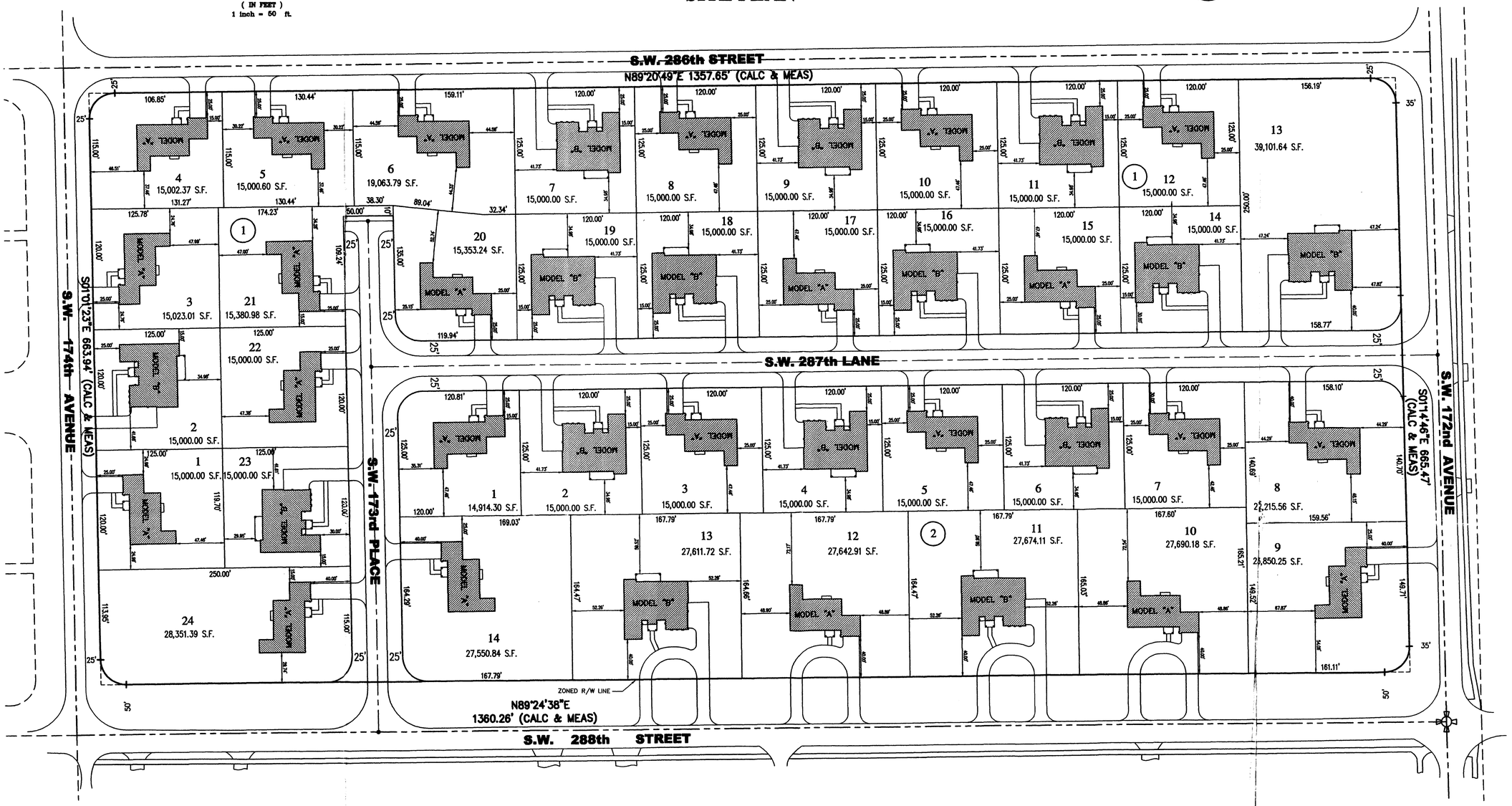
" Estates of Biscayne "

SITE PLAN

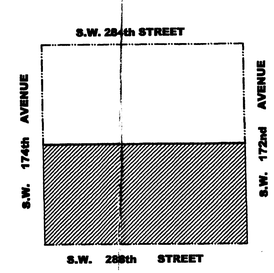
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SITE DATA TABLE:

GROSS AREA		20.74 Ac.
PROPOSED R.O.W DEDICATIONS		3.17 Ac.
NET AREA		17.57 Ac.
TOTAL No. OF LOTS		38
GROSS DENSITY		1.83 Lots / Ac.
LOT AREA:		
MIN. ALLOWED		15,000 S.F.
MIN. PROVIDED		15,000 S.F.
LOT DIMENSIONS:	MINIMUM	PROVIDED
FRONTAGE	120'	120'
DEPTH	115'	115'
SETBACKS:	MINIMUM	PROVIDED
FRONT:	25'	25'
SIDE INTERIOR:	15'	15'
SIDE STREET:	25'	25'
REAR:	25'	25'



LOCATION MAP:
ESCALE: 1"=300'
S.E 1/2 OF N.W. 1/4 SECTION 06-57-39

03-222
RECEIVED
MAY 11 2004
ZONING HEARING SECTION
MIAMI-DADE COUNTY PLANNING DEPT.
BY

ZONING HEARING PLANS REVIEW
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: DJ
ON: 5.11.04

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
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L.B. No. 6557

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER DADE COUNTY / P. & Z. COMMENTS	J.L.	O.A.
2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 288TH STREET	J.L.	O.A.
3	4-30-04	NEIGHBORS ASSOCIATION COMMENTS / LOTS FRONTING AT SW 172 AVENUE	J.L.	O.A.

ESTATES OF BISCAYNE

TYPE OF PROJECT: SITE PLAN
SHEET NAME: SITE PLAN, LOCATION MAP AND SITE DATA TABLE
CLIENT: SWEZY PROPERTY
CLIENT ADDRESS: 5700 N.W. 186TH STREET MIAMI LAKES, FLORIDA 33014
PROJECT LOCATION: SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI DADE, FLORIDA

SCALE: As Shown
DRAWN BY: J.L.
ENG. CHECKED BY: DJ
QUALITY CONTROL:
DATE: 08-13-2003
PROJECT No: 03-085-1100
SHEET: 1 OF 1 SHEETS

CAD FILE:Q:\FORD COMPANIES\Engineering & Surveying\Planning\Work in Progress\03-085-1100 20 Acre Swezy SP(Estates of Biscayne)\03-085-1100 Estates ... SP11.dwg

" Estates of Biscayne "

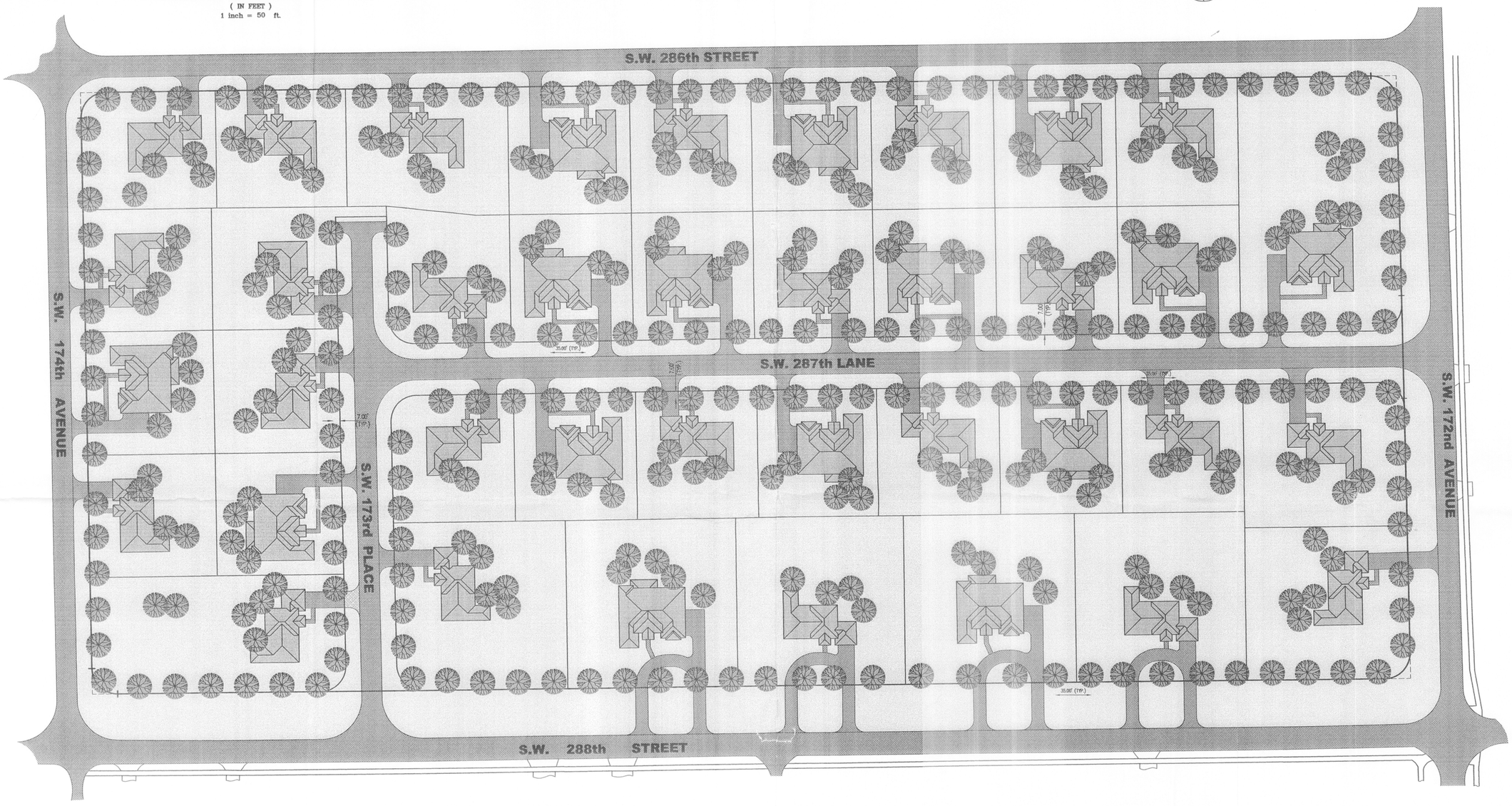
LANDSCAPE PLAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N



