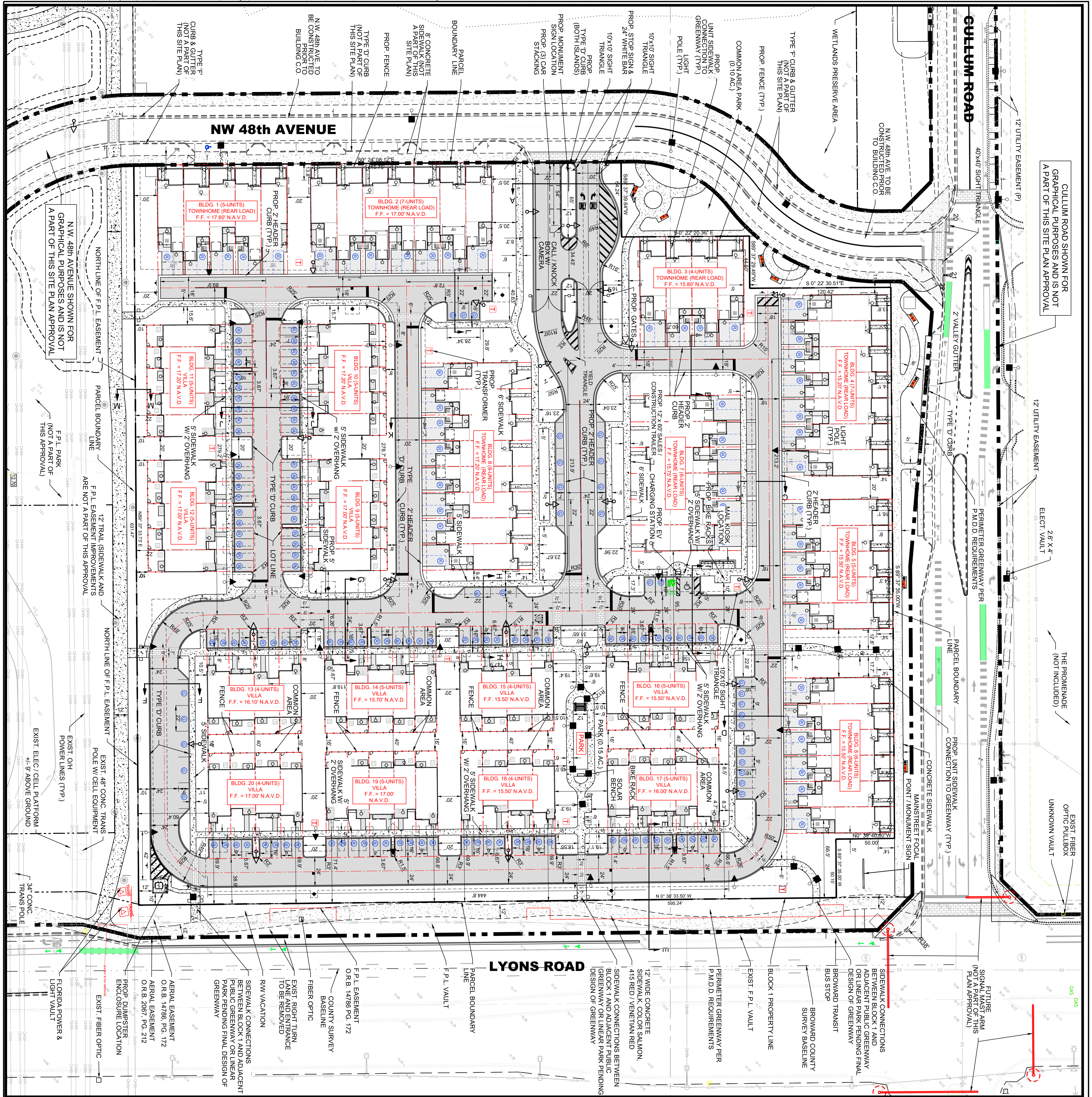


EXHIBIT "B"

DATE: Jan 09, 2024 - 3:10pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 1\180332-BLOCK 1-SP001.dwg



SITE DATA

LAND USE CLASSIFICATION: P.M.D. (CONCURRENT PROPOSED REZONING)

SITE AREA: 8.82 AC

NET SITE AREA: 100%

BUILDING COVERAGES AREAS: 2.28 AC (26%)

COMMON AREA SIDEWALK AREAS: 0.51 AC (6%)

COMMON AREA ROAD & PARKING AREAS: 2.44 AC (28%)

PERMITTED AREAS: 2.55 AC (29%)

INFERRIOUS AREAS: 6.27 AC (71%)

