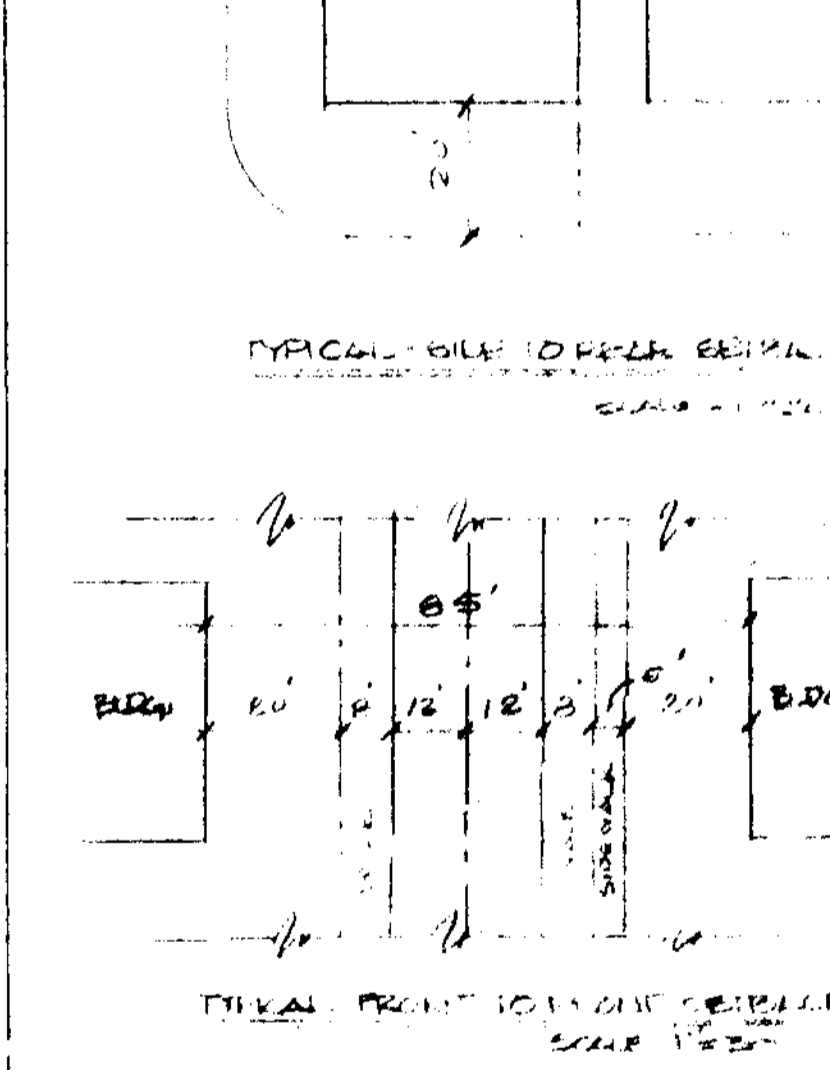
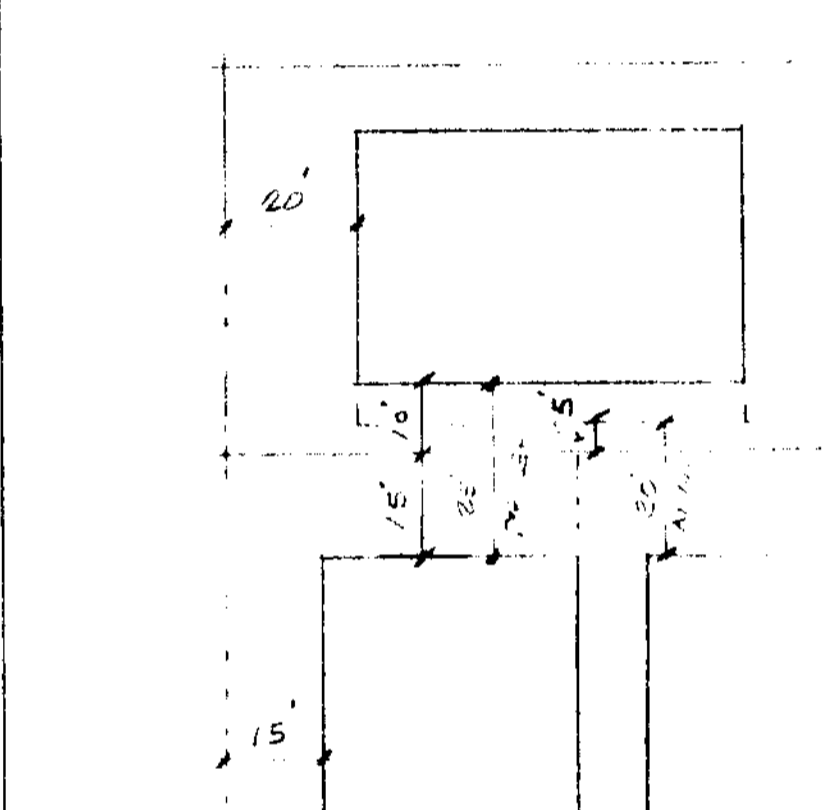
