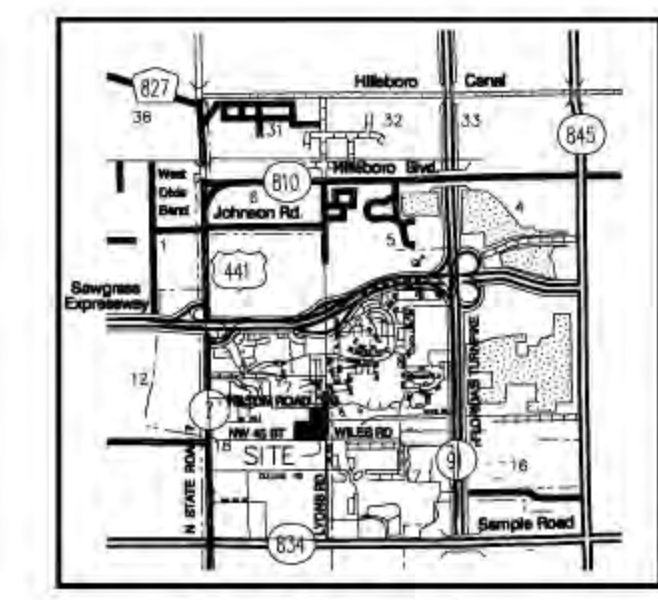
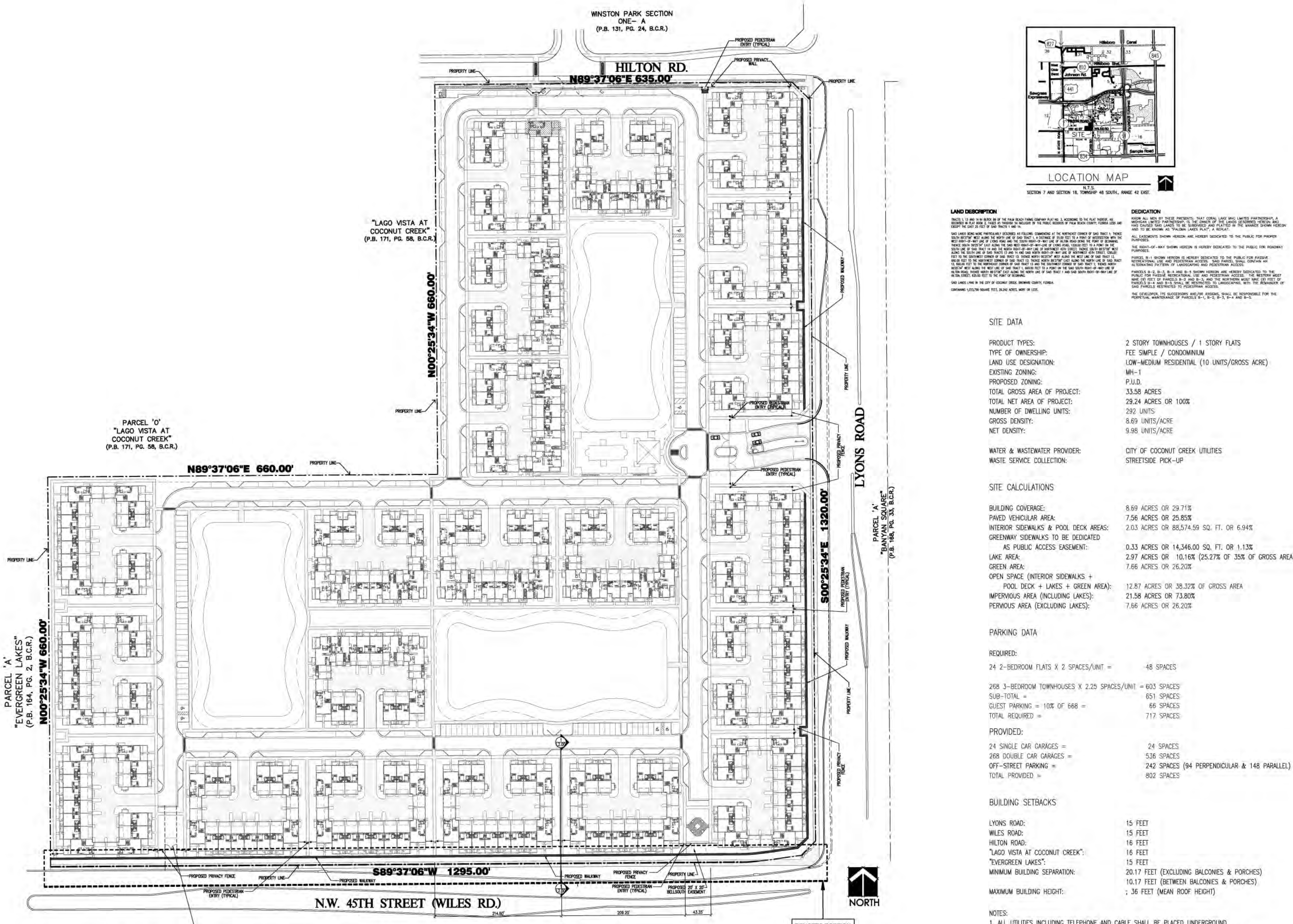


WINSTON PARK SECTION ONE - A (P.B. 131, PG. 24, B.C.R.)



LOCATION MAP
SECTION 7 AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST



LAND DESCRIPTION:
TRACT 1.13 AND A 24.00 ACRES OF THE TRACT BEING PLANNED BY THE STATE OF FLORIDA...
DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT CORAL LAKE LIMITED PARTNERSHIP, A...
NOTES:
1. ALL UTILITIES INCLUDING TELEPHONE AND CABLE SHALL BE PLACED UNDERGROUND.
2. 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.

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 88,574.59 SQ. FT. OR 6.94%
GREENWAY SIDEWALKS TO BE DEDICATED AS PUBLIC ACCESS EASEMENT:	0.33 ACRES OR 14,346.00 SQ. FT. OR 1.13%
LAKE AREA:	2.97 ACRES OR 10,16% (25.27% 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)



1320 S. DIXIE HWY, No 1070
CORAL GABLES, FL 33146
LIC. NO. AA-C002151 TEL: (305) 446-7383

PROJECT NAME:
**PALOMA LAKES
PRIVACY WALL**
CITY OF COCONUT CREEK
BROWARD COUNTY,
FLORIDA
OWNER:
**LENNAR
HOMES**

CONSULTANTS:

PHASE

REVISIONS

SEAL



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SHEET TITLE

**OVERALL SITE PLAN
(PRIVACY WALL)**

DATE: 06-24-2009
JOB NO. 2009-13
DRAWN BY FG
APPR BY AMC
FILE 2009-13
SHEET NO. A-1.00

OVERALL SITE PLAN
SCALE: 1"=80'-0"