PARKING REQUIRED: 21 SPACES PER UNIT = 208 SPACES
 NET SITE AREA: 8.82 AC
 TOTAL 208 SPACES

PARKING PROVIDED: 112 VILLA UNIT ON-STREET SPACES
 96 TOWNHOME UNIT - CAR GARAGE AND 1-CAR DRIVEWAY SPACES
 20 GUEST ON-STREET SPACES (1) SPACE EV CHARGING
 20 SPACES

BIKE SPACES REQUIRED: 1 BIKE SPACE PER 15 REQUIRED UNIT SPACES @ 208 SPS = 14 BIKE SP
 8 BIKE SPACES / 16 BIKE SPACES

NET SITE AREA: 8.82 AC

NUMBER OF UNITS: 48 REAR LOADED TOWNHOUSES
 104 TOTAL UNITS = 1179 DU/AC

BUILDING HEIGHT: 2 STORES

PERMITTED BUILDING SETBACK REQUIREMENTS:

REQUIRED SETBACK	PROVIDED
NORTH (CULLUM ROAD)	7'-4.5" (PROV. 14.7' MIN)
EAST (LYONS ROAD)	28' MIN. (FROM RW/LINE)
WEST (NW 48 TH AVE)	20' MAX
SOUTH	5' MIN

PERMITTED FENCE SETBACKS:

30' FT. MAX. PROPOSED AT 8' SETBACK WITH PRIVATE FRONT YARDS
 6' FT. ENTRY GATE PROPOSED AT FENCE AT 115' SETBACK

EAST FACING LYONS ROAD: MAX 6' FENCE AT OR BEYOND MIN. 5' SETBACK FROM PUBLIC GREENWAY
NO FRONTYARD FENCE (PRO-95529)
NO FRONTYARD FENCE (PRO-95529)
MAX 6' FENCE AT OR BEYOND MIN. 5' SETBACK FROM PUBLIC GREENWAY (PRIVATE REAR YARDS)
PROPOSED 7' FT. FENCE AT 70' SETBACK W/ UNIT

MAXIMUM BUILDING SEPARATION:

TYPE	MIN.	PROVIDED
SPACE TO SIDE	20 FEET	20 FEET MIN.
SPACE TO BACK	20 FEET	20 FEET MIN.
SPACE TO FRONT	40 FEET	40 FEET MIN.
SPACE TO FRONT	40 FEET	40 FEET MIN.
SPACE TO FRONT	60 FEET	117 FEET (TO UNIT) / 111' (COVERED PORCH)

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE
- PROPOSED LIGHT POLE
- PROPOSED TRAFFIC SIGN
- PROPOSED RESIDENT PARKING SPACE
- PROPOSED GUEST PARKING SPACE
- PROPOSED DAMAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- PROPOSED PERIMETER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD WIRE
- PROPOSED CONDUIT BANK
- WETLAND BUFFER

SCALE: 1"=40'

0 40 80 FEET

SUNSHINE

Call 811 or www.sunshine11.com for full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 54615

JAY WILKINS, P.E.