LANDSCAPE LEGEND

PROPOSED ZONE DISTRICT: EU-M
GROSS LAND: 20.74 ACRES
NET LAND: 17.57 ACRES

	REQUIRED	PROVIDED
LAWN AREA (AS DEFINED IN ORDINANCE)	50% OF LOT AREA (MAXIMUM)	50% OF LOT AREA (MAXIMUM)
TREES:		
9 TREES PER NET ACRE	150	150
STREET TREES	175	176
TOTAL		335
SHRUBS:	10 SHRUBS PER TREE	10 SHRUBS PER TREE

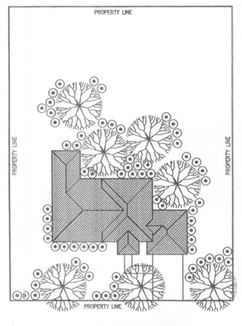
TREES

TREE (30% TO BE NATIVE SPECIES)

SHRUBS

TREE SCHEDULE

NEW	EXIST.	SCIENTIFIC	COMMON	NATIVE SPECIES	MAXIMUM HEIGHT
	X	BURSERA SIMARUBA	GUMBO LIMBO	YES	10'-12'
	X	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	YES	10'-12'
	X	CALLISTEMON SPP	BOTTLEBRUSH	NO	10'-25'
SHRUB SCHEDULE					
	X	BREYNIA DISTICHA	SNOWBUSH	NO	5'-6'
	X	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA WILD COFFEE	NO	3'-4'
GROUND COVER (LOW GROWING PLANTS)					
	X	ANTHURIUM ANDRAEANUM	FLAMINGO FLOWER	NO	1'-2'
	X	HYMENOCALLIS LATIFOLIA	SPIDER LILY	NO	2'-3'
LAWN SCHEDULE					
	X	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	NO	N/A



SHRUBS ALOCATION

TIPICAL LOT DETAIL

(N.T.S.)

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
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L.B. No. 6557

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3	4-30-04	NEIGHBORS ASSOCIATION COMMENTS / LOTS FRONTING AT SW 172 AVENUE	J.L.	O.A.

