

**MASTER STREET HIERARCHY LEGEND**

- COMMUNITY STREETS**
- TYPE A1 - 80' ROW  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
  - TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
  - TYPE A3 - 80' ROW  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
  - TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
  - TYPE B - 60' ROW  
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
  - TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)  
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
  - TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
- RESIDENTIAL STREETS**
- TYPE D - 60' RESIDENTIAL ACCESS STREET  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.
  - TYPE E - 44' RESIDENTIAL ACCESS STREET  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.
  - TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

**SHEET KEY**

- MSNP-1.0 MASTER STREET NETWORK PLAN - STREET TYPE MAP
- MSNP-2.0 COMMUNITY STREET TYPE 'A' - SECTION A1
- MSNP-2.1 COMMUNITY STREET TYPE 'A' - SECTION A2
- MSNP-2.2 COMMUNITY STREET TYPE 'A' - SECTION A3
- MSNP-2.3 COMMUNITY STREET TYPE 'A' - SECTION A4
- MSNP-3.0 COMMUNITY STREET TYPE 'B' - SECTION B1, B2, B3
- MSNP-4.0 COMMUNITY STREET TYPE 'C' - SECTION C1, C2
- MSNP-4.1 COMMUNITY STREET TYPE 'C' - SECTION C3, C4
- MSNP-5.0 RESIDENTIAL STREET TYPE 'D' (60')
- MSNP-6.0 RESIDENTIAL STREET TYPE 'E' (44' MIN.)
- MSNP-7.0 ALLEY TYPE 'F1' - PUBLIC ACCESS (34')
- ALLEY TYPE 'F2' - PRIVATE RESIDENTIAL ACCESS (22' MIN.)



**Urban Design  
Land Planning  
Landscape Architecture**

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
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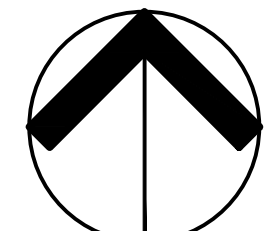
**Mainstreet at Coconut Creek PMDD**

**GRS PARTNERS**

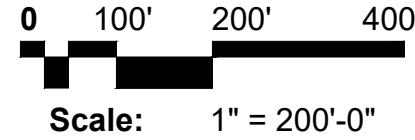
City of Coconut Creek, Florida

**MASTER STREET NETWORK PLAN**

Drawing name: H:\035\Jones Property - Sample\_Rd\_15-039\GSR Partners\LLC\_DD\_0620\Mainstree\Street Sections\2023-11-01\_MSNP\_Mainstree.rvt



**NORTH**



Scale: 1" = 200'-0"

Date: 10.19.2021  
Project No.: 15-039.002  
Designed By: MC  
Drawn By: TRM  
Checked By: MC

**Revision Dates:**

2021.10.19	PMDD Resubmittal
2022.02.24	PMDD Resubmittal #2
2022.07.15	PMDD Resubmittal #3
2022.12.21	PMDD Resubmittal #4
2023.05.09	PMDD Resubmittal #5
2023.08.16	PMDD Resubmittal #6
2023.11.01	PMDD Resubmittal #7

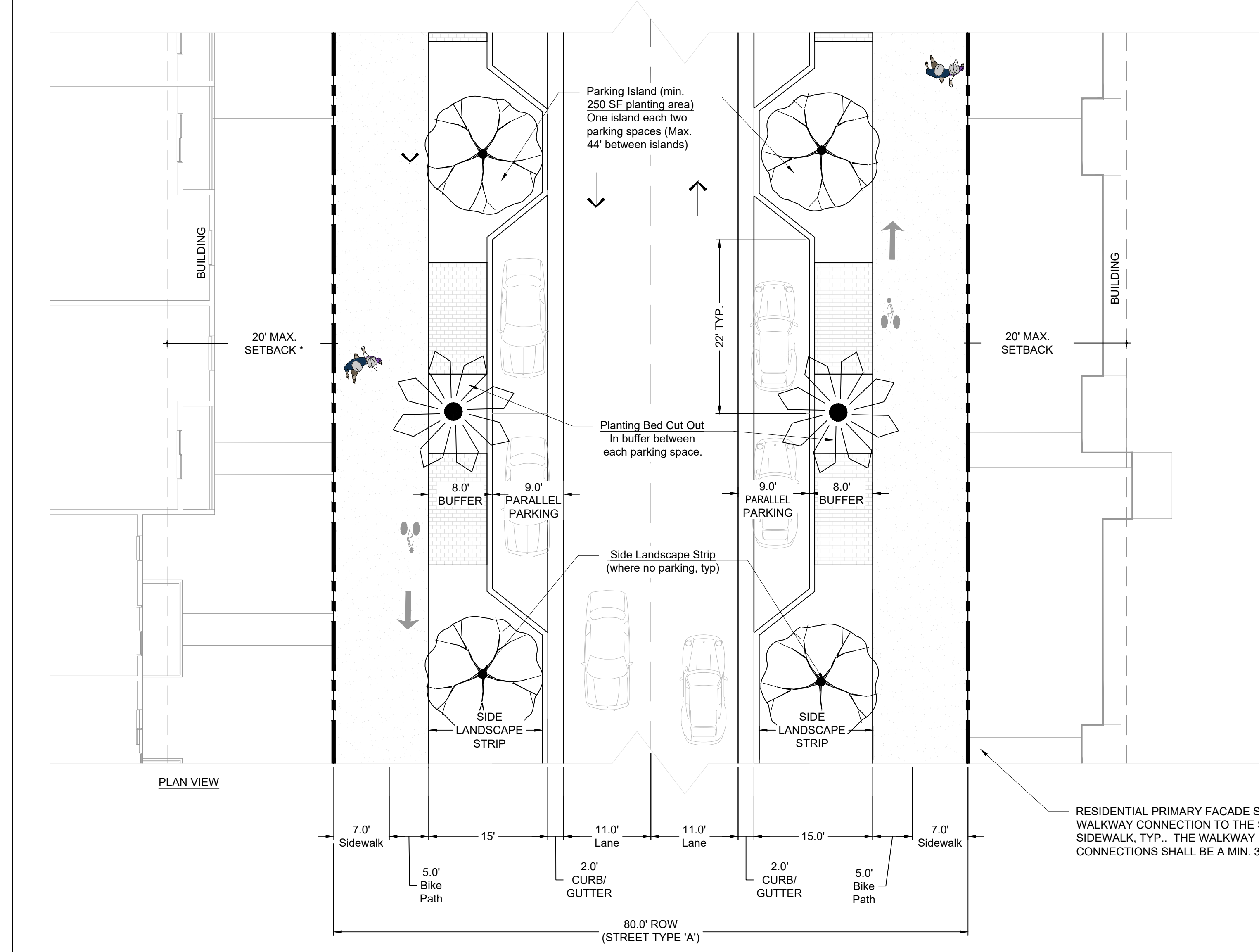
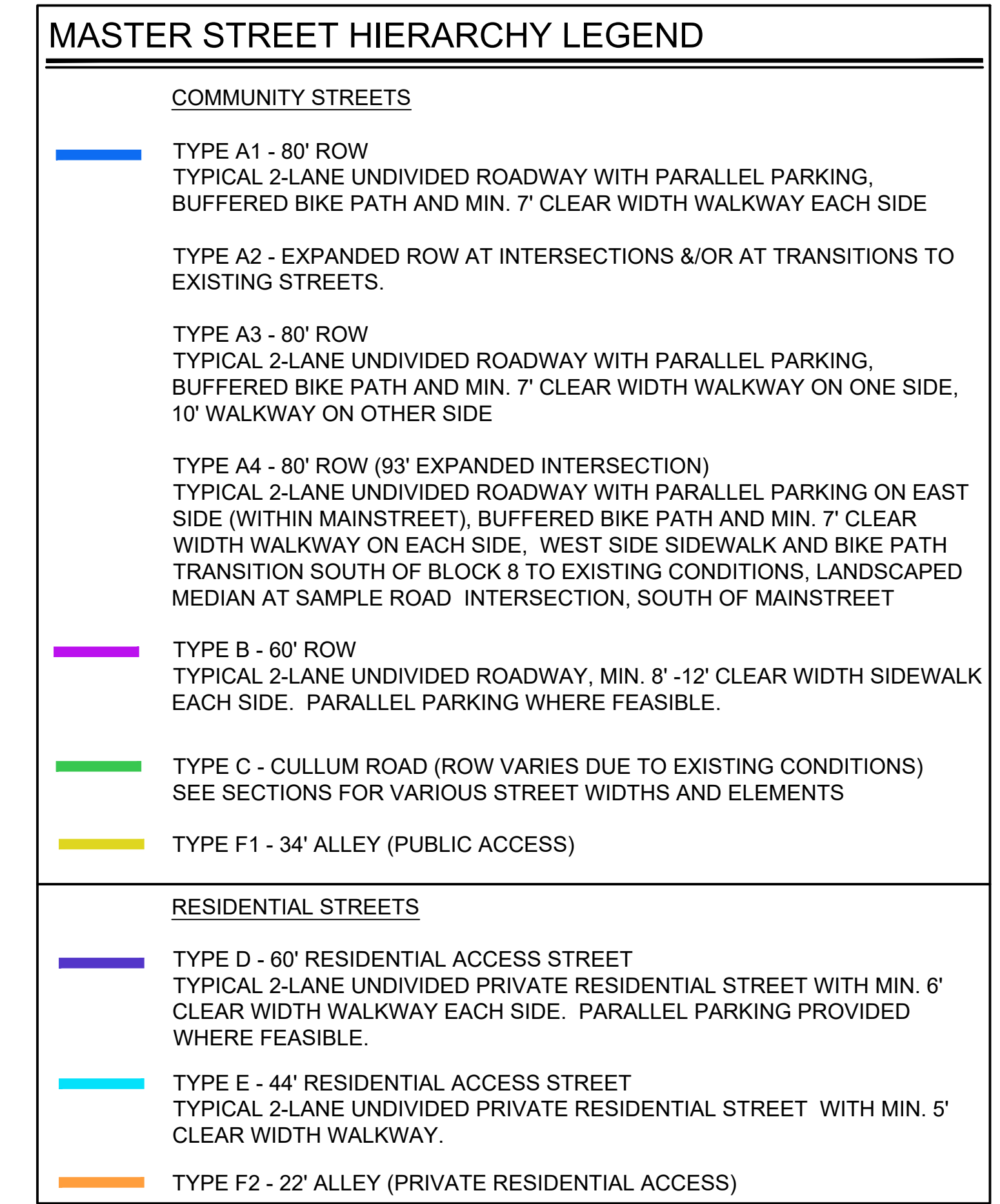
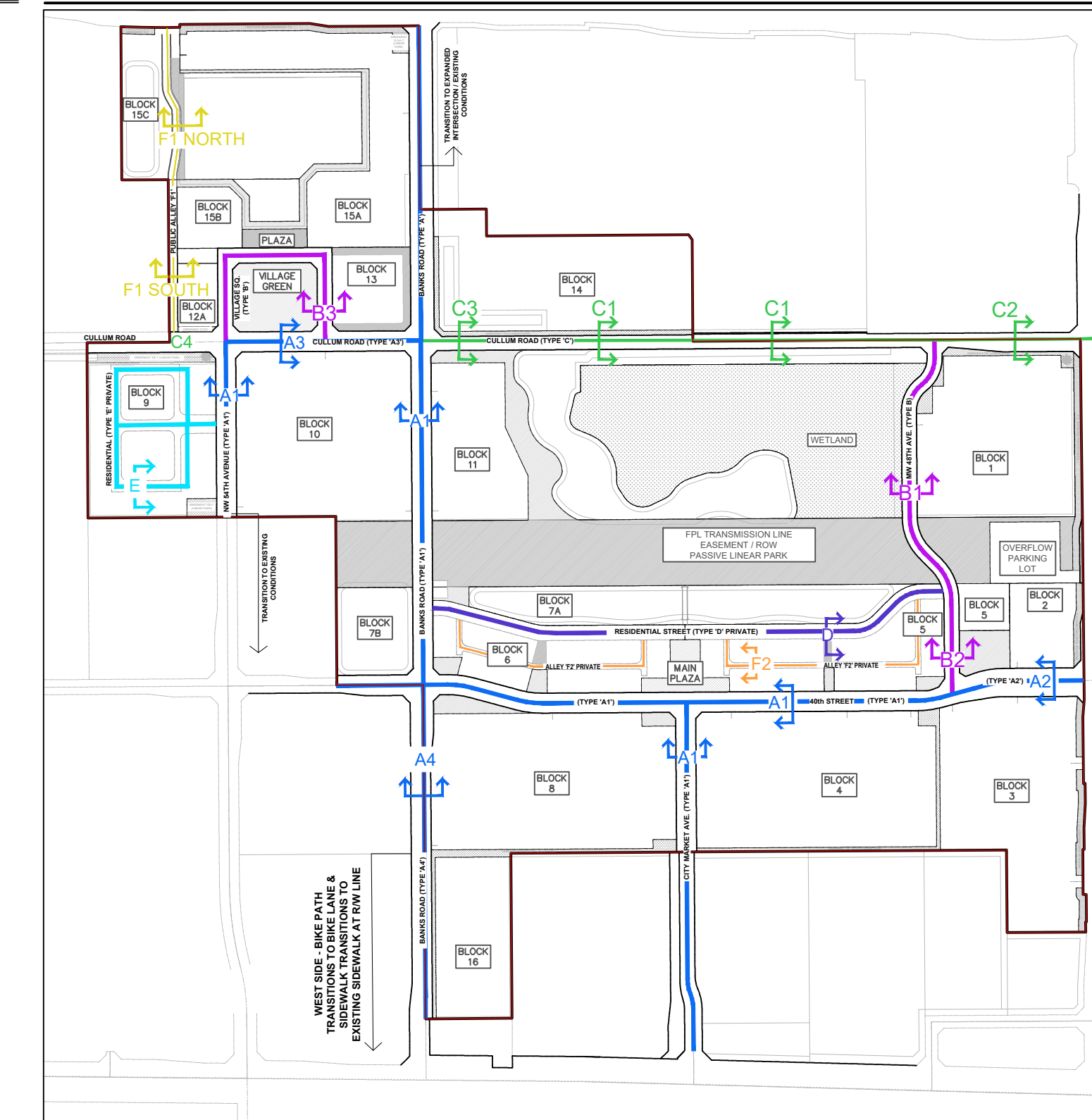
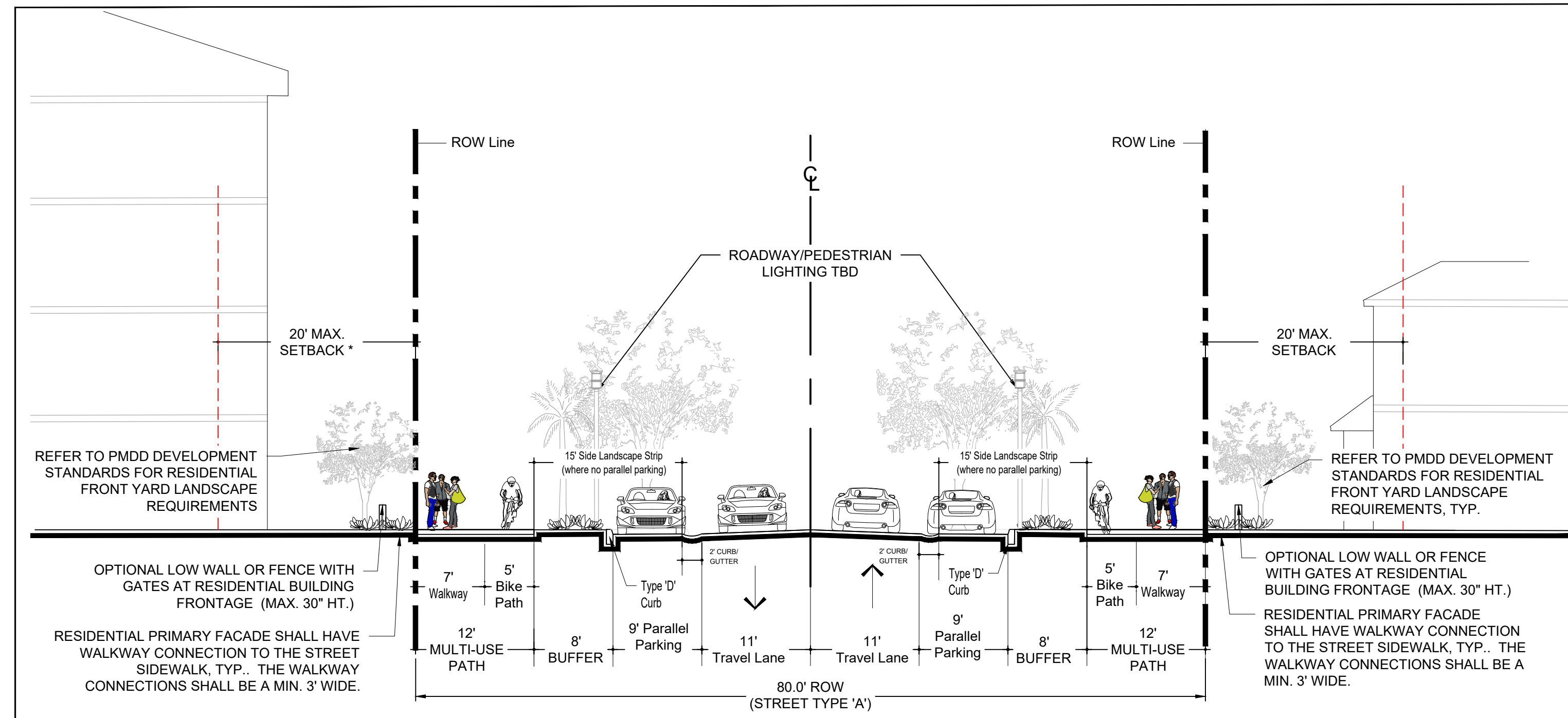
**MSNP-1.0**

