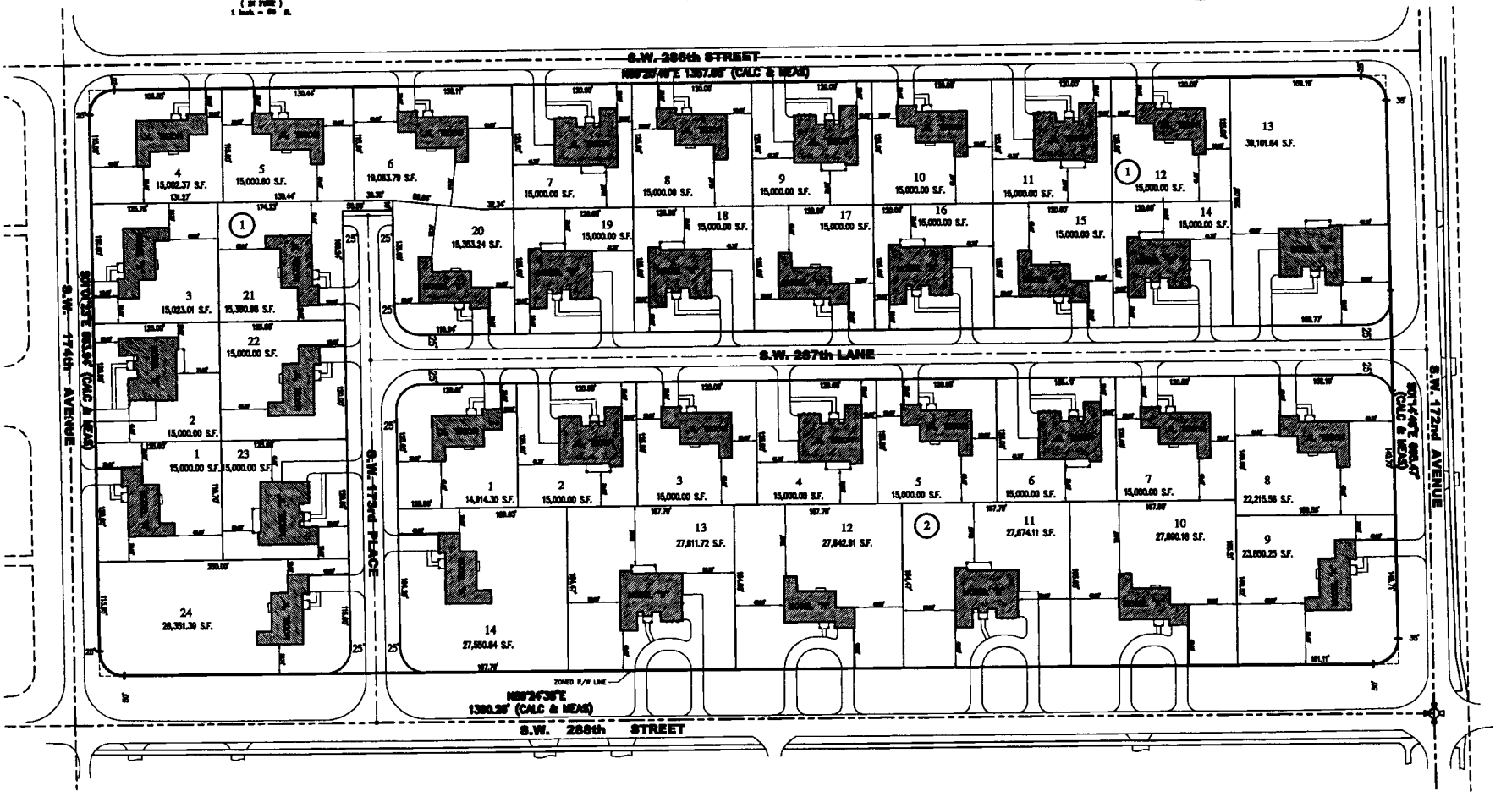
" Estates of Biscayne "

SITE PLAN



SITE DATA TABLE:

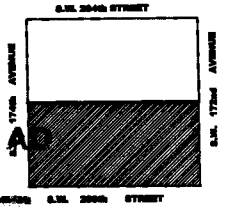
GROSS AREA		20.74 Ac.
PROPOSED R.O.W. DEDICATIONS		2.17 Ac.
NET AREA		17.57 Ac.
TOTAL No. OF LOTS		58
GROSS DENSITY		1.65 Lots / Ac.
LOT AREA:		
MIN. ALLOWED		15,000 S.F.
MIN. PROVIDED		15,000 S.F.
LOT DIMENSIONS:	MINIMUM	PROVIDED
FRONTAGE	120'	120'
DEPTH	115'	115'
SETBACKS:	MINIMUM	PROVIDED
FRONT:	25'	25'
SIDE INTERIOR:	15'	15'
SIDE STREET:	25'	25'
REAR:	25'	25'

☒ PLANS WITHIN THE SCOPE OF AD

☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: [signature]

ON: 5 / 11 / 04



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

FORD, ARMENTEROS & MANLEY, INC.
1800 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 476-3885
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER DADE COUNTY / P. & Z. COMMENTS	JL	O.A.
2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 286TH STREET	JL	O.A.
3	4-30-04	NEIGHBORS ASSOCIATION COMMENTS / LOTS FRONTING AT SW 172 AVENUE	JL	O.A.