DATE: Jan 09, 2024

FLORIDA REGISTRATION NO. 54615

DATE: 04/22

DESIGNED BY: JH

DRAWN BY: HG

CHECKED BY: JH

MAINSTREET AT COCONUT CREEK BLOCK 1

SITE PLAN

HSQ GROUP, LLC

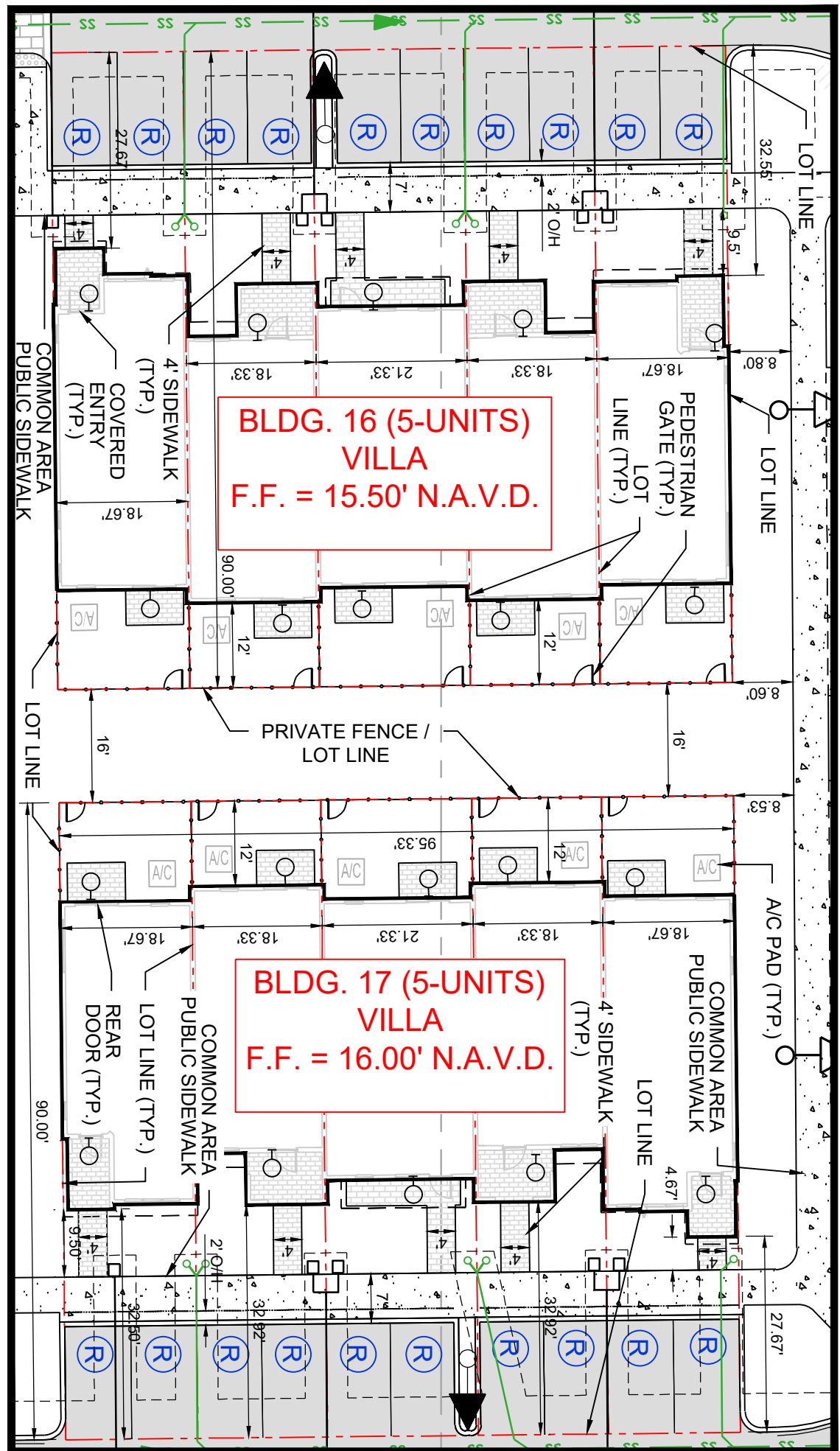
Engineers · Planners · Surveyors

1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 · 561.392.0221
 C26258 - LB7924