Exhibit I

MASTER STREET NETWORK PLAN - STREET TYPE MAP

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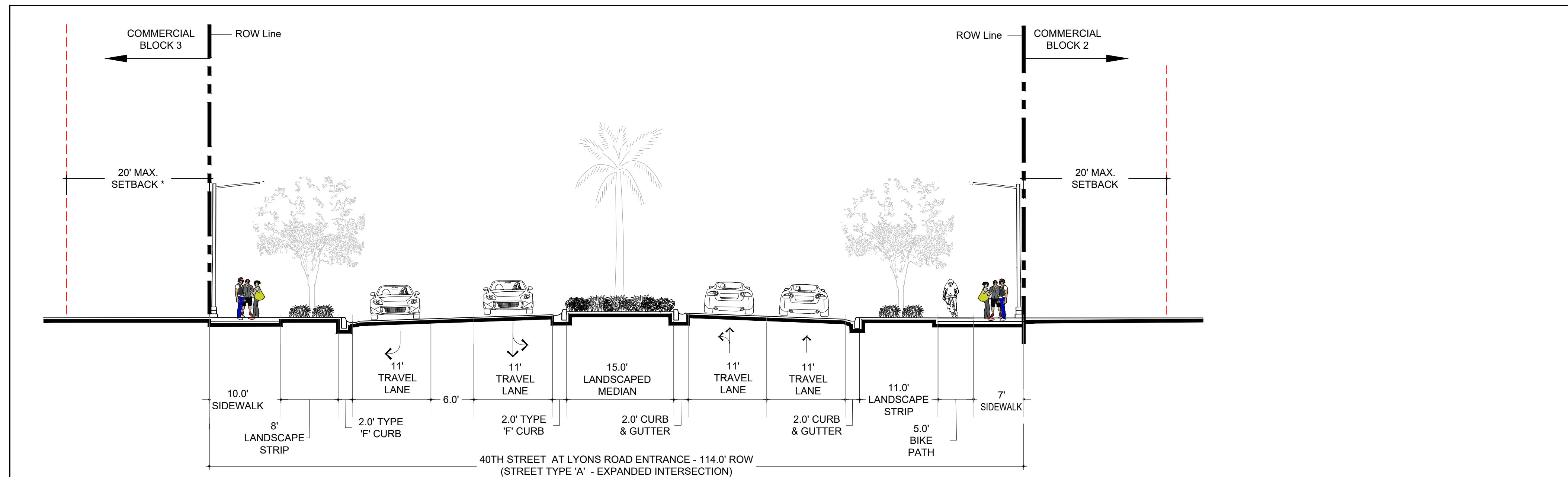




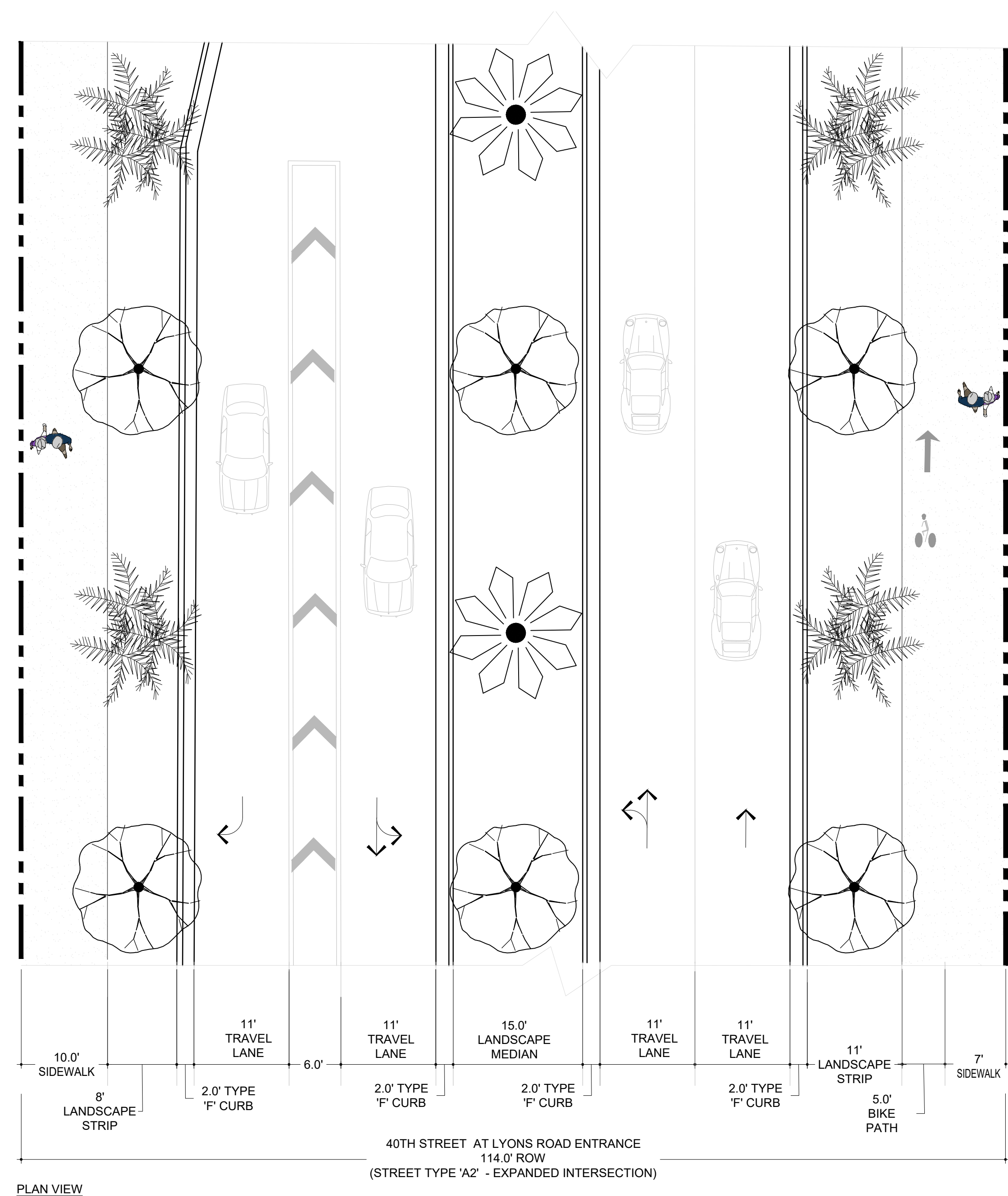
**A1 TYPICAL SECTION - 40TH STREET, CITY MARKET AVENUE, NW 54TH AVENUE, BANKS ROAD**  
SCALE: 1" = 10'-0"

H:\035\Johns Property - Sample Rd - 15-039\GSR Partners\2023-11-01\_MSNP\_Rev\07.dwg, 10/31/2023 9:51:03 AM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1





SECTION - VIEW LOOKING WEST



PLAN VIEW

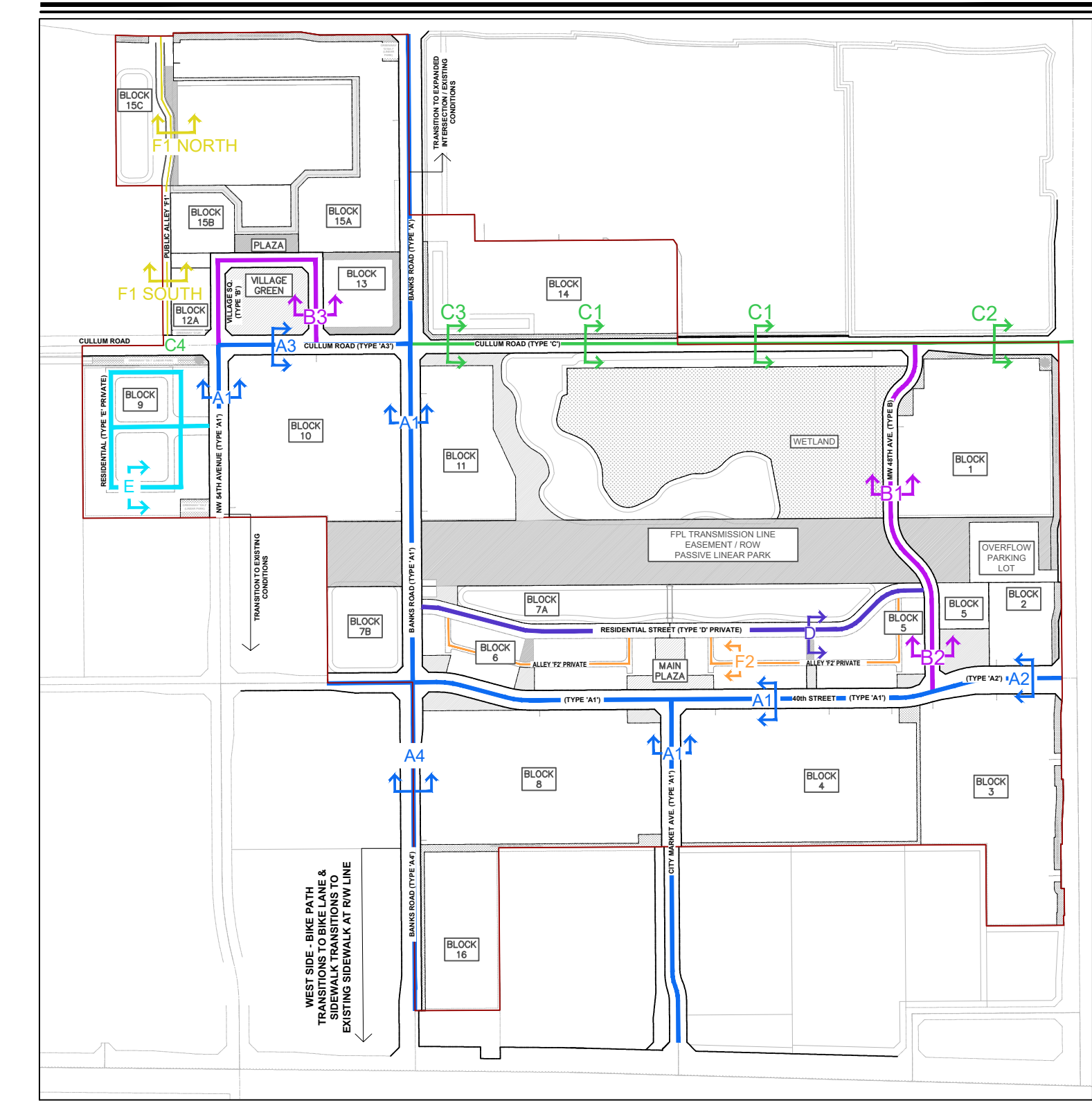
**Street Type A2 Planting Requirements**  
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

**Shrubs / Groundcover**

- Right & Left Side landscape strips:  
- 40% Shrub / Groundcover Coverage. Balance in Sod.
- Landscape Median:  
- 40% Shrub / Groundcover Coverage. Balance in Sod.

**Trees/Palms**

- Right & Left Side landscape strips :  
- One (1) shade or flowering tree per each thirty (30) linear feet.  
- Trees may be clustered. Spacing minimum maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- Landscape Median:  
- One (1) shade or flowering tree per each thirty (30) linear feet.  
- Trees may be clustered. Spacing minimum maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

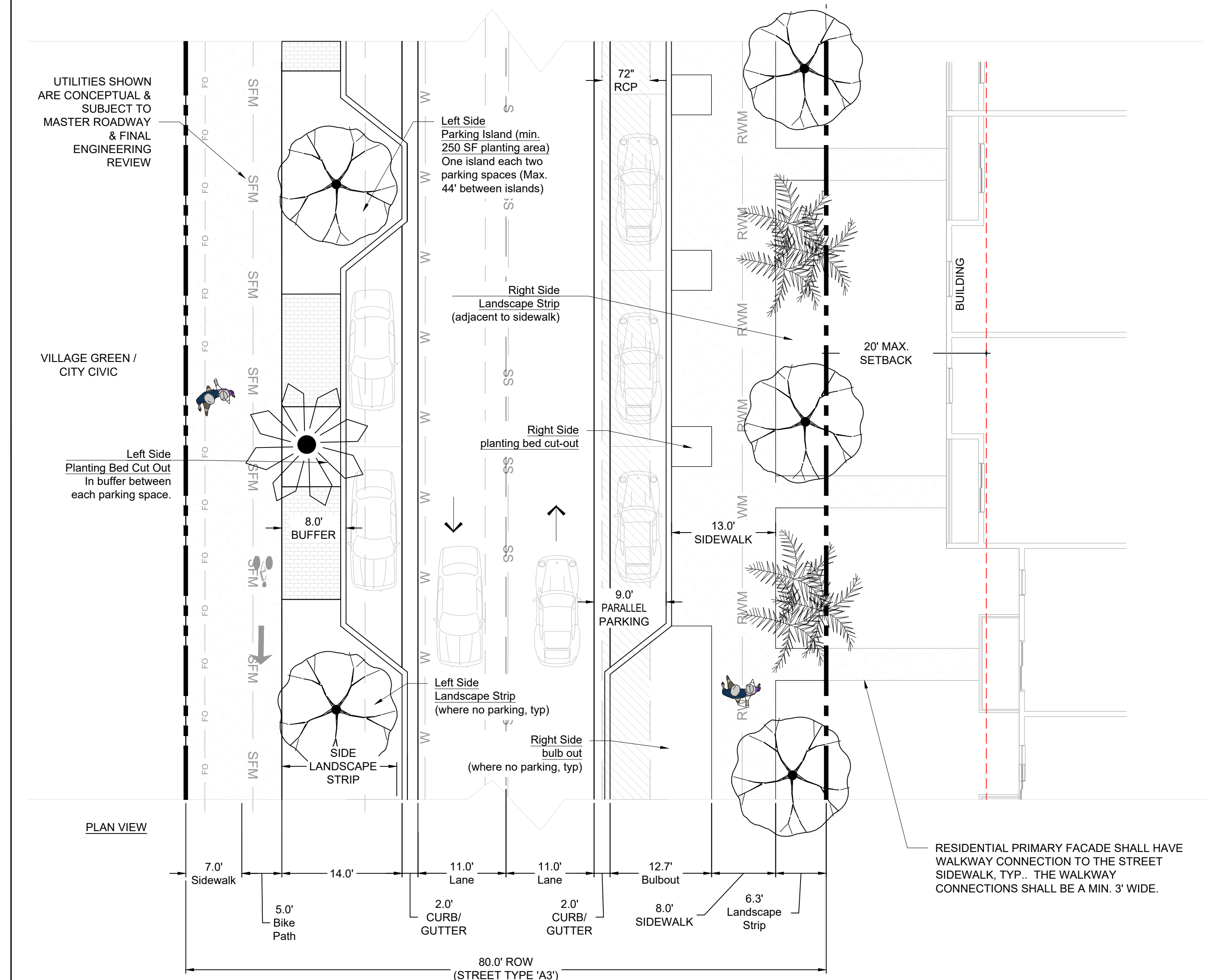
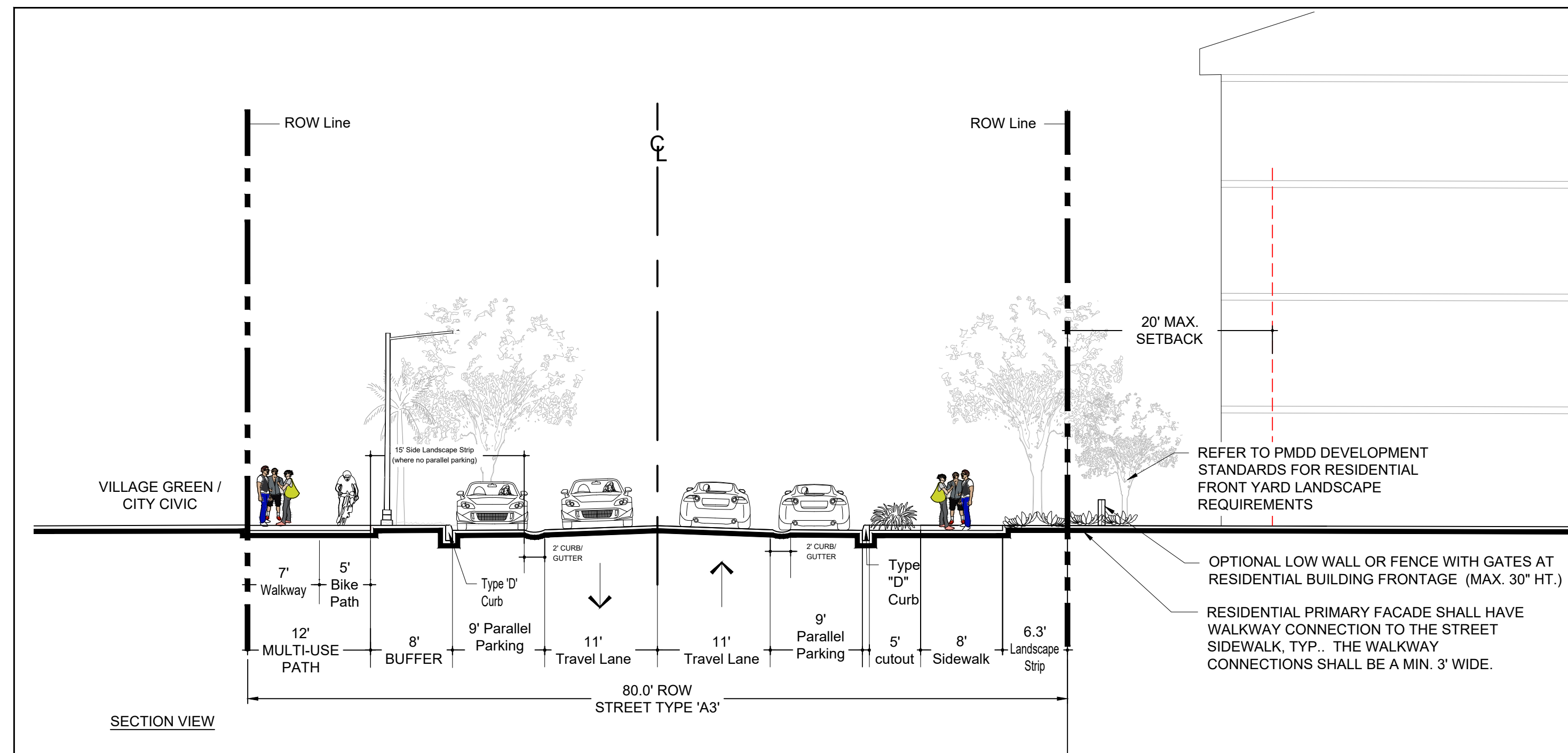