ESTATES OF BISCAYNE

TYPE OF PROJECT: SITE PLAN

SHEET TITLE: SITE PLAN, LOCATION MAP AND SITE DATA TABLE

SHEET NUMBER: SWEZY PROPERTY

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

SCALE: As Shown

DRAWN BY: JL

DATE: 06-13-2003

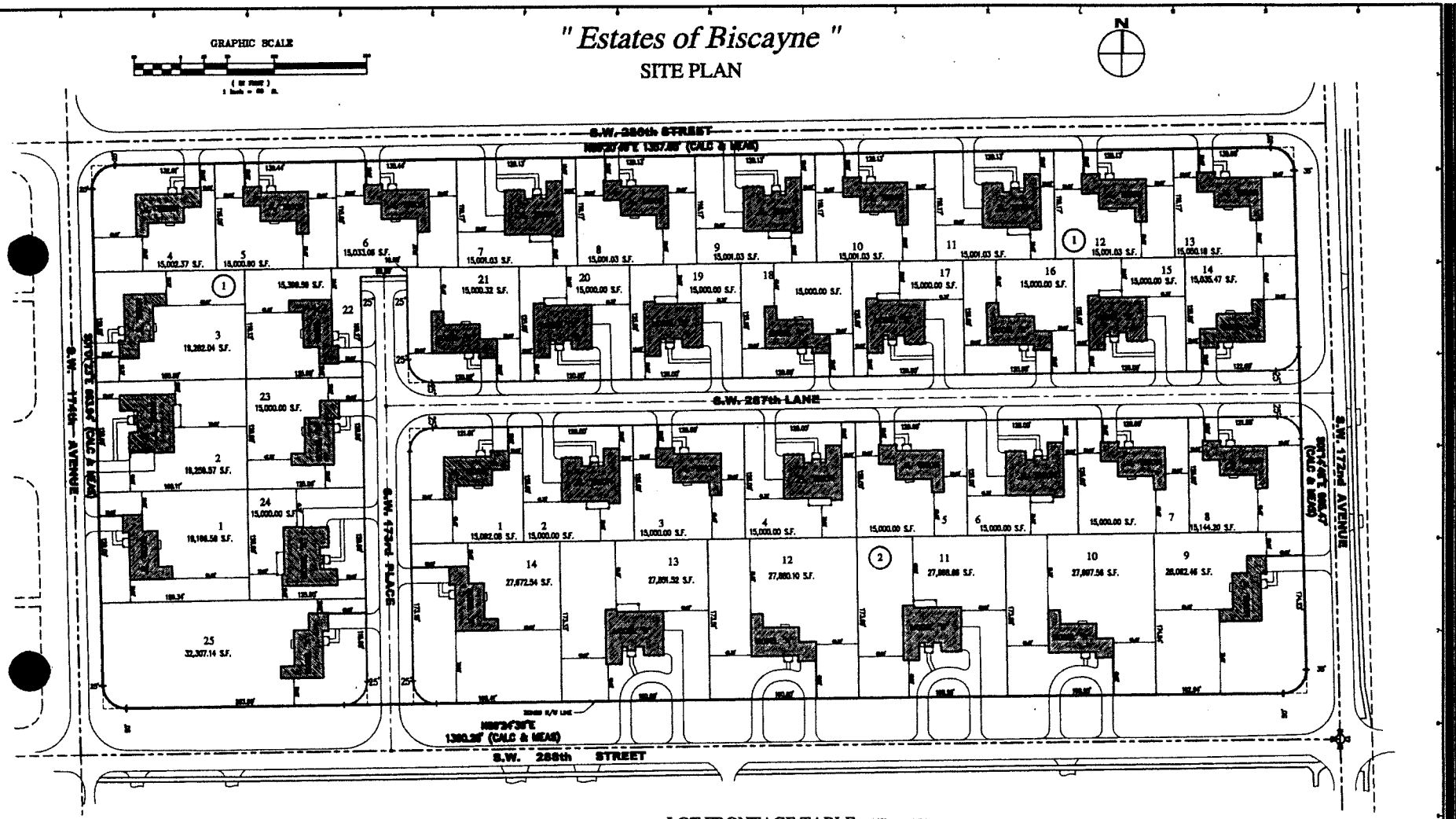
PROJECT No: 03-085-1100

SHEET: 1 of 1

47

" Estates of Biscayne "

SITE PLAN



SITE DATA TABLE:

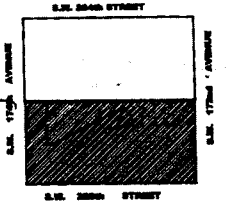
GROSS AREA		20.74 Ac.
PROPOSED R.O.W. DEDICATIONS		3.17 Ac.
NET AREA		17.57 Ac.
TOTAL No. OF LOTS		39
GROSS DENSITY		1.88 Lots / Ac.
LOT AREA:		
MIN. ALLOWED		15,000 S.F.
MIN. PROVIDED		15,000 S.F.
LOT DIMENSIONS:	MINIMUM	PROVIDED
FRONTAGE	120'	120'
DEPTH	110'	110'
SETBACKS:	MINIMUM	PROVIDED
FRONT:	30'	30'
SIDE INTERIOR:	10'	10'
SIDE STREET:	30'	30'
REAR:	30'	30'

LOT FRONTAGE TABLE

	LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED
BLOCK 1	1	RECTILINEAR	120'	120.00'
	2	RECTILINEAR	120'	120.00'
	3	RECTILINEAR	120'	120.00'
	4	RECTILINEAR	120'	120.01'
	5	RECTILINEAR	120'	120.14'
	6	RECTILINEAR	120'	120.44'
	7	RECTILINEAR	120'	120.13'
	8	RECTILINEAR	120'	120.13'
	9	RECTILINEAR	120'	120.13'
	10	RECTILINEAR	120'	120.13'
	11	RECTILINEAR	120'	120.13'
	12	RECTILINEAR	120'	120.13'
	13	RECTILINEAR	120'	120.00'
	14	RECTILINEAR	120'	120.00'
	15	RECTILINEAR	120'	120.00'
	16	RECTILINEAR	120'	120.00'
	17	RECTILINEAR	120'	120.00'
	18	RECTILINEAR	120'	120.00'
	19	RECTILINEAR	120'	120.00'
	20	RECTILINEAR	120'	120.00'
	21	RECTILINEAR	120'	120.00'
	22	RECTILINEAR	120'	100.27'
	23	RECTILINEAR	120'	120.00'
	24	RECTILINEAR	120'	120.00'
	25	RECTILINEAR	120'	200.00'

	LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED
BLOCK 2	1	RECTILINEAR	120'	121.01'
	2	RECTILINEAR	120'	120.00'
	3	RECTILINEAR	120'	120.00'
	4	RECTILINEAR	120'	120.00'
	5	RECTILINEAR	120'	120.00'
	6	RECTILINEAR	120'	120.00'
	7	RECTILINEAR	120'	120.00'
	8	RECTILINEAR	120'	121.00'
	9	RECTILINEAR	120'	160.04'
	10	RECTILINEAR	120'	160.00'
	11	RECTILINEAR	120'	160.00'
	12	RECTILINEAR	120'	160.00'
	13	RECTILINEAR	120'	160.00'
	14	RECTILINEAR	120'	160.41'

203-222
4



LOCATION MAP:
(SCALE) 1"=300'
S.E. 1/2 OF N.W. 1/4 SECTION 09-57-39

3 04

FORD, ARMENTEROS & MANLEY, INC.
1000 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 476-2085
L.B. No. 6067

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER DADE COUNTY / P. & Z. COMMENTS	JL	D.A.
2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 280TH STREET	JL	D.A.

