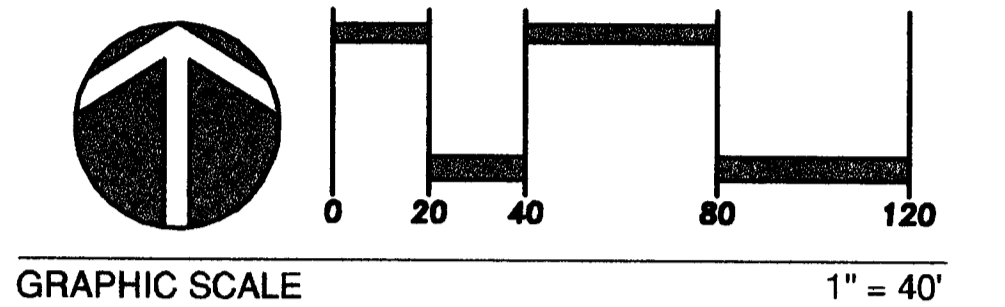
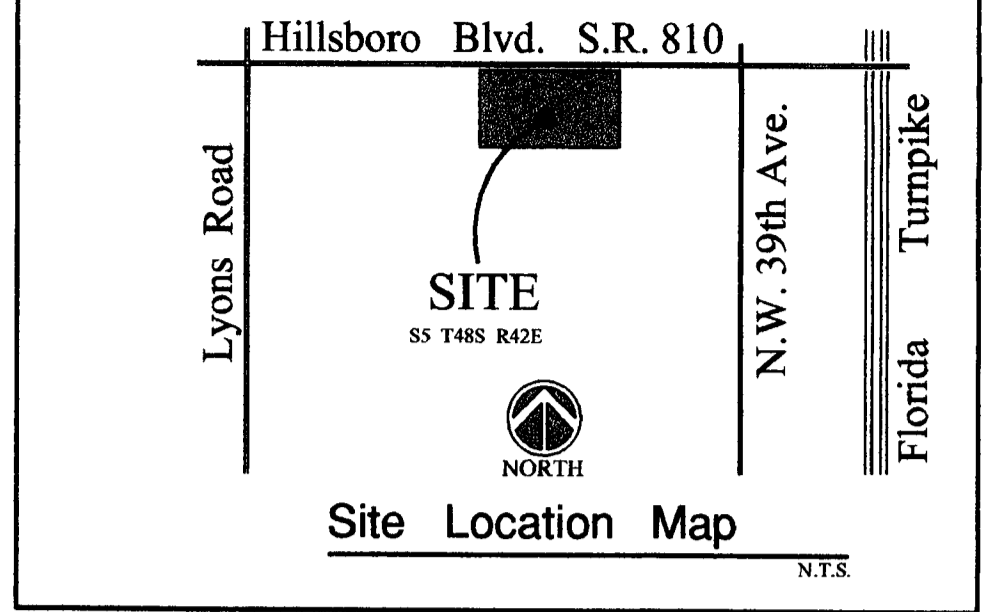
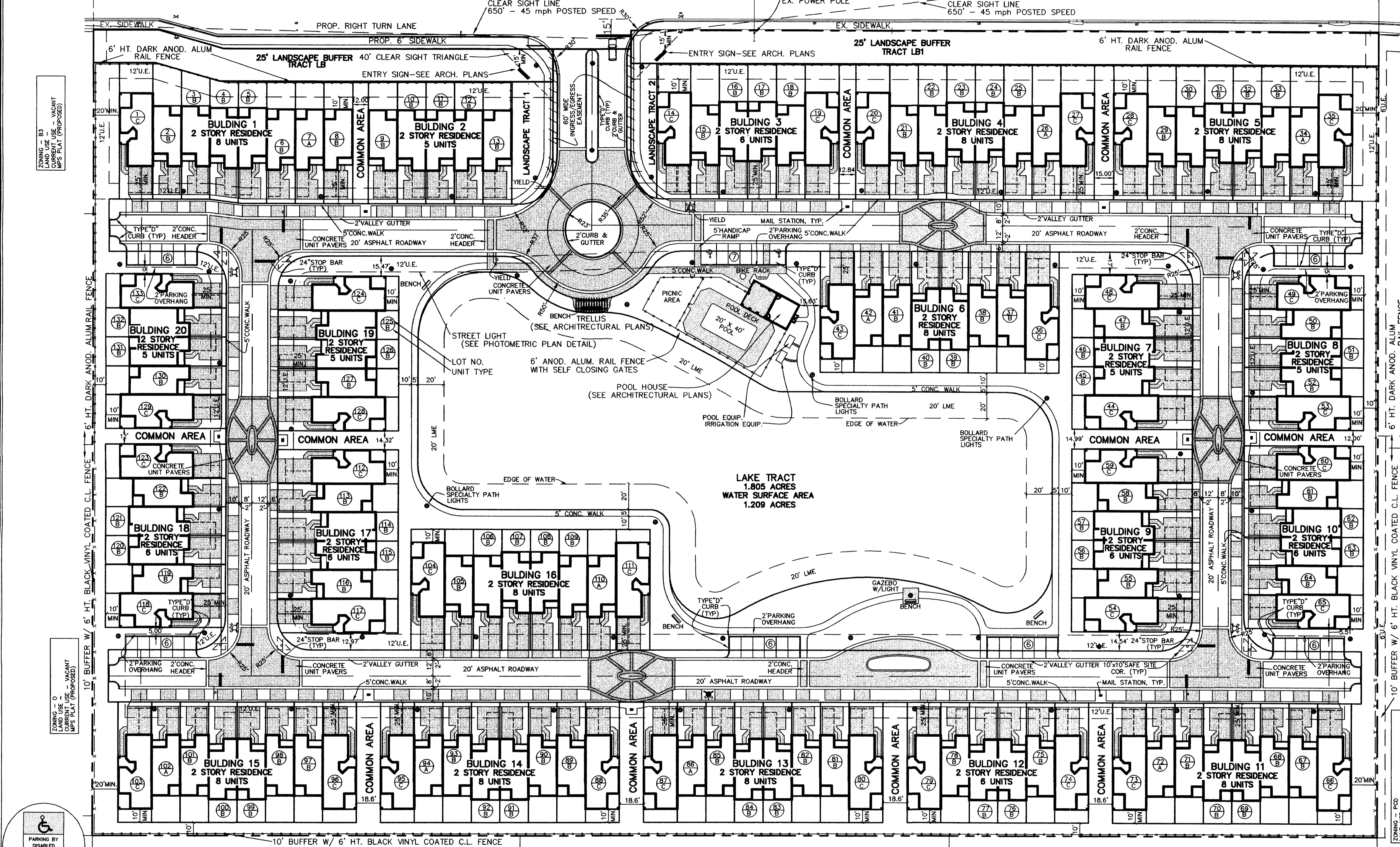


HILLSBORO BOULEVARD (STATE ROAD 810)



PARKING TABULATIONS

REQUIRED PARKING UNIT TYPE	# OF UNITS	# OF BEDROOMS	REQ. PARKING	
A	9	3	2.25	21
B	84	3	2.25	189
C	40	3	2.25	90
TOTALS	133			300

GUEST PARKING 12% (300) = 336 SPACES REQUIRED
TOTAL 336 REQUIRED

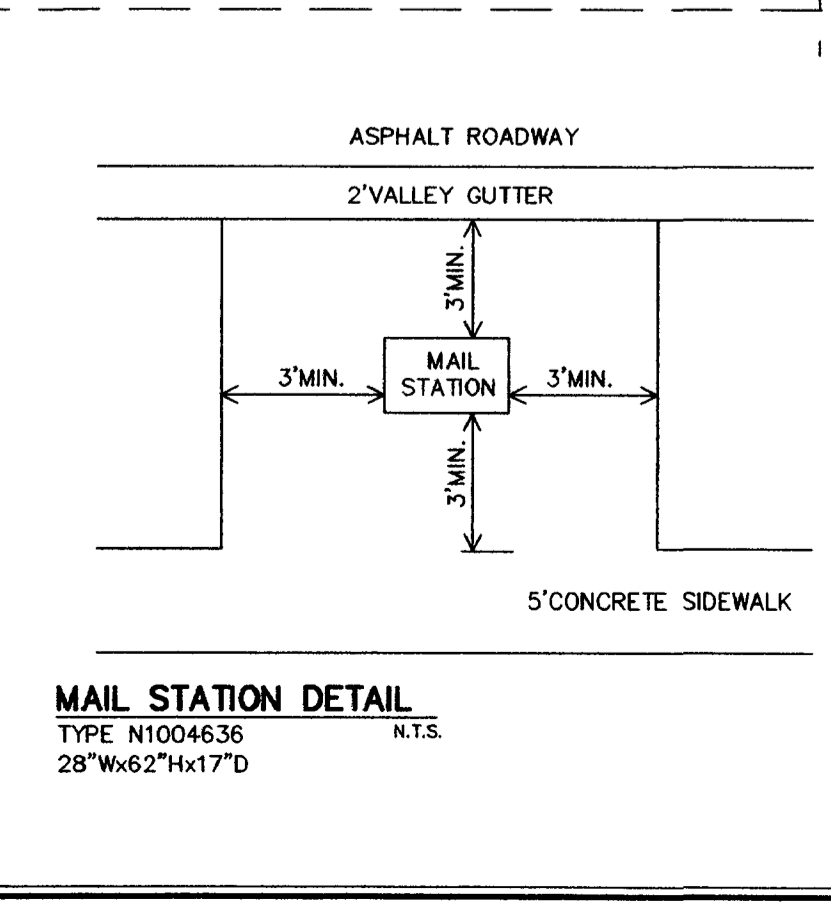
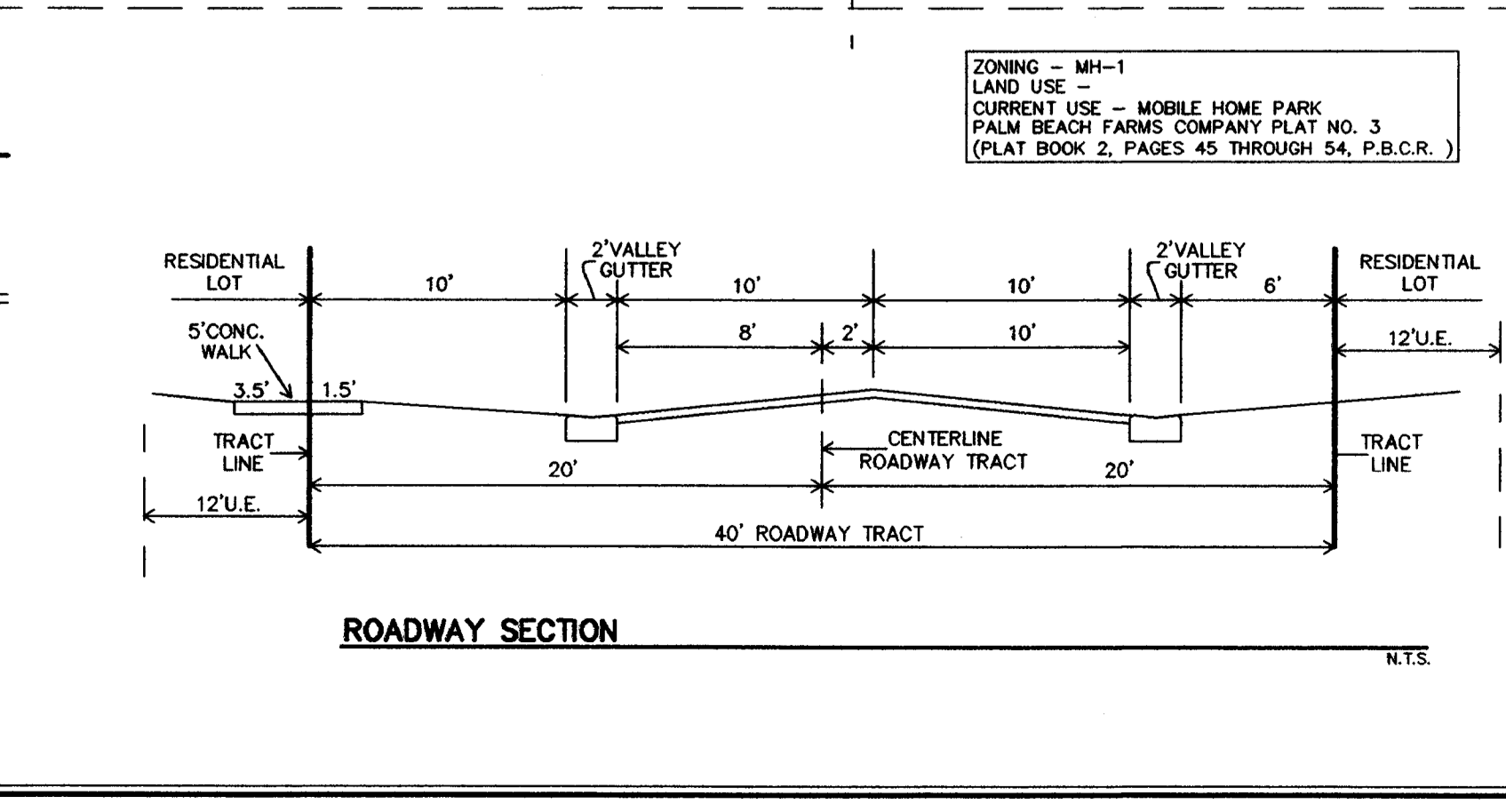
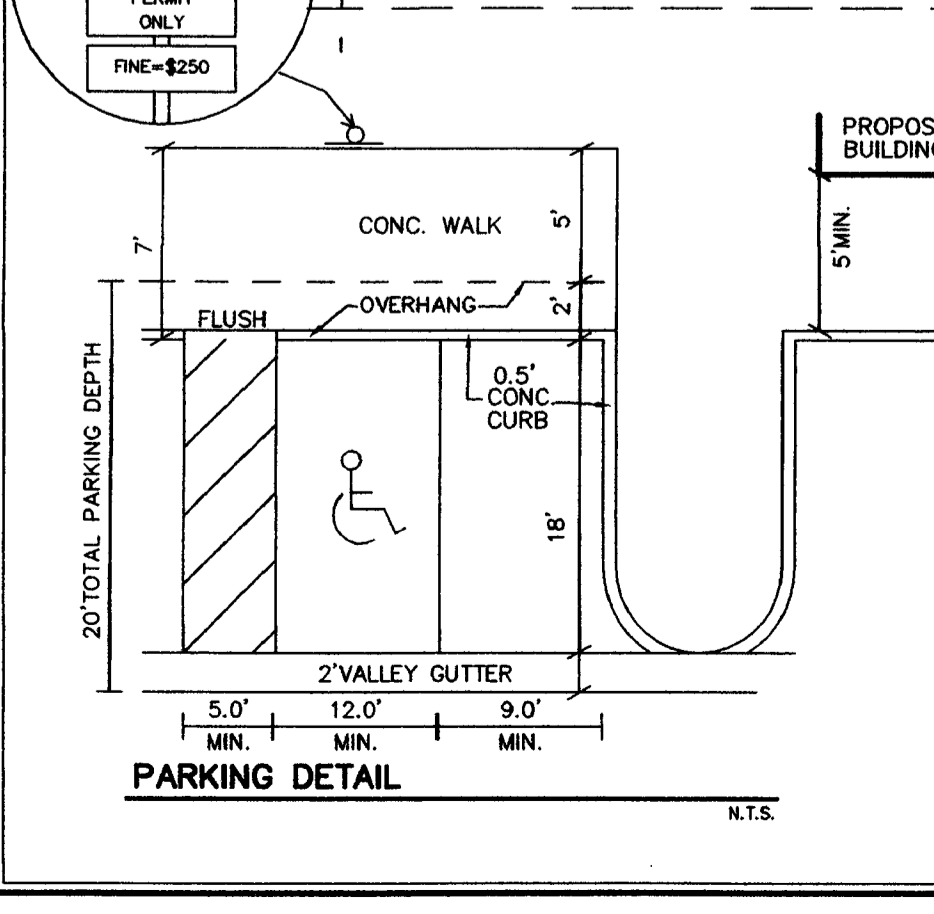
SPACES PROVIDED UNIT TYPE	# OF UNITS	SPACES/UNIT	SPACES PROV.
A	9	2	18
B	84	2	168
C	40	3	120
TOTALS	133		306

GUEST PARKING 43 (2 HANDICAP SPACES)
TOTAL 349 PROVIDED

SITE TABULATIONS

PLATTED AREA	ACREAGE	%	ACREAGE	%
ADDITIONAL RIGHT-OF-WAY			0.105	
NET AREA			13,906	100.00
ROADWAY TRACT	2,593	18.6		
BUILDING USE AREA			3,384	24.3
SIDEWALKS & REC.	0.507	3.7		
DRIVEWAYS	1.421	10.2		
ROADWAY	1.897	13.6		
TOTAL IMPERVIOUS AREA			3,825	27.5
BUFFER TRACTS	0.535	3.8		
OPEN SPACE			5,490	39.5
LAKE AREA			1,207	8.7
40% WATER SURFACE AREA	0.483	3.5		
TOTAL OPEN SPACE			5,983	43.0
TOTAL PERVIOUS AREA			4,293	31
(OPEN SPACE LESS LAKE WATER AREA)				

- ### SITE PLAN NOTES
- SEE "SIMONTON COURT P.U.D.", AS APPROVED BY THE CITY OF COCONUT CREEK, FOR FURTHER DETAIL.
 - ZONING: SIMONTON COURT P.U.D.
 - PROJECTED START DATE: AUGUST 1, 2005
 - PROJECTED COMPLETION DATE: JULY 30, 2007
 - SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHT, TRELIS, ENTRY SIGNAGE, AND POOL HOUSE DETAILS.
 - REFUSE COLLECTION SHALL BE BY ALL SERVICE REFUSE.
 - ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF PUD REGULATIONS AND THE CITY OF COCONUT CREEK.
 - BUILDINGS SHALL BE SERVICED BY UNDERGROUND POWER, TELEPHONE, AND CABLE.
 - BUFFERS PROVIDED: HILLSBORO BLVD. - 25' EAST SIDE - 10' WEST SIDE - 10' SOUTH SIDE - 10'
 - SETBACKS PROVIDED: FRONT - 25' REAR - 10' SIDE STREET SETBACK - 12' SEPARATION BETWEEN BUILDINGS - SIDE TO SIDE - 12' SEPARATION BETWEEN BUILDING - SIDE AND REAR - 20' SIDE SETBACK FROM BUFFER - 10'
 - TOTAL DWELLING UNITS (ALL 2 STORY TOWNHOMES) 133 UNITS
 - NET AREA - 9.49 UNITS / ACRE
 - POOL AND CABANA SHALL BE PERMITTED FOR CONSTRUCTION BEFORE ISSUANCE OF FIRST C.O.
 - ABOVE GROUND UTILITY EQUIPMENT SHALL BE PLACED IN COMMON AREAS
 - PER P.U.D. DRIVE SEPARATION SHALL BE A MINIMUM OF 2.5'
 - DRIVEWAYS SHALL BE CONCRETE UNIT PAVERS.
 - SALES AND MODELS SHALL BE OPEN DAILY FROM 9 AM TO 6 PM.



LAND DESCRIPTION

DESCRIPTION:
TRACT 10, BLOCK 84, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 10; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
TRACT 11, BLOCK 84, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THEREFROM THAT PORTION THEREOF CONVEYED TO BROWARD COUNTY FOR RIGHT-OF-WAY PURPOSES PURSUANT TO THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9931, PAGE 347; TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 11; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
TRACT 12, BLOCK 84, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 12; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF COCONUT CREEK, PALM BEACH COUNTY, FLORIDA, CONTAINING 610,307 SQUARE FEET OR 14.011 ACRES, MORE OR LESS.

PUD PERMITTED USE DEVELOPMENT STANDARDS - RESIDENTIAL USE

STANDARD	PUD	SOURCE
MAX. GROSS DENSITY (D.U./ACRE)	10	LAND USE PLAN
MAX. BUILDING HEIGHT (FEET/STORIES)	30' / 2 STORIES	
MAX. BUILDING COVERAGE (% LOT AREA)	40	
MIN. BUILDING PARCEL AREA (ACRES)	1	
MAX. BUILDING PARCEL AREA (ACRES)	NONE	
MIN. BUILDING SETBACKS (FEET) (1)	25	
MIN. FRONT SETBACK (HILLSBORO BLVD.)	25	
MIN. SIDE SETBACK	0	
MIN. REAR SETBACK	10	
MIN. SIDE CORNER SETBACK	12	
MIN. SETBACK FROM WATERBODIES (FEET) (2)	30	SEC. 13-348(D)(4)
MIN. PUD PERIMETER LOSCP BUFFER (FEET) (3)		
NORTH PROP. LINE	25	
WEST PROP. LINE	10	
SOUTH PROP. LINE	10	
EAST PROP. LINE	10	
MIN. DIST. BETWEEN BLDGS. (FEET)	12	
MIN. DISTANCE BETWEEN BLDG & PARKING (FEET)	5	
VEHICULAR USE AREAS (VUA)		
MIN. OPEN SPACE (% OF GROSS PUD AREA) (4)	35	SEC. 13-348(D)(8)
MIN. OPEN SPACE AREA (ACRES)	5.33	
MIN. AIR CONDITIONED DWELLING UNIT SIZE (S.F.)		
ONE (1) BEDROOM	N/A	
TWO (2) BEDROOMS	N/A	
THREE (3) BEDROOMS	1,424 S.F.	

(1) Setbacks are measured from the back of the landscape buffer.
(2) Dimensions from edge of water level.
(3) Landscape buffers shall contain only required landscaping and berms as noted.
(4) Calculated with waterbodies open space credit pursuant to Sections 13-348(d)(8), 13-348(g) and 13-348(h).

PER EXTENDED TURN LANE	DATE
08/19/05	GAH
05/04/05	TMM
3/25/05	TMM
	REVISIONS
	DATE
	BY
	FILE NAME: 46333E

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561) 392-1991 / FAX (561) 750-1452

SITE PLAN
SIMONTON COURT
FLORIDA
COCONUT CREEK

DATE	2/22/05
DRAWN BY	TMM
F.B. / PG.	N/A
SCALE	1" = 40'

SKYLINE E. TATE
LANDSCAPE ARCHITECT
No. 967
STATE OF FLORIDA
-FOR THE FIRM-
SEP 9 2005

JOB #	46333
SHEET NO.	SP-1
OF 3 SHEETS	