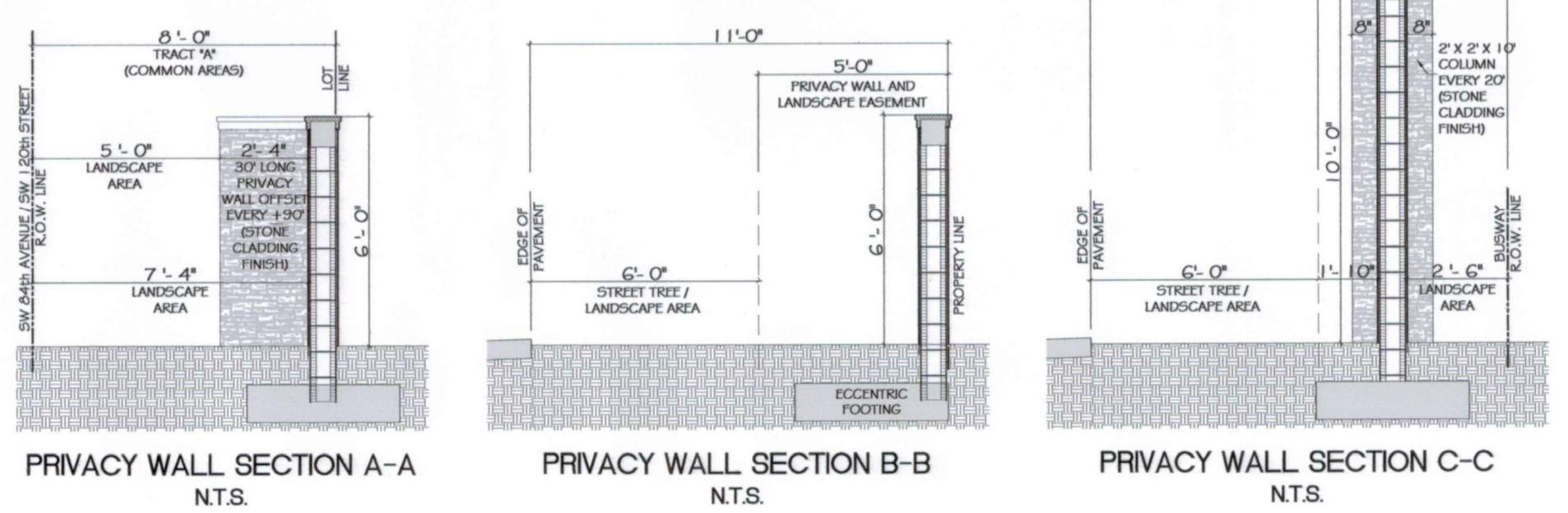


- TRACT "A" (COMMON AREAS AND PRIVATE DRIVES) (101,148.43 S.F.)
- TRACT "B" (RECREATION AREAS) (13,418.99 S.F.)
- PRIVATE LOT AREAS (329,653.49 S.F.)

SITE PLAN
SCALE: 1" = 50'-0"



TRACT "B" GEOMETRY
SCALE: 1" = 50'-0"

BLOCK / LOT NUMBER	LOT AREA (S.F.)	MODEL
1 1	16,115.87	"B-R"
1 2	15,000.00	"C"
1 3	15,000.00	"D"
1 4	15,000.00	"A"
1 5	15,084.73	"C"
1 6	19,602.65	"B-R"
1 7	16,058.67	"A"
1 8	15,789.60	"C"
1 9	15,563.86	"B-R"
1 10	19,013.13	"B-R"
1 11	17,573.68	"A"
1 12	18,072.07	"D"
2 1	17,438.25	"C"
2 2	16,015.54	"B-R"
2 3	16,015.54	"A"
2 4	16,407.86	"D"
2 5	16,598.08	"A"
2 6	16,015.54	"B"
2 7	16,015.54	"C"
2 8	17,272.85	"D"



LOCATION MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION:

Tract "A" of "SUB-TROPICAL TESTING TRACT", according to the plat thereof as recorded in Plat Book 80, Page 32, Public Records of Miami-Dade County, Florida.

AND

The North 150.08 feet of the following described real property: Beginning at a Point on the Northernly side of SW 122 Street, (formerly Yale Avenue), distant easterly 295 feet from the corner formed by the intersection of the said Northernly line of S.W. 122 street and the easterly line of S.W. 84 Street, (formerly Dexter Street), as said Street and Avenue are shown and laid down on a certain map entitled "SOUTH KENDALL", a Subdivision in Section 15 and 16, Township 55 South, Range 40 East, Miami-Dade County, Florida, Properties of the Yale Land Company, Hobart Crabtree, Civil Engineer and which said map was filed on April 30th 1928, in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida, and running thence easterly along the Northernly line of S.W. 122 Street 100 feet, thence northerly and at right angles to the northernly line of S.W. 122 Street 204.07 feet, thence Westerly 100 feet, thence Southerly and at right angles to the Northernly line of S.W. 122 street 253.88 feet, more or less to the Northernly side of S.W. 122 street to the point or place of beginning, less East 35 feet thereof.