ESTATES OF BISCAYNE

TYPE OF DRAWING: SITE PLAN

SITE PLAN, LOCATION MAP AND SITE DATA TABLE

SWEZY PROPERTY

SECTION 9, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI DADE, FLORIDA

SCALE: As Shown

DRAWN BY: JL

DATE: 08-13-2003

DRAWING No. 03-085-1100

SHEET 1 of 1 SHEETS

" Estates of Biscayne "

LANDSCAPE PLAN

GRAPHIC SCALE

N

S.W. 286th STREET

S.W. 287th LANE

S.W. 174th AVENUE

S.W. 172nd PLACE

S.W. 172nd AVENUE

S.W. 288th STREET

LANDSCAPE LEGEND

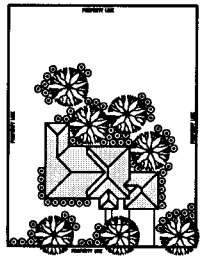
TREES

TREE SCHEDULE

SHRUB SCHEDULE

GROUND COVER (LOW GROWING PLANTS)

LAWN SCHEDULE



SHRUBS ALLOCATION

TIPICAL LOT DETAIL

(N.T.S.)

FORD, ARMENTEROS & MANLEY, INC.
9200 N.W. 84th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-9472
FAX (305) 476-2885
L.A. No. 0857

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER DADE COUNTY P. & Z. COMMENTS	J.L.	G.A.
2	01-26-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. 288th STREET	J.L.	G.A.
3	4-20-04	HOMEOWNERS ASSOCIATION COMMENTS / LOTS FRONTING AT SW 172 AVENUE	J.L.	G.A.

ESTATES OF BISCAYNE

TITLE OF DRAWING: LANDSCAPE PLAN

SHEET NAME: LANDSCAPE PLAN AND LEGEND

SITE: SWEZY PROPERTY

SHEET ADDRESS: 2700 N.W. 88TH STREET MIAMI-DADE, FLORIDA 33054

PROJECT LOCATION: SECTION 34, TOWNSHIP 53 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: As Shown

DRAWN BY: J.L.L.E

CHECKED BY:

SHEET NUMBER:

DATE: 08-13-2003

PROJECT No. 03-085-1100

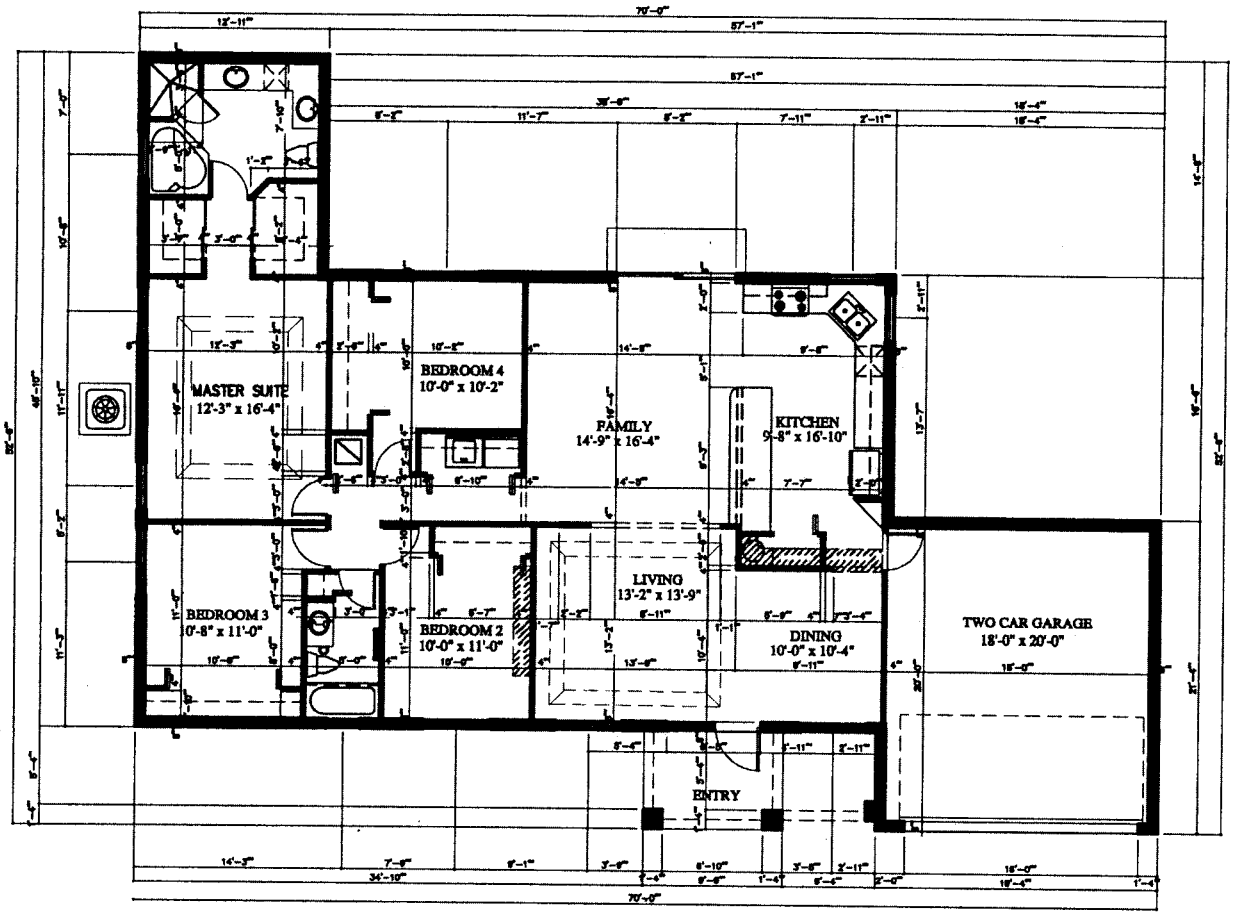
SHEET: L-1 OF 1 SHEETS

CAD FILE:G:\FORD COMP\WEST\Engineering & Surveying\Planning\Work In Progress\03-085-1100 20 Acre Swezy SP\Estates of Biscayne\03-085-1100 Estates - SP11.dwg

49

"Estates of Biscayne"

ARCHITECTURAL PLAN - MODEL "A"



MODEL "A"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARMENTEROS & MANLEY, INC.
1000 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 476-3886
L.B. No. 6867

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER BASE COUNTY / P. & Z. COMMENTS	J.L.	O.A.
2	01-20-04	AS PER BASE COUNTY COMMENTS / LOTS FRONTING TO S.W. 300th STREET	J.L.	O.A.

ESTATES OF BISCAYNE

SITE PLAN

ARCHITECTURAL PLAN - MODEL "A" - FLOOR PLAN

Swezy Property, Inc.

1/4" = 1'-0"

