

APPROX. LOT SIZE	= 6,050 SF
MINIMUM FRONT SETBACK	= 20 FEET
MINIMUM SIDE SETBACK	= 5 FEET BETWEEN LOTS
MINIMUM REAR SETBACK	= 15 FEET
MINIMUM BUILDING HEIGHT	= 10 FEET
MINIMUM BUILDING FOOTPRINT	= 25 FEET
MINIMUM BUILDING COVERAGE	= 45% TOTAL LOT AREA FOR 3 STORY UNITS
MINIMUM TOTAL LOT AREA FOR 3 STORY UNITS	= 45% TOTAL LOT AREA FOR 3 STORY UNITS

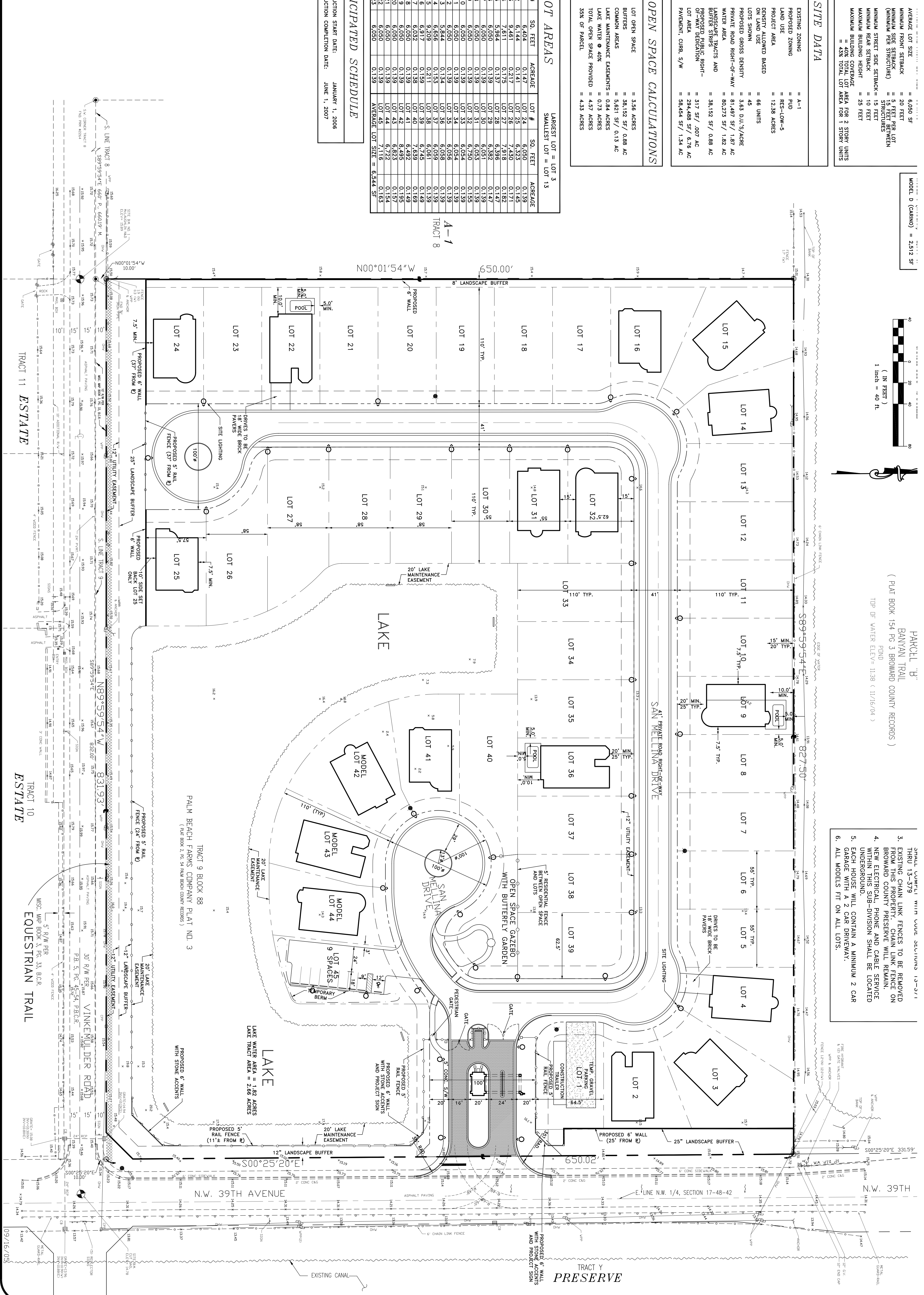
EXISTING ZONING	= A-1
PROPOSED ZONING	= PUD
LAND USE	= RES-LOW-5
PROJECT AREA	= 12.38 ACRES
DENSITY ALLOWED BASED ON LAND USE	= 66 UNITS
LOTS SHOWN	= 45
PROPOSED GROSS DENSITY	= 3.63 D.U./S/ACRE
PRIVATE ROAD RIGHT-OF-WAY	= 81,497 SF/ 1.87 AC
WATER AREA	= 80,273 SF/ 1.82 AC
LANDSCAPE TRACTS AND BUFFER STRIPS	= 38,152 SF/ 0.88 AC
PROPOSED PUBLIC RIGHT-OF-WAY	= 317 SF/ .007 AC
LOT AREA	= 294,488 SF/ 6.76 AC
PAVEMENT CURB, S/W	= 58,454 SF/ 1.34 AC

LOT OPEN SPACE	= 3.56 ACRES
BUFFERS	= 38,152 SF/ 0.88 AC
COMMON AREAS	= 3,621 SF/ 0.13 AC
LAKE MAINTENANCE EASEMENTS	= 0.34 ACRES
LAKE WATER @ 40%	= 0.73 ACRES
TOTAL OPEN SPACE PROVIDED	= 4.57 ACRES
35% OF PARCEL	= 4.33 ACRES

LOT #	SO. FEET	ACREAGE	LOT #	SO. FEET	ACREAGE
LOT 1	6,404	0.147	LOT 24	6,050	0.139
LOT 2	6,144	0.141	LOT 25	6,323	0.145
LOT 3	9,461	0.217	LOT 26	7,430	0.171
LOT 4	7,611	0.175	LOT 27	7,918	0.182
LOT 5	6,964	0.157	LOT 28	6,386	0.147
LOT 6	6,050	0.139	LOT 29	6,051	0.139
LOT 7	6,050	0.139	LOT 30	6,051	0.139
LOT 8	6,050	0.139	LOT 31	6,750	0.155
LOT 9	6,050	0.139	LOT 32	6,750	0.155
LOT 10	6,050	0.139	LOT 33	6,054	0.139
LOT 11	6,050	0.139	LOT 34	6,054	0.139
LOT 12	6,050	0.139	LOT 35	6,056	0.139
LOT 13	6,656	0.154	LOT 36	6,056	0.139
LOT 14	9,209	0.211	LOT 37	6,061	0.139
LOT 15	6,917	0.159	LOT 38	6,745	0.149
LOT 16	6,917	0.159	LOT 39	6,745	0.149
LOT 17	6,032	0.138	LOT 40	7,639	0.169
LOT 18	6,050	0.139	LOT 41	6,492	0.149
LOT 19	6,050	0.139	LOT 42	8,495	0.195
LOT 20	6,050	0.139	LOT 43	6,253	0.142
LOT 21	6,050	0.139	LOT 44	6,253	0.142
LOT 22	6,050	0.139	LOT 45	7,116	0.163
LOT 23	6,050	0.139	AVERAGE LOT SIZE	6,544	SF

LOT AREAS					
LARGEST LOT = LOT 3			SMALLEST LOT = LOT 13		
LOT #	SO. FEET	ACREAGE	LOT #	SO. FEET	ACREAGE
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LOT 2	6,144	0.141	LOT 25	6,323	0.145
LOT 3	9,461	0.217	LOT 26	7,430	0.171
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LOT 19	6,050	0.139	LOT 42	8,495	0.195
LOT 20	6,050	0.139	LOT 43	6,253	0.142
LOT 21	6,050	0.139	LOT 44	6,253	0.142
LOT 22	6,050	0.139	LOT 45	7,116	0.163
LOT 23	6,050	0.139	AVERAGE LOT SIZE	6,544	SF

ANTICIPATED SCHEDULE
 CONSTRUCTION START DATE: JANUARY 1, 2006
 CONSTRUCTION COMPLETION DATE: JUNE 1, 2007



MODEL D (CARNO) = 2,512 SF
 (IN FEET)
 1 inch = 40 ft

PARCEL B
 BANIAN TRAIL
 (PLAT BOOK 154 PG 3 BROWARD COUNTY RECORDS)
 TIP OF WATER ELEV = 1138 (11/16/04)

SHALL UNLESS OTHERWISE NOTED WITH THE SECTIONS 13-371
 THROUGH 13-379
 3. EXISTING CHAIN LINK FENCES TO BE REMOVED FROM THIS PROPERTY. CHAIN LINK FENCE ON BROWARD COUNTY PRESERVE WILL REMAIN.
 4. NEW ELECTRICAL, PHONE AND CABLE SERVICE WITHIN THIS SUB-DIVISION SHALL BE LOCATED UNDERGROUND.
 5. EACH HOUSE WILL CONTAIN A MINIMUM 2 CAR GARAGE WITH A 2 CAR DRIVEWAY.
 6. ALL MODELS FIT ON ALL LOTS.

HARRIS ENGINEERING, CONSULTING ENGINE		2743 N.W. 19TH STREET POMPANO BEACH, FL 33069 Phone 954-971-7200 Certificate of Authorization No. 9	
REVISIONS		FLORIDA	
NO.	DATE:	DESCRIPTION	
COCONUT CREEK			
SAN MELINA		FLORIDA	
PUD SITE PLAN			
DATE: 09/05			
SCALE: 1"=40'			
DESIGNED BY: D.W.H.			
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