ESTATES OF BISCAYNE

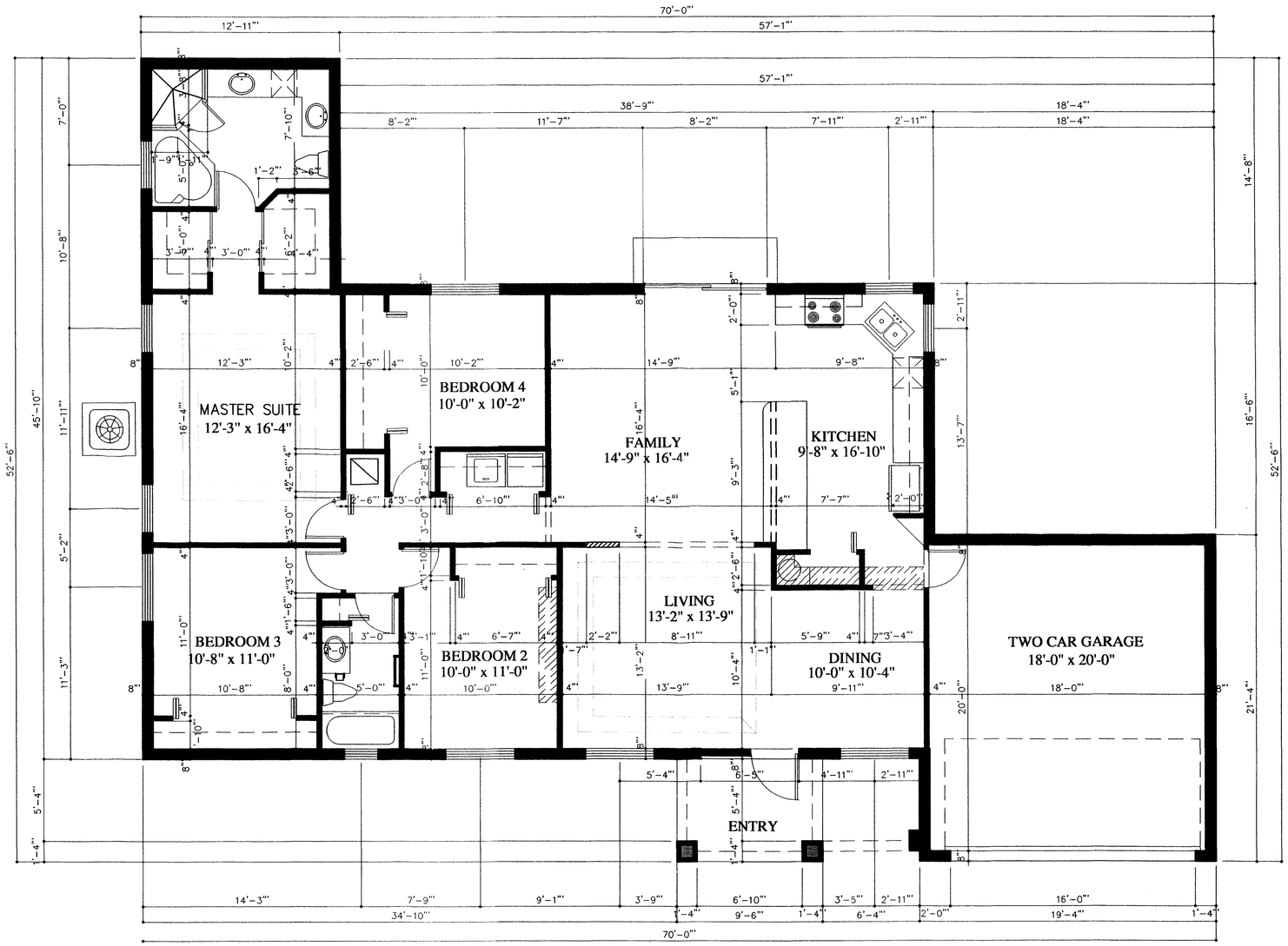
TYPE OF PROJECT: LANDSCAPE PLAN
SHEET NAME: LANDSCAPE PLAN AND LEGEND
CLIENT: SWEZY PROPERTY
CLIENT ADDRESS: 5709 N.W. 153TH STREET MIAMI LAKES, FLORIDA 33014
PROJECT LOCATION: SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI DADE, FLORIDA

SCALE: As Shown
DRAWN BY: J.L./L.E
ENG. CHECKED BY:
QUALITY CONTROL:
DATE: 08-13-2003
PROJECT No: 03-085-1100
SHEET: L-1 OF 1 SHEETS

CAD FILE:Q:\FORD COMPANIES\Engineering & Surveying\Planning\Work in Progress\03-085-1100 20 Acre Swezy SP(Estates of Biscayne)\03-085-1100 Estates ... SP11.dwg

"Estates of Biscayne"

ARCHITECTURAL PLAN - MODEL "A"



MODEL "A"

FLOOR PLAN

SCALE: 1/4" = 1'-0"

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MIAMI, FLORIDA 33172
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RECORD OF REVISION

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2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 288TH STREET	J.L.	O.A.