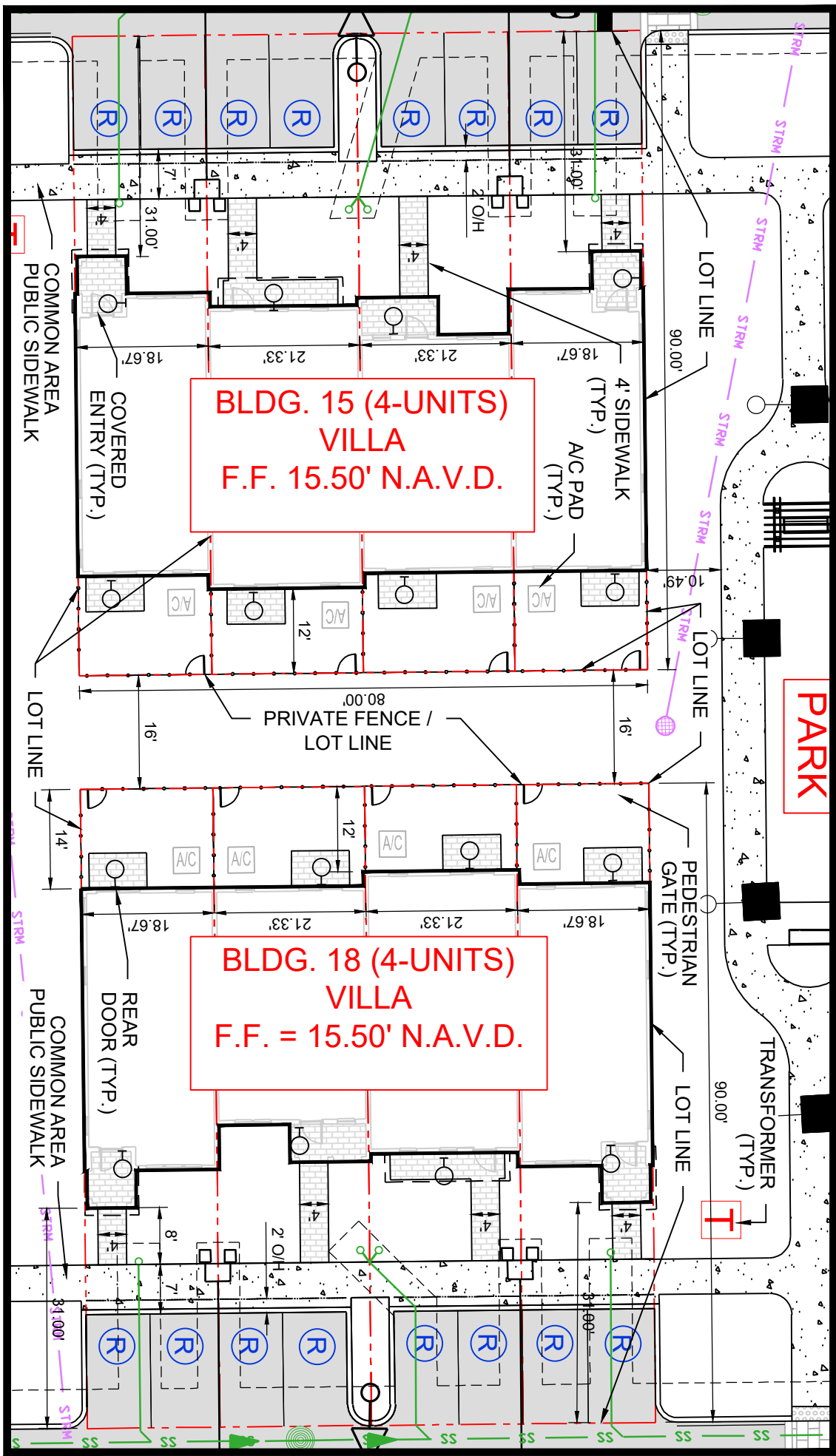
NO.	DATE	BY	REVISIONS
2	09/12/2023	H.G.	PER CITY COMMENTS
1	07/25/2023	H.G.	PER CITY COMMENTS
NO			

EXHIBIT "B"

