

urban design studio

Urban Design Land Planning Landscape Architecture

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Mainstreet at Coconut Creek PMDD

A black and white graphic of a compass rose. It features a circle with a vertical line through the center. Two thick, black, chevron-shaped arrows point upwards and outwards from the bottom of the circle, indicating the cardinal directions: North, South, East, and West.

Date: 10.19.2021
Project No.: 15-039.002
Designed By: MC
Drawn By: TRM
Check by D: 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

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.

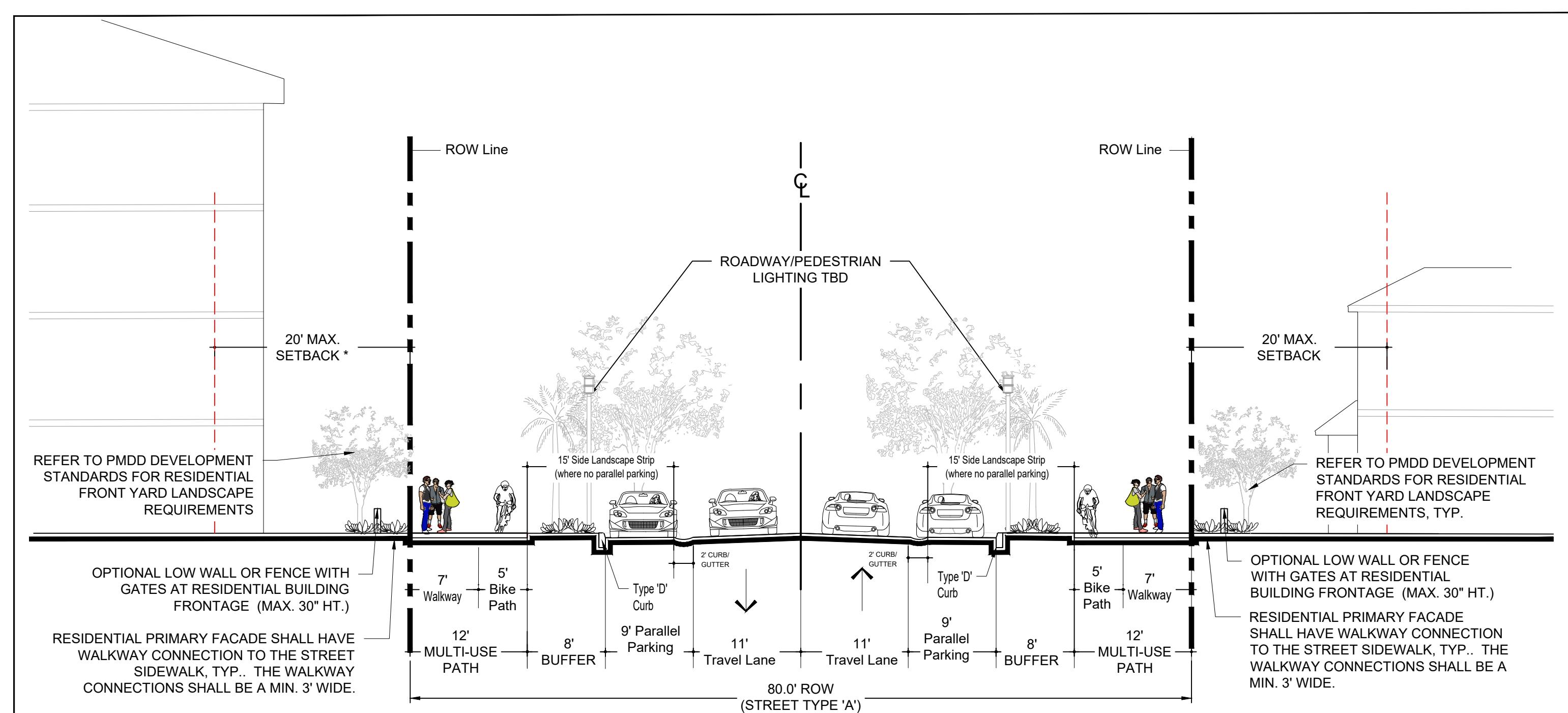
TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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.)

ASTER STREET NETWORK PLAN - STREET TYPE MAP

COMMUNITY STREET TYPE 'A1' - 80' ROW



Street Type A1 Planting Requirements

Refer to LDR Section 13-444(c) for native plant requirements.

Shrubs / Groundcover

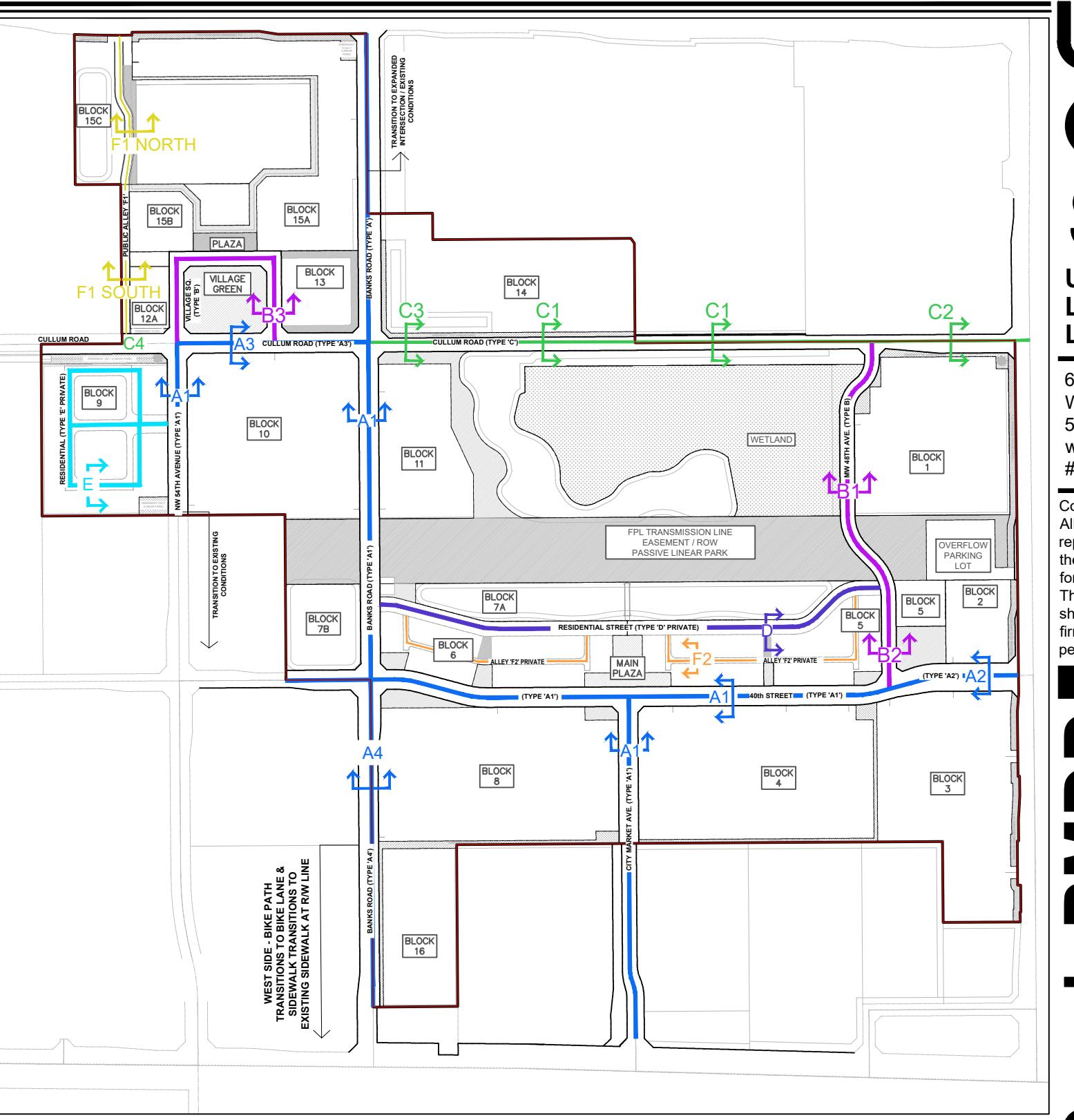
- Parking Islands:
 - 40% Shrub Groundcover Coverage each island. Balance in sod.
- Right & Left Side landscape strips (where no parking):
 - 40% Shrub / Groundcover Coverage. Balance in sod.

- Bed cutouts in buffer adjacent to parking:
 - 100% groundcover coverage

Trees / Palms

- Parking Islands:
 - One (1) Shade/Canopy Tree per island
- Bed cutouts in buffer adjacent to parking:
 - One (1) Palm per cutout
- 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).