ESTATES OF BISCAYNE

TYPE OF PROJECT: SITE PLAN

SHEET NAME: ARCHITECTURAL PLAN - MODEL "A" - FLOOR PLAN

CLIENT: Swezy Propety, Inc.

CLIENT ADDRESS: 5709 N.W. 158TH STREET Miami Lakes, Florida 33014.

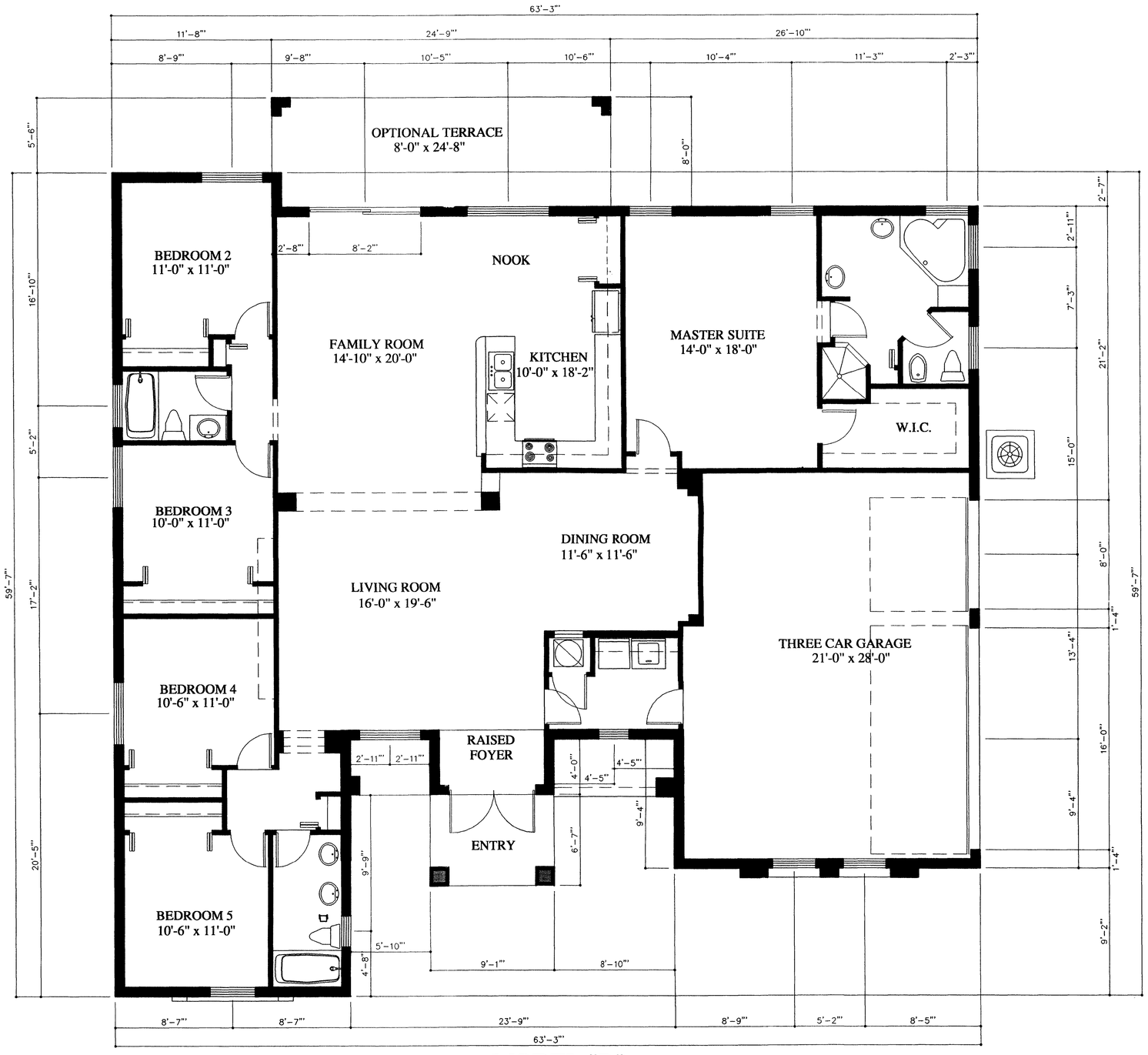
PROJECT LOCATION: SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI DADE, FLORIDA