**MASTER STREET HIERARCHY LEGEND**

- COMMUNITY STREETS**
- TYPE A1 - 80' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
  - TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.**
  - TYPE A3 - 80' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
  - TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
  - TYPE B - 60' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
  - TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)**  
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
  - TYPE F1 - 34' ALLEY (PUBLIC ACCESS)**
- RESIDENTIAL STREETS**
- TYPE D - 60' RESIDENTIAL ACCESS STREET**  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.
  - TYPE E - 44' RESIDENTIAL ACCESS STREET**  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.
  - TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)**

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**Street Type A3 Planting Requirements**  
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

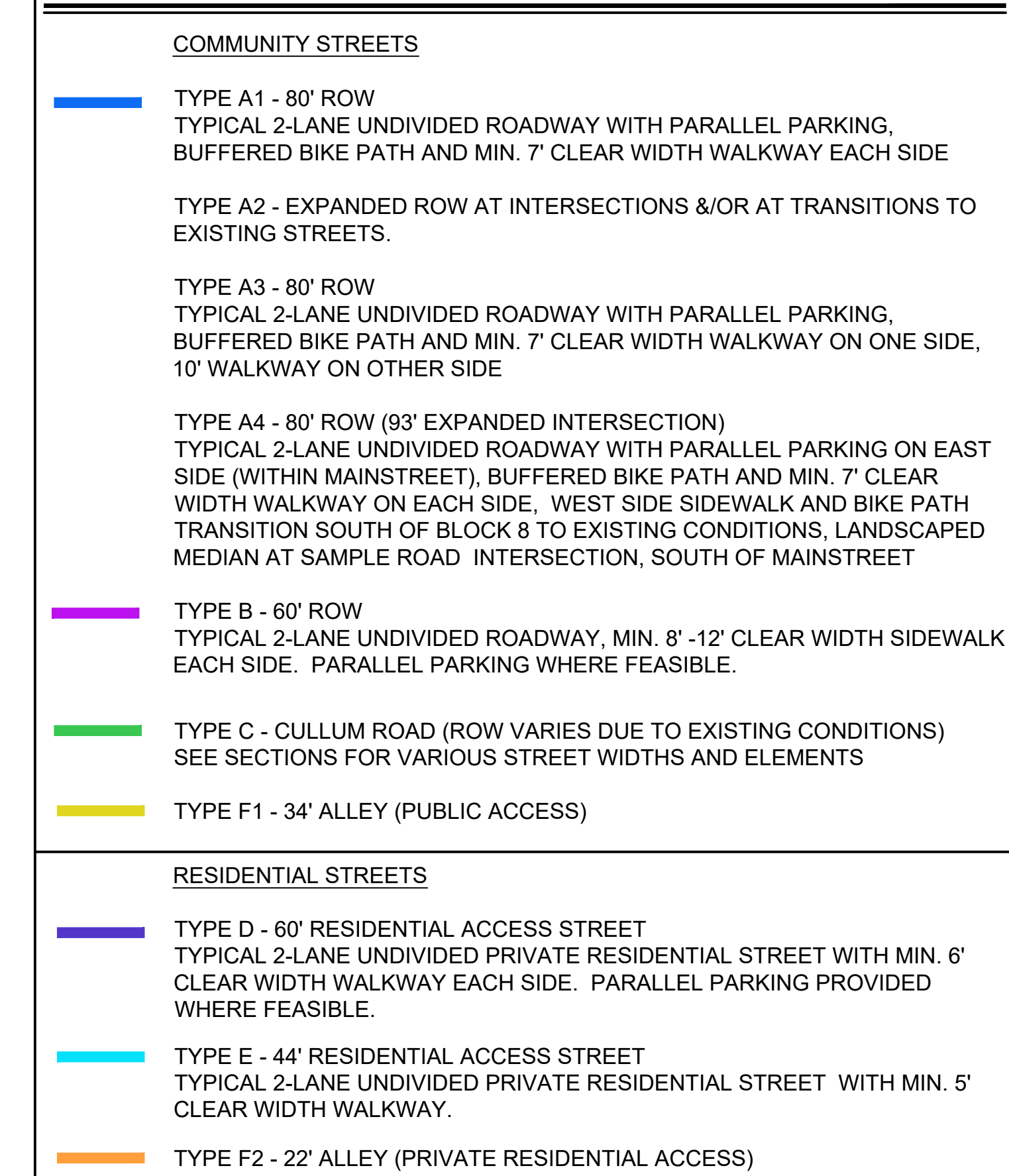
**Shrubs / Groundcover**

- Left Side Parking Islands:  
- 40% Shrub / Groundcover Coverage each island. Balance in sod.
- Left Side Landscape strips (where no parking):  
- 40% Shrub / Groundcover Coverage. Balance in sod.
- Left Side Bed planting cutouts in buffer adjacent to parking:  
- 100% groundcover coverage
- Right Side planting bed cutouts in sidewalk:  
- 100% Shrub / Groundcover Coverage.
- Right Side bulb out (where no parking):  
- 40% Shrub / Groundcover Coverage. Balance in sod.

**Trees/Palms**

- Left Side planting bed cutouts in buffer adjacent to parking:  
- Min. One (1) Palm per cutout
- Left Side Parking Islands:  
- One (1) Shade Tree per island
- Left Side landscape strips (where no parking) & Right Side landscape strips (between sidewalk and ROW line) :  
- One (1) shade tree per each thirty (30) linear feet.  
- Trees may be clustered. Spacing maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

**MASTER STREET HIERARCHY LEGEND**



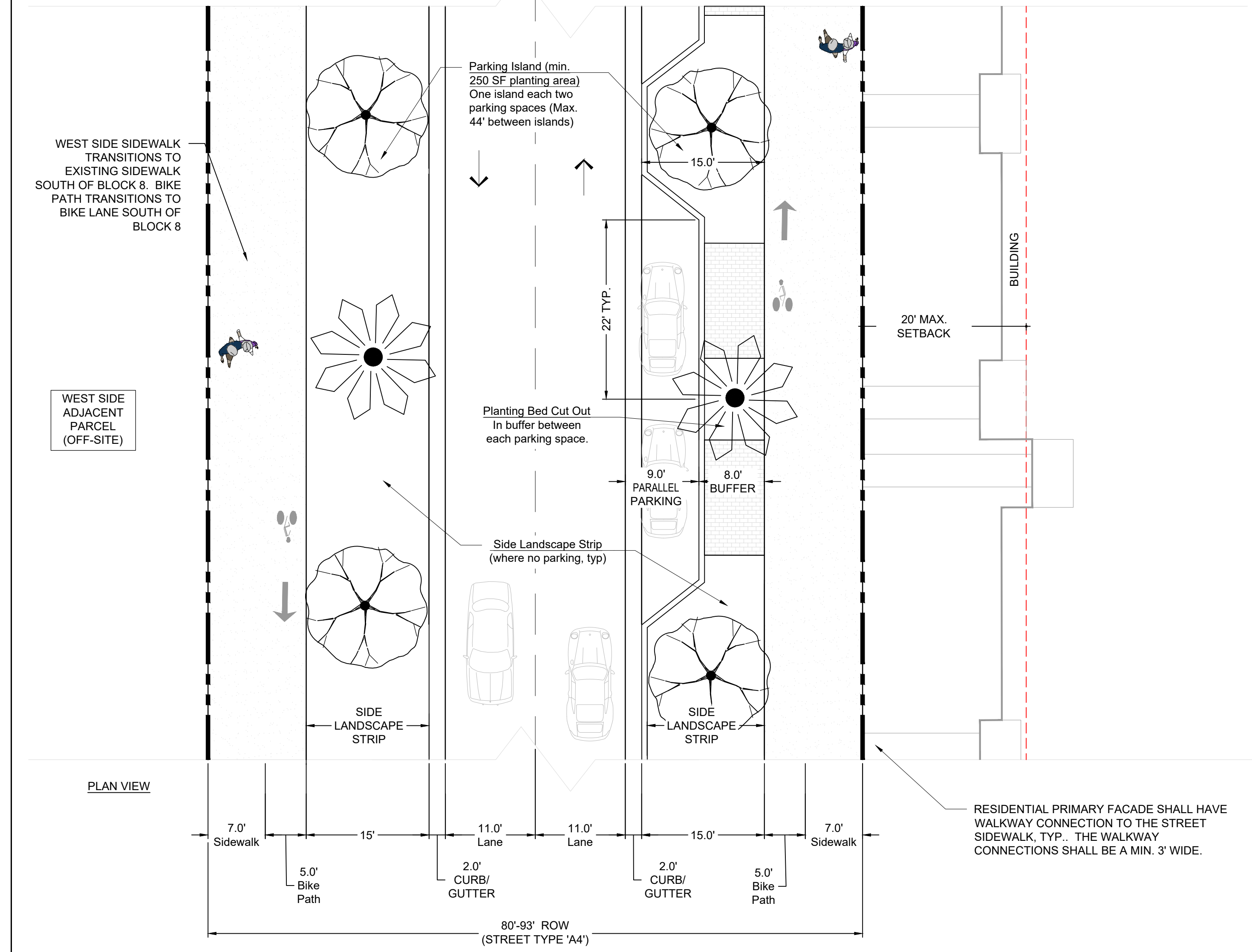
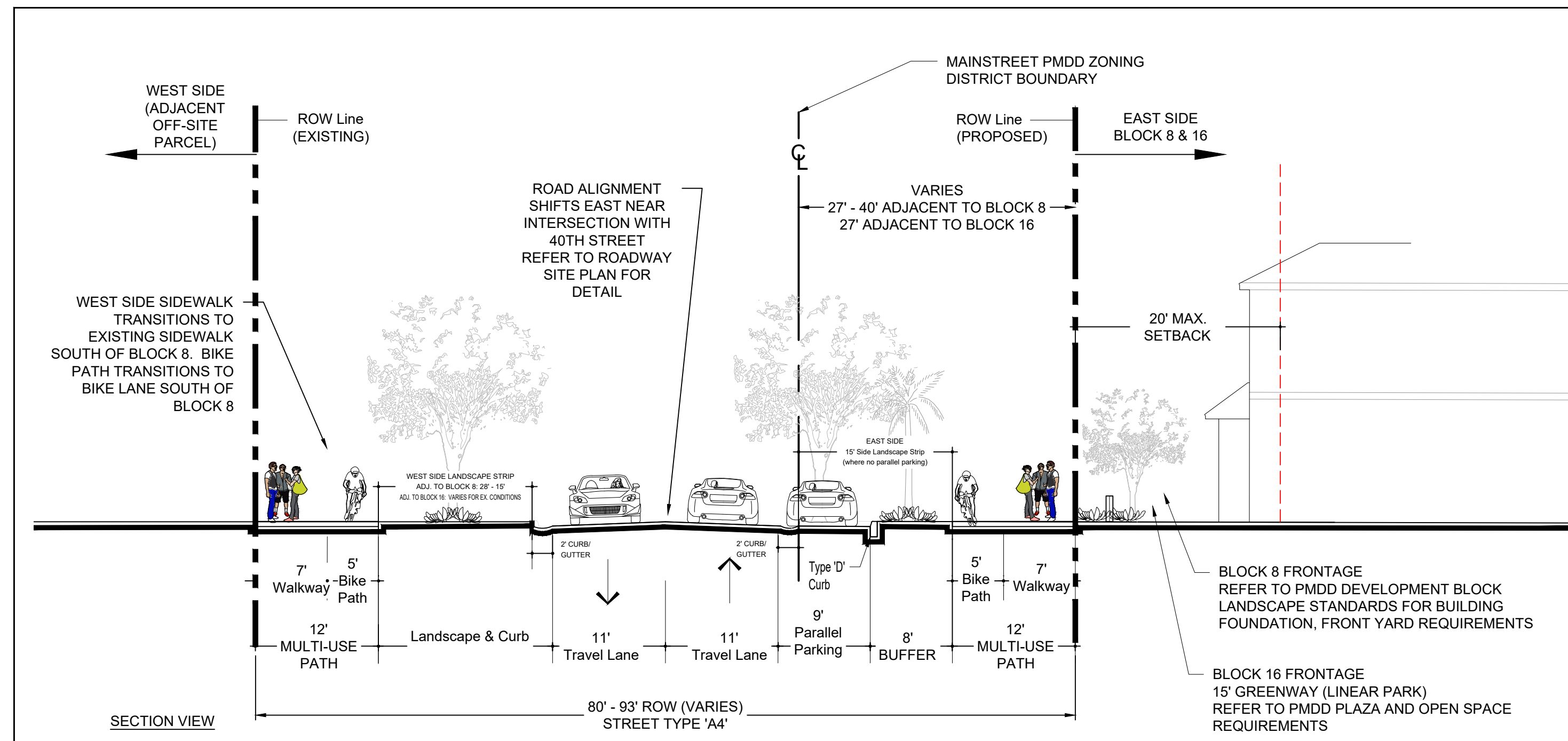
**A3 TYPICAL DETAIL - CULLUM ROAD FRONTAGE AT BLOCK 10**  
SCALE: 1" = 10'-0"

Date: 10.19.2021  
Project No.: 15-039.002  
Designed By: MC  
Drawn By: TRM  
Checked By: MC

**Revision Dates:**

- 2021.10.19 PMDD Resubmittal
- 2022.02.24 PMDD Resubmittal #2
- 2022.07.15 PMDD Resubmittal #3
- 2022.12.21 PMDD Resubmittal #4
- 2023.05.09 PMDD Resubmittal #5
- 2023.08.16 PMDD Resubmittal #6
- 2023.11.01 PMDD Resubmittal #7





**Street Type A4 Planting Requirements**  
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

**Shrubs / Groundcover**

- Right Side Parking Islands:  
- 40% Shrub / Groundcover Coverage each island. Balance in sod.
- Right and Left Side Landscape strips (where no parking):  
- 40% Shrub / Groundcover Coverage. Balance in sod.
- Right Side Bed planting cutouts in buffer adjacent to parking:  
- 100% groundcover coverage