STREET TYPE KEY MAP



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studio**

Urban Design
Land Planning
Landscape Architecture

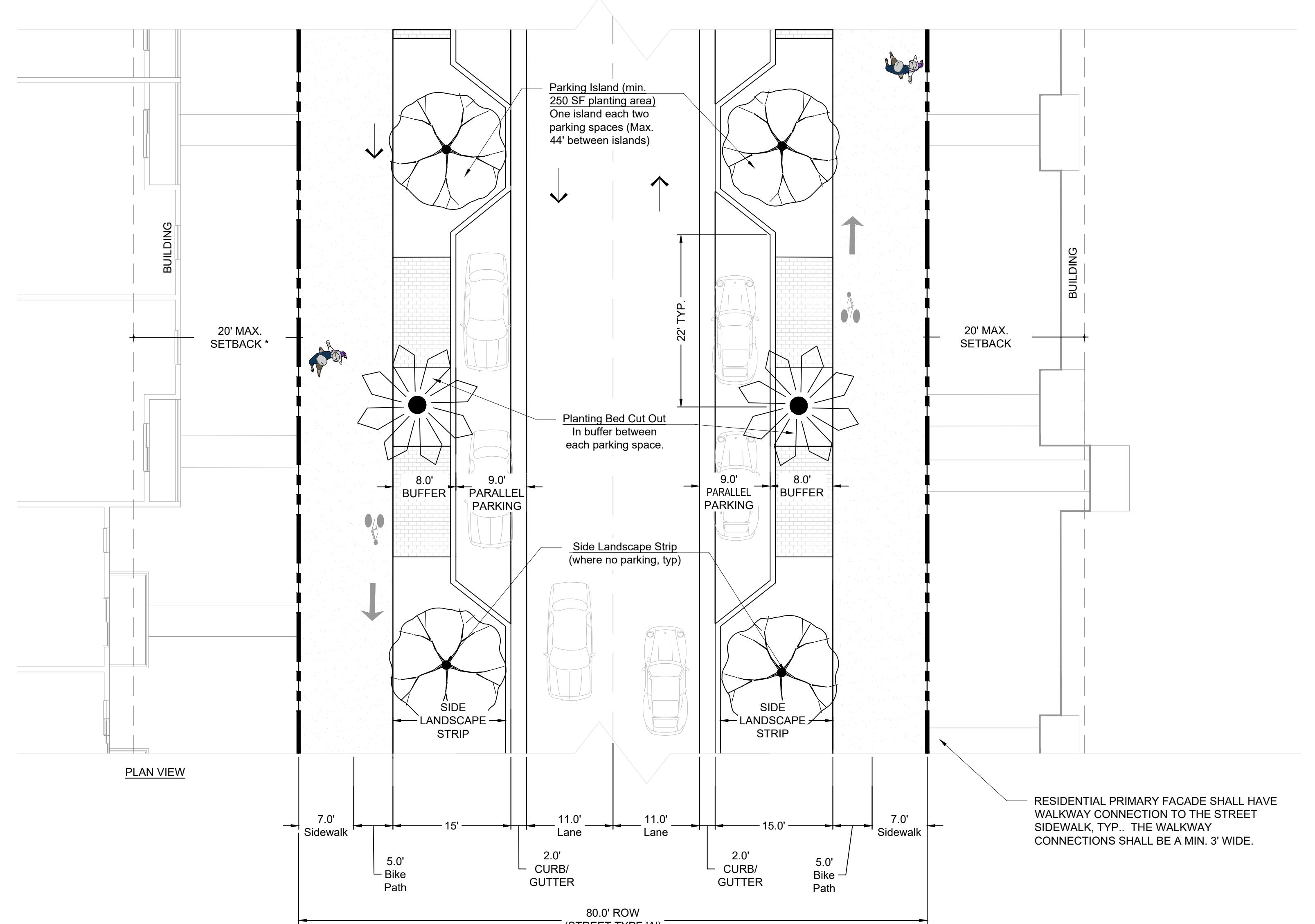
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Mainstreet at Coconut Creek PMDD GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Drawing name: HJDSSPMDD Property - Sample Rd_15-039 GRS Partners LLC_002_DrawingStreet Sections2023-11-01_MSNP.dwg



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

MASTER STREET HIERARCHY LEGEND

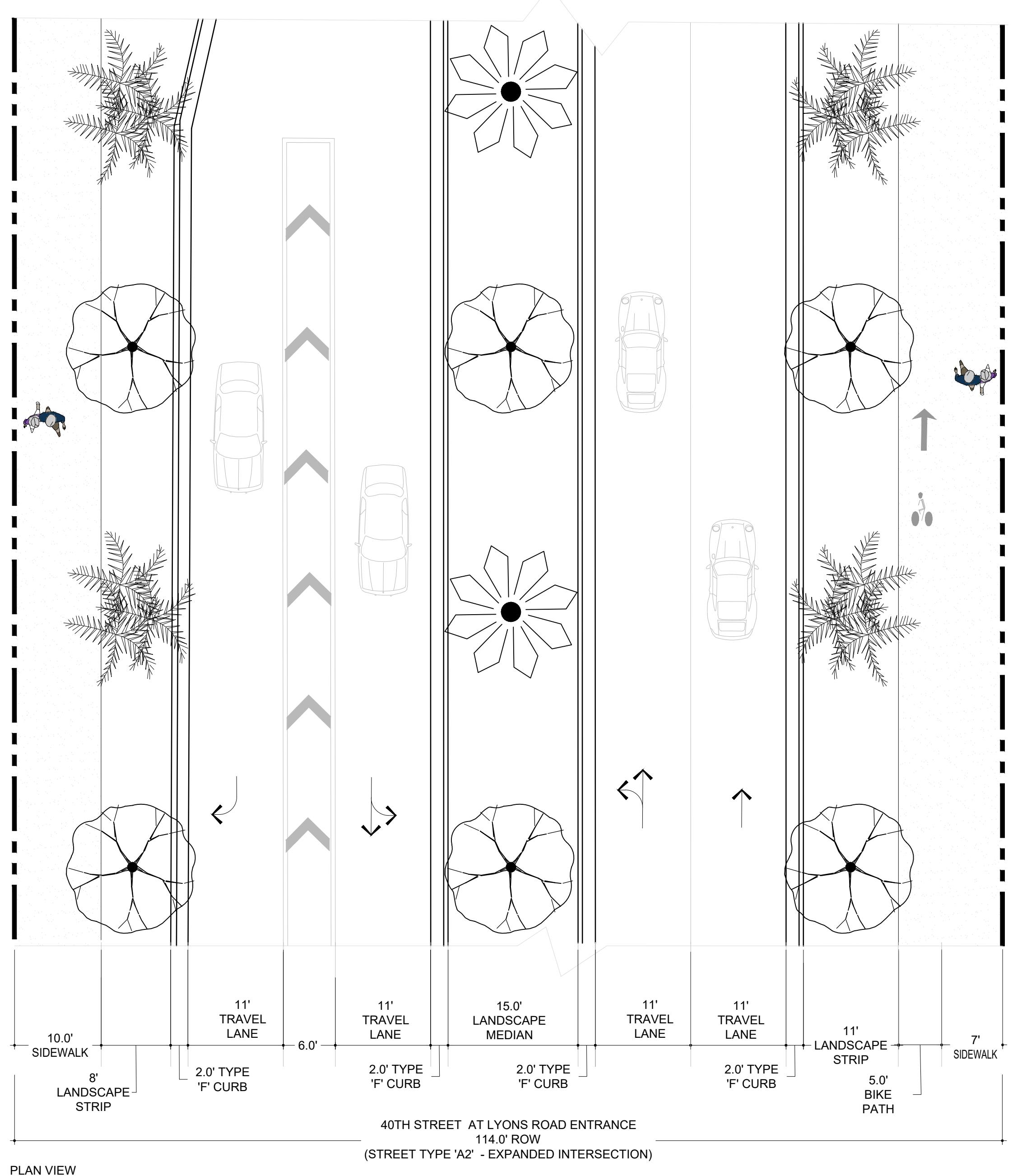
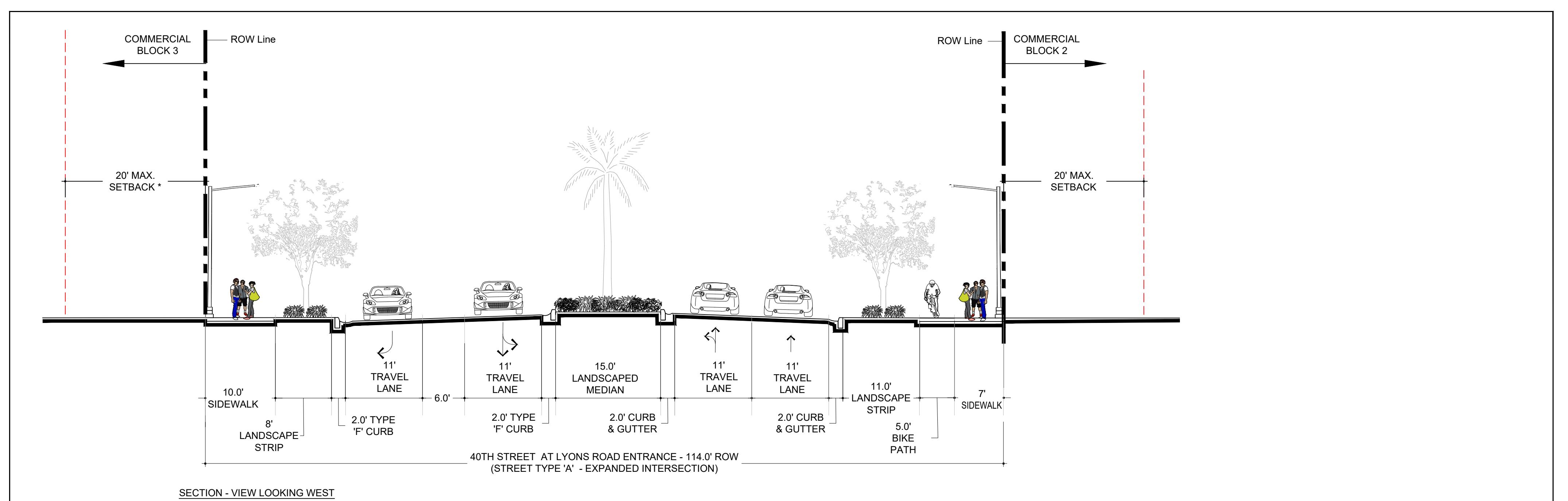
COMMUNITY STREETS	
	TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
	TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
	TYPE A3 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
	TYPE A4 - 80' (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
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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2023.11.01 PMDD Resubmittal #7