Containing 444,225 Square Feet or 10.19 Acres, more or less, by calculations.

Property Address:
8290 SW 120th Street, Miami, Florida, 33156
Folio No. 30-5015-028-0010
Folio No. 30-5015-000-0361

ZONING DATA

PROPOSED ZONING DISTRICT:..... EU-M

NET LAND AREA:..... 10.19 ACRES

MAXIMUM NET DENSITY ALLOWED:..... 2.50 UJAC (25 LOTS)

NET DENSITY PROPOSED:..... 1.96 UJAC (20 LOTS)

MINIMUM LOT AREA ALLOWED:..... 15,000 S.F.

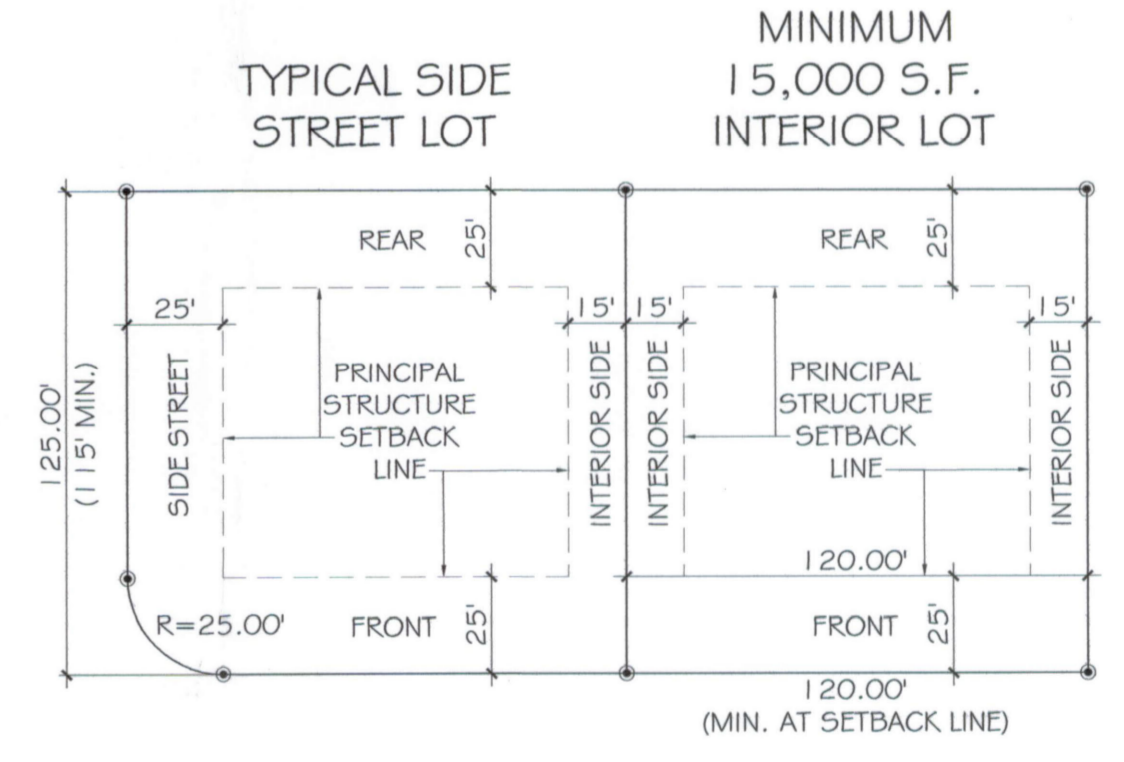
MINIMUM LOT AREA PROPOSED:..... 15,000 S.F.

MAXIMUM LOT COVERAGE ALLOWED:..... 30%

MAXIMUM LOT COVERAGE PROPOSED:..... 30%

NOTES:

1. Entrance feature will require a separate "Entrance Feature" application.
2. Model footprints shown on the site plan might change depending on sales outcome.
3. The safe sight distance triangle area shall not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above pavement; potential obstructions include, but are not limited to, structures, grass, ground covers, shrubs, vines, hedges, trees, rocks, walls and fences.