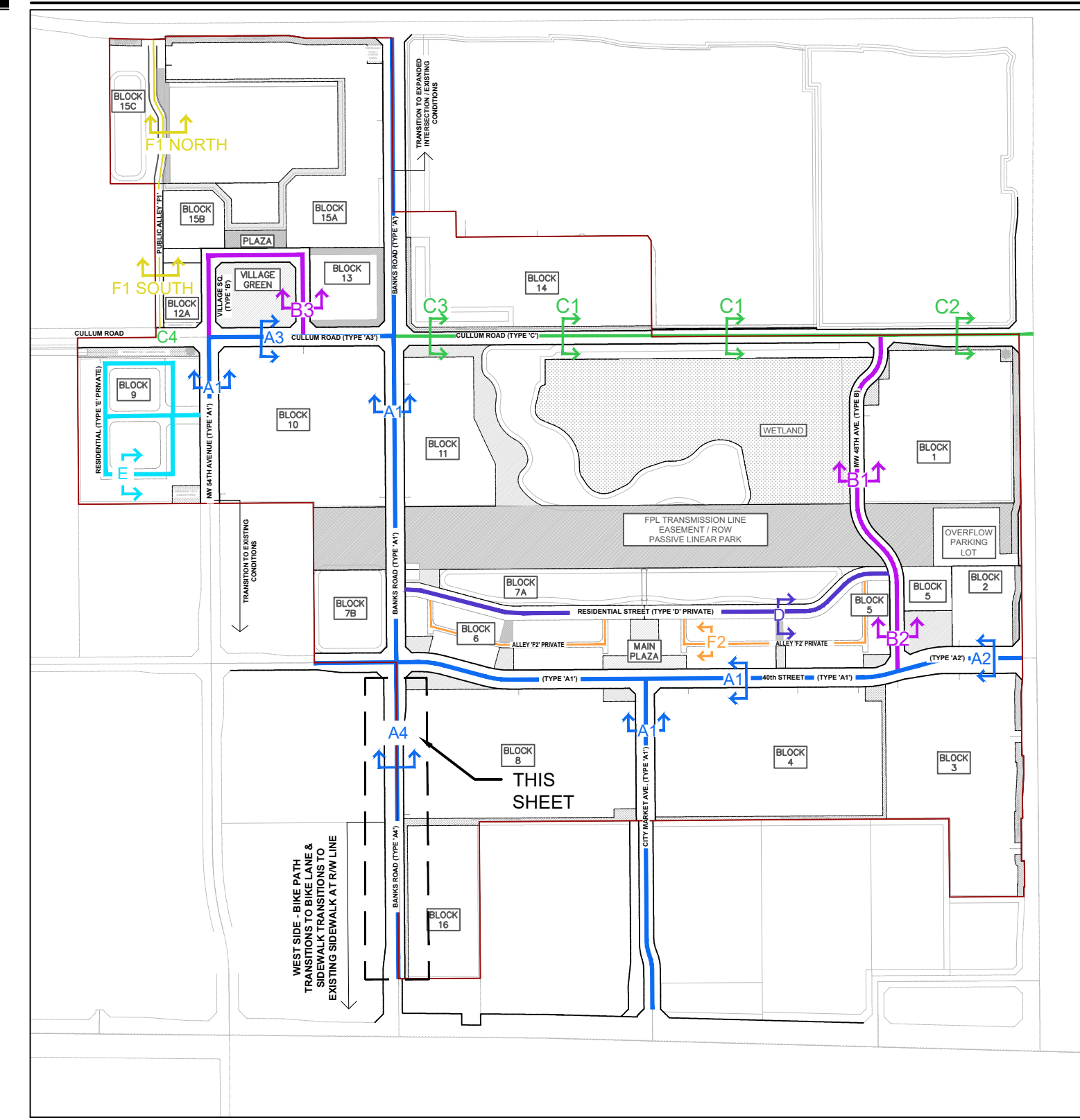
**Trees/Palms**

- Right Side planting bed cutouts in buffer adjacent to parking:  
- Min. One (1) Palm per cutout
- Right Side Parking Islands:  
- One (1) Shade Tree per island
- Left & Right Side landscape strips (where no parking) :  
- One (1) shade tree per each thirty (30) linear feet.  
- Trees may be clustered. Spacing maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- Right Side landscape strips (adjacent to parking) :  
- One (1) shade tree per each thirty (30) linear feet.  
- Trees may be clustered. Spacing maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

**LANDSCAPE MEDIAN AT INTERSECTION TO SAMPLE**  
*(SOUTH OF PROJECT LIMITS, NOT SHOWN ON TYPICAL SECTION)*

- 40% Shrub / Groundcover Coverage. Balance in Sod.
- One (1) shade tree per each thirty (30) linear feet.
- Trees may be clustered. Spacing maximum 60' o.c.
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

**A4** TYPICAL DETAIL - BANKS ROAD AT BLOCK 8 & BLOCK 16  
SCALE: 1" = 10'-0"



**MASTER STREET HIERARCHY LEGEND**

**COMMUNITY STREETS**

- TYPE A1 - 80' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
- TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.**
- TYPE A3 - 80' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
- TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
- TYPE B - 60' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
- TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)**  
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
- TYPE F1 - 34' ALLEY (PUBLIC ACCESS)**

**RESIDENTIAL STREETS**

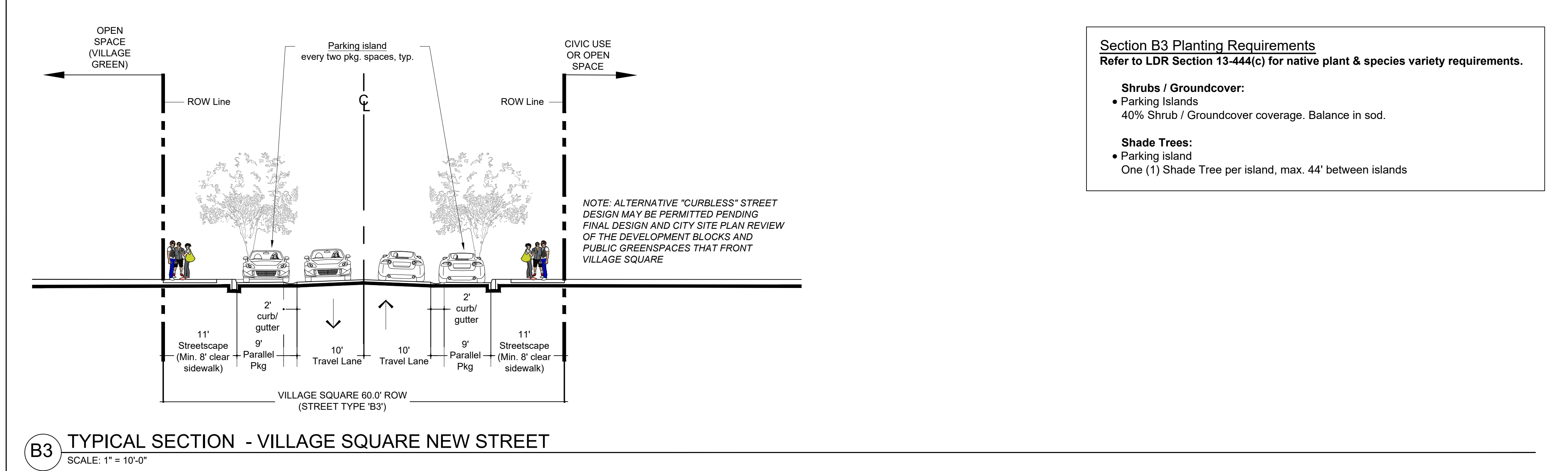
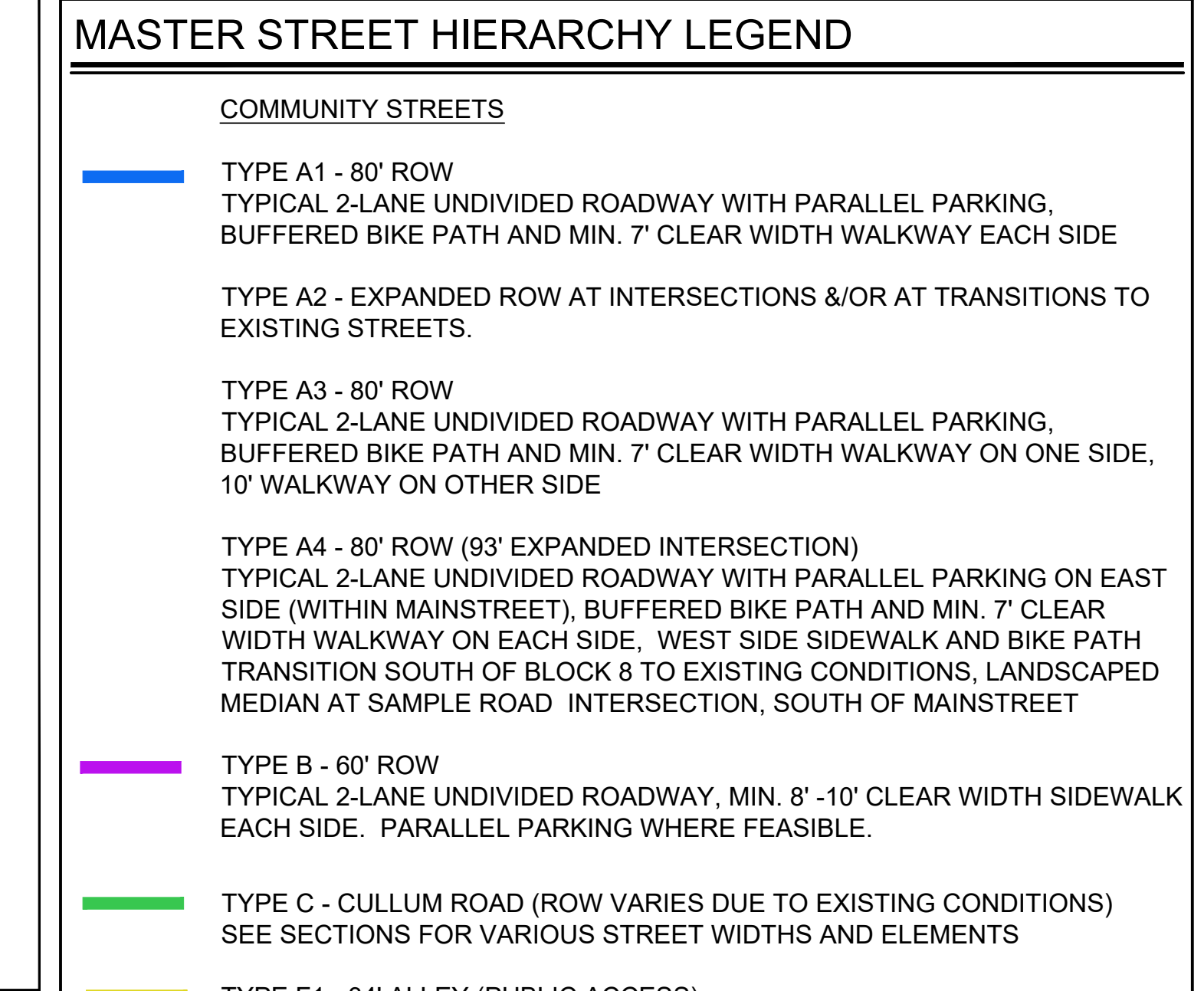
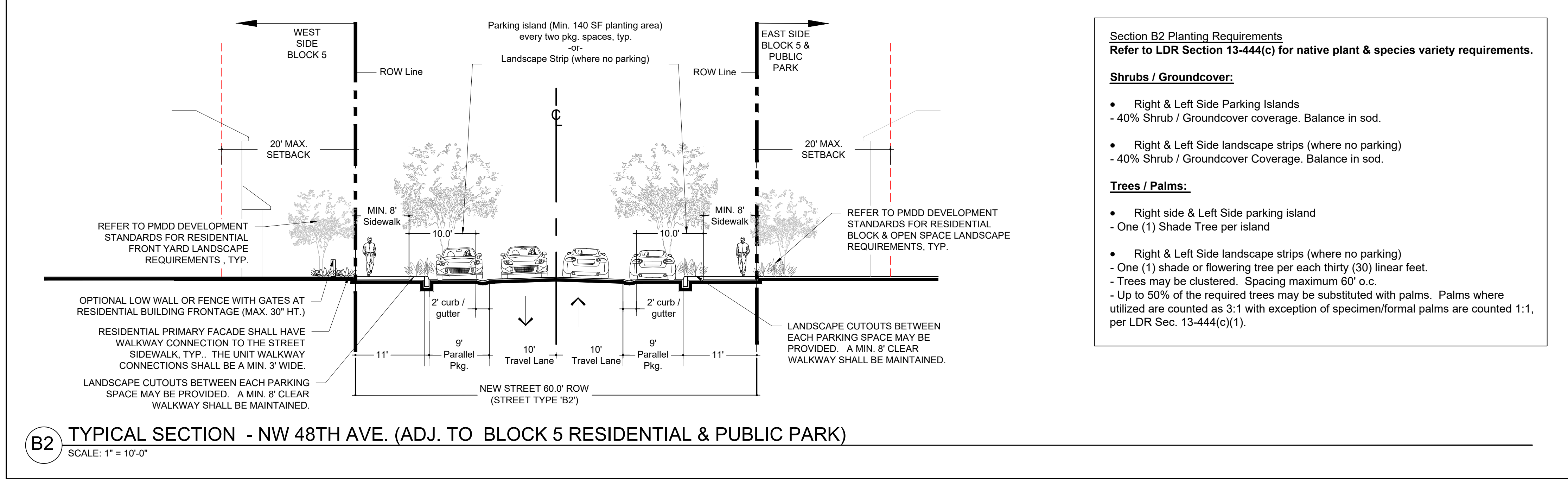
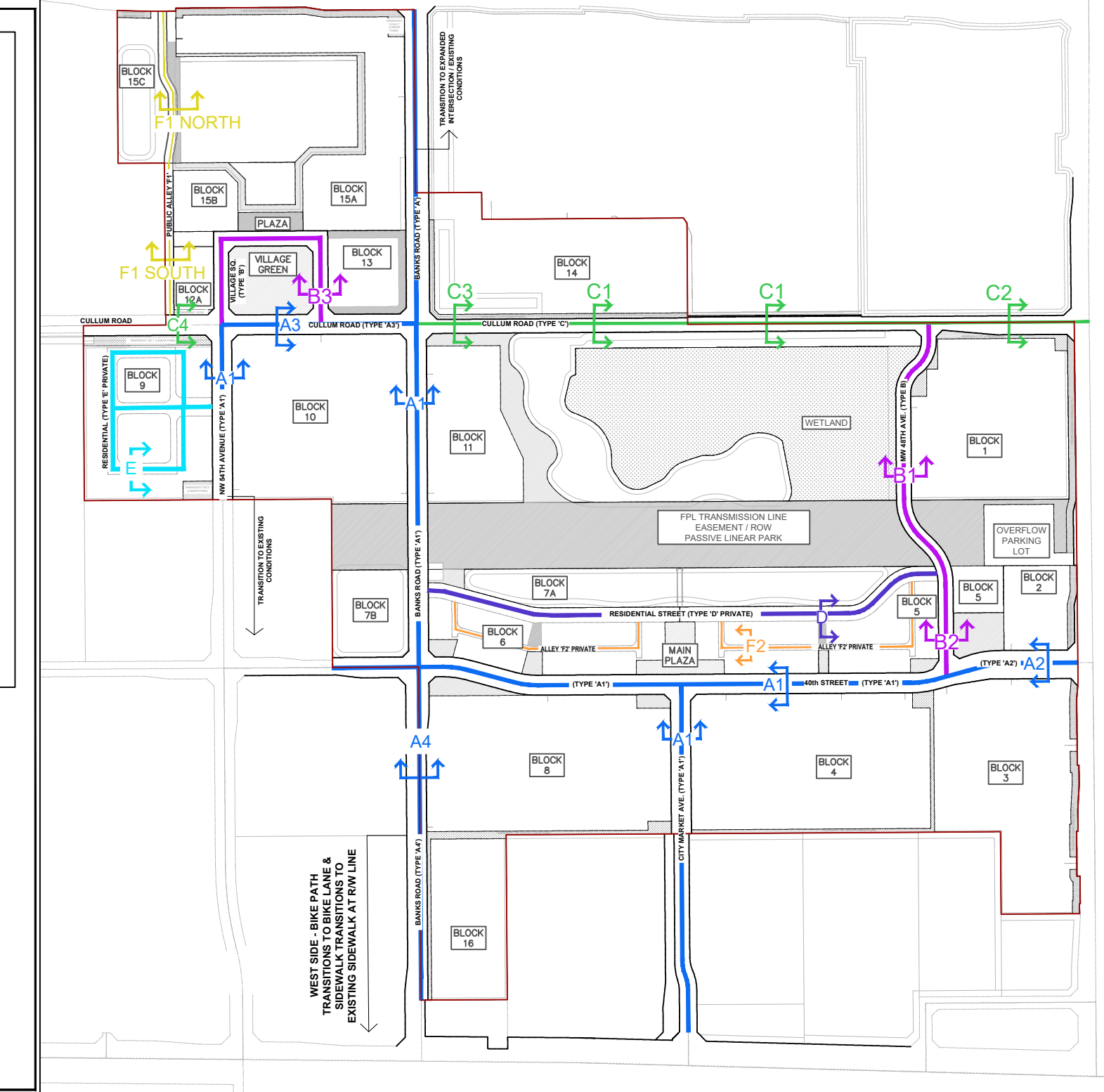
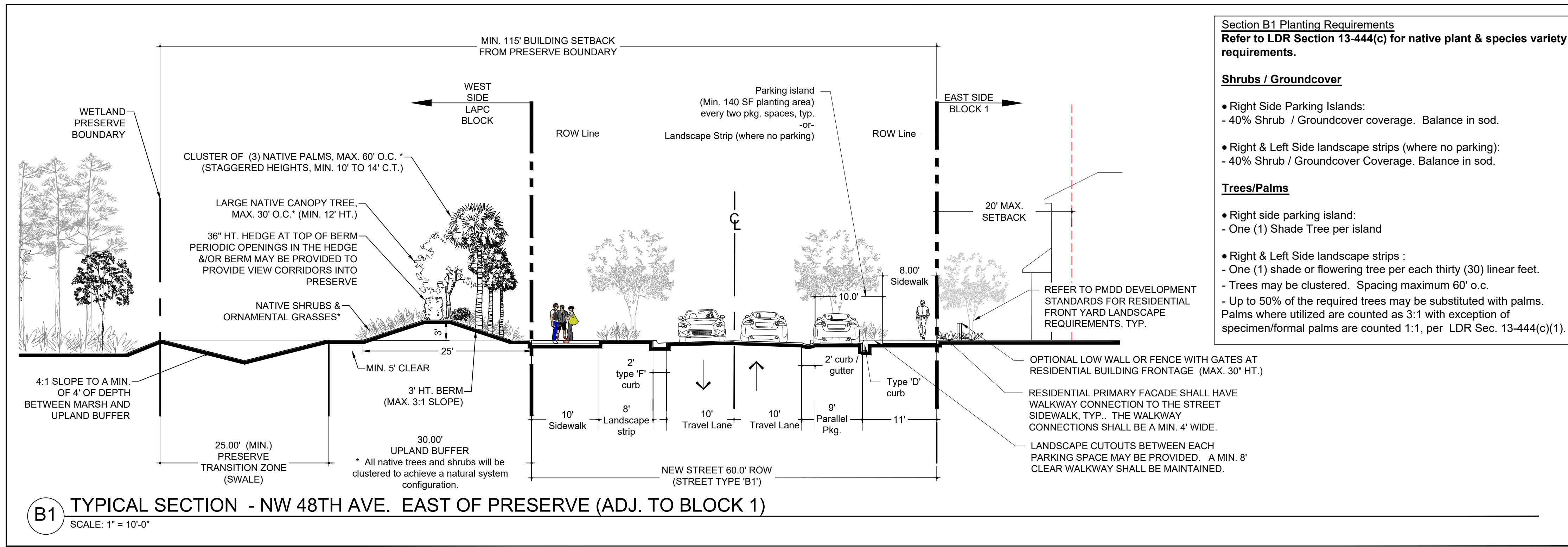
- TYPE D - 60' RESIDENTIAL ACCESS STREET**  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.
- TYPE E - 44' RESIDENTIAL ACCESS STREET**  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.
- TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)**

