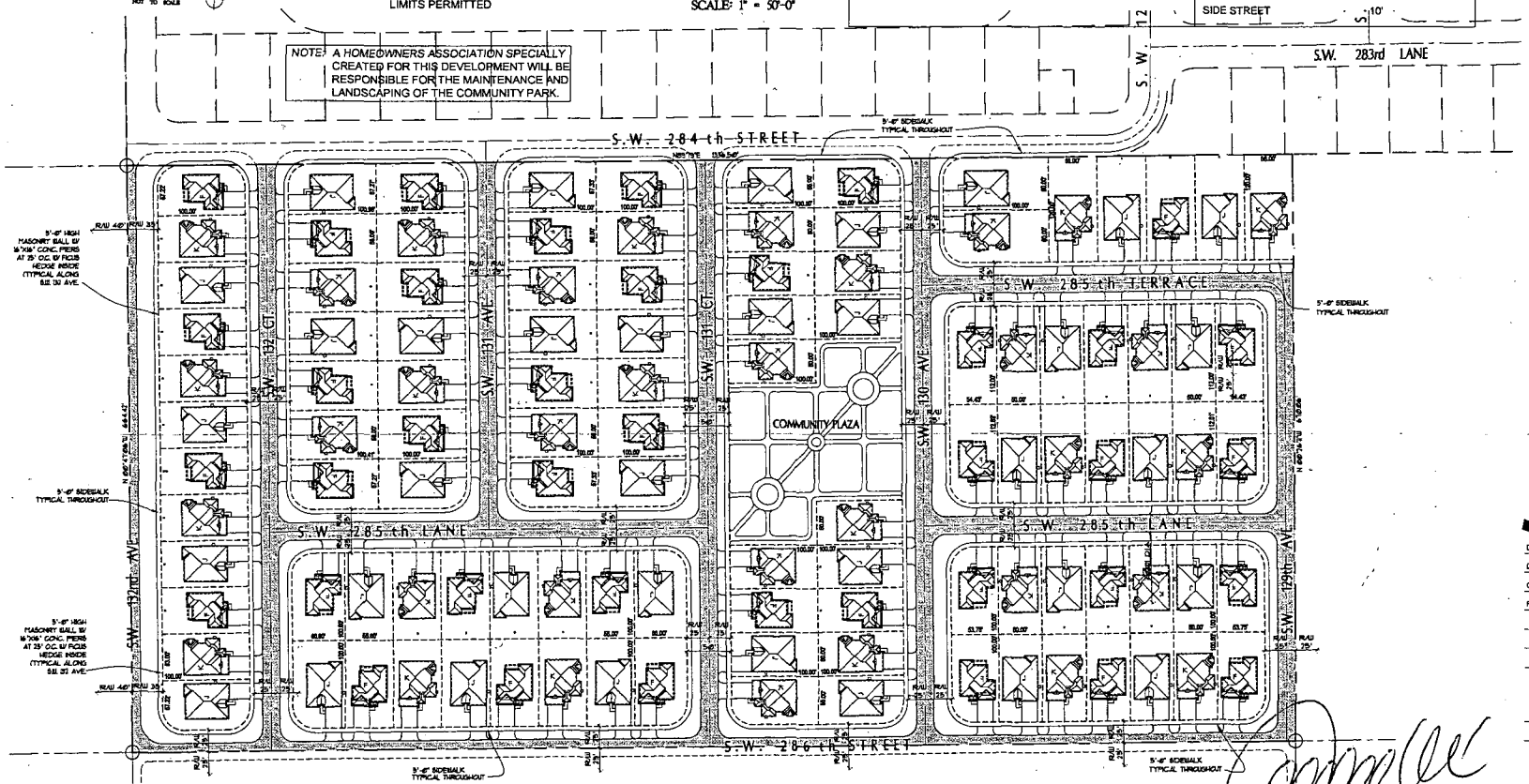
UNIT BREAKDOWN

MODEL "F"	35 UNITS
MODEL "J"	38 UNITS
MODEL "K"	36 UNITS
TOTAL OF UNITS	109 UNITS

PROPOSED MIN. SETBACKS

FRONT	50 % OF LOT WIDTH	15'
	50 % OF LOT WIDTH	25' IF NO GARAGE 20' IF GARAGE
REAR	50 % OF LOT WIDTH	25'
	50 % OF LOT WIDTH	15'
SIDE (INTERIOR)		5'
SIDE STREET		10'

NOTE: A HOMEOWNERS ASSOCIATION SPECIALLY CREATED FOR THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LANDSCAPING OF THE COMMUNITY PARK.



SITE PLAN
SCALE: 1" = 60'-0"

7-8-03

Bellon Milanés architects planners
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BUILDING "G"
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AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

EVERGREEN GARDEN ESTATES

R & U GROUP
SW 132 AVE & SW 285 ST.
MIAMI-DADE COUNTY, FLORIDA

DATE:	12-20-02
DRAWN:	T.A.M
CHECKED:	L.B
PROJ. NO:	2002BM292
1.	02-26-03
2.	
3.	

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SITE PLAN

SP-1
x OF x

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\\headquarters\DfsPublicFolders\Projects-Active\2002BM292-Roy Villar Development\292-Evergreen Garden Estates-20.51acres\292-01-SP1.dwg, 7/8/2003 4:08:08 PM, jorge, RICOH LASER AP2610 PCL 6.pc3

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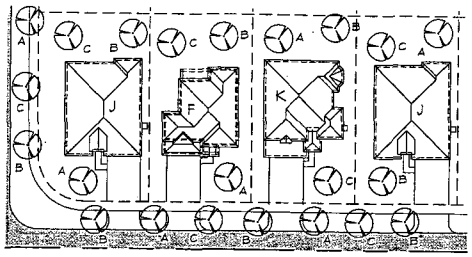
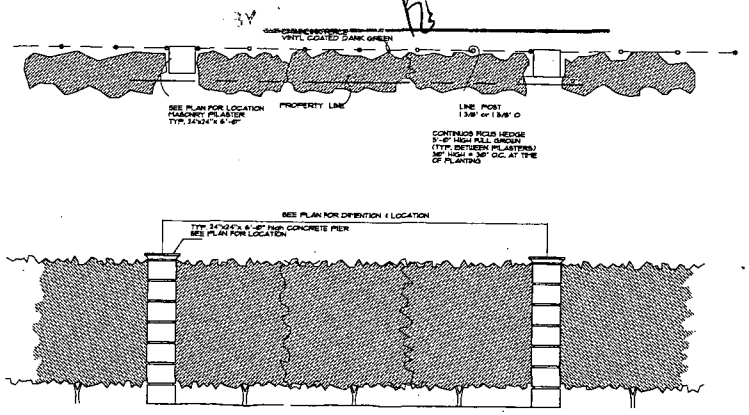


TYPICAL LOT LAYOUT
SCALE: 1" = 30'-0"



TYPICAL FENCE DETAIL
N.T.S.

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, & C MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

RU-1M(b)
LANDSCAPING LEGEND

CHAPTER 18A-ORDINANCE 99-222
ZONE DISTRICT: RU-1M(a)
NET LAND AREA: 2051 ACRES (893,415.60 SF)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	331	331
LOT TREES	369	369
TOTAL NUMBER OF TREES	700	700
SHRUBS (10/TREE REQUIRED)	7,000	7,000

KEY	PLANT NAME	CALIP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3" - 4"	10' -12'	6' - 8'	254
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3" - 4"	10' -12'	6' - 8'	219
C	BURSERA SIMARUBA (GUMBO LIMBO)	3" - 4"	10' -12'	6' - 8'	233
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	
E	ROYAL PALM (ROYSTONEA ELATA)	8'	12' - 24'	-	47 1/2 + 23.5
F	QUEEN PALM	8' - 12'	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	-	11 1/2 + 5.5
H	ROYAL POINCIANA	6' - 8'	12' - 24'	-	

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	2,360
3	WAX MYRTLE DWARF (MYRICA PUMILLA)	12" x 12" @ 24" O.C.	2,360
4	COCOPLUM (CHYSOBALANUS ICACO)	24" x 24" @ 36" O.C.	2,360

LAKE FRANCES SUBDIVISION

S.W. 129th

S.W. 283rd LANE

S.W. 284th STREET

S.W. 285th TERRACE

S.W. 285th LANE

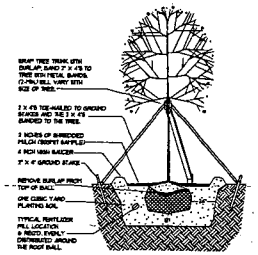
S.W. 132nd AVE

S.W. 131st CT

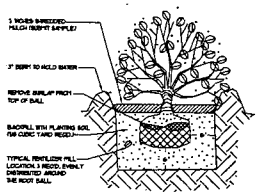
S.W. 130th AVE

COMMUNITY

LANDSCAPE SITE PLAN
SCALE: 1" = 60'



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

7-8-03

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architects planners

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LANDSCAPE PLAN

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LP-1
OF

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I:\Projects\2002 Projects\Active\2002BM292-Roy Villar Development\292-Evergreen Garden Estates-20.5 Acres\292-02-L1.dwg, 7/8/2003 4:09:44 PM, jorge, RICOH LASER AP2610 PCL 6.pc3