SCALE:	1/4" = 1'-0"
DRAWN BY:	J. Lopez
DWG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	08-18-03
PROJECT No:	03-085
SHEET:	A-1

\PLANNING\SITE PLAN\03-085-1100 20 Acres Swezy SP.DWG

"Estates of Biscayne"

ARCHITECTURAL PLAN - MODEL "B"



MODEL "B"

FLOOR PLAN

SCALE: 1/4" = 1'-0"

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MIAMI, FLORIDA 33172
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2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 288TH STREET	J.L.	O.A.

ESTATES OF BISCAYNE

TYPE OF PROJECT: SITE PLAN

SHEET NAME: ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN

CLIENT: Swezy Propety, Inc.

CLIENT ADDRESS: 5709 N.W. 158TH STREET, Miami Lakes, Florida 33014.

PROJECT LOCATION: SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: 1/4" = 1'-0"

DRAWN BY: J. Lopez

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: 08-18-03

PROJECT No: 03-085

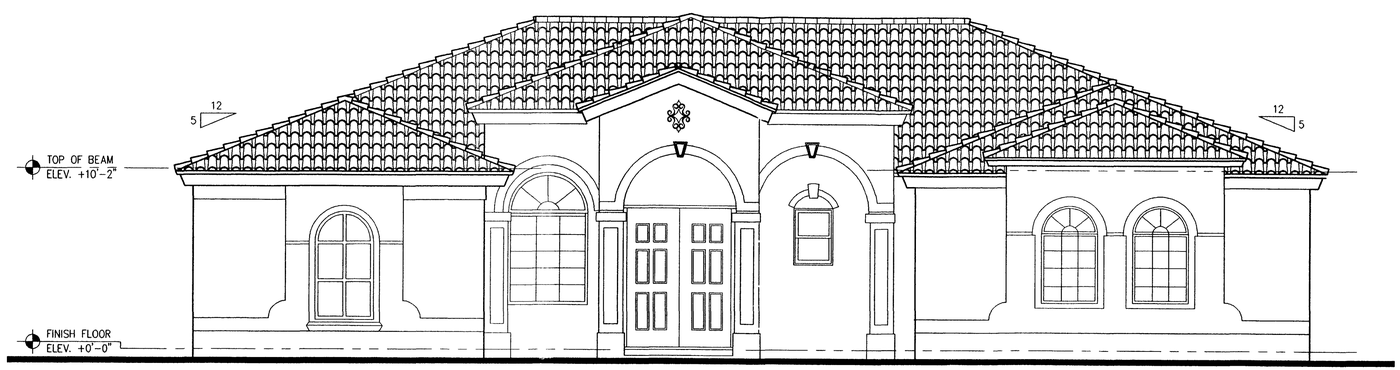
SHEET: A-2 OF 3 SHEETS

Q:\...\PLANNING\SITE PLAN\03-085-1100 20 Acres Swezy SP.DWG

"Estates of Biscayne"

ARCHITECTURAL PLAN - ELEVATIONS

MODEL "A"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "B"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 288TH STREET	J.L.	O.A.

ESTATES OF BISCAYNE

TYPE OF PROJECT: SITE PLAN
SHEET NAME: ARCHITECTURAL PLAN - ELEVATIONS
CLIENT: Swezy Propety, Inc.
CLIENT ADDRESS: 5709 N.W. 158TH STREET Miami Lakes, Florida 33014
PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 38 EAST MIAMI DADE, FLORIDA

SCALE: 1/4" = 1'-0"
DRAWN BY: J. Lopez
DWG. CHECKED BY:
QUALITY CONTROL:
DATE: 08-18-03
PROJECT No: 03-085
SHEET: A-3

...\PLANNING\SITE PLAN\03-085-1100 20 Acres Swezy SP.DWG