Date: 10.19.2021  
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2023.08.16	PMDD RESUBMITTAL #6
2023.11.01	PMDD RESUBMITTAL #7

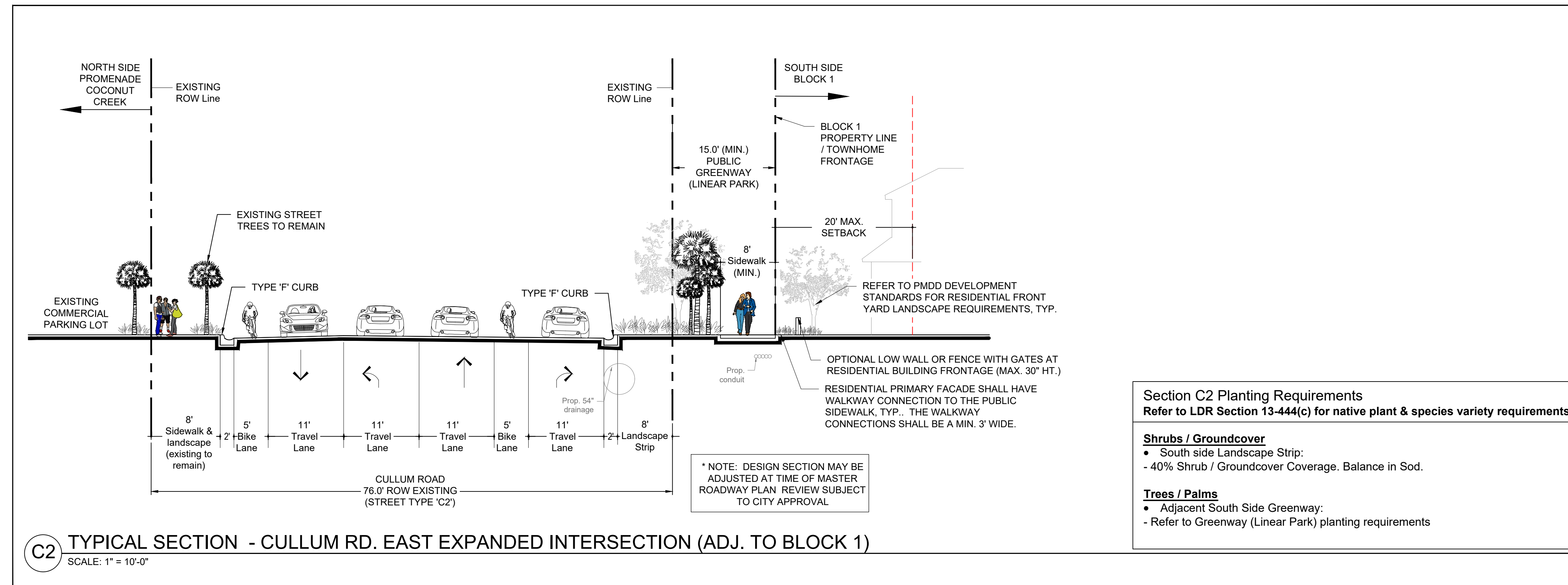
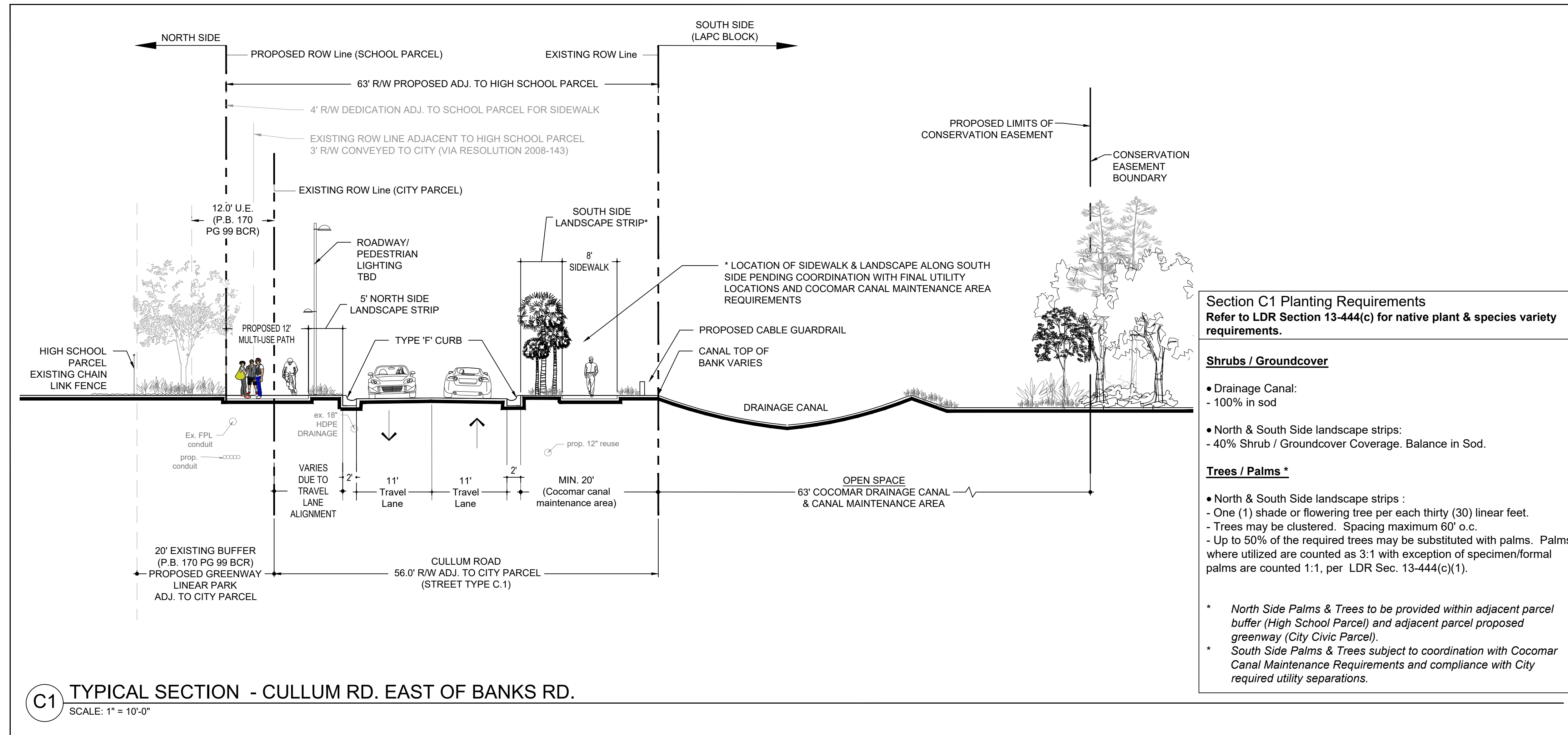




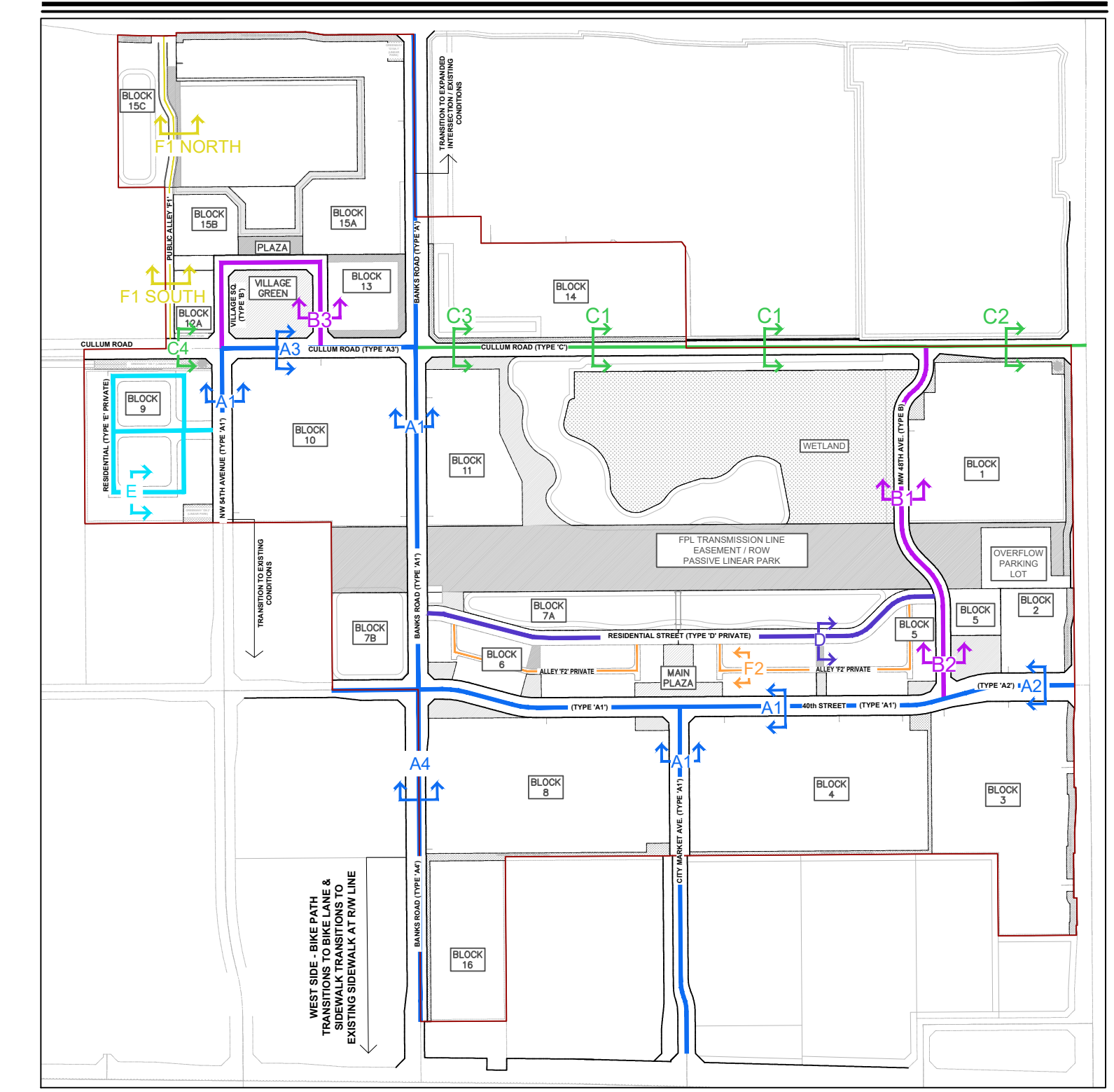
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2023.11.01	PMDD RESUBMITTAL #7





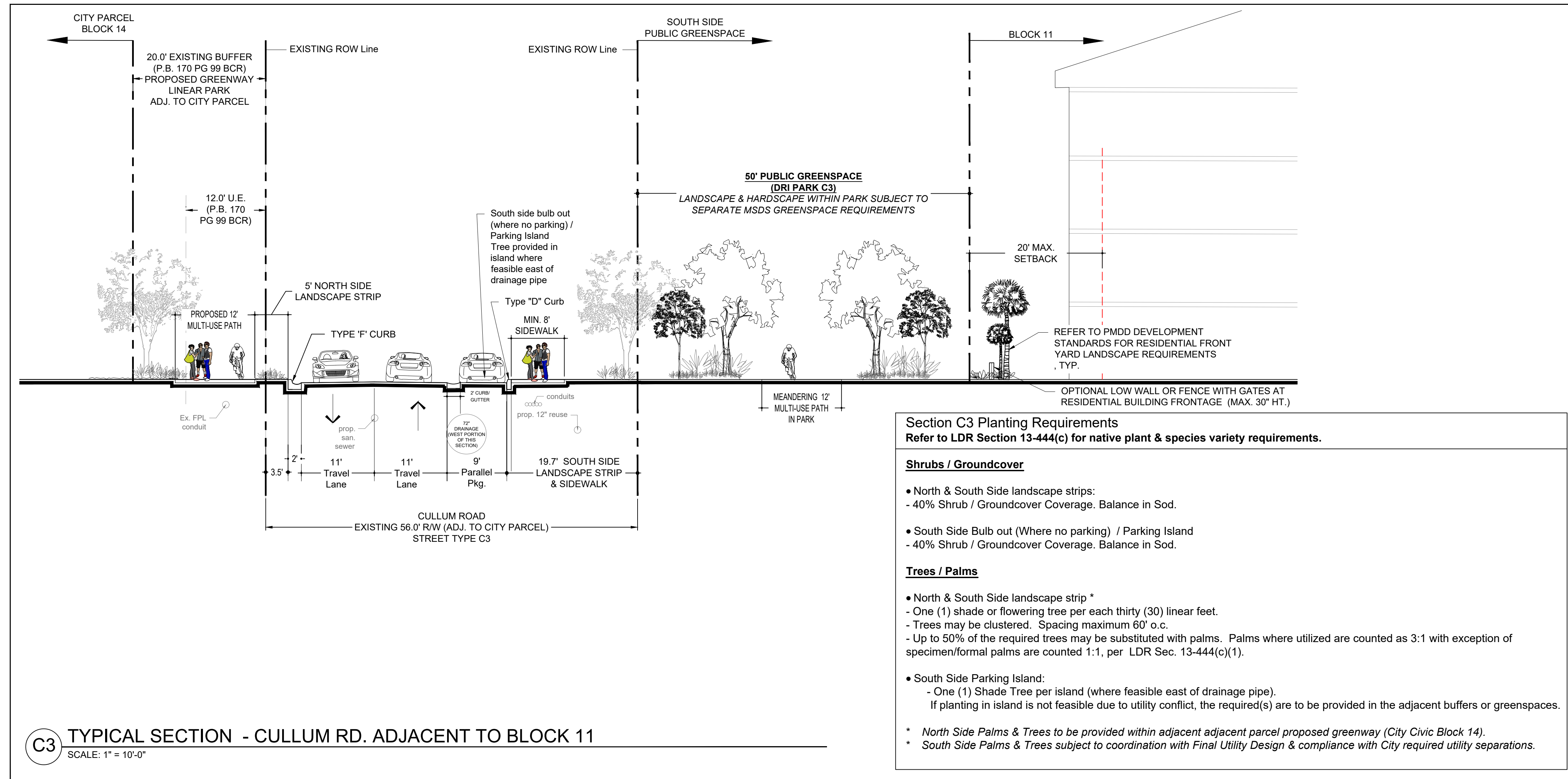
STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS	
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	TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
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	TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
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RESIDENTIAL STREETS	
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	TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)





**C3** TYPICAL SECTION - CULLUM RD. ADJACENT TO BLOCK 11  
SCALE: 1" = 10'-0"

**Section C3 Planting Requirements**  
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

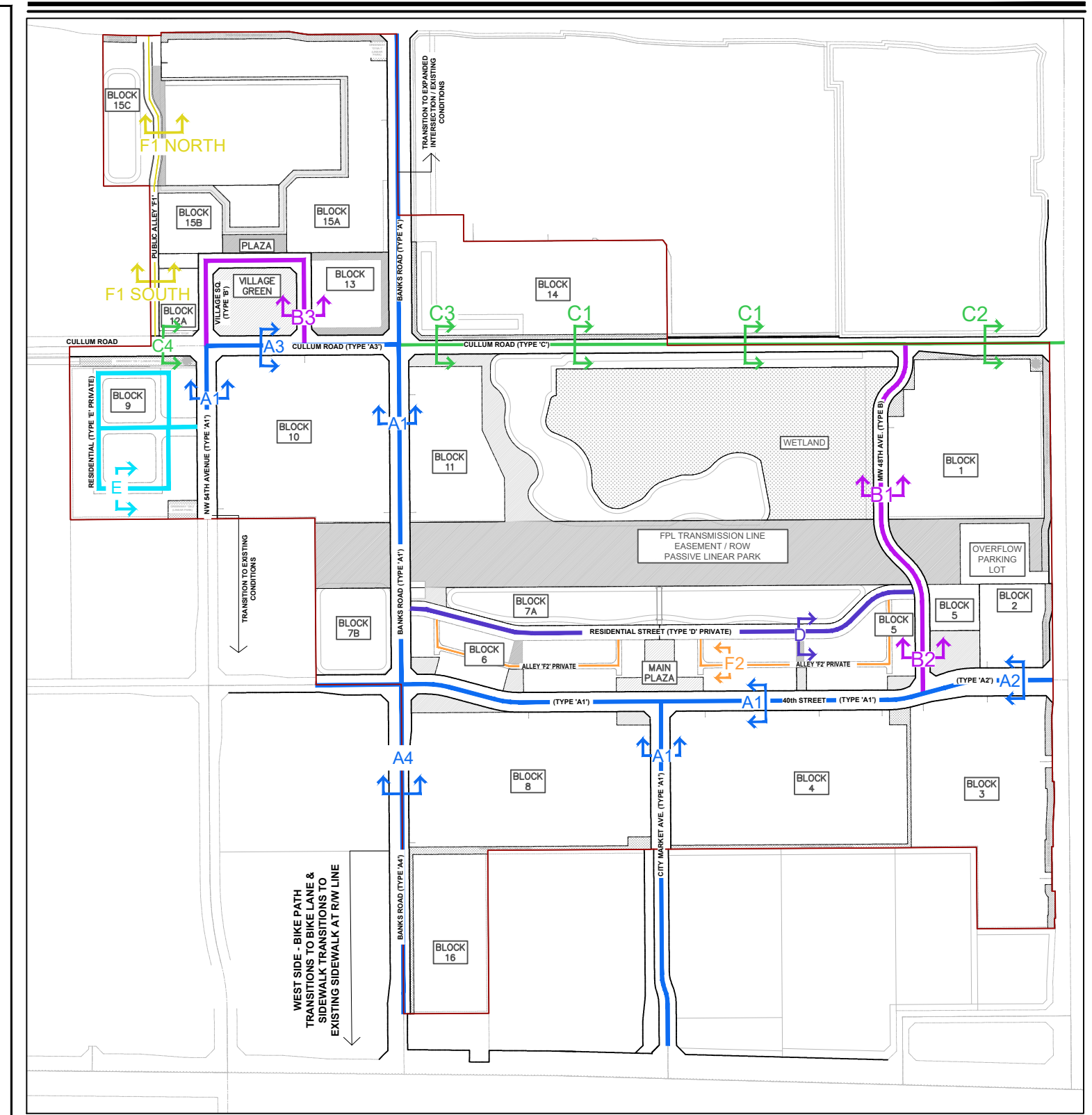
**Shrubs / Groundcover**

- North & South Side landscape strips:  
- 40% Shrub / Groundcover Coverage. Balance in Sod.
- South Side Bulb out (Where no parking) / Parking Island  
- 40% Shrub / Groundcover Coverage. Balance in Sod.