MINIMUM LOT LAYOUTS & SETBACKS
(SEE SHEET SP-2 FOR SPECIFIC DETAILS) SCALE: 1" = 50'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY
01-04-16	ASPR		M.F.
01-27-16	FOOTPRINTS		M.F.
02-23-16	POOL		M.F.
03-01-16	ENTRANCE		M.F.
03-15-16	LIFT STATION		M.F.
05-18-16	POOL		M.F.

SOTOLONGO SALMAN HENDERSON
A R C H I T E C T S , L L C

10690 NORTHWEST 27TH STREET - DORAL - FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VERDIAN GROVE
ESTATE HOMES
8290 PARTNERS, LLC
MIAMI-DADE COUNTY, FLORIDA

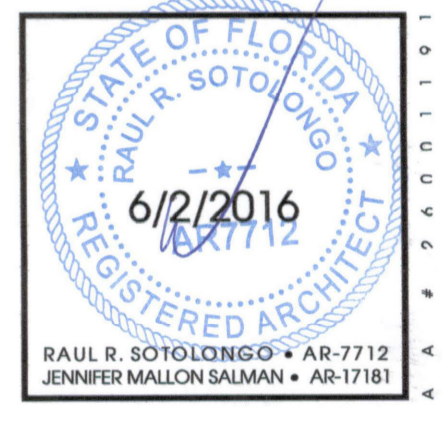
SITE PLAN

SCALE 1" = 50'-0"

DATE 07-14-15

JOB 1502

SHEET **SP-1** OF SHEETS



REVISIONS	BY
02-23-16 FLOOR PLAN	M.F.
03-07-16 PRIVACY WALL	M.F.
06-02-16 SETBACKS	M.F.

MODEL "A" (ALT 1) AREA SUMMARY

• 1ST FLOOR A/C AREA	3,139 SF
2ND FLOOR A/C AREA	3,192 SF
AC AREA	6,331 SF
BALCONY BR 3	41 SF
BALCONY MST BR	63 SF
• COURT BALCONY	168 SF
• COVERED ENTRY	63 SF
DECK	391 SF
• GARAGE	923 SF
• GAZEBO (ACCESSORY BUILDING)	528 SF
NON AC AREA	2,177 SF
Grand total	8,508 SF

• COUNTED TOWARDS PRINCIPAL STRUCTURE'S LOT COVERAGE
 ** COUNTED TOWARDS ACCESSORY BUILDING'S LOT COVERAGE

MODEL "B" (ALT 1 & 2) AREA SUMMARY

• FIRST FLOOR AREA	3,041 SF
SECOND FLOOR AREA	3,150 SF
A/C AREA	6,191 SF
• GARAGE	673 SF
• COVERED TERRACE	537 SF
• COVERED ENTRY	87 SF
BALCONY 4	277 SF
BALCONY 2	86 SF
MASTER BEDROOM BALCONY	302 SF
DECK	186 SF
NON AC AREA	2,145 SF
Grand total	8,339 SF

• COUNTED TOWARDS PRINCIPAL STRUCTURE'S LOT COVERAGE

MODEL "C" (ALT 1) AREA SUMMARY

• 1ST FLOOR A/C AREA	3,289 SF
2ND FLOOR A/C AREA	2,857 SF
AC AREA	6,146 SF
• GARAGE 1	503 SF
• GARAGE 2	276 SF
• COVERED TERRACE	359 SF
• COVERED ENTRY	57 SF
DECK 1	166 SF
DECK 2	106 SF
BALCONY 2	53 SF
BALCONY 3	50 SF
BALCONY 4	87 SF
NON AC AREA	1,657 SF
Grand total	7,803 SF

• COUNTED TOWARDS PRINCIPAL STRUCTURE'S LOT COVERAGE

MODEL "D" (ALT 1) AREA SUMMARY

• AC FIRST FLOOR	2,913 SF
AC SECOND FLOOR	3,223 SF
AC AREA	6,136 SF
• 1 CAR GARAGE	372 SF
• 2 CAR GARAGE	527 SF
BALCONY AT BEDROOM 2	49 SF
BALCONY AT BEDROOM 3	49 SF
BALCONY AT BEDROOM 5	124 SF
• BALCONY AT MASTER (*77 SF)	213 SF
• COVERED ENTRY	93 SF
• COVERED TERRACE	511 SF
FRONT BALCONY	93 SF
NON AC AREA	2,031 SF
Grand total	8,167 SF

