

LAND DESCRIPTION
TRACT 1, 12 AND 14 IN BLOCK 88 OF THE PALM BEACH BEACH FRONT PLAT NO. 3, ACCORDING TO THE PLAT THEREIN, AS RECORDED IN PLAT BOOK 2, PAGE 43, BEING AN INCLUSIVE OF THE PUBLIC RIGHTS OF PALM BEACH COUNTY, FLORIDA, AND BEING THE EAST PORTION OF SAID TRACTS 1 AND 14.

DEEDICATION
FROM AND WITH THESE PRESENTS, THAT CORAL LAKE AND LIMITED PARTNERSHIP, A HONGKONG LIMITED PARTNERSHIP IS THE OWNER OF THE LAND DESCRIBED HEREIN AND HAS HERETOFORE AND HEREBY DEVOTED AND PLATED TO BE KNOWN AS PALOMA LAKES AND TO BE KNOWN AS PALOMA LAKES PLAT, A REPLAT.

ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE NORTH-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

PARCELS 8-1 FROM HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC RECREATION USE AND PROVISION ACCESS AS SHOWN HEREON.

PARCELS 8-2, 8-3, 8-4 AND 8-5 SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC RECREATION USE AND PROVISION ACCESS. THE WESTERN MOST ONE (1) FOOT OF SAID PARCELS 8-2 AND 8-3 AND THE NORTHERN MOST ONE (1) FOOT OF SAID PARCELS 8-4 AND 8-5 SHALL BE RESTRICTED TO LANDSCAPING, WITH THE REMAINDER OF SAID PARCELS RESTRICTED TO PEDESTRIAN ACCESS.

THE DEVELOPER, ITS SUCCESSORS AND/OR AGENTS, SHALL BE RESPONSIBLE FOR THE PERMANENT MAINTENANCE OF PARCELS 8-1, 8-2, 8-3, 8-4 AND 8-5.

SAID LANDS 8 AND 14 IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 1,274,759 SQUARE FEET, 29.242 ACRES, MORE OR LESS.

SITE DATA

PRODUCT TYPES:	2 STORY TOWNHOUSES / 1 STORY FLATS
TYPE OF OWNERSHIP:	FEE SIMPLE / CONDOMINIUM
LAND USE DESIGNATION:	LOW-MEDIUM RESIDENTIAL (10 UNITS/GROSS ACRE)
EXISTING ZONING:	MH-1
PROPOSED ZONING:	P.U.D.
TOTAL GROSS AREA OF PROJECT:	33.58 ACRES
TOTAL NET AREA OF PROJECT:	29.24 ACRES OR 100%
NUMBER OF DWELLING UNITS:	292 UNITS
GROSS DENSITY:	8.69 UNITS/ACRE
NET DENSITY:	9.98 UNITS/ACRE
WATER & WASTEWATER PROVIDER:	CITY OF COCONUT CREEK UTILITIES
WASTE SERVICE COLLECTION:	STREETSIDE PICK-UP

SITE CALCULATIONS

BUILDING COVERAGE:	8.69 ACRES OR 29.71%
PAVED VEHICULAR AREA:	7.56 ACRES OR 25.85%
INTERIOR SIDEWALKS & POOL DECK AREAS:	2.03 ACRES OR 68,574.59 SQ. FT. OR 6.94%
GREENWAY SIDEWALKS TO BE DEDICATED AS PUBLIC ACCESS EASEMENTS:	0.33 ACRES OR 14,346.00 SQ. FT. OR 1.13%
LAKE AREA:	2.97 ACRES OR 10.16% (25.21% OF 35% OF GROSS AREA)
GREEN AREA:	7.66 ACRES OR 26.20%
OPEN SPACE (INTERIOR SIDEWALKS + POOL DECK + LAKES + GREEN AREA):	12.87 ACRES OR 38.32% OF GROSS AREA
IMPERVIOUS AREA (INCLUDING LAKES):	21.58 ACRES OR 73.80%
PERVIOUS AREA (EXCLUDING LAKES):	7.66 ACRES OR 26.20%

PARKING DATA

REQUIRED:		
24 2-BEDROOM FLATS X 2 SPACES/UNIT =	48 SPACES	
268 3-BEDROOM TOWNHOUSES X 2.25 SPACES/UNIT =	603 SPACES	
SUB-TOTAL =	651 SPACES	
GUEST PARKING = 10% OF 668 =	66 SPACES	
TOTAL REQUIRED =	717 SPACES	
PROVIDED:		
24 SINGLE CAR GARAGES =	24 SPACES	
268 DOUBLE CAR GARAGES =	536 SPACES	
OFF-STREET PARKING =	242 SPACES (94 PERPENDICULAR & 148 PARALLEL)	
TOTAL PROVIDED =	802 SPACES	

BUILDING SETBACKS

LYONS ROAD:	15 FEET
WILES ROAD:	15 FEET
HILTON ROAD:	16 FEET
"LAGO VISTA AT COCONUT CREEK":	16 FEET
"EVERGREEN LAKES":	15 FEET
MINIMUM BUILDING SEPARATION:	20.17 FEET (EXCLUDING BALCONIES & PORCHES)
	10.17 FEET (BETWEEN BALCONIES & PORCHES)
MAXIMUM BUILDING HEIGHT:	; 36 FEET (MEAN ROOF HEIGHT)

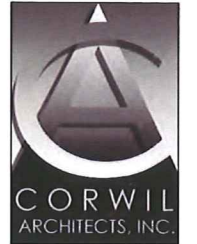
NOTES:

- ALL UTILITIES INCLUDING TELEPHONE AND CABLE SHALL BE PLACED UNDERGROUND.
- BUILDING # 8 WILL BE THE MODEL BUILDING. ONE OF THE "A" UNITS WILL SERVE AS SALES OFFICE WITH HOURS OF OPERATION FROM 10:00 AM TO 6:00 PM, 7 DAYS A WEEK. THE AREA WEST OF BUILDING # 8 WILL BE USED FOR TEMPORARY CUSTOMER PARKING.

APPROVED

DATE: 6/16/10 BY: [Signature]

ADMINISTRATIVE APPROVAL



4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC. NO. AA-C002151 TEL: (305) 448-7383

PROJECT NAME:
PALOMA LAKES
RESIDENTIAL
COMMUNITY
CITY OF COCONUT CREEK, FL

OWNER:
LENNAR
HOMES
MIAMI DADE COUNTY
FLORIDA

CONSULTANTS:

PHASE

PERMIT SET

REVISIONS

SEAL

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SHEET TITLE

SITE PLAN
BUILDING 12
(TYPE 1)

DATE:	04-14-2010
JOB NO.:	2009-13
DRAWN BY:	AO
APPR BY:	AMC
FILE:	2009-13
SHEET NO.:	SP-1