**Trees / Palms**

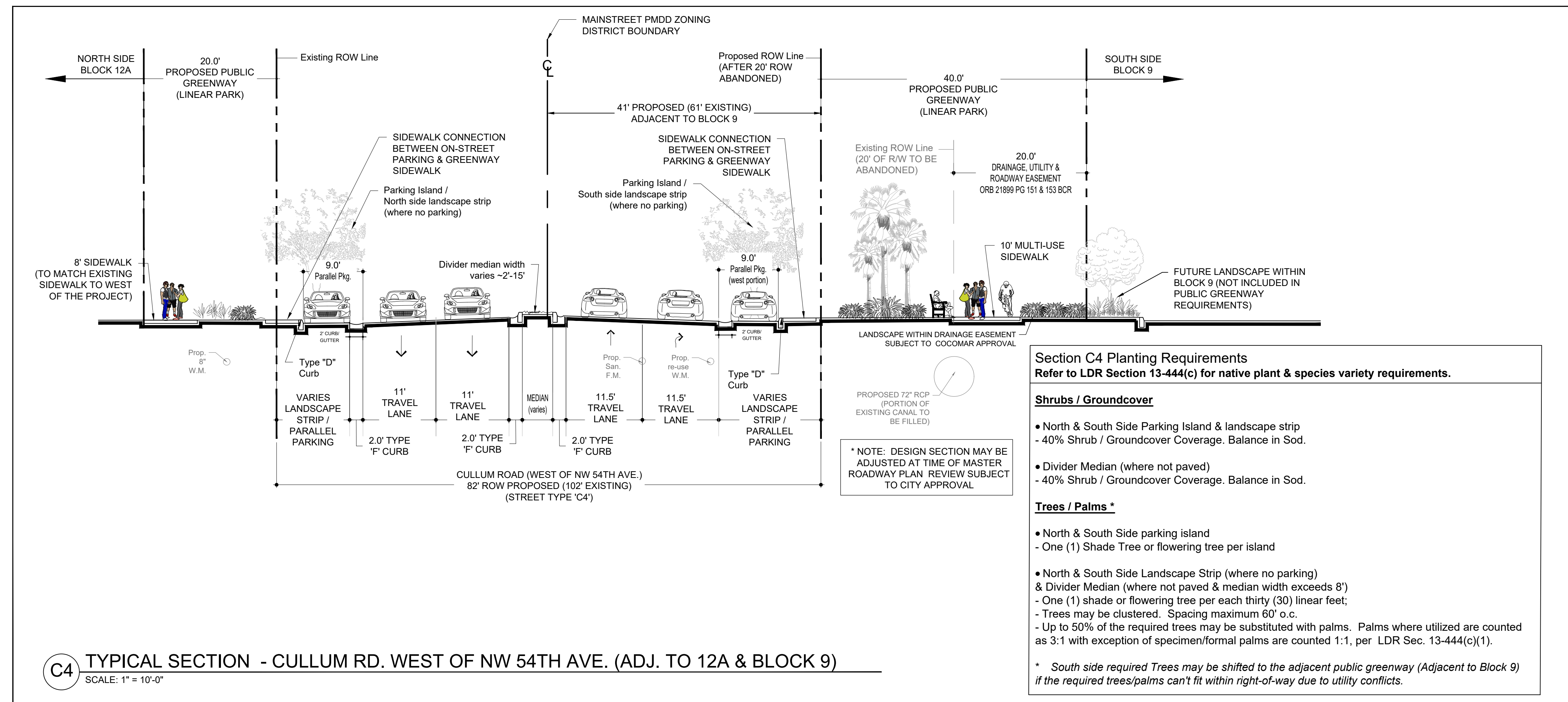
- North & South Side landscape strip \*  
- One (1) shade or flowering tree per each thirty (30) linear feet.  
- Trees may be clustered. Spacing maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- South Side Parking Island:  
- One (1) Shade Tree per island (where feasible east of drainage pipe).  
If planting in island is not feasible due to utility conflict, the required(s) are to be provided in the adjacent buffers or greenspaces.

\* North Side Palms & Trees to be provided within adjacent adjacent parcel proposed greenway (City Civic Block 14).  
\* South Side Palms & Trees subject to coordination with Final Utility Design & compliance with City required utility separations.



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  - TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)**  
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
  - TYPE B - 60' ROW**  
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
  - TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)**  
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
  - TYPE F1 - 34' ALLEY (PUBLIC ACCESS)**
- RESIDENTIAL STREETS**
- TYPE D - 60' RESIDENTIAL ACCESS STREET**  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.
  - TYPE E - 44' RESIDENTIAL ACCESS STREET**  
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.
  - TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)**



**C4** TYPICAL SECTION - CULLUM RD. WEST OF NW 54TH AVE. (ADJ. TO 12A & BLOCK 9)  
SCALE: 1" = 10'-0"

**Section C4 Planting Requirements**  
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

**Shrubs / Groundcover**

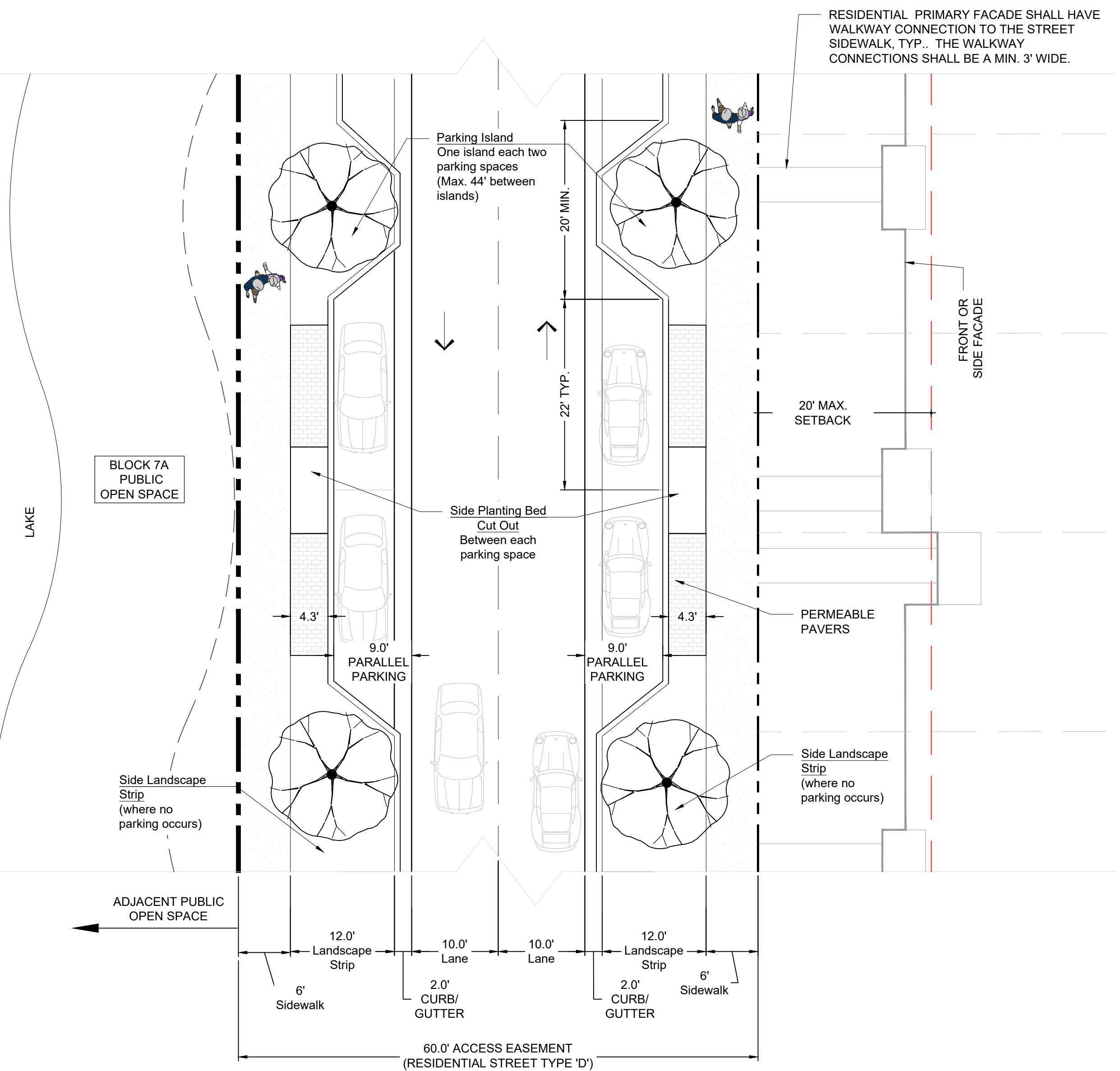
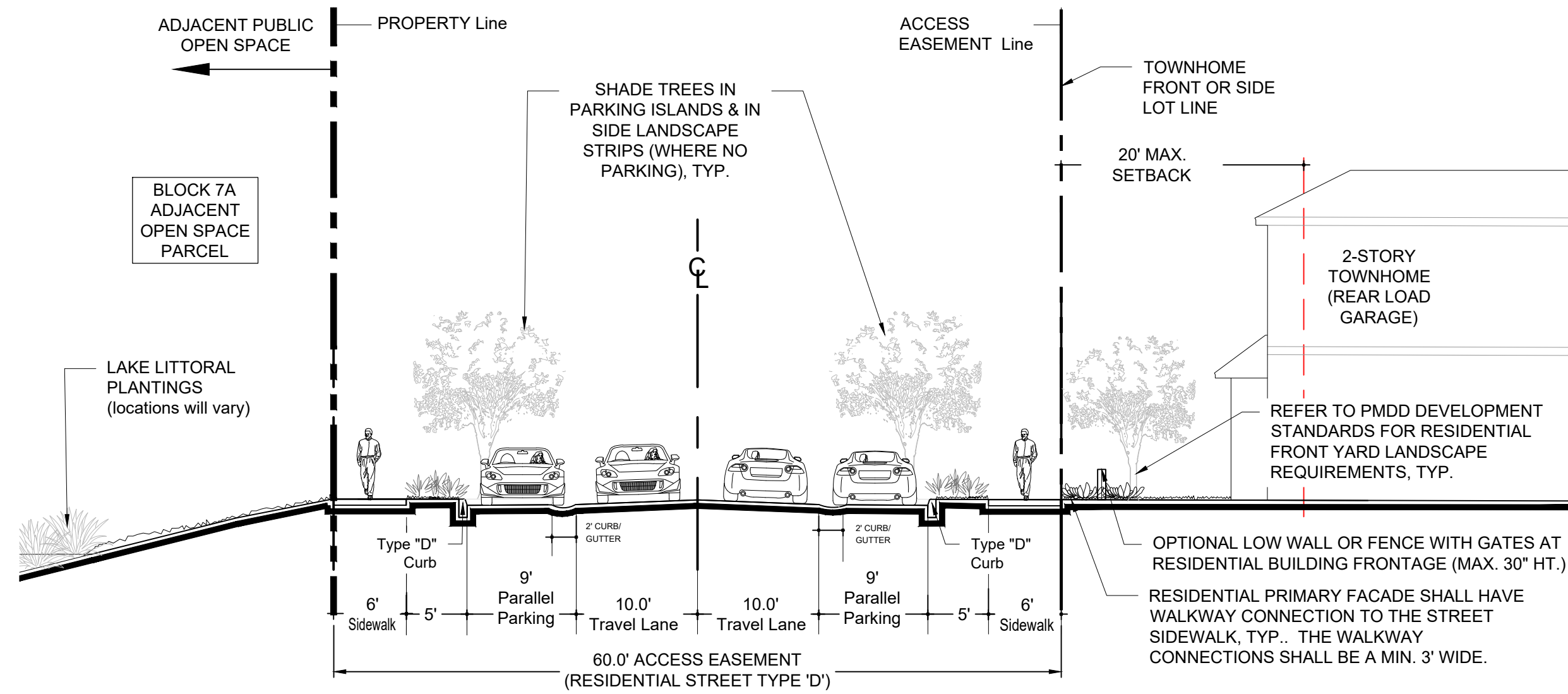
- North & South Side Parking Island & landscape strip  
- 40% Shrub / Groundcover Coverage. Balance in Sod.
- Divider Median (where not paved)  
- 40% Shrub / Groundcover Coverage. Balance in Sod.

**Trees / Palms \***

- North & South Side parking island  
- One (1) Shade Tree or flowering tree per island
- North & South Side Landscape Strip (where no parking) & Divider Median (where not paved & median width exceeds 8')  
- One (1) shade or flowering tree per each thirty (30) linear feet;  
- Trees may be clustered. Spacing maximum 60' o.c.  
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

\* South side required Trees may be shifted to the adjacent public greenway (Adjacent to Block 9) if the required trees/palms can't fit within right-of-way due to utility conflicts.





**TYPE 'D' Planting Requirements**  
 Refer to LDR Section 13-444(c) for native plant & species variety requirements.

**Shrubs / Groundcover**

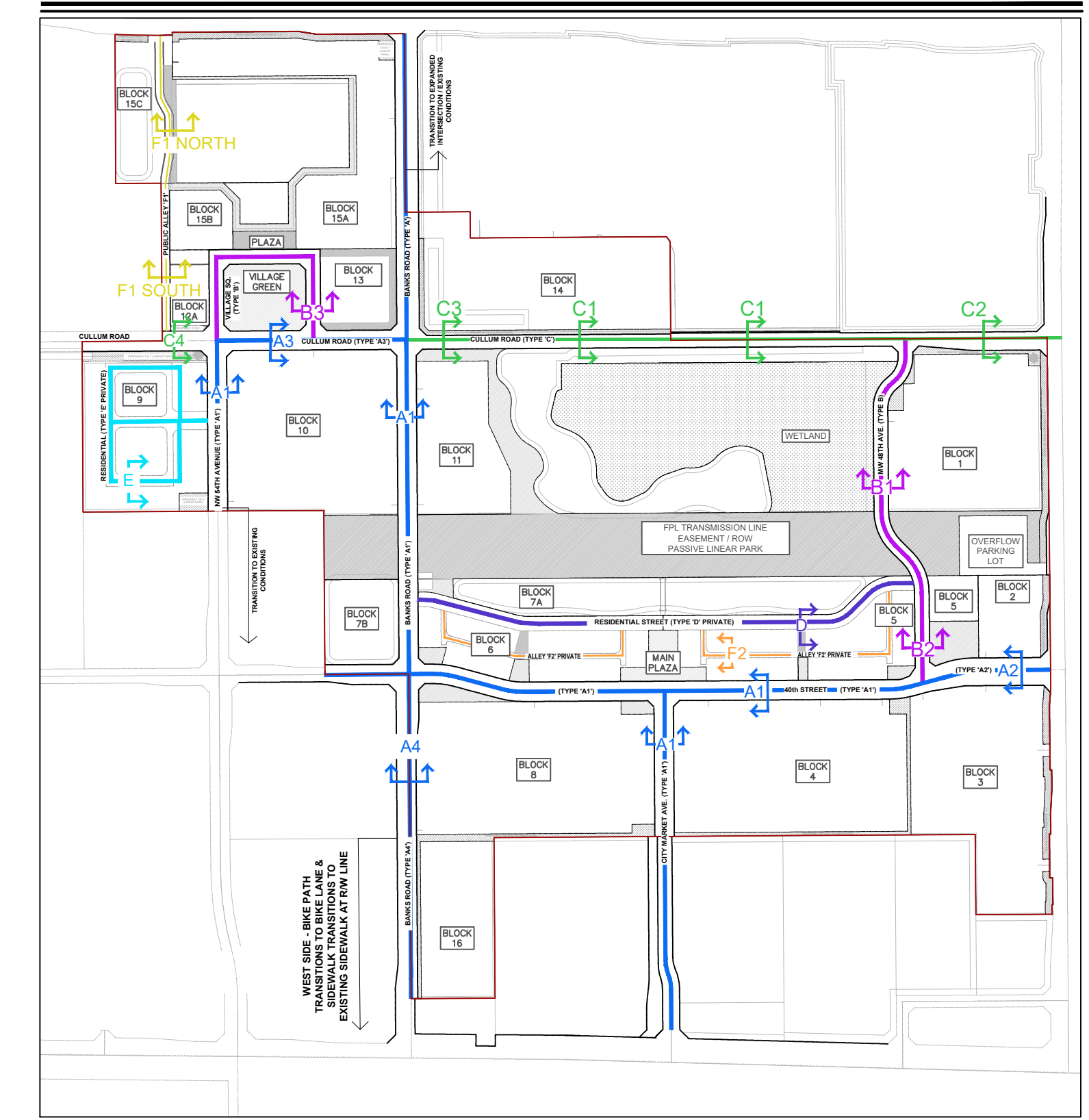
- Parking Islands:  
 - 40% Shrub / Groundcover coverage. Balance in sod.
- Right & Left Side planting bed cutouts (between each parking space):  
 - 100% Shrub / Groundcover Coverage
- Right & Left Side landscape strips (where no parking):  
 - 40% Shrub / Groundcover Coverage. Balance in Sod.