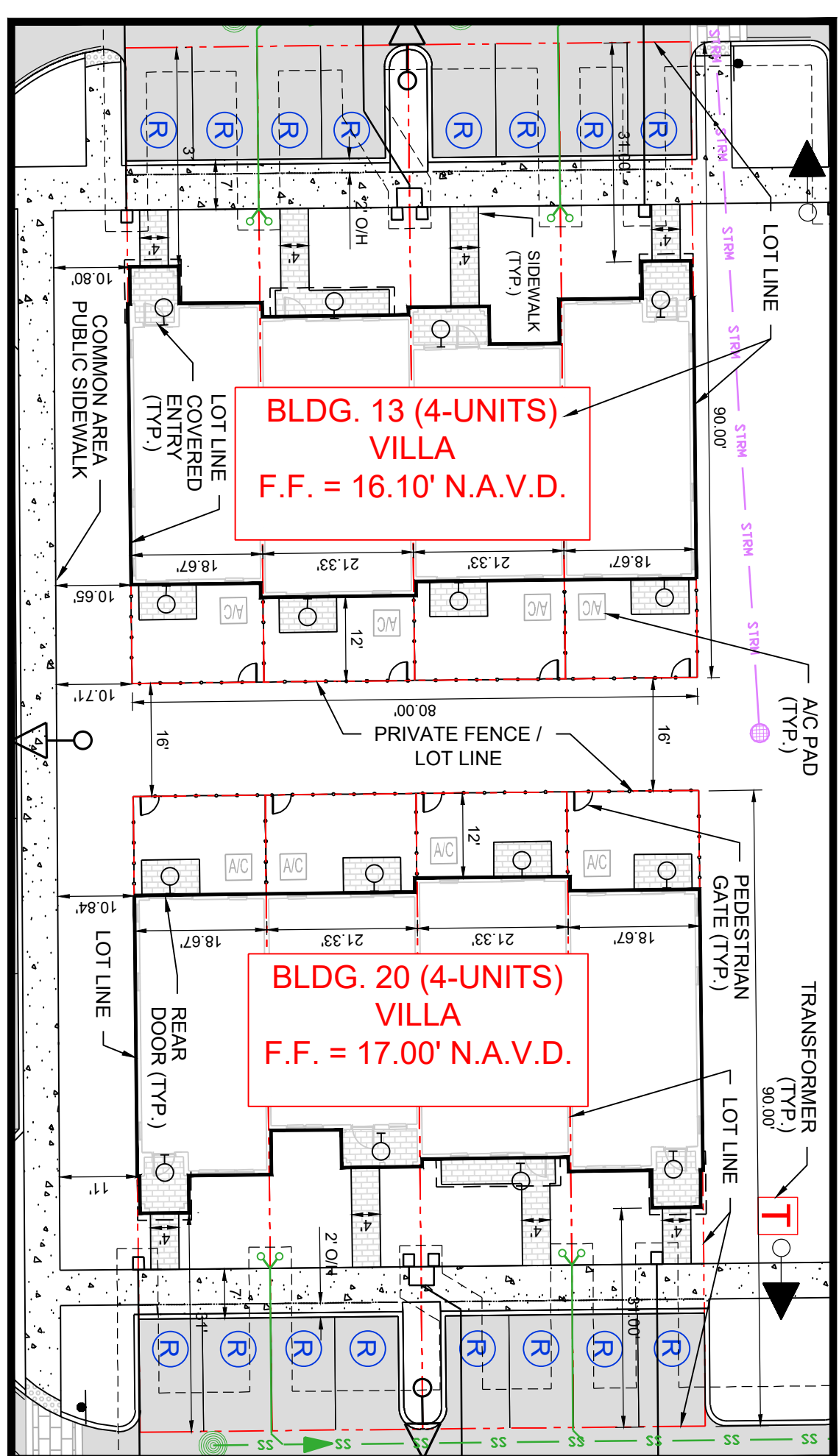
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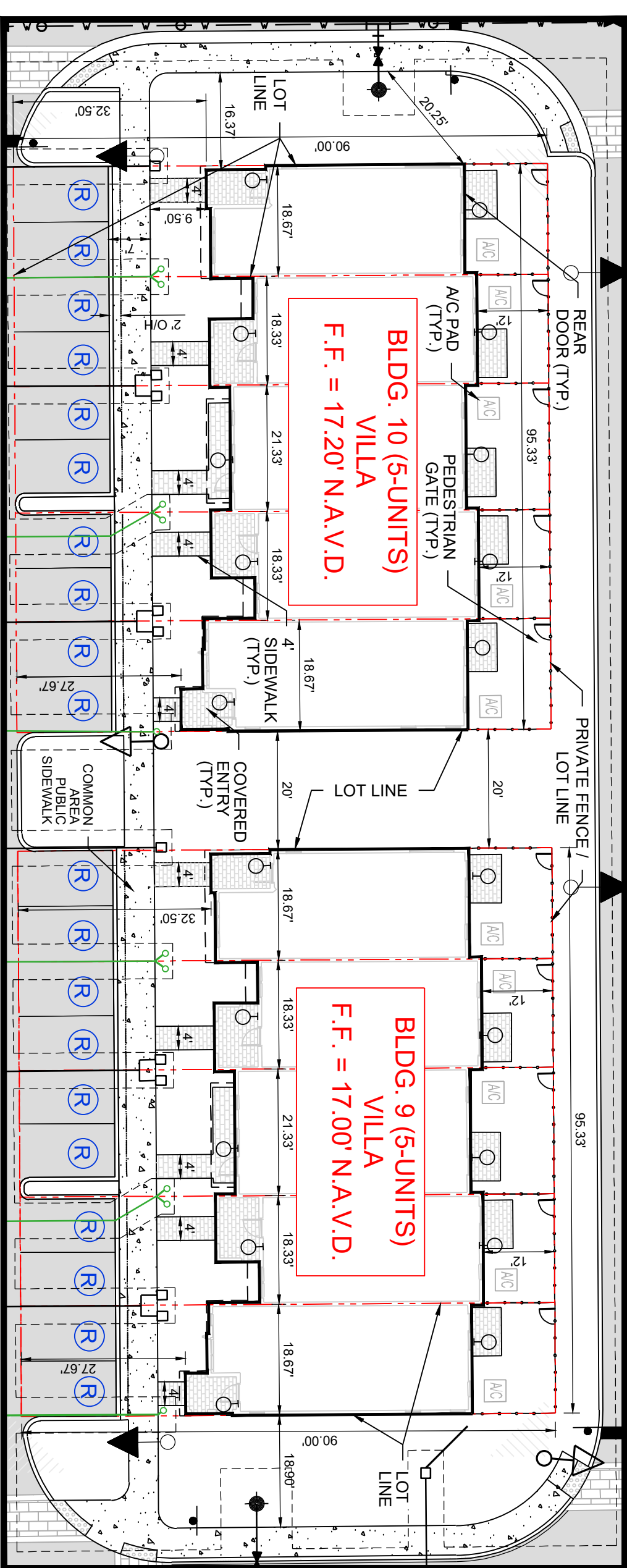
ENLARGED VIEW - BUILDING 16 and BUILDING 17