MSNP-2.0

Exhibit I

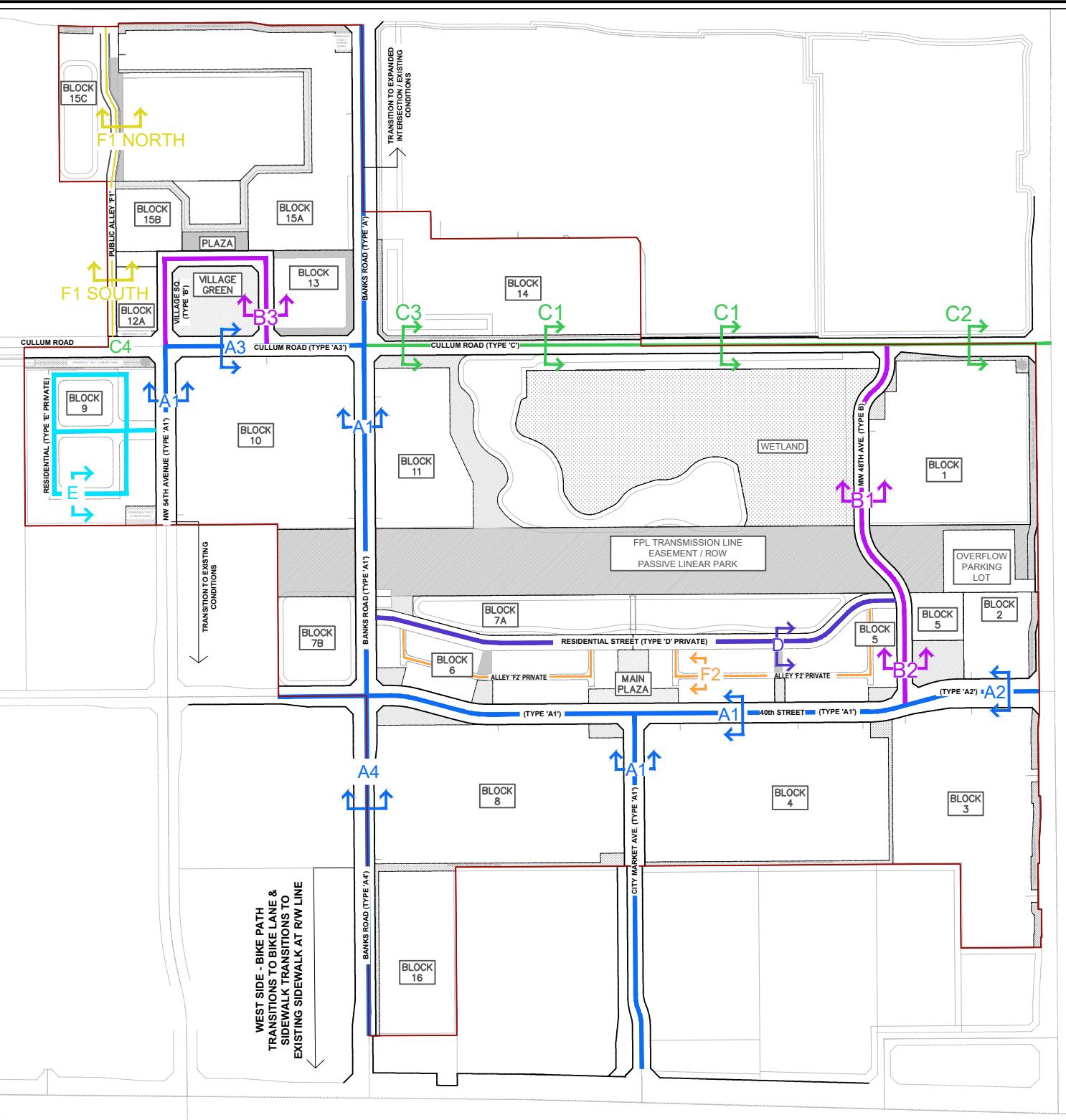
COMMUNITY STREET TYPE 'A2' - EXPANDED INTERSECTION



A2 TYPICAL DETAIL - 40TH STREET EXPANDED INTERSECTION AT LYONS ROAD ENTRANCE

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
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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)

Street Type A2 Planting Requirements

Refer to LDR Section 13-444(C)

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

Landscape Median 40% Shrub / Group

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. 3.444(c)(1).

Landscape Median:
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.
3-444(c)(1)

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

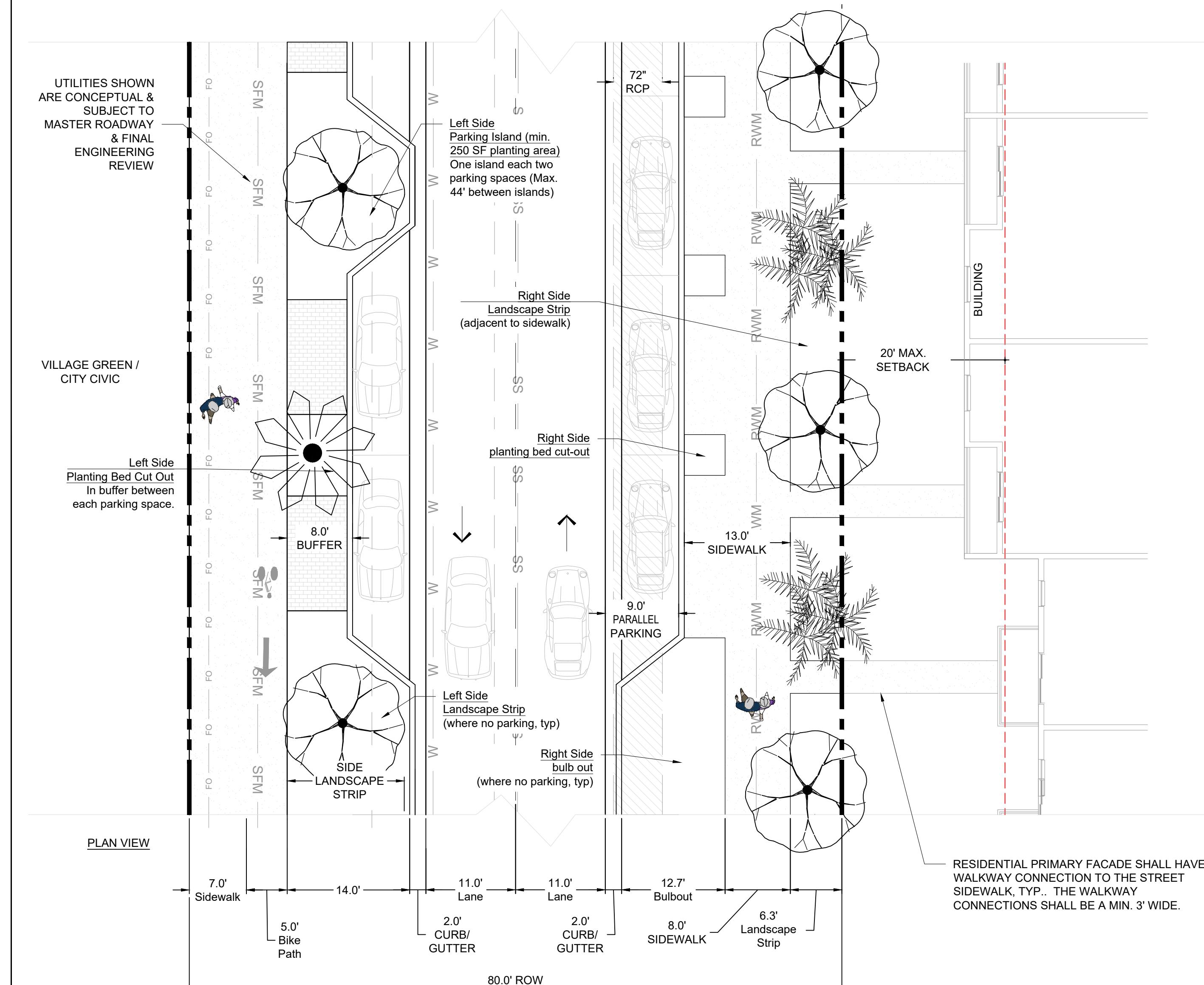
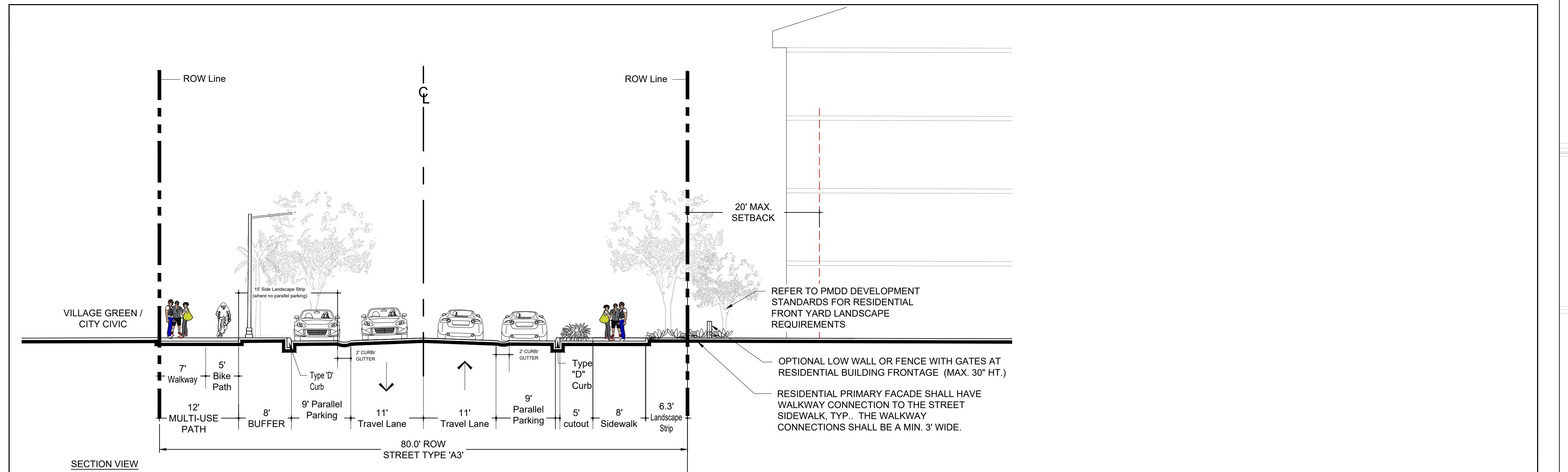
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2022.12.21 PMDD RESUBMITTAL #4
2023.05.09 PMDD RESUBMITTAL #5
2023.08.15 PMDD RESUBMITTAL #6
2023.11.01 PMDD RESUBMITTAL #7