• COUNTED TOWARDS PRINCIPAL STRUCTURE'S LOT COVERAGE

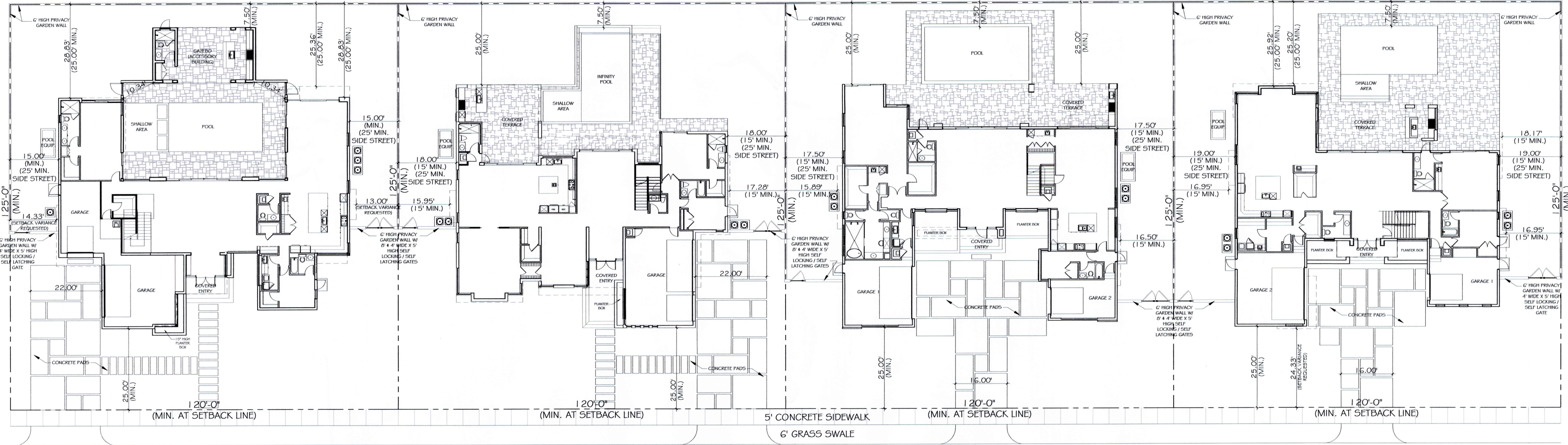
MAX. LOT COVERAGE ALLOWED (PRINCIPAL STRUCTURE): 4,500 S.F. OR 30.00%
 MAX. LOT COVERAGE PROPOSED (PRINCIPAL STRUCTURE): 4,293 S.F. OR 28.62%

MAX. LOT COVERAGE ALLOWED (PRINCIPAL STRUCTURE): 4,500 S.F. OR 30.00%
 MAX. LOT COVERAGE PROPOSED (PRINCIPAL STRUCTURE): 4,338 S.F. OR 28.92%

MAX. LOT COVERAGE ALLOWED (PRINCIPAL STRUCTURE): 4,500 S.F. OR 30.00%
 MAX. LOT COVERAGE PROPOSED (PRINCIPAL STRUCTURE): 4,484 S.F. OR 29.89%

MAX. LOT COVERAGE ALLOWED (PRINCIPAL STRUCTURE): 4,500 S.F. OR 30.00%
 MAX. LOT COVERAGE PROPOSED (PRINCIPAL STRUCTURE): 4,493 S.F. OR 29.95%

MAX. LOT COVERAGE ALLOWED (ACCESSORY BUILDING): 691 S.F. OR 20.00% OF REAR YARD
 MAX. LOT COVERAGE PROPOSED (ACCESSORY BUILDING): 528 S.F. OR 15.26% OF REAR YARD



MODEL A

MODEL B

MODEL C

MODEL D

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC

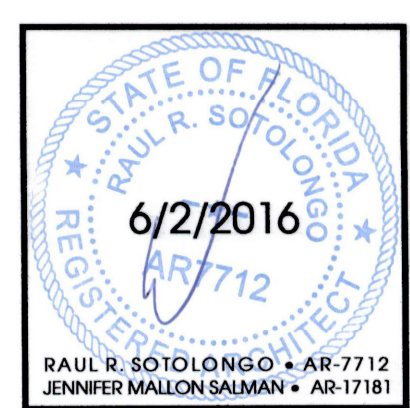
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VERIDIAN GROVE
ESTATE HOMES
 8290 PARTNERS, LLC
 MIAMI-DADE COUNTY, FLORIDA

MINIMUM LOT LAYOUTS

SCALE	1/6" = 1'-0"
DATE	07-14-15
JOB	1502
SHEET	SP-2 OF SHEETS

RECEIVED
 2-15-08
 JUN 09 2016
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By: *SSE*



RAUL R. SOTOLONGO - AR-7712
 JENNIFER MALLON SALMAN - AR-17181