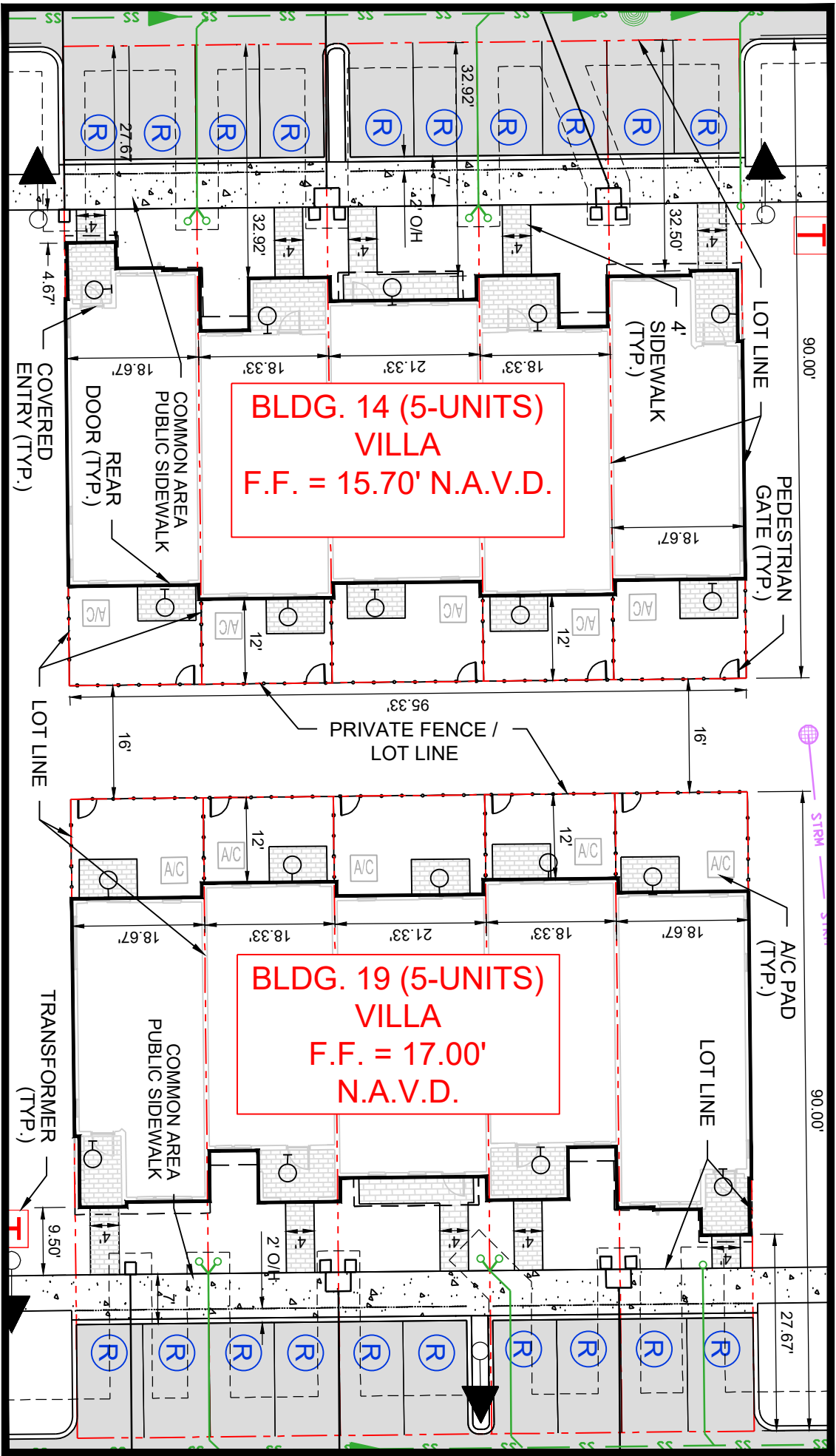
ENLARGED VIEW - BUILDING 15 and BUILDING 18