MSNP-2.1

Exhibit I

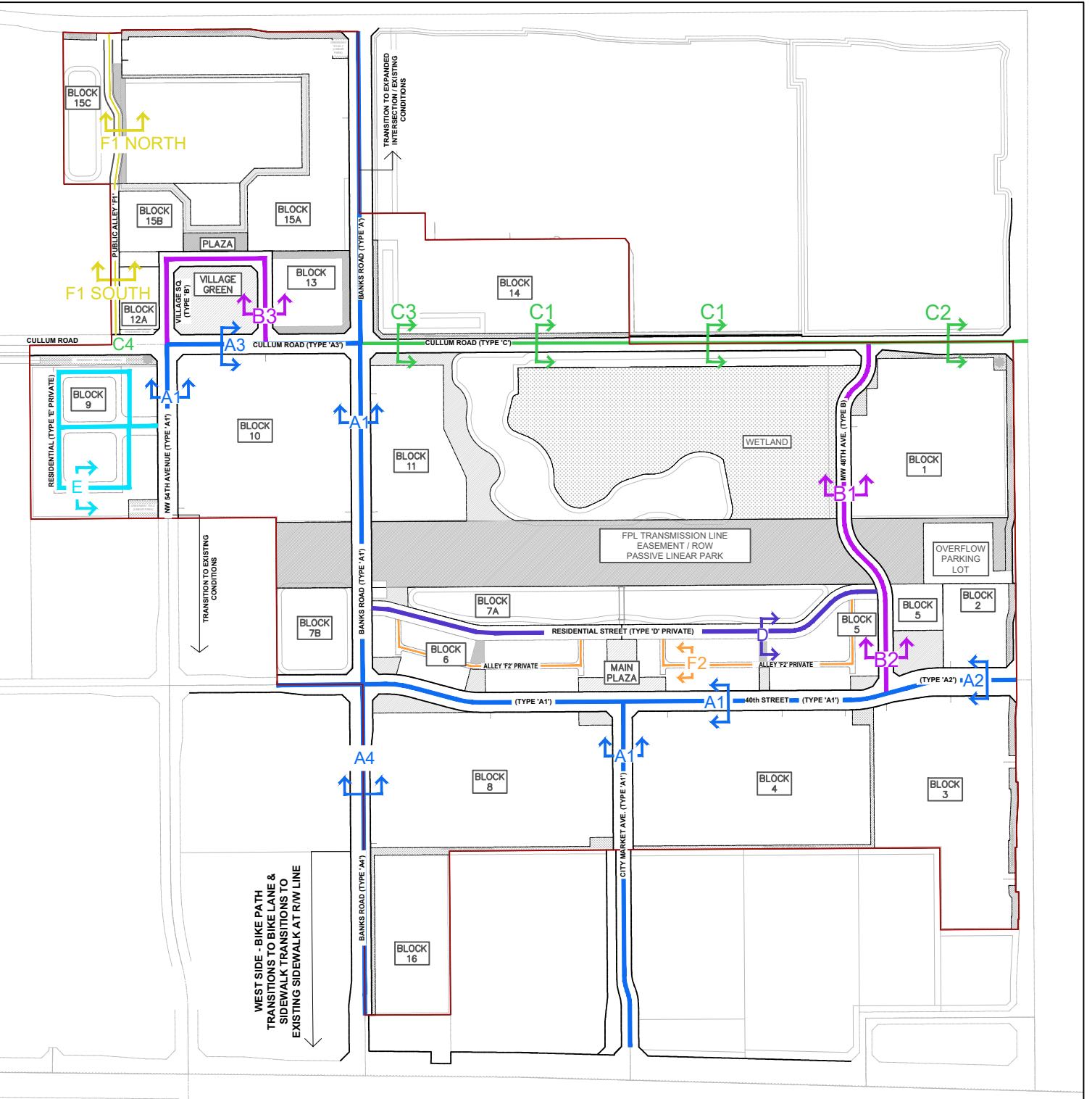
COMMUNITY STREET TYPE 'A3' - 80' ROW



A3 TYPICAL DETAIL - CULLUM ROAD FRONTAGE AT BLOCK 10

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

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10' WALKWAY ON OTHER SIDE

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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

EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

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 WAI KWAI

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

Date: 10.19.2022
Project No.: 15-039.00
Designed By: MC
Drawn By: TRM
Checked By: MC

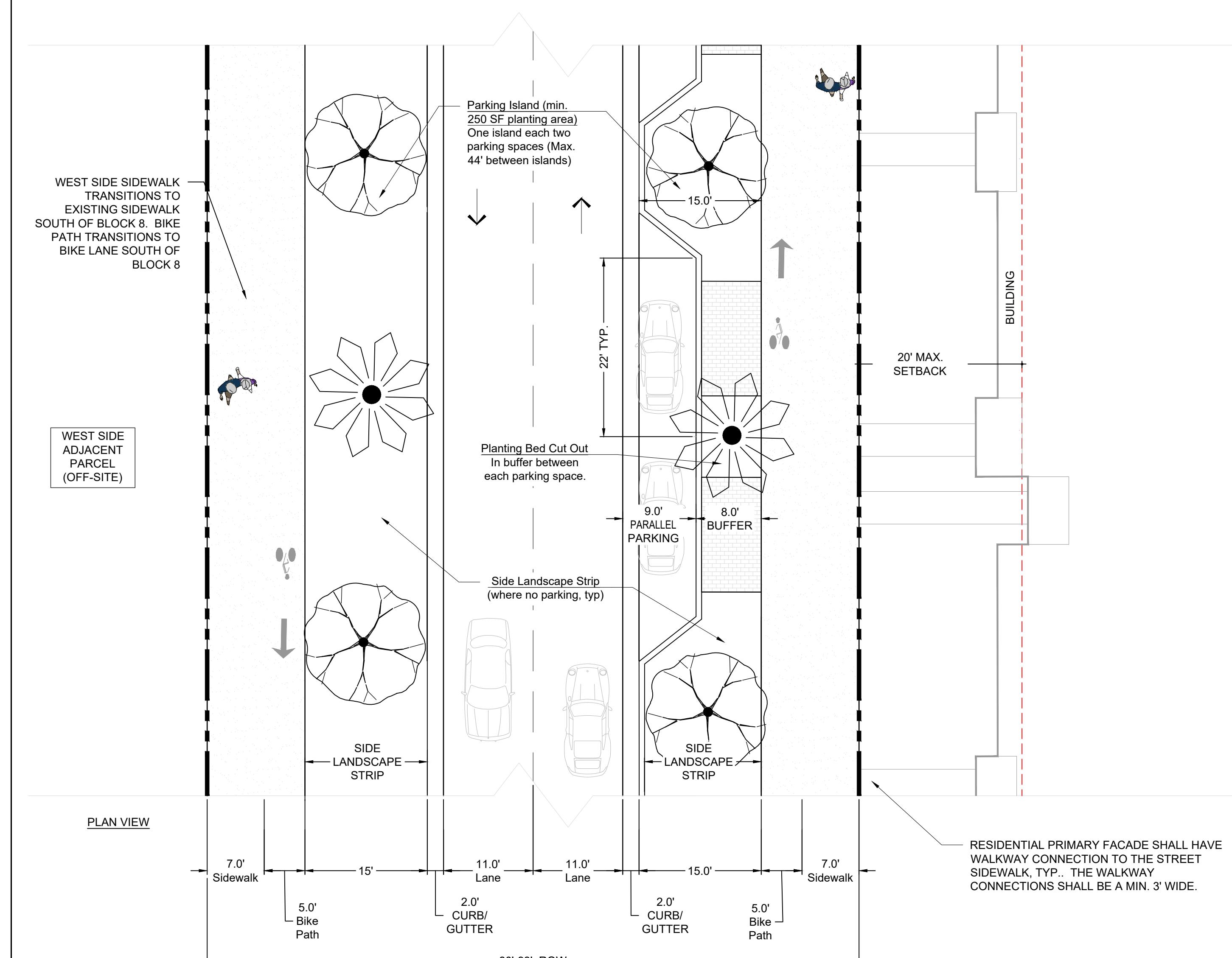
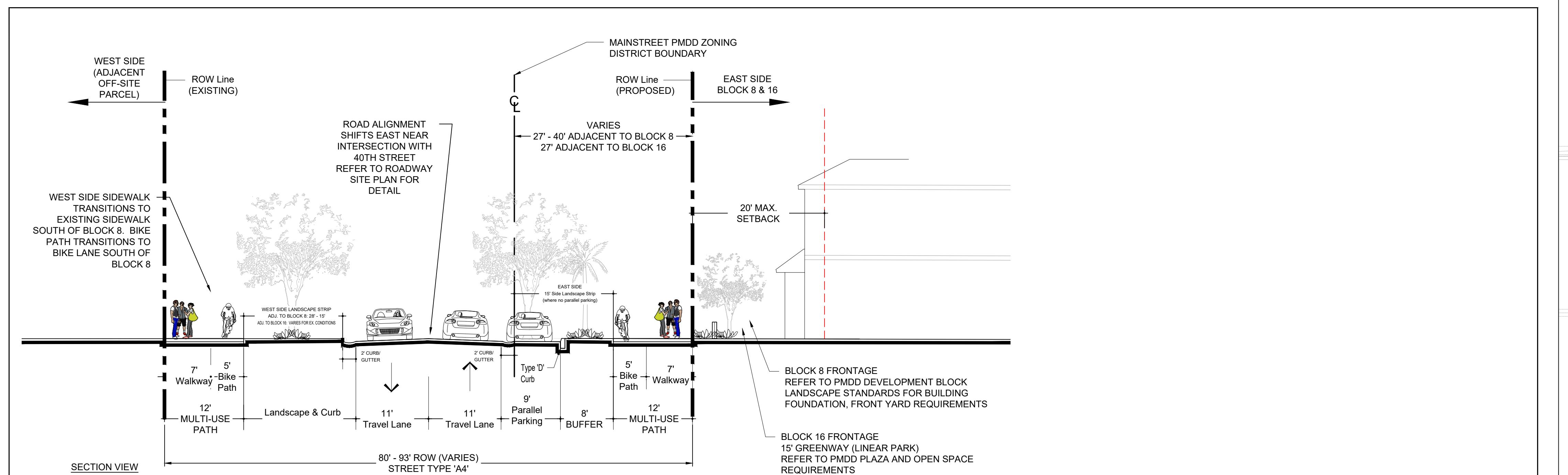
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Revision Dates:

MSNP-2 2

Exhibit I

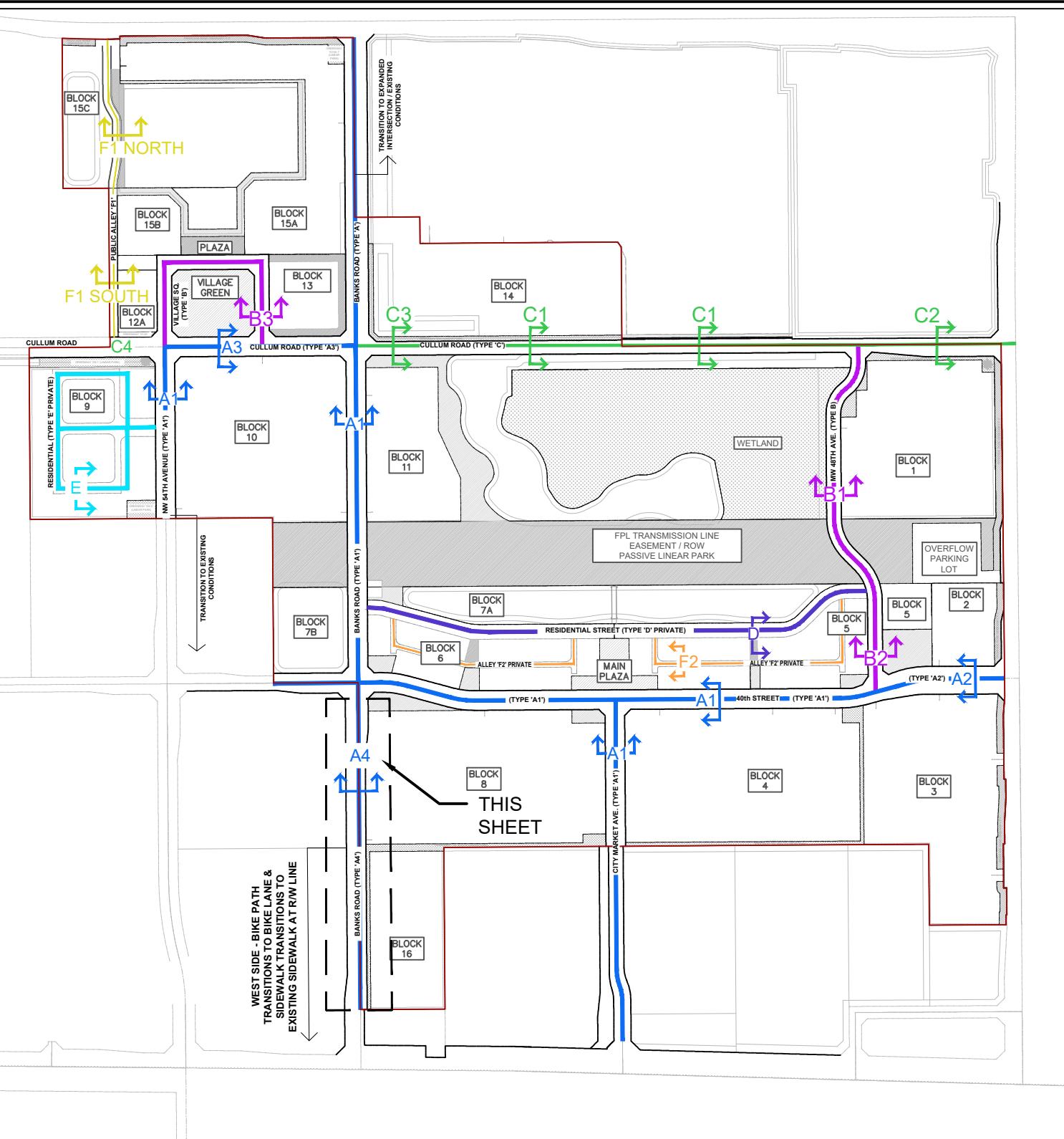
COMMUNITY STREET TYPE 'A4' - 80' ROW



A4 TYPICAL DETAIL - BANKS ROAD AT BLOCK 8 & BLOCK 16

A4

STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS

TYPE A1 - 80' ROW
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TYPE B - 60' ROW
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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