J. Lopez

08-18-03

03-085

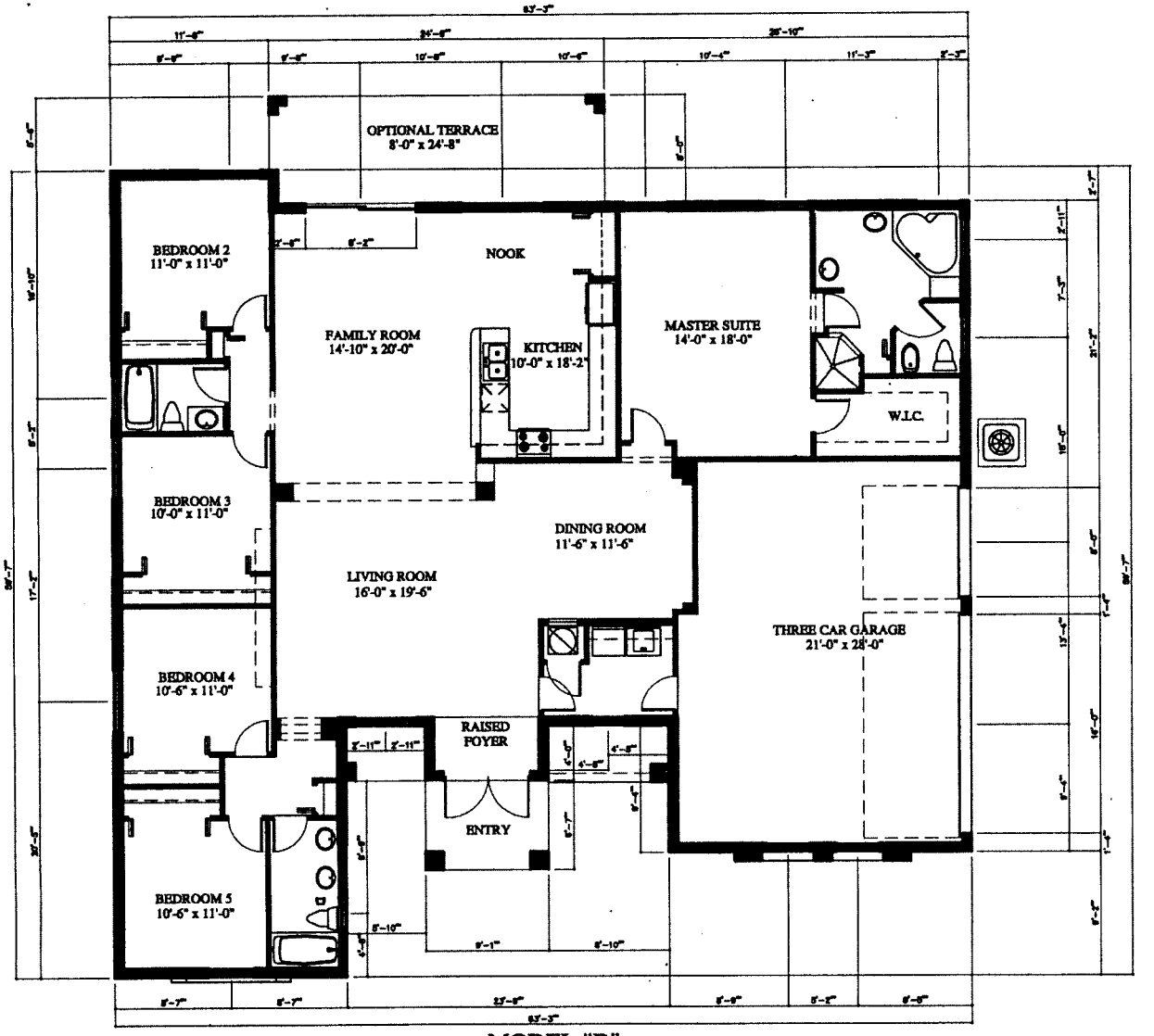
A-1

3

50

"Estates of Biscayne"

ARCHITECTURAL PLAN - MODEL "B"



MODEL "B"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARMENTEROS & MANLEY, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER DADE COUNTY / P. & Z. COMMENTS	J.L.	O.A.
2	01-28-04	AS PER DADE COUNTY COMMENTS / LOTS FRONTING TO S.W. SIXTH STREET	J.L.	O.A.

ESTATES OF BISCAYNE

SITE PLAN

ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN

Swazy Property, Inc.

1/4" = 1'-0"

J. Lopez

03-085

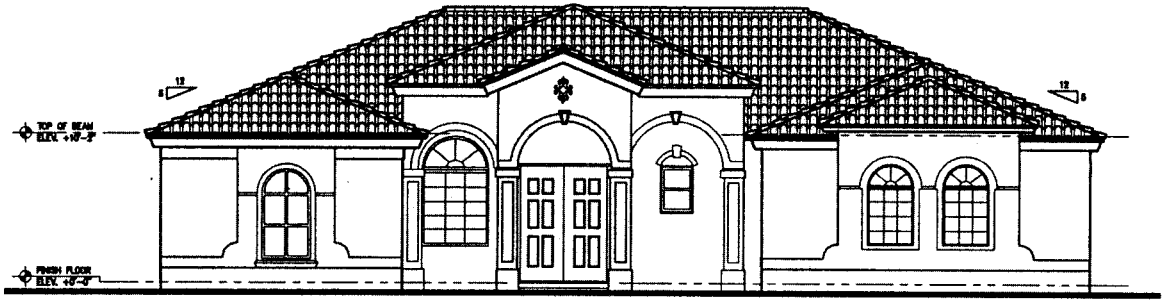
A-2

51

"Estates of Biscayne"

ARCHITECTURAL PLAN - ELEVATIONS

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



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

FORD, ARMENTEROS & MANUCY, INC.
1600 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-0472
FAX (305) 479-3886
L.B. No. 6867

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	12-11-03	AS PER DADE COUNTY / P. & Z. COMMENTS	JL	G.A.
2	01-28-04	AS PER DADE COUNTY COMMENTS / LOTS REQUIRING 10 S.W. 28TH STREET	JL	G.A.

ESTATES OF BISCAYNE

SITE PLAN

ARCHITECTURAL PLAN - ELEVATIONS

Swazy Property, Inc.

SECTION 6, TOWNSHIP 57 SOUTH, RANGE 38 EAST
MIAMI DADE, FLORIDA

1/4" = 1'-0"

J. Lopez

03-16-03

03-085

A-3

3