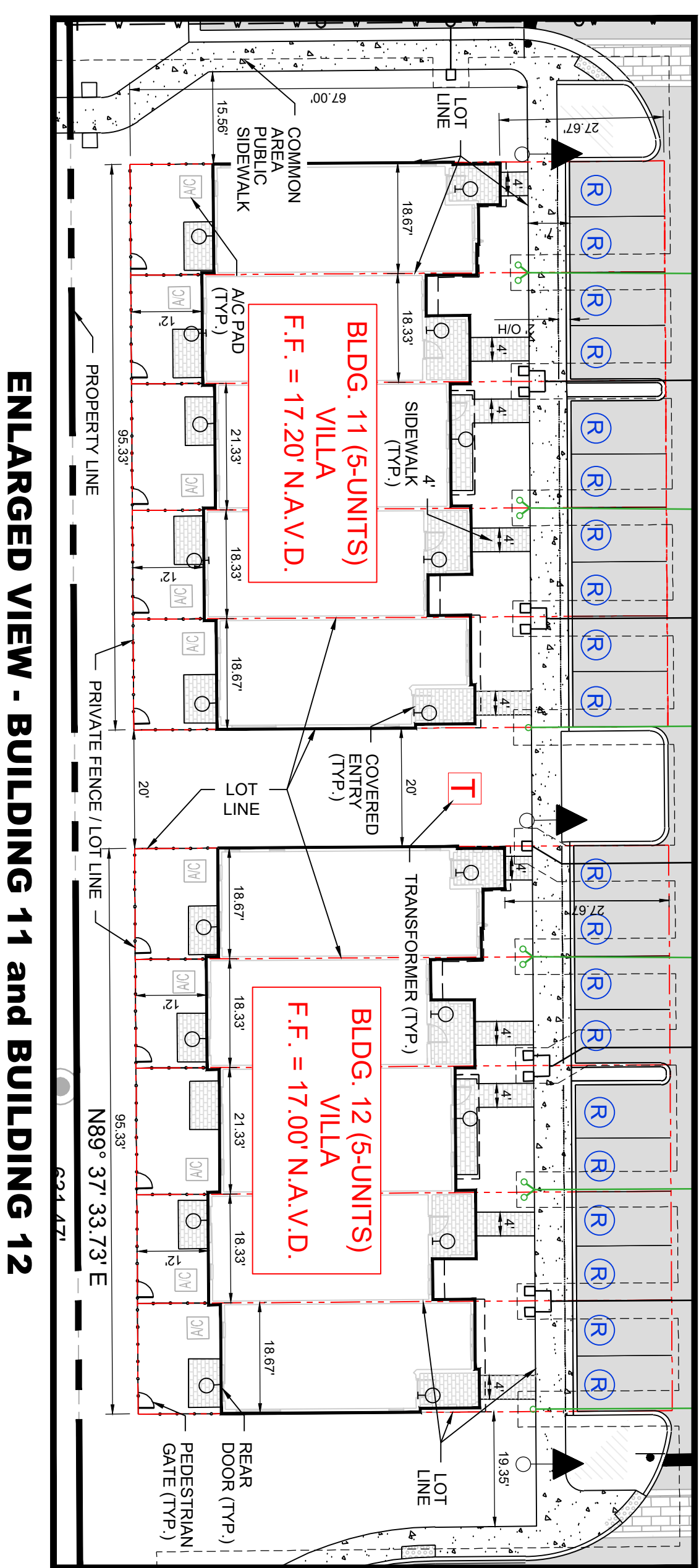
ENLARGED VIEW - BUILDING 13 and BUILDING 20



ENLARGED VIEW - BUILDING 10 and BUILDING 9



ENLARGED VIEW - BUILDING 14 and BUILDING 19



ENLARGED VIEW - BUILDING 11 and BUILDING 12

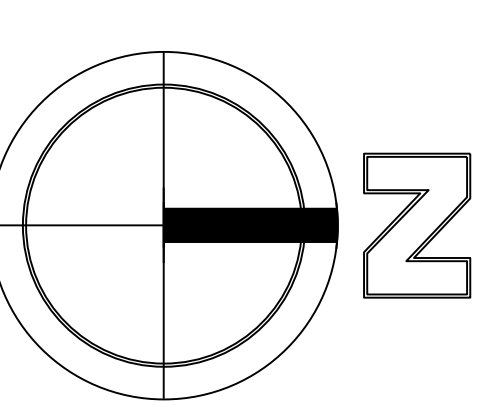
TOWNHOME AND VILLA UNIT PROPERTY DEVELOPMENT REGULATION TABLE					
LOT DIMENSIONS	SETBACKS AND SEPARATIONS				
	WIDTH & FRONTAGE	DEPTH	FRONT SIDE REAR		
REAR LOAD TOWNHOME	2,068 SF	22'	2' - DECORATIVE GARDEN WALL OR 15' - UNIT EXT. WALL	0' - INTERIOR UNIT SEPARATION	10' - GARAGE EXTERIOR DRIVEWAY 1-CAR PARKING APRON
VILLA	1,620 SF	18'	31' - UNIT EXT. WALL	20' - END UNIT SEPARATION	12' - UNIT EXT. WALL OR UNCOVERED PATIO