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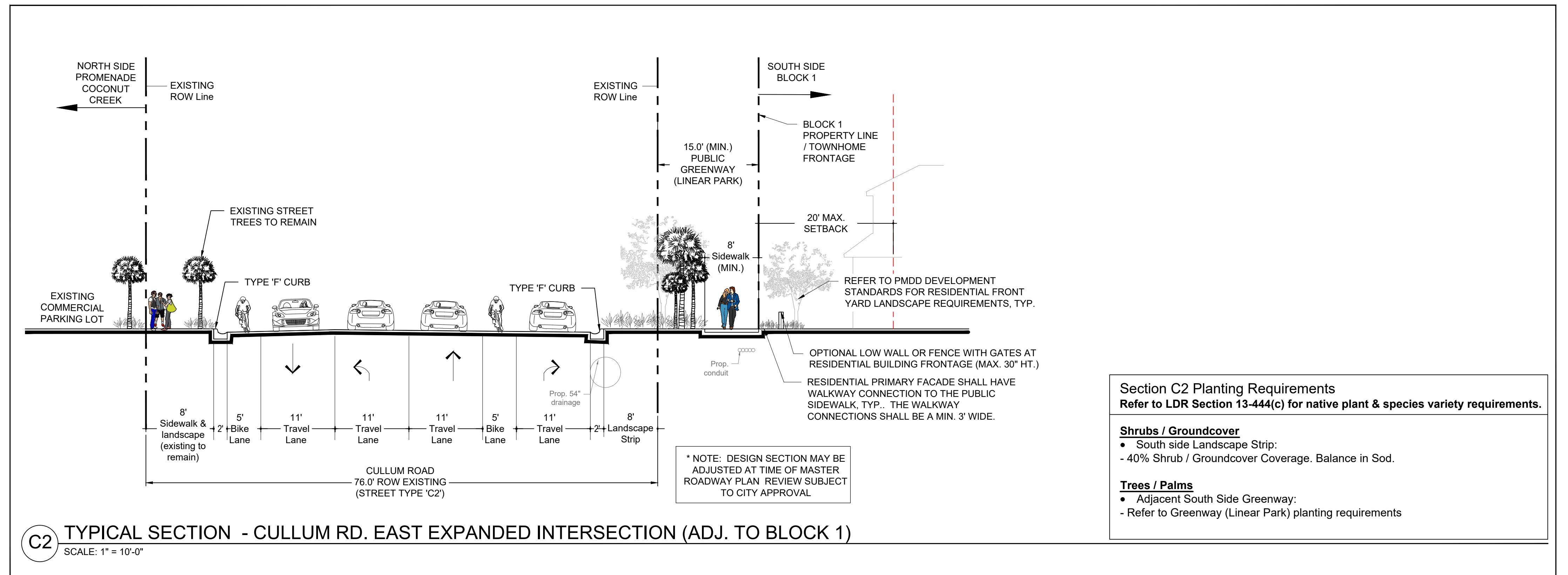
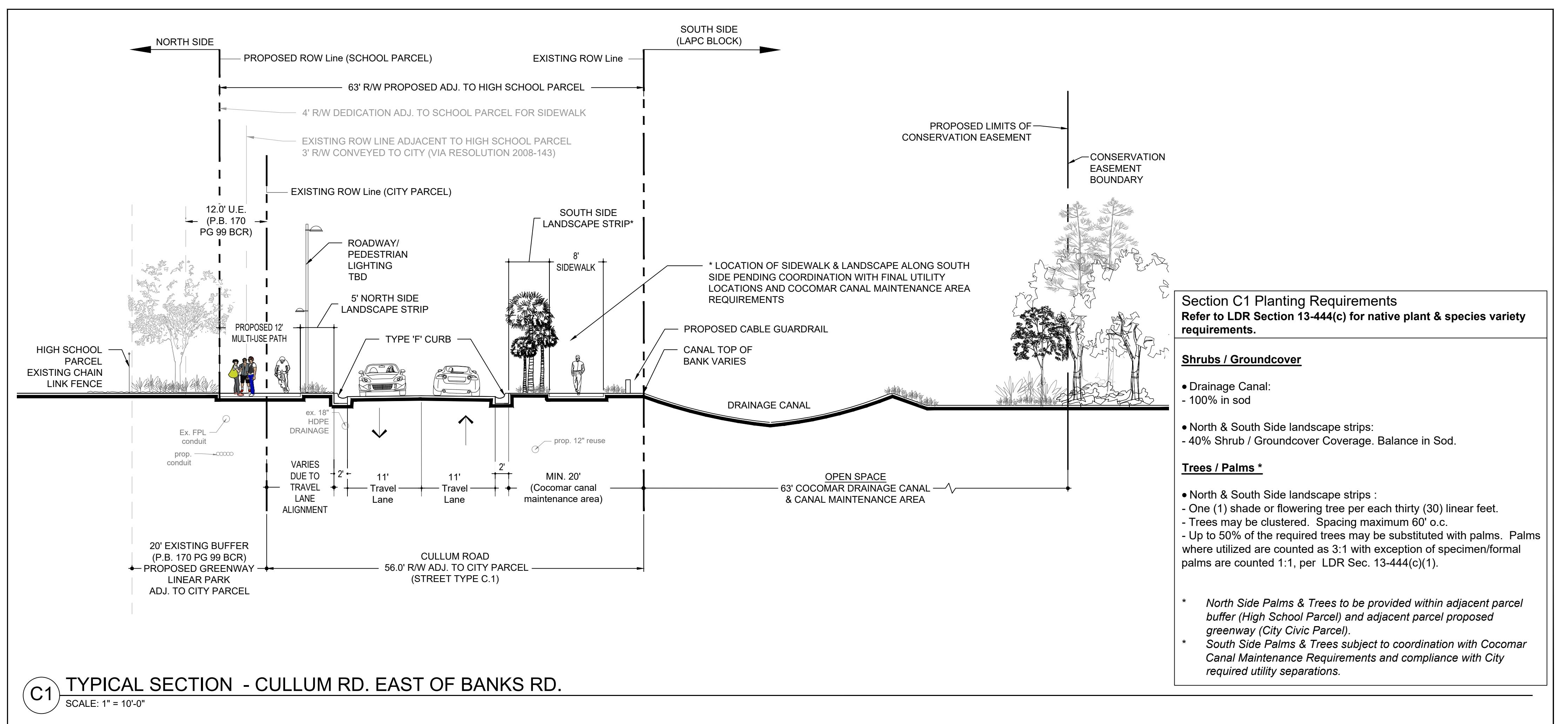
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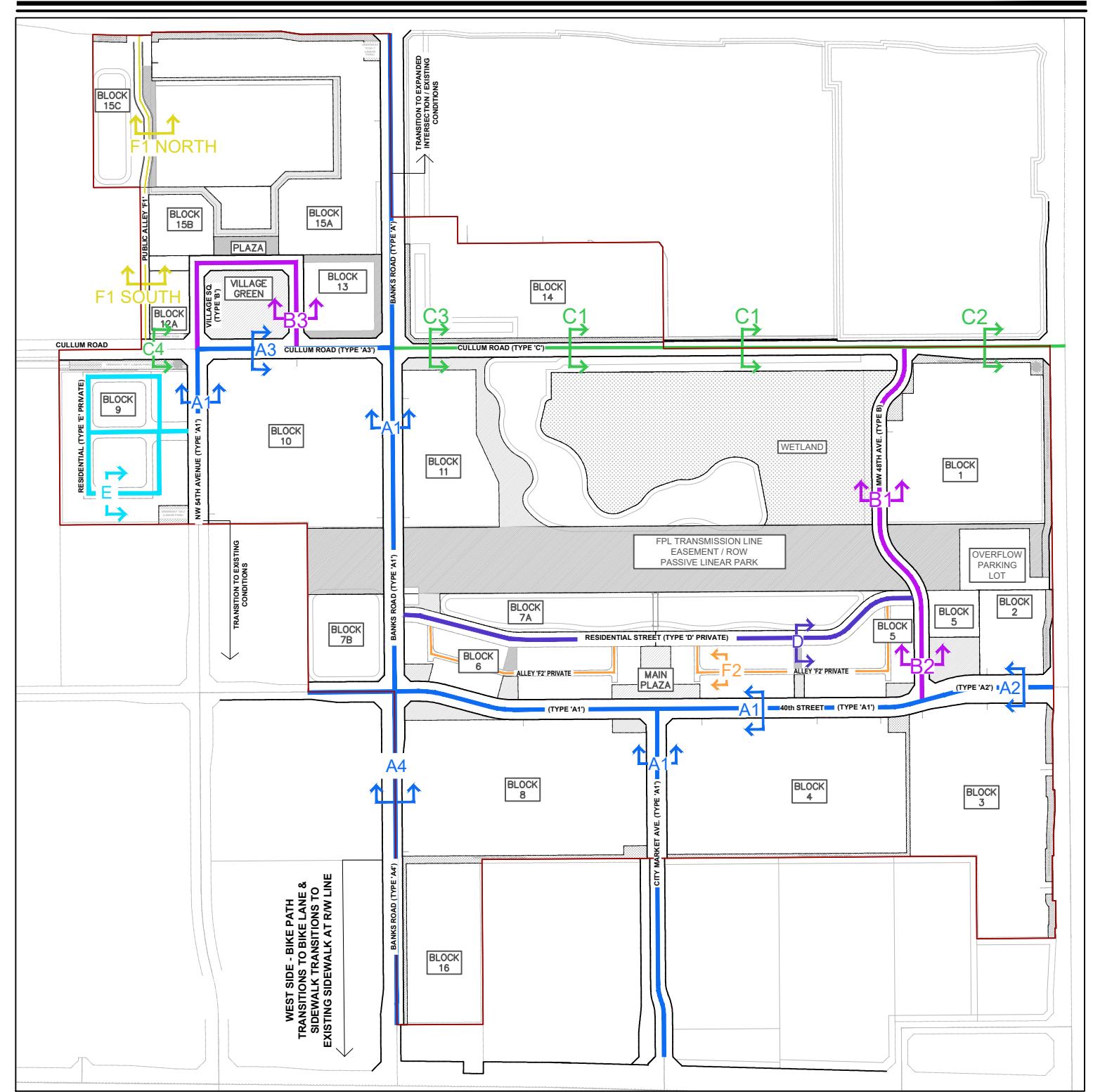
MSNP-2 3

Exhibit I

COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



STREET TYPE KEY MAP



Mainstreet at Coconut Creek PMDD GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN
Drawing name: HJDBSJmsnPMDD_Sample Rd_15-039 GRS Partners LLC, DD_002(DrawingStreet Sections)2023-11-01_MSNP_ResultsReff.Dwg. 10/31/2023 5:59:10 AM DWG To PDF pg3, ARCH full bleed D (24.00 x 36.00 inches), 1:1

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MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS

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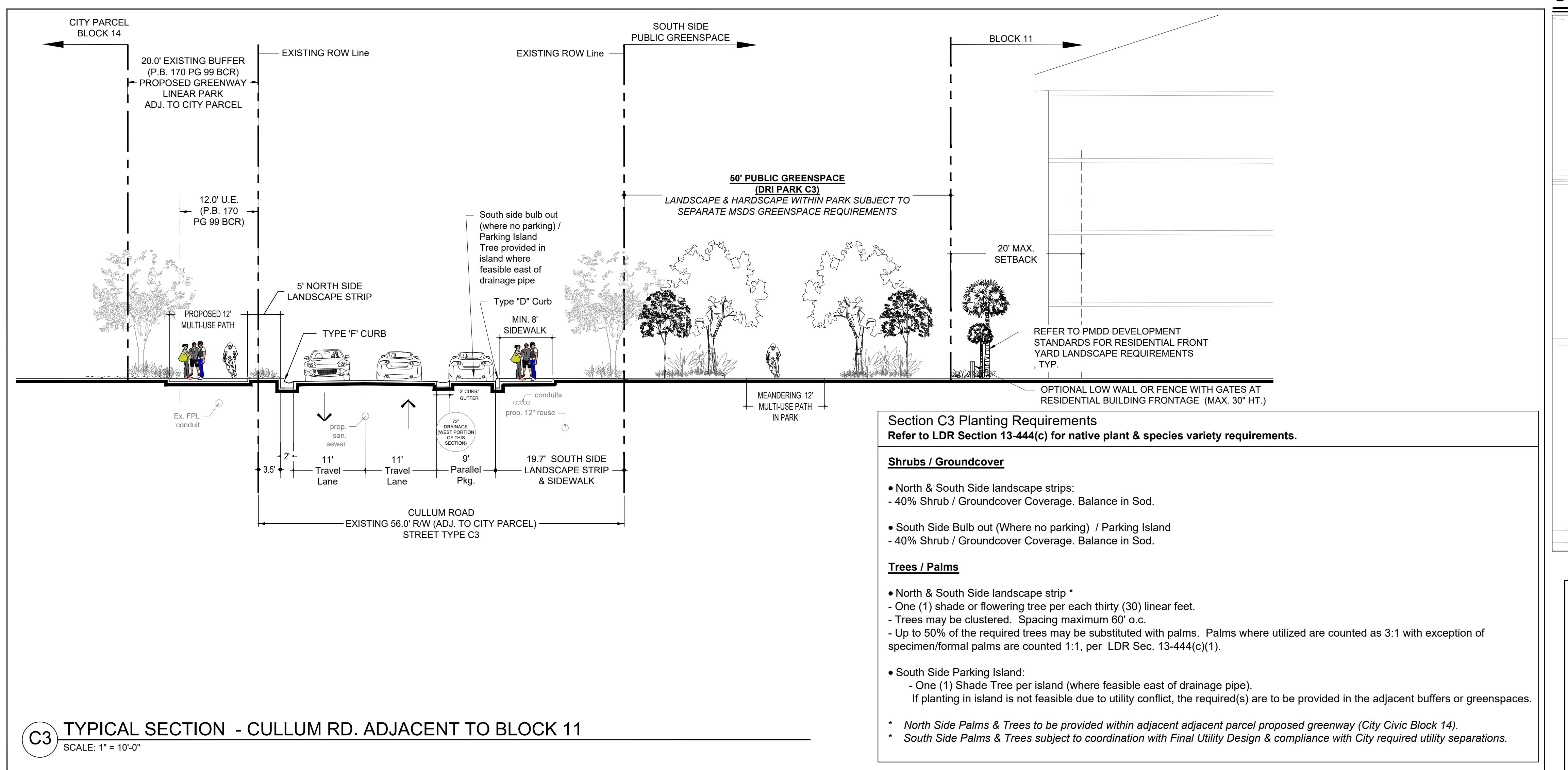
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MSNP-4.0

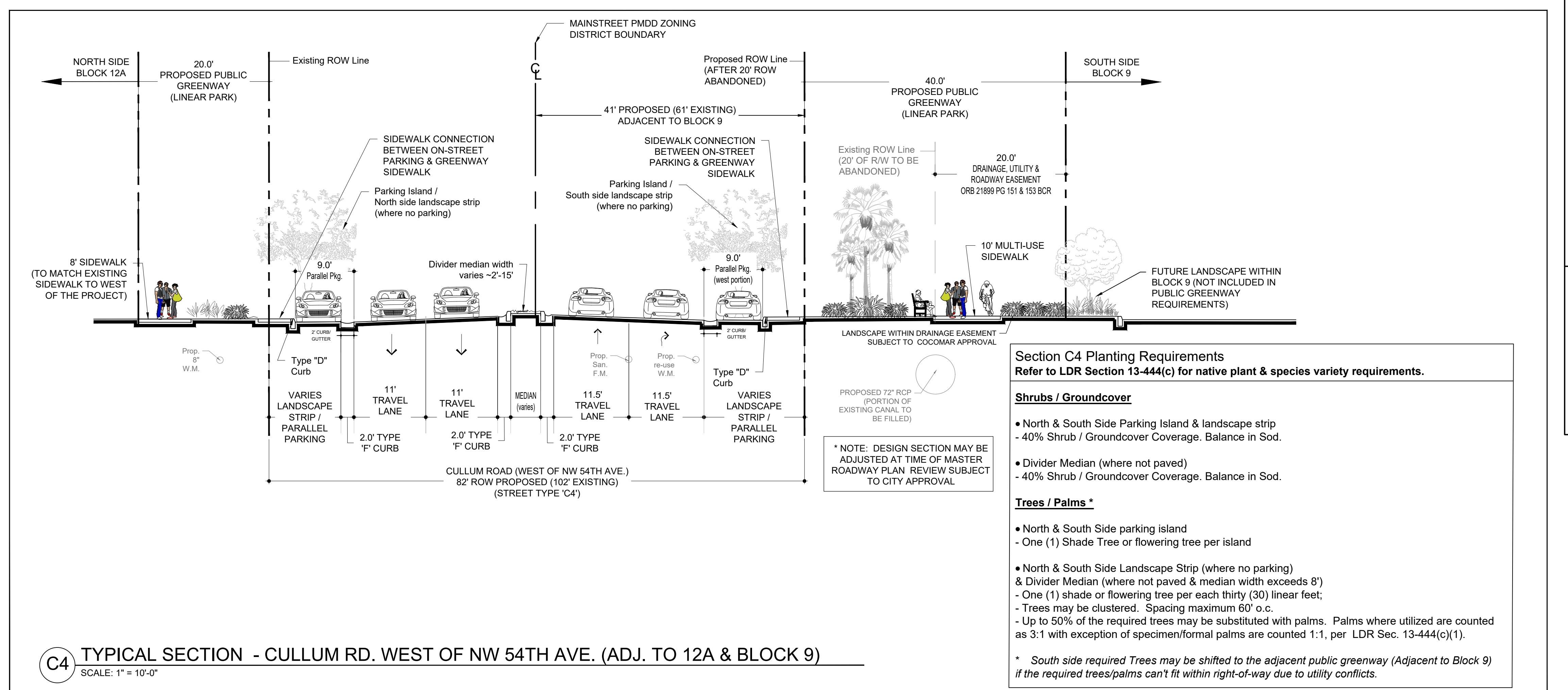
Exhibit I

COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



C3 TYPICAL SECTION - CULLUM RD. ADJACENT TO BLOCK 11

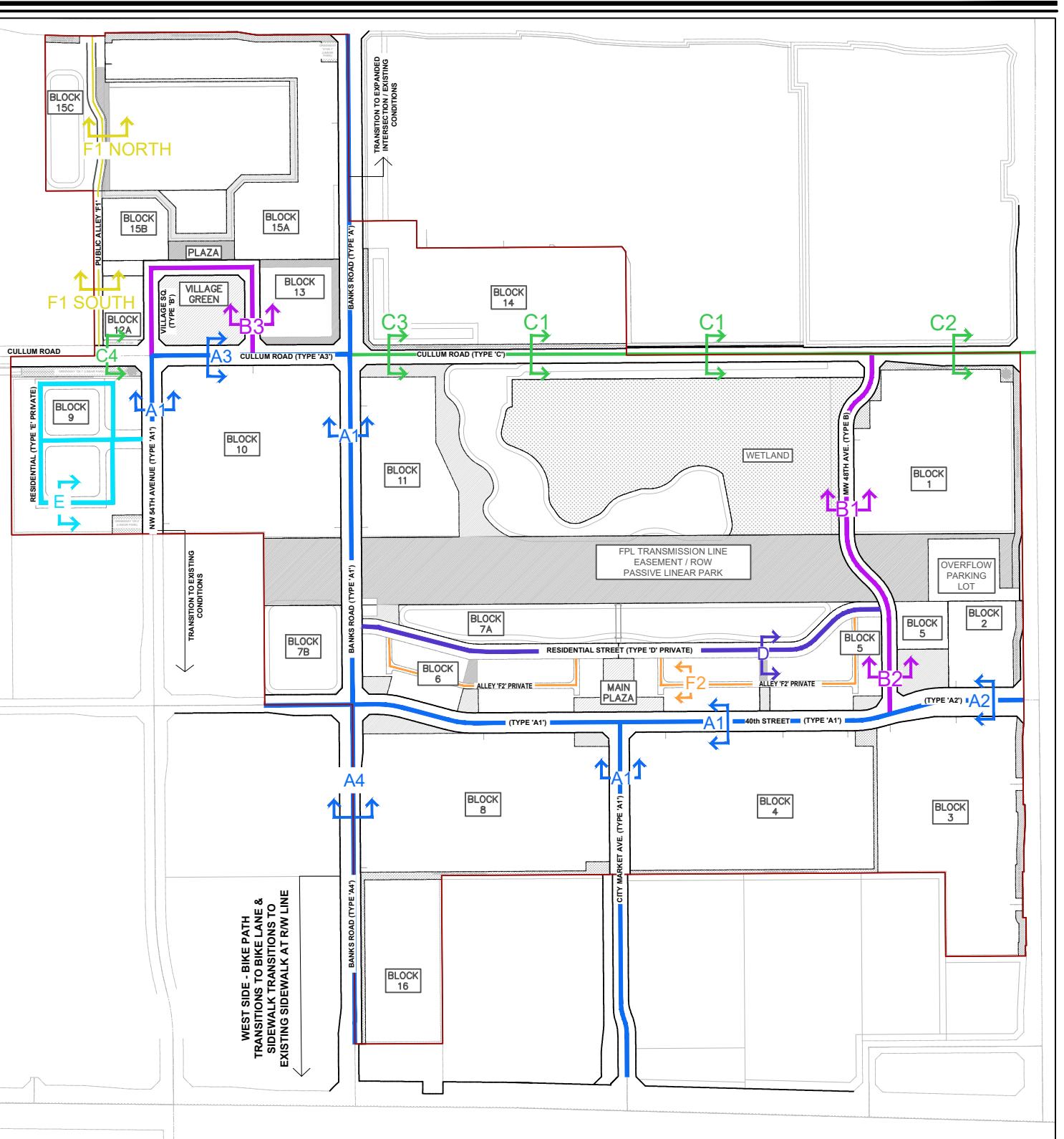
SCALE: 1" = 10'-0"