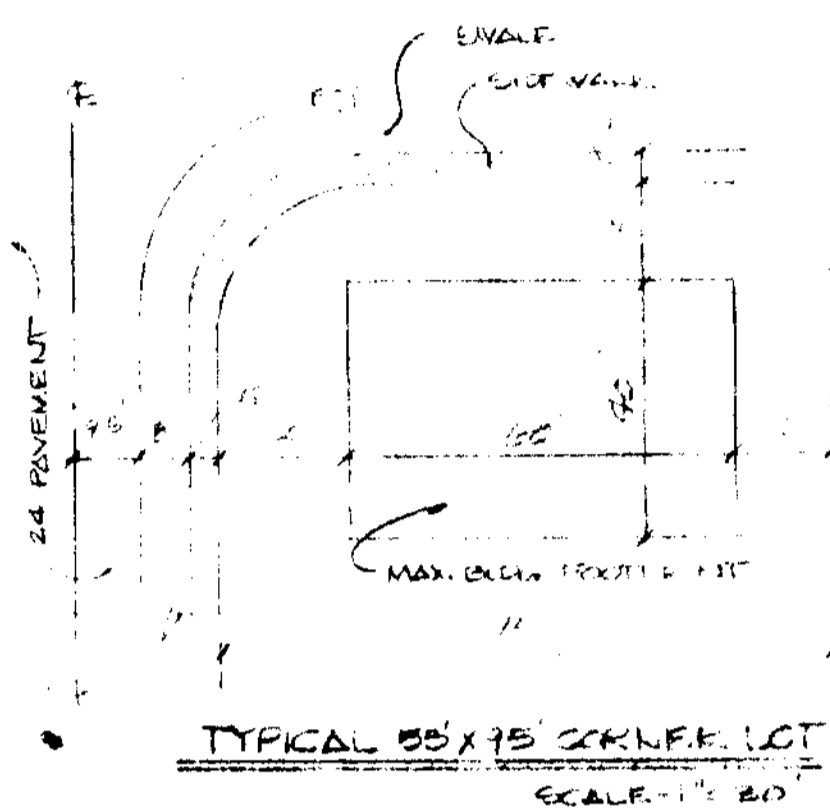