TOWNHOME AND VILLA DEVELOPMENT REGULATIONS:

- MINIMUM BUILDING COVERAGE: FORTY (40) PERCENT OF TOTAL DEVELOPMENT BLOCK AREA.
- MINIMUM COMMON OPEN AREA: FIFTY (50) PERCENT OF TOTAL DEVELOPMENT BLOCK AREA. COMMON OPEN AREA IS DEFINED AS THE PORTION OF THE TOTAL DEVELOPMENT BLOCK AREA NOT COVERED BY BUILDINGS OR STRUCTURES OR OPEN AREAS WITH PRIVATE RESIDENTIAL LOTS.
- MINIMUM PAVED AREA: VEHICULAR DRIVEWAYS, REAR YARD DRIVEWAYS, REAR YARD HANDICAPPED DRIVEWAYS, AND DRIVEWAYS TO COMMON OPEN SPACE SHALL NOT EXCEED THE HOMEOWNER'S ASSOCIATION FROM ESTABLISHING A MORE RESTRICTIVE REQUIREMENT.
- MINIMUM PRIVATE OPEN AREA: SIXTY (60) PERCENT OF TOTAL DEVELOPMENT BLOCK AREA.
- MINIMUM USABLE OPEN SPACE: TWENTY (20) PERCENT OF THE TOTAL DEVELOPMENT BLOCK AREA. USABLE OPEN SPACE AREA IS DEFINED AS THE PORTION OF COMMON OPEN AREA NOT INCLUDING PARKING DRIVEWAYS, PRIVATE STREETS, SERVICE AREAS OR REQUIRED PERIMETER LANDSCAPE BUFFERING.
- BUILDING LENGTH: NO SINGLE GROUPING OF TOWNHOMES OR VILLA UNITS SHALL EXCEED EIGHT (8) IN A ROW.
- MINIMUM AIR-CONDITIONED DWELLING UNIT SIZE:
 - 1 - ONE (1) BEDROOM: 1,424 SQ. FT. SQUARE FEET
 - 2 - TWO (2) BEDROOMS: 1,520 SQUARE FEET
 - 3 - THREE (3) BEDROOMS: 1,620 SQUARE FEET
 - 4 - FOUR (4) BEDROOMS: 1,720 SQUARE FEET
- ACCESSORY BUILDINGS AND STRUCTURES:
 - NO ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED ON NON-RESIDENTIAL LOTS.
 - ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED ON NON-RESIDENTIAL LOTS FOR USE AS:
 - POOL HOUSES, AND MECHANICAL EQUIPMENT WITH ENCLOSURE.
 - REAR YARD AREAS OF TOWNHOMES OR VILLA UNITS, A MASONRY WALL, A MASONRY OR CONCRETE FENCE, OR A MASONRY WALL WITH A MASONRY OR CONCRETE FENCE.
 - INSTALLATION OF THE COMMON SIDE PROPERTY LINES BETWEEN THE UNITS EXTENDING FROM THE BACK OF THE UNITS.
 - EXTERIOR YARD SHALL BE REQUIRED TO PROVIDE EMERGENCY ACCESS.

NOTES:

- SETBACKS ARE MEASURED FROM THE UNIT LOT LINE, RIGHT-OF-WAY LINE OR COMMON ACCESS EASEMENT. PATIO SHALL BE MEASURED FROM THE REAR FRONT UNIT SETBACK UP TO THE 6' SETBACK.
- MINIMUM SETBACKS SHALL BE AS SHOWN ON THIS PLAN. SETBACKS TO CITY CODE SEC. 15.38(6)(g) - MINIMUM BUILDING SEPARATIONS.



MAINSTREET AT COCONUT CREEK BLOCK 1

BUILDING DETAILS - VILLAS



HSQ GROUP, LLC
 Engineers · Planners · Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 · 561.392.0221
 C26258 · LB7924

NO	DATE	BY	REVISIONS
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sunshine11
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 54815
 DATE: Jun 09, 2024
 JAY WILSON, P.E.
 FLORIDA REGISTRATION NO. - 54815

DATE: 04/22
 DESIGNED BY: JH
 DRAWN BY: HG
 CHECKED BY: JH

PROJECT: 1803-32
 SHEET: SP-3

This plan has been digitally signed and sealed by Jay Wilson, P.E. as the sign officer for the above project. The seal and signature must be verified on any electronic copies. Physical copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.