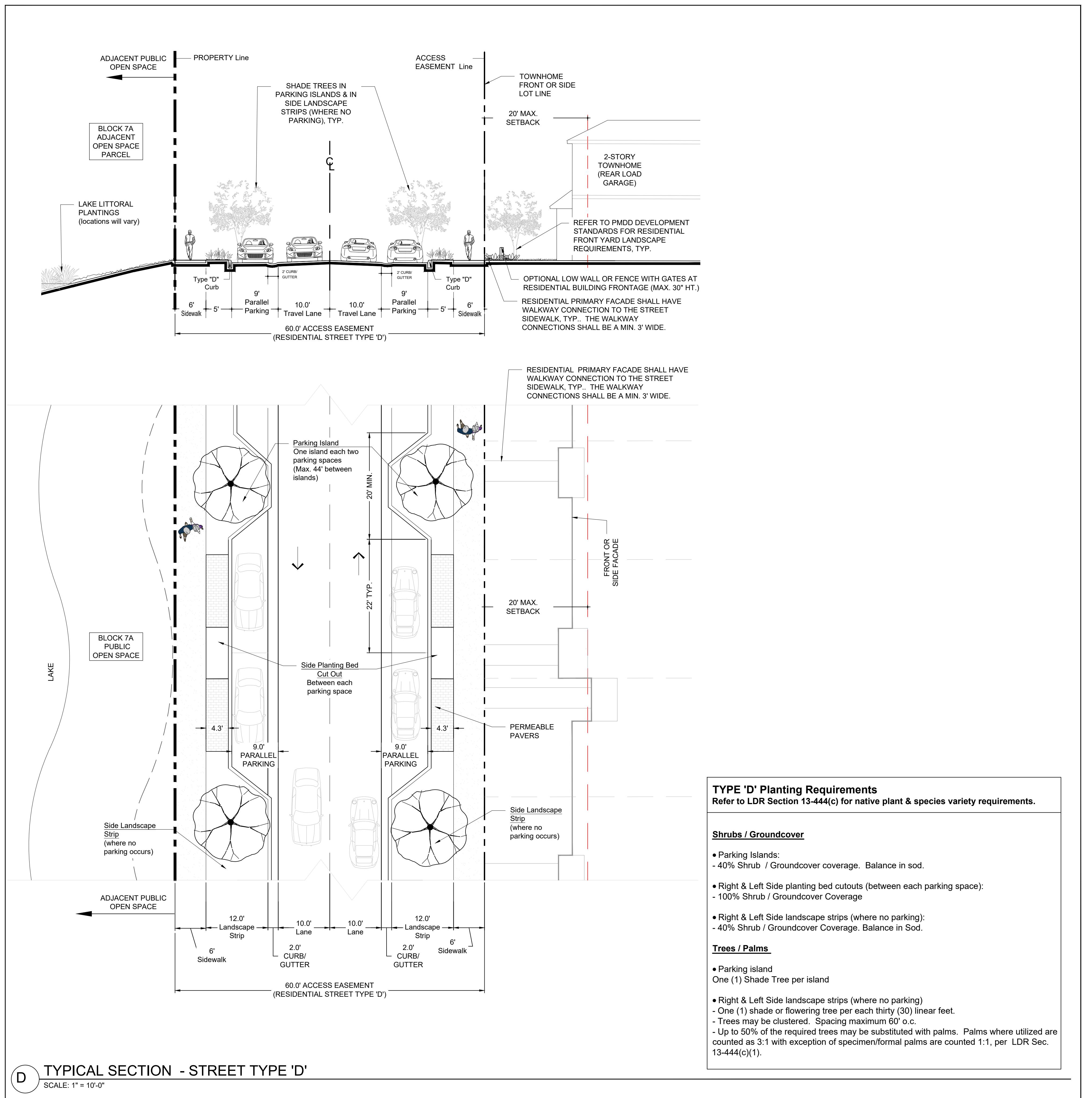
C4 TYPICAL SECTION - CULLUM RD. WEST OF NW 54TH AVE. (ADJ. TO 12A & BLOCK 9)

SCALE: 1" = 10'-0"

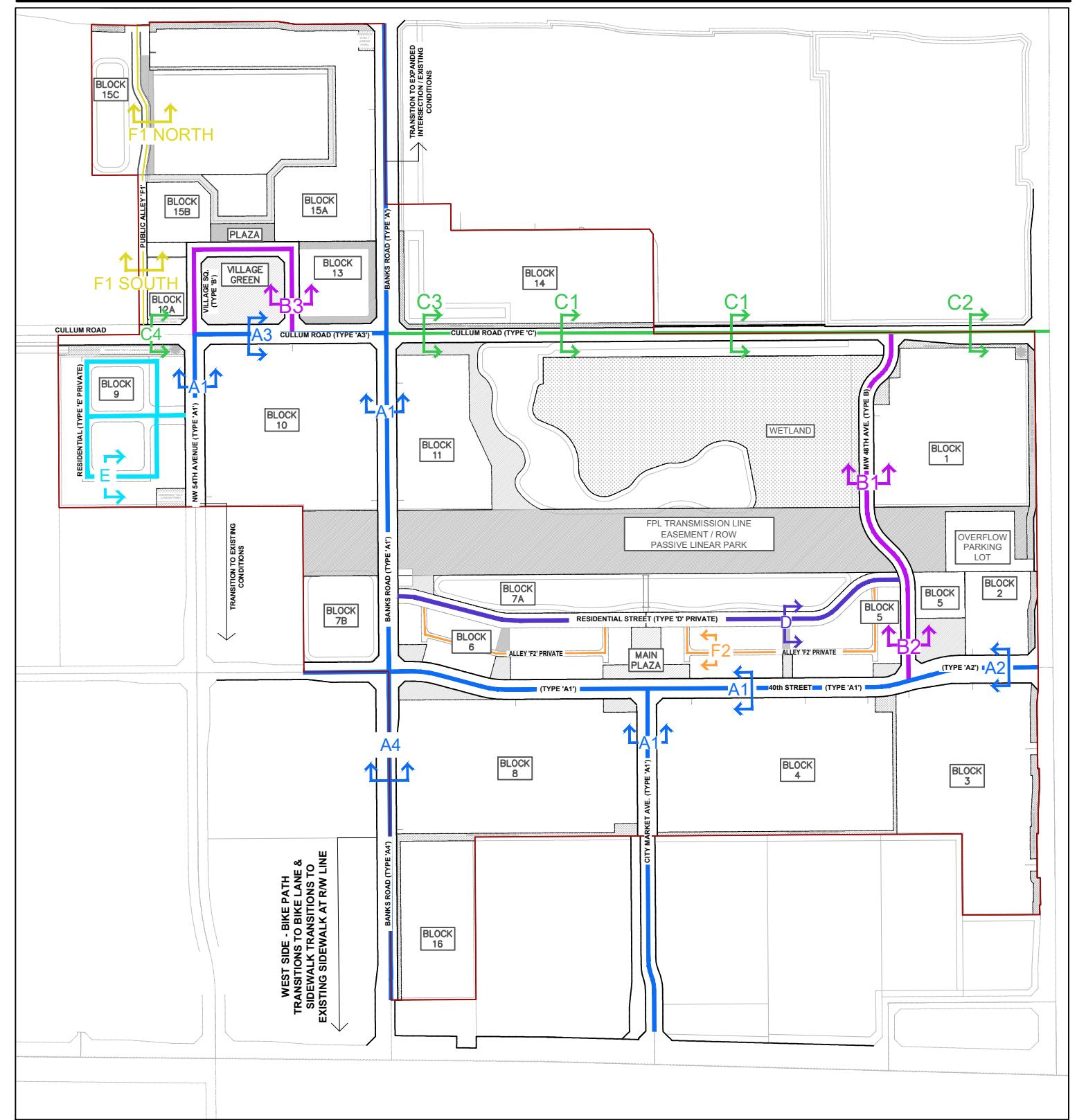
STREET TYPE KEY MAP



RESIDENTIAL STREET TYPE 'D' - 60' ROW



STREET TYPE KEY MAP



Mainstreet at Coconut Creek PMDD GRS PARTNERS

**City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN**

Drawing name: HJDSSJm Property - Sample Rd_15-039 GRS Partners LLC, DD_002 DrawingStreet Sections2023-11-01_MSNP-5.0.dwg

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MSNP-5.0