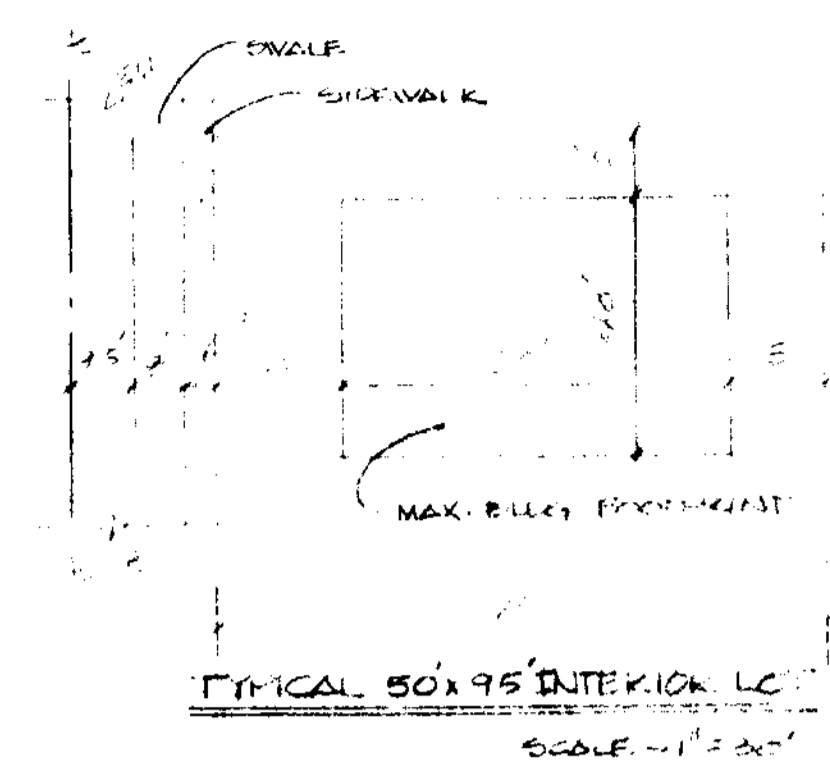
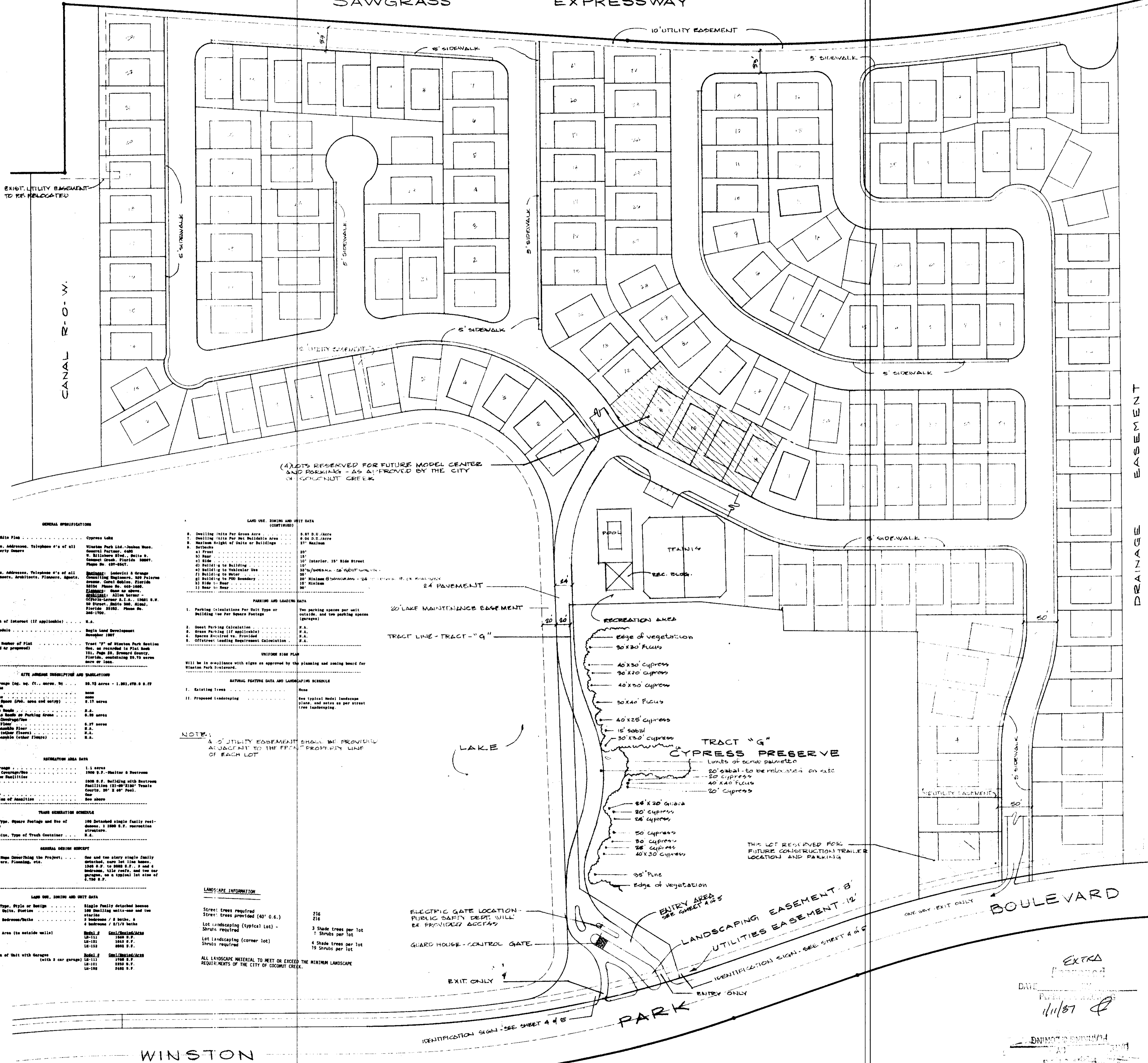


SAWGRASS EXPRESSWAY



EXIST. UTILITY EASEMENT TO BE RELOCATED

CANAL R.O.W.

(4) LOTS RESERVED FOR FUTURE MODEL CENTER AND PARKING - AS APPROVED BY THE CITY OF COCONUT CREEK

24 PAVEMENT

20' LAKE MAINTENANCE EASEMENT

TRACT LINE - TRACT "G"

LAKE

ELECTRIC GATE LOCATION - PUBLIC SAFETY DEPT. WILL BE PROVIDED

GUARD HOUSE - CONTROL GATE

EXIT ONLY

IDENTIFICATION SIGN - SEE SHEET 4 OF 5

Winston

PARK

LANDSCAPING EASEMENT 8'

UTILITIES EASEMENT 12'

ONE WAY EXIT ONLY

BOULEVARD

ENTRANCE ONLY

RECREATION AREA

POOL

TENNIS

REC. BLDG.

GENERAL SPECIFICATIONS

- Name of Site Plan: Cypress Lakes
- Name, Address, Telephone # of all Property Owners: Winston Park Ltd., Weston Blvd., General Factory, 1400 N. Williams Blvd., Suite B, Coconut Creek, Florida 33067, Phone No. 407-444-1111
- Name, Address, Telephone # of all Engineers, Architects, Planners, Agents, etc.: Ludovici & Orange Consulting Engineers, 339 Palermo Avenue, Coral Gables, Florida 33134, Phone No. 305-441-1000
- Statement of Interest (if applicable): N.A.
- Plan Schedule: Single Land Development, Project No. 1007
- Name and Number of Plat (recorded or proposed): Tract "F" of Winston Park Section One, as recorded in Plat Book 111, Page 18, Broward County, Florida, containing 15.75 acres more or less.

STATE AGENCIES REGULATIONS AND STATUTES

- Setback (see Sec. 170, Ch. 170, F.S.): 10'-0" (see 170.01, F.S. 170.02)
- Open Space: none
- Signage: none
- Storm Water (see Sec. 170, Ch. 170, F.S.): 1.17 acres
- Public Road: N.A.
- Private Road or Parking Area: 0.30 acres
- Building Coverage: 0.37 acres
- Use of Land: N.A.
- Use of Land (see Sec. 170, Ch. 170, F.S.): N.A.
- Use of Land (see Sec. 170, Ch. 170, F.S.): N.A.

RECREATION AREA DATA

- Total acreage: 1.17 acres
- Building Coverage: 1000 S.F. Shelter & Restroom
- Recreation Facilities: 1000 S.F. Building with Restroom, Facilities (12'-0" x 10'-0") Tennis Courts, 20' x 20' Pool.
- Number of Amenities: One amenity
- Demographic of Audience: See above

TRACT GENERATION SCHEDULE

- Number, Type, Square Footage and Use of Buildings: 100 Detached single family residences, 1000 S.F. recreation structure.
- Number, Size, Type of Truck Container: N.A.

GENERAL DESIGN CONCEPT

- Text and Plans Describing the Project: One and two story single family detached, more than 1200 sq. ft., 2 and 4 bedrooms, 1 1/2 baths, one car garage, on a typical lot size of 5,700 S.F.

LAND USE, ZONING AND UNIT DATA (CONTINUED)

- Drilling Units Per Gross Area: 0.87 S.U./acre
- Drilling Units Per Net Building Area: 0.84 S.U./acre
- Maximum Height of Units or Buildings: 27' Maximum
- Setbacks:
 - a) Front: 30'
 - b) Rear: 10'
 - c) Side: 10'
 - d) Interior, 15' Side Street: 10'
 - e) Building to Building: 10'
 - f) Building to Vehicular Use: 33' (see Sec. 170.01, F.S.)
 - g) Building to PDD Boundary: 25'
 - h) Side to Rear: 25'
 - i) Rear to Rear: 30'

PARKING AND LOADING DATA

- Parking Calculations Per Unit Type or Building (see parking spaces (garage))
- Single Parking Calculation: N.A.
- Space Available vs. Provided: N.A.
- Off-street Loading Requirement Calculation: N.A.

NATURAL FEATURES DATA AND LANDSCAPING SCHEDULE

- Existing trees: None
- Proposed Landscaping: See typical Model Landscape Plan, and notes on per acre tree landscaping.

LANDSCAPE INFORMATION

- Street trees required: 216
- Street trees provided (40' o.s.): 216
- Lot landscaping (typical lot) - Shrubs required: 3 Shade trees per lot, 2 Shrubs per lot
- Lot landscaping (corner lot) - Shrubs required: 4 Shade trees per lot, 15 Shrubs per lot

ALL LANDSCAPE MATERIAL TO MEET OR EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS OF THE CITY OF COCONUT CREEK.

EXTRA
 Approved
 DATE: 11/1/87
 JOSHUA MUSS AND ASSOCIATES

NORTH

DESIGNED:	1/2/87	REVISED:	2/10/87
DRAWN:		CHECKED:	
NO.	DATE	APP.	REVISION
NO.	DATE	APP.	REVISION

LUDOVICI & ORANGE
 CONSULTING ENGINEERS INC.
 339 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134

WINSTON PARK
 JOSHUA MUSS AND ASSOCIATES

TRACT "F"
 SITE PLAN - CYPRESS LAKES
 SCALE: 1" = 60'
 DATE: 9-1-87
 PROJECT NO: 84-11-0