**Trees / Palms**

- Parking island  
 One (1) Shade Tree per island
- Right & Left Side landscape strips (where no parking)  
 - One (1) shade or flowering tree per each thirty (30) linear feet.  
 - Trees may be clustered. Spacing maximum 60' o.c.  
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

**D** TYPICAL SECTION - STREET TYPE 'D'  
 SCALE: 1" = 10'-0"

STREET TYPE KEY MAP



**MASTER STREET HIERARCHY LEGEND**

COMMUNITY STREETS	
<span style="color: blue;">—</span>	TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
<span style="color: green;">—</span>	TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
<span style="color: yellow;">—</span>	TYPE A3 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
<span style="color: purple;">—</span>	TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
<span style="color: orange;">—</span>	TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
<span style="color: red;">—</span>	TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
<span style="color: darkblue;">—</span>	TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
RESIDENTIAL STREETS	
<span style="color: cyan;">—</span>	TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.
<span style="color: magenta;">—</span>	TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.
<span style="color: brown;">—</span>	TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



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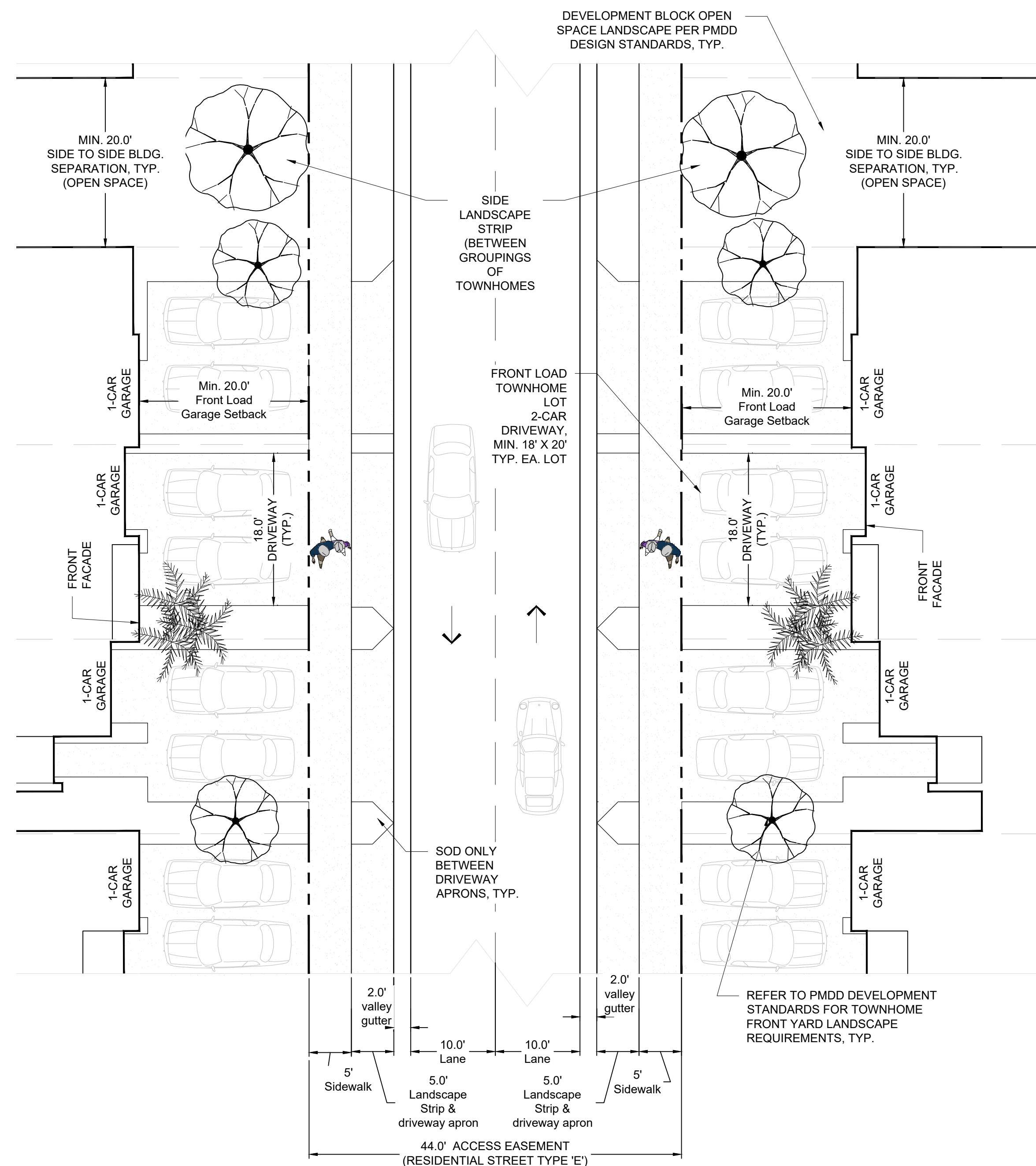
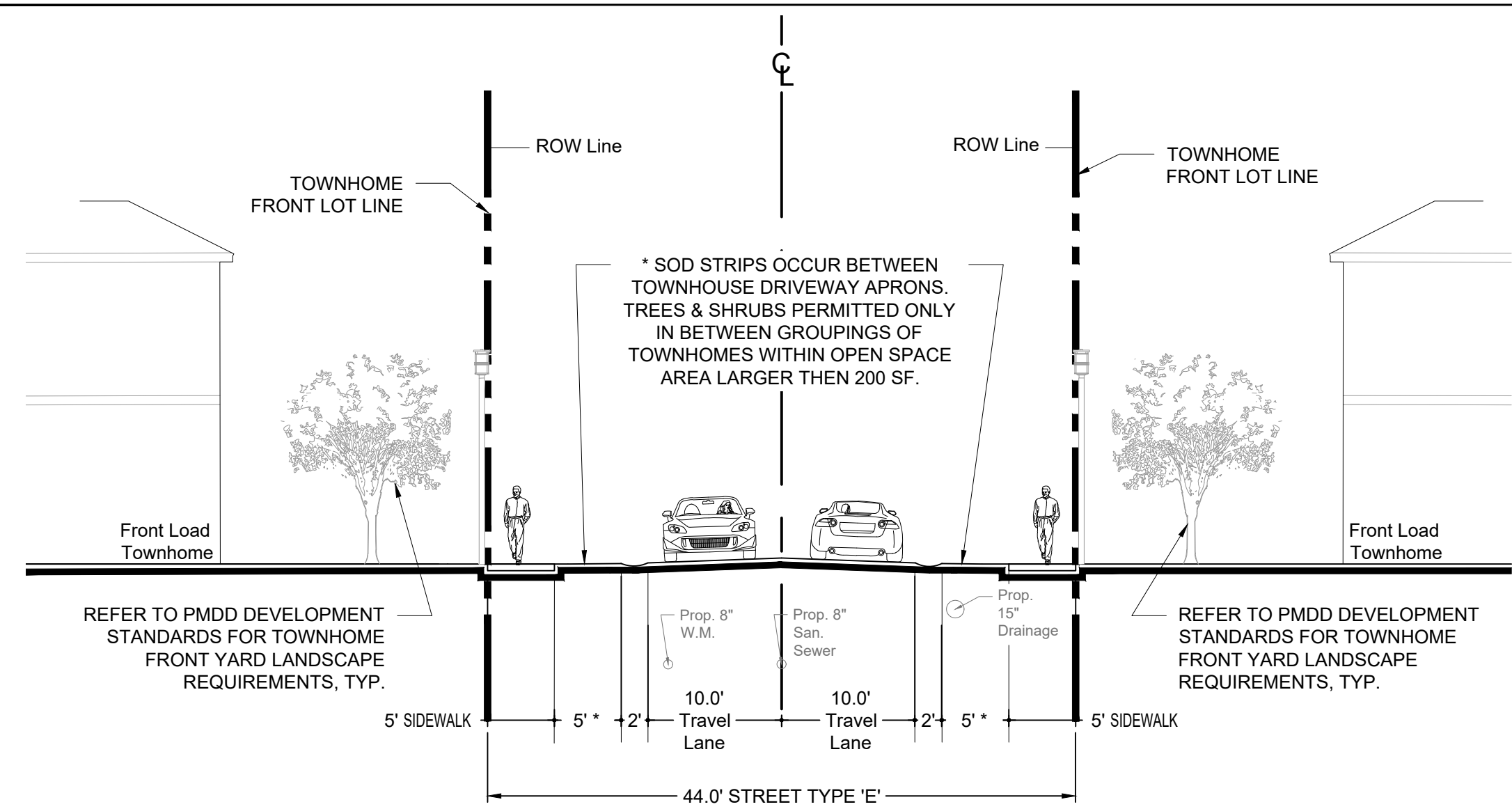
**Mainstreet at Coconut Creek PMDD**  
**GRS PARTNERS**  
 City of Coconut Creek, Florida  
**MASTER STREET NETWORK PLAN**

Date: 10.19.2021  
 Project No.: 15-039.002  
 Designed By: MC  
 Drawn By: MC  
 Checked By: MC

**Revision Dates:**

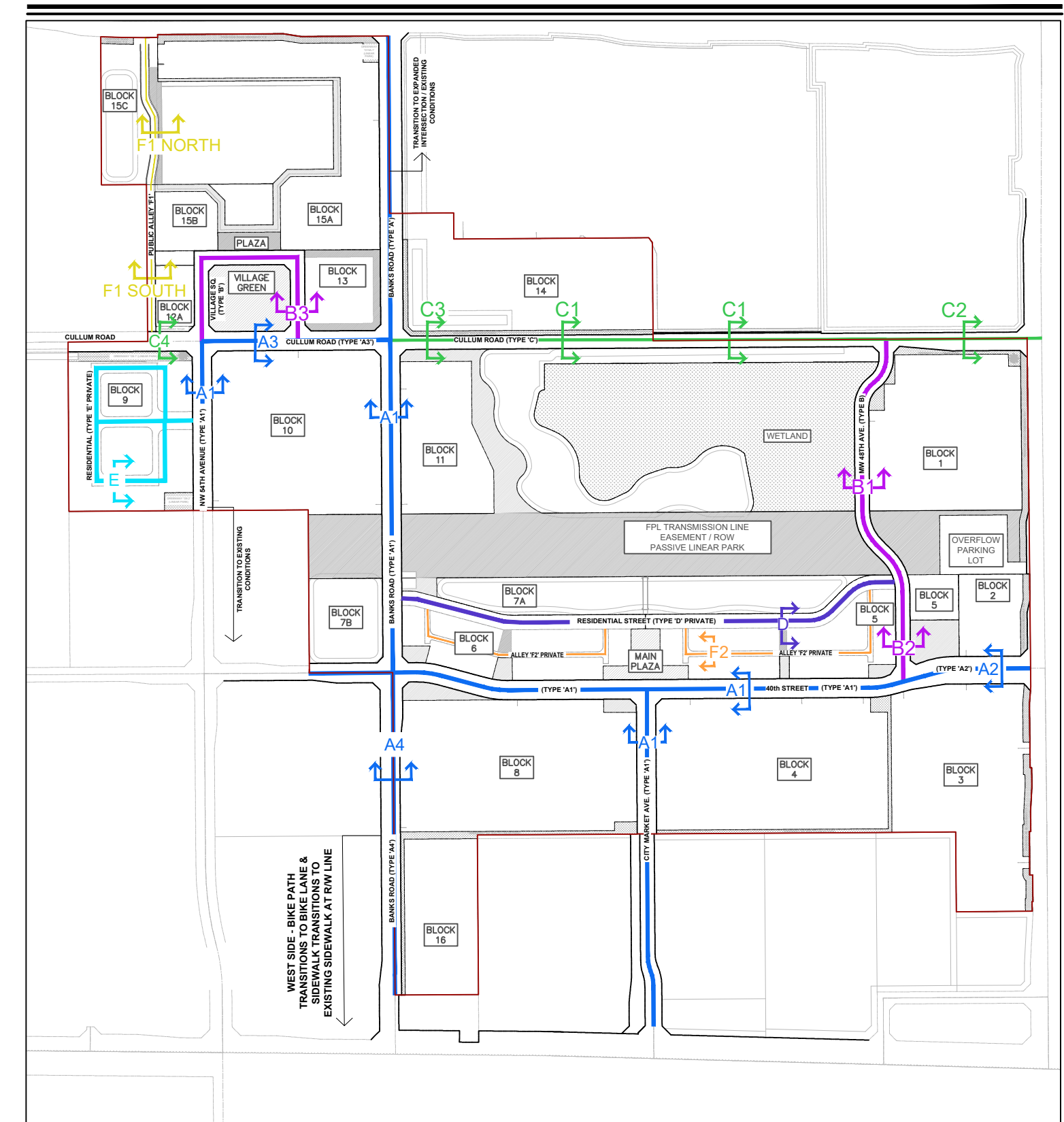
2021.10.19	PMDD Resubmittal
2022.02.24	PMDD RESUBMITTAL #2
2022.07.15	PMDD RESUBMITTAL #3
2022.12.21	PMDD RESUBMITTAL #4
2023.05.09	PMDD RESUBMITTAL #5
2023.08.16	PMDD RESUBMITTAL #6
2023.11.01	PMDD RESUBMITTAL #7





