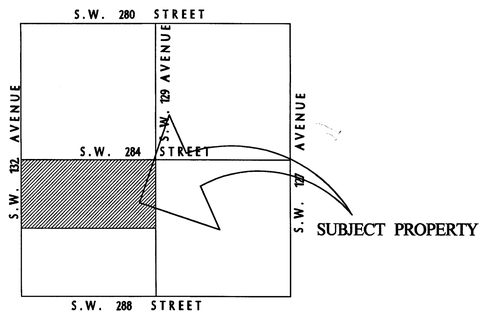
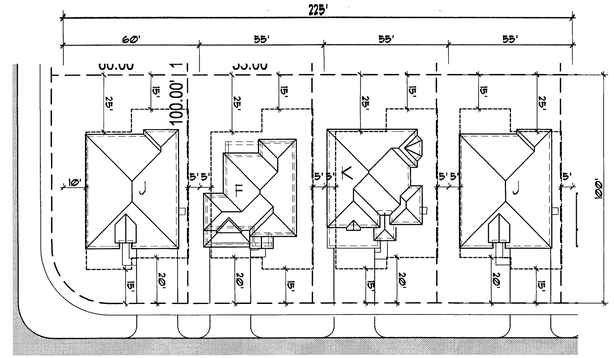
LEGAL DESCRIPTION

THE NORTH $\frac{1}{2}$, OF THE SOUTHWEST $\frac{1}{4}$, OF THE NORTHEAST $\frac{1}{4}$, 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'

Bellón Milanés
architects planners

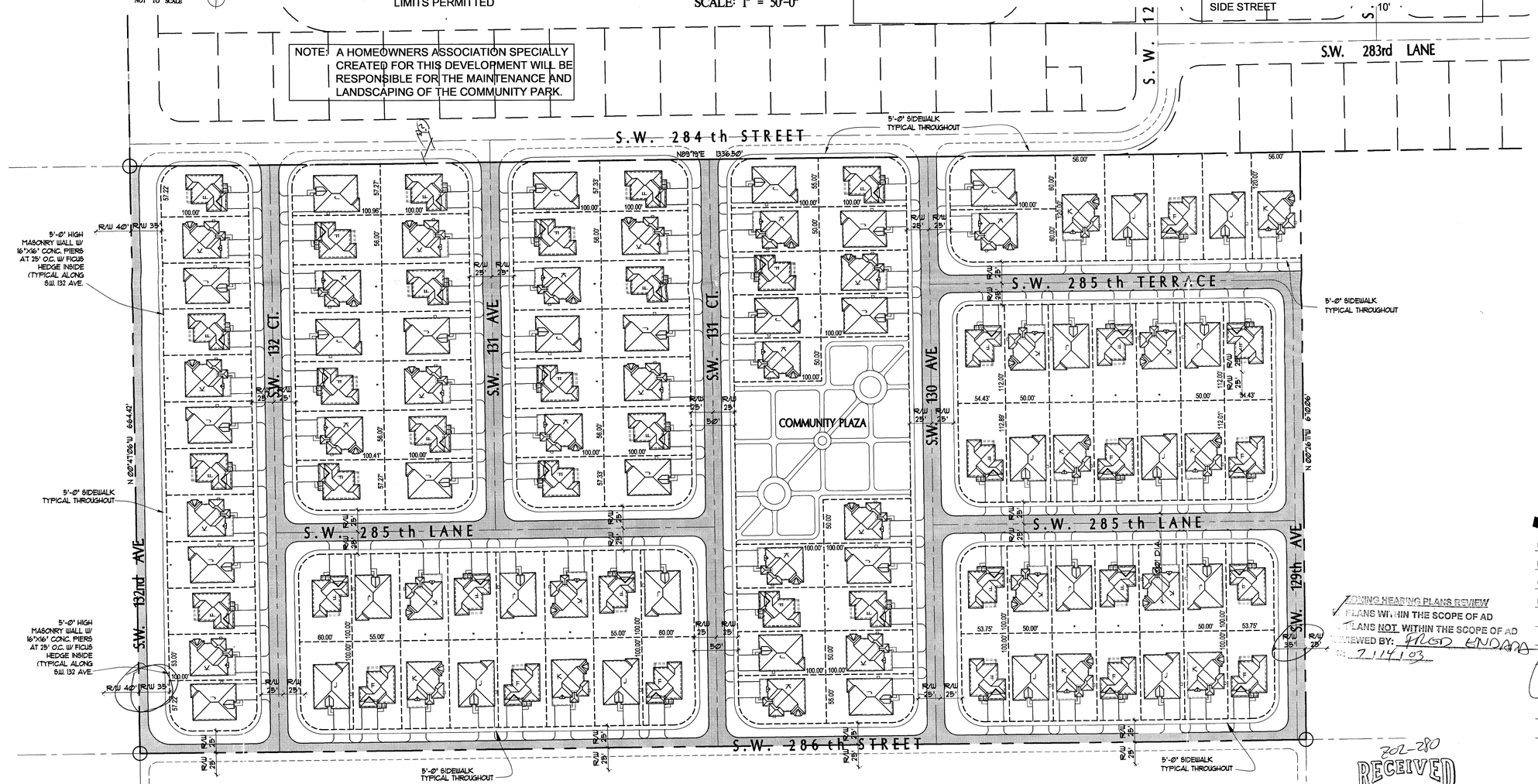
13200 S.W. 128 STREET
BUILDING "G"
MIAMI, FLORIDA 33186

T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM

AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

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"

ZONING HEARING PLANS REVIEW
PLANS WITHIN THE SCOPE OF AD
PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: FLOID KINDARA
DATE: 7/14/03

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

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.	

7-9-03

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SITE PLAN

SP-1

x OF x

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