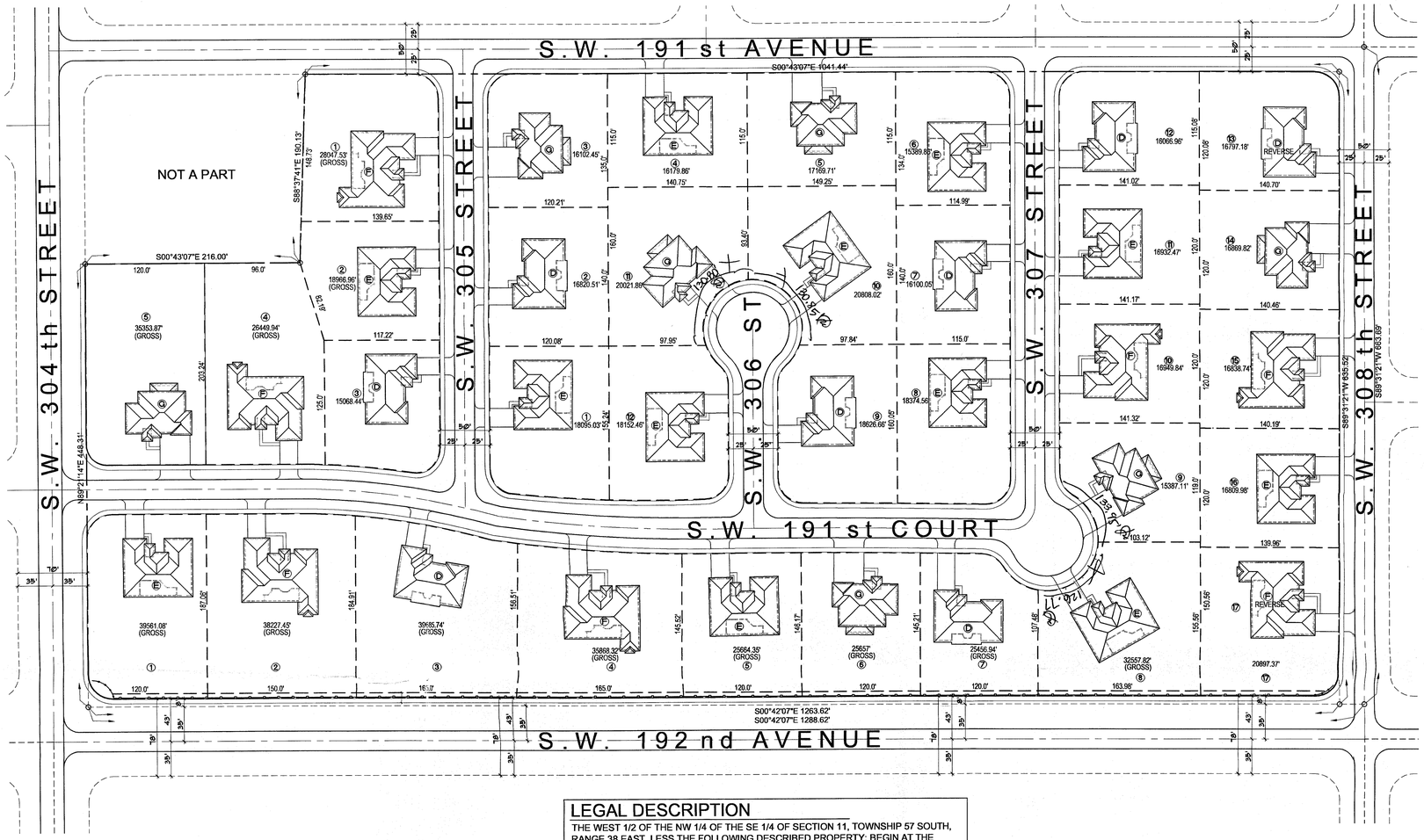
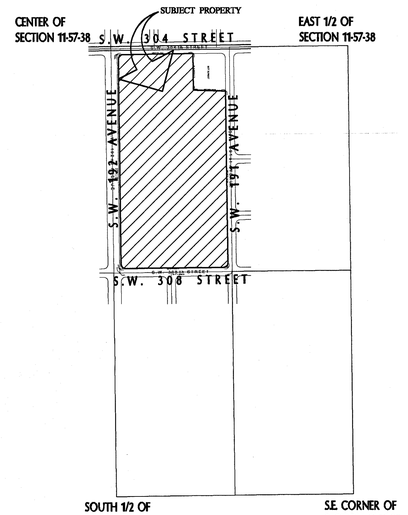


SITE PLAN
SCALE: 1" = 60'-0"

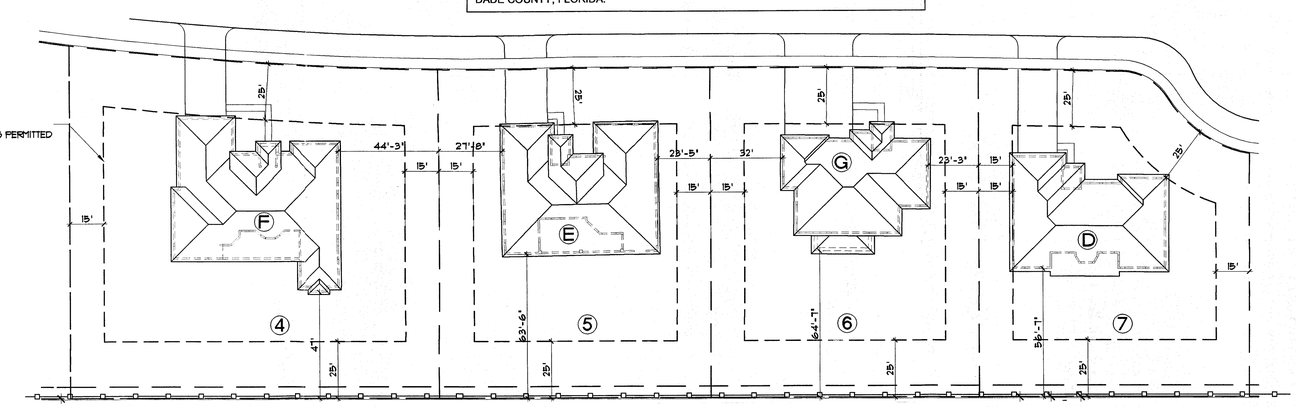


LOCATION MAP
S.E. 1/4 OF SECTION 11-57-38
NOT TO SCALE

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE FOLLOWING DESCRIBED PROPERTY; BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 180 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF AFORESAID WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 251 FEET; THENCE RUN EASTERLY A DISTANCE OF 180.14 FEET TO THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTH 1/4 OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 257.57 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

NOTE: DOTTED LINE DENOTES MINIMUM SETBACK LIMITS PERMITTED



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

ZONING INFORMATION

ZONING DISTRICT	EU-M
GROSS SITE AREA	869,941 S.F. (19.97 ACRES)
LESS R.O.W.	227,925 S.F. (5.23 ACRES)
LESS LAKES	0 S.F.
LESS OTHER	0 S.F.
NET LAND AREA	642,016 S.F. (14.74 ACRES)
TOTAL NUMBER OF DWELLING UNITS	34 UNITS
GROSS DENSITY	1.70 UNITS / ACRE
NET DENSITY	2.30 UNITS / ACRE

LOT SIZES

	PROVIDED	MIN. REQUIRED
MINIMUM SQUARE FOOTAGE	15,068 Sq. Ft.	15,000 Sq. Ft.
MAXIMUM SQUARE FOOTAGE	28,403 Sq. Ft.	
AVERAGE SQUARE FOOTAGE	18,883 Sq. Ft.	

	PROVIDED	MAX. ALLOWED
MAXIMUM LOT COVERAGE (BIGGEST MODEL FOOTPRINT ON SMALLEST LOT) (MODEL "E" F.P. = 3,678 S.F. / 15,068 S.F. = 24.41 %)	24.41 %	30 %
NUMBER OF STORIES	2	2
MAXIMUM HEIGHT	28'-0"	35'

DWELLING UNIT BREAKDOWN

UNIT MODEL	QUANTITY	UNIT FOOTPRINT	UNIT CONST. AREA	BEDROOM / BATHS
D	8	3,028	3,028	4 / 3
E	12	3,678	3,678	4 / 3-1/2
F	7	4,258	4,258	5 / 4
G	7	2,705	4,459	5 / 4-1/2

TOTAL NUMBER OF UNITS 34

SETBACKS

	PROVIDED	MIN. REQUIRED
FRONT	25 FEET	25 FEET
REAR	25 FEET	25 FEET
INTERIOR SIDE	15 FEET	15 FEET
SIDE STREET	25 FEET	25 FEET

MAX. PROP. LOT COVERAGE (LARGEST MODEL ON MIN. LOT)

LARGEST MODEL FOOTPRINT	4,258 Sq. Ft.
MINIMUM PROPOSED LOT AREA	15,068 Sq. Ft.
MAXIMUM PROPOSED LOT COVERAGE	28.25 %

RECEIVED 03-316 APR 15 2004 ZONING HEARINGS SECTION MIAMI-DADE COUNTY, PLANNING AND ZONING DEPT. BY

☐ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY:
ON: /

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AA-0003505
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LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-20-03
DRAWN: Jorge RF
CHECKED: LB.
PROJ. NO: 03343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SITE PLAN

SP-1
. OF .

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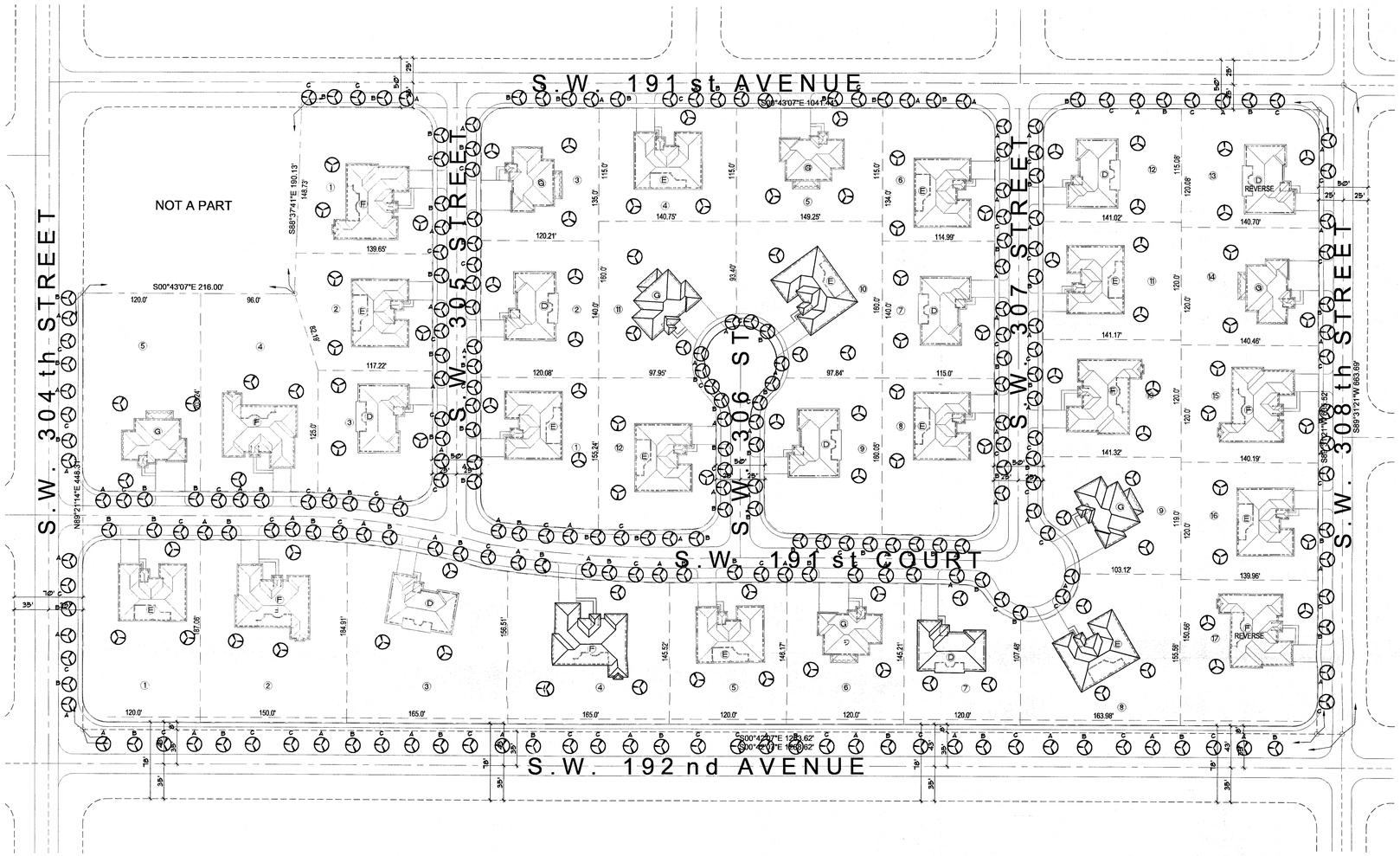
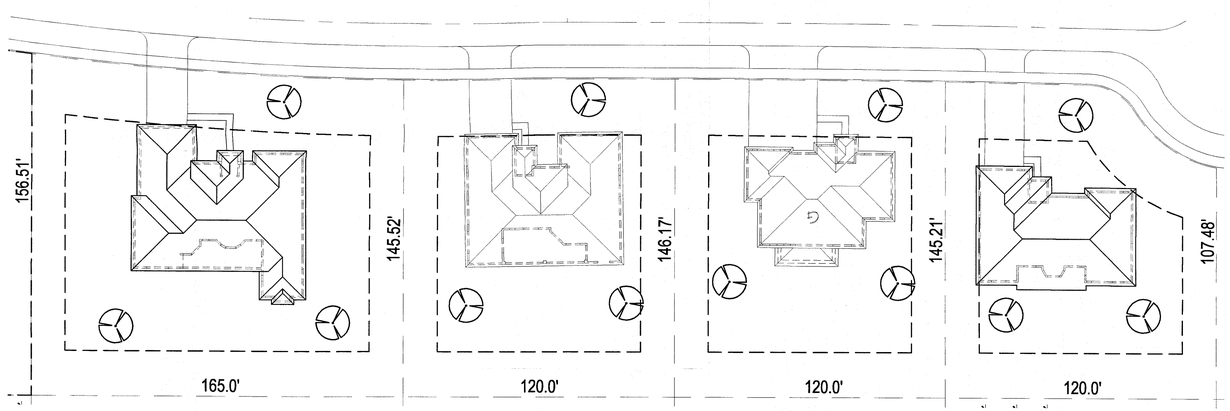
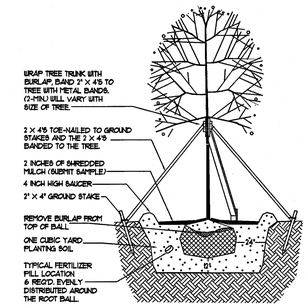


SITE PLAN
SCALE: 1" = 60'-0"

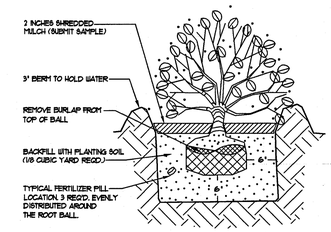


S00°42'07"E 1263.62'
S00°42'07"E 1288.62'

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



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES:

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

2. STREET TREES AS INDICATED ON SITE PLAN.

EU-M LANDSCAPING LEGEND

CHAPTER 18A-ORDINANCE 95-222
ZONE DISTRICT: EU-M
NET LAND AREA: 14.74 ACRES (642,016 S.F.)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	221	238
(7,735' TOTAL STREET PERIMETER / 35' = 221 TREES)		
LOT TREES	102	102
TOTAL NUMBER OF TREES	323	340
SHRUBS(10/TREE REQUIRED)	3,230	3,400

KEY	PLANT NAME	CALIP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	10' -12'	6' - 8'	100
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	10' -12'	6' - 8'	100
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	10' -12'	6' - 8'	100
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
F	QUEEN PALM	8' - 12'	12' - 24'	·	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	·	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	·	40

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24' O.C.	1,134
3	WAX MIRTLE DWARF (MIRKA PUMILLA)	12' x 12' @ 24' O.C.	1,134
4	COCOPLUM (CHYSOBALANUS ICACO)	24' x 24' @ 30' O.C.	1,134

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LANDSCAPING PLAN

L-1
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\\Headquarters\Pro\Jobs\Gardens\Projects-Art\w\03343 Garden Village (Gardens)\343-03-L.dwg, 4/12/2004 4:09:42 PM, andres, Gs6300 for AutoCAD 2002.pc3