**TYPICAL SECTION - STREET TYPE 'E'**  
 SCALE: 1" = 10'-0"

**STREET TYPE KEY MAP**

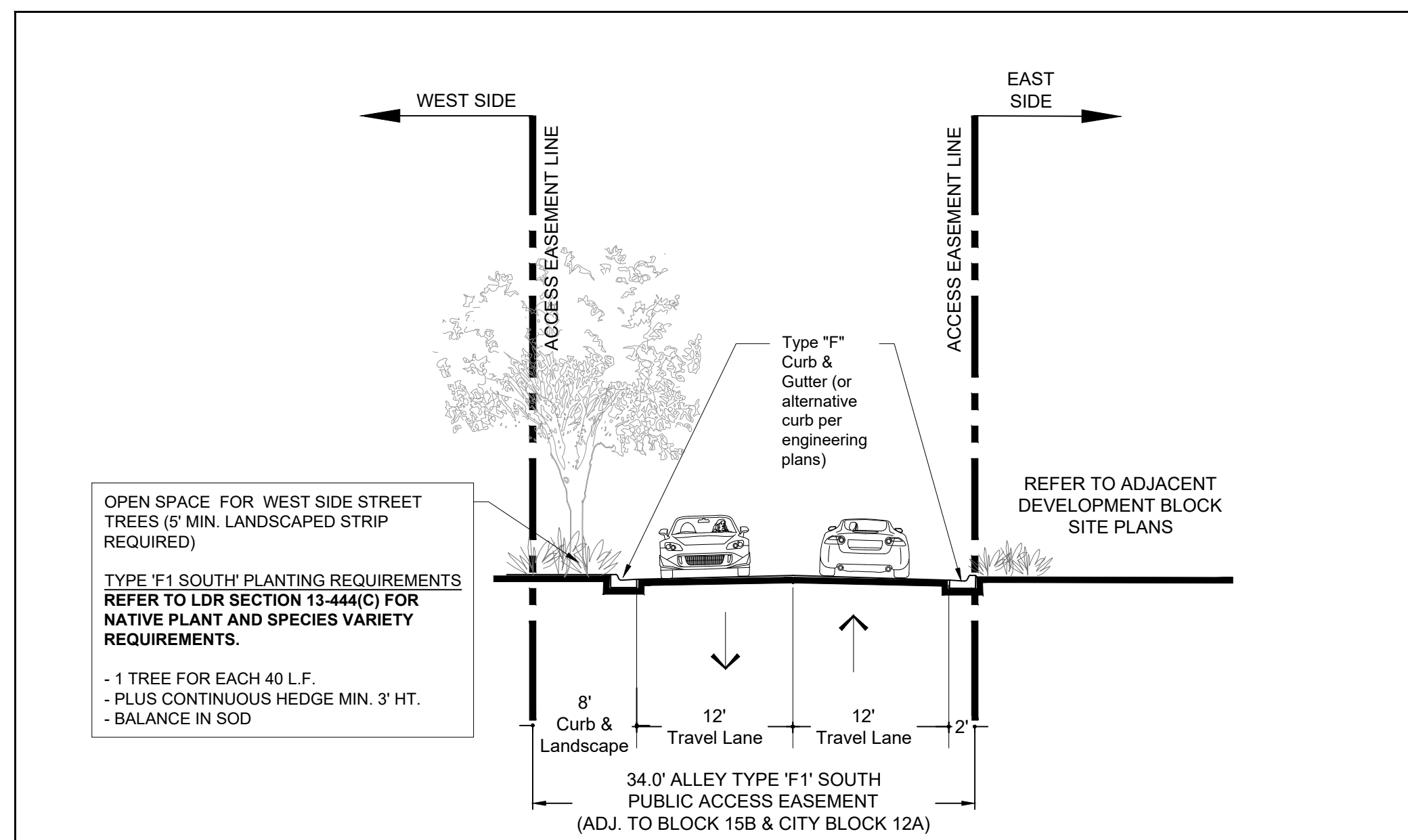


**MASTER STREET HIERARCHY LEGEND**

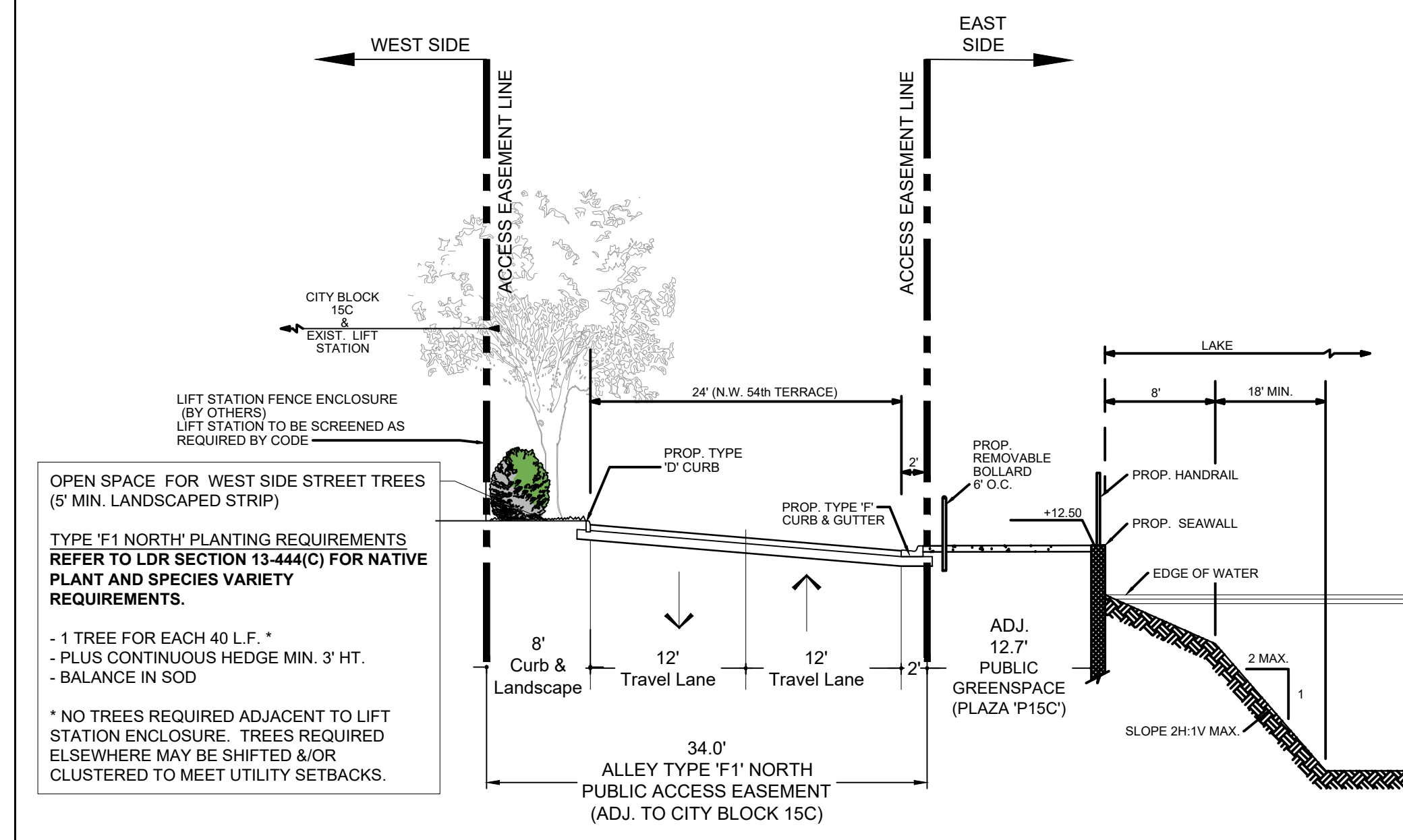
COMMUNITY STREETS	
	TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
	TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
	TYPE A3 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
	TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
	TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
	TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
	TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
RESIDENTIAL STREETS	
	TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.
	TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.
	TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



STREET TYPE 'F1' - 34' ALLEY (PUBLIC ACCESS)

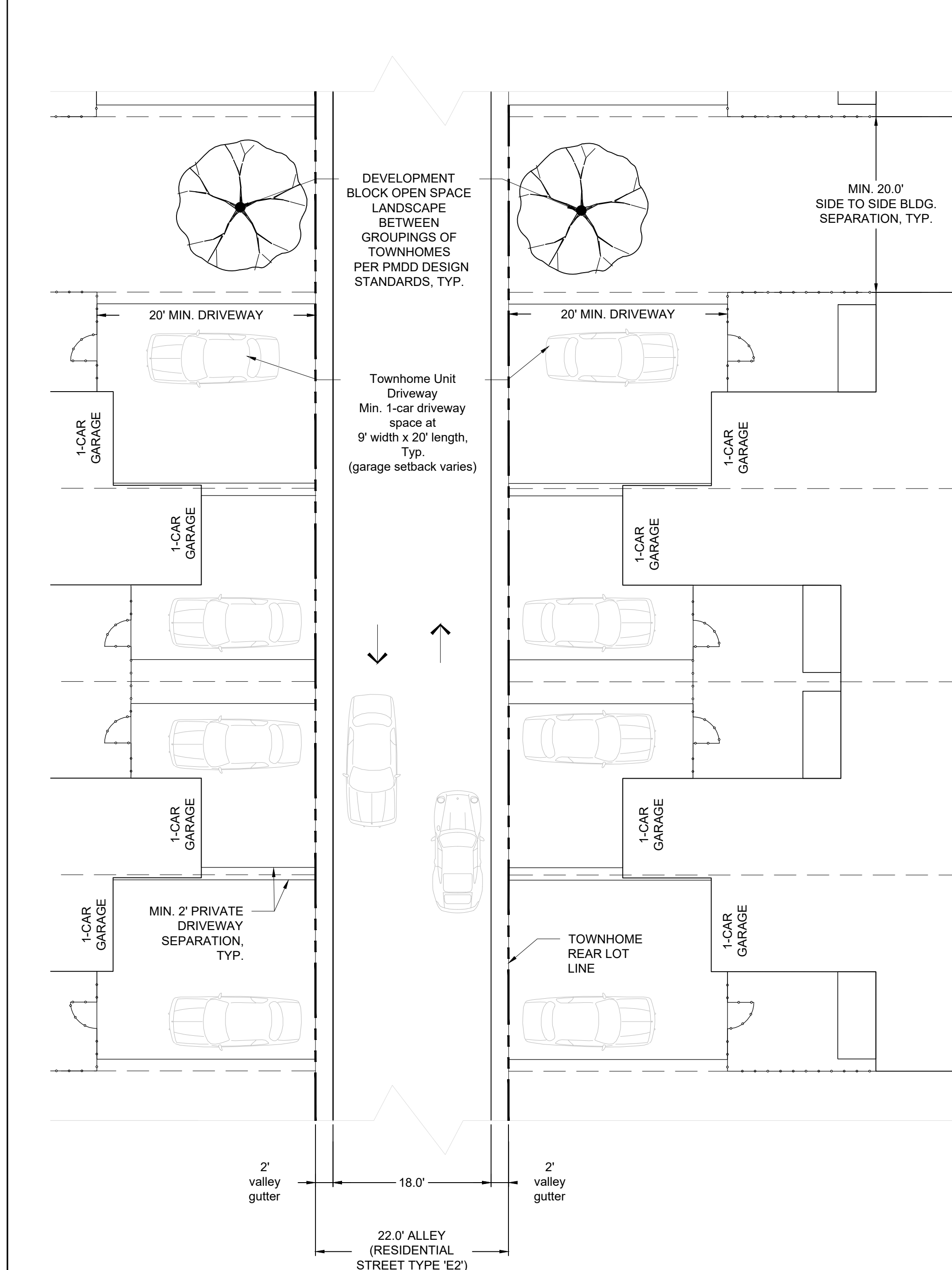
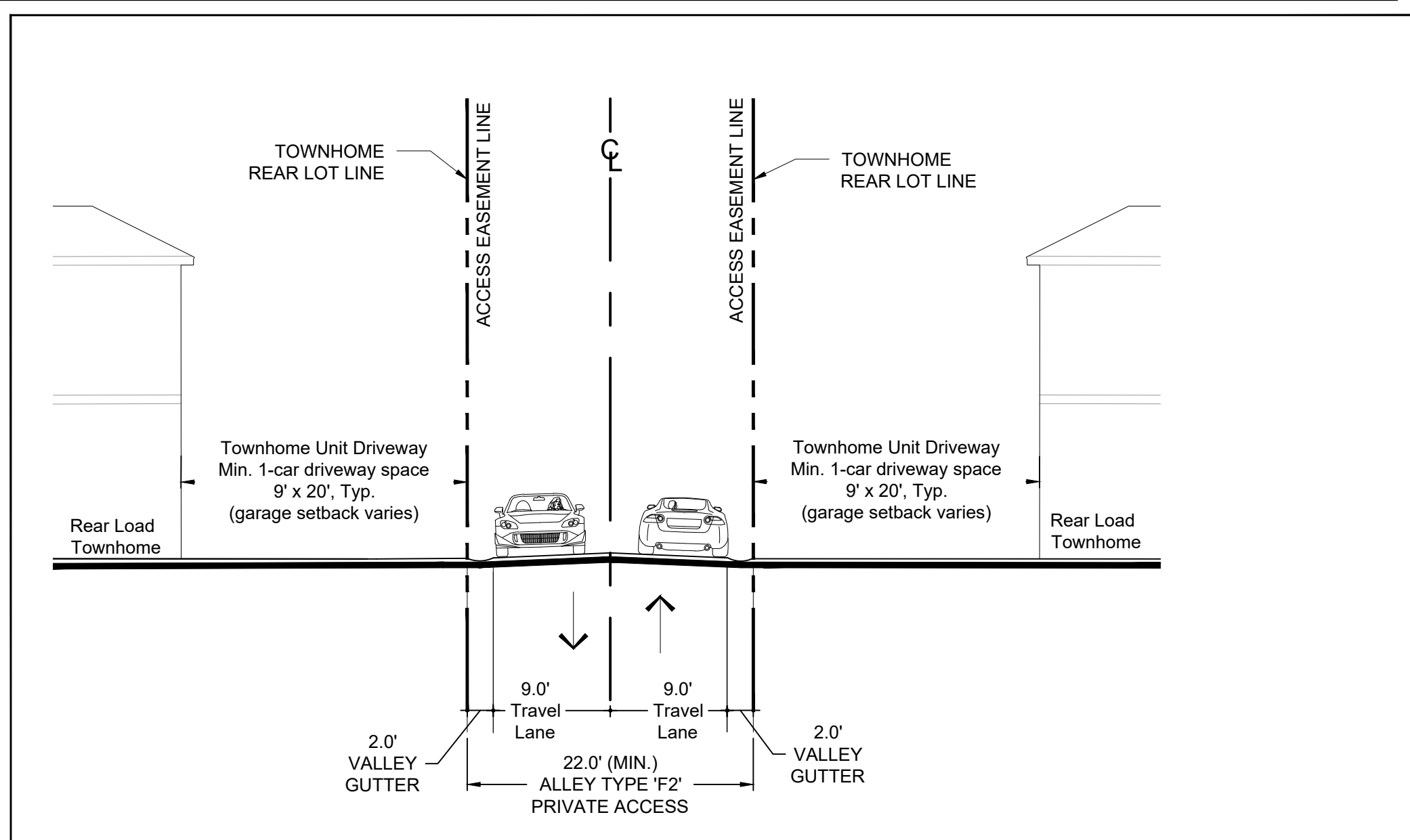


**F1** SOUTH TYPICAL SECTION - 34' PUBLIC ALLEY  
SCALE: 1" = 10'-0"



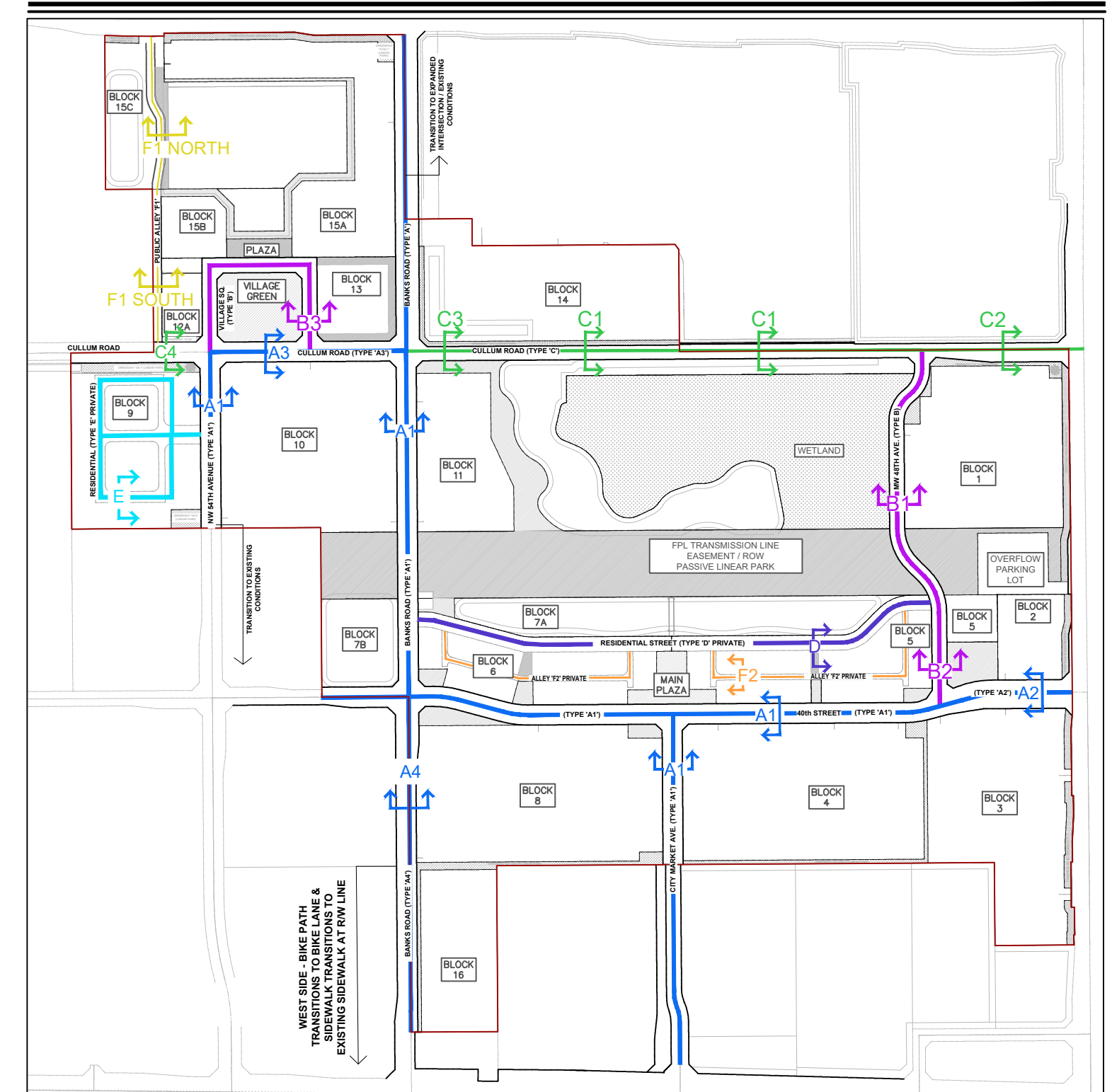
**F1** NORTH TYPICAL SECTION - 34' PUBLIC ALLEY  
SCALE: 1" = 10'-0"

STREET TYPE 'F2' - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



**F** TYPICAL SECTION - 22' RESIDENTIAL ACCESS ALLEY  
SCALE: 1" = 10'-0"

STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

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<span style="color: purple;">—</span>	TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
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<span style="color: purple;">—</span>	TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
<span style="color: green;">—</span>	TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
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RESIDENTIAL STREETS	
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Mainstreet at Coconut Creek PMDD  
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MSNP-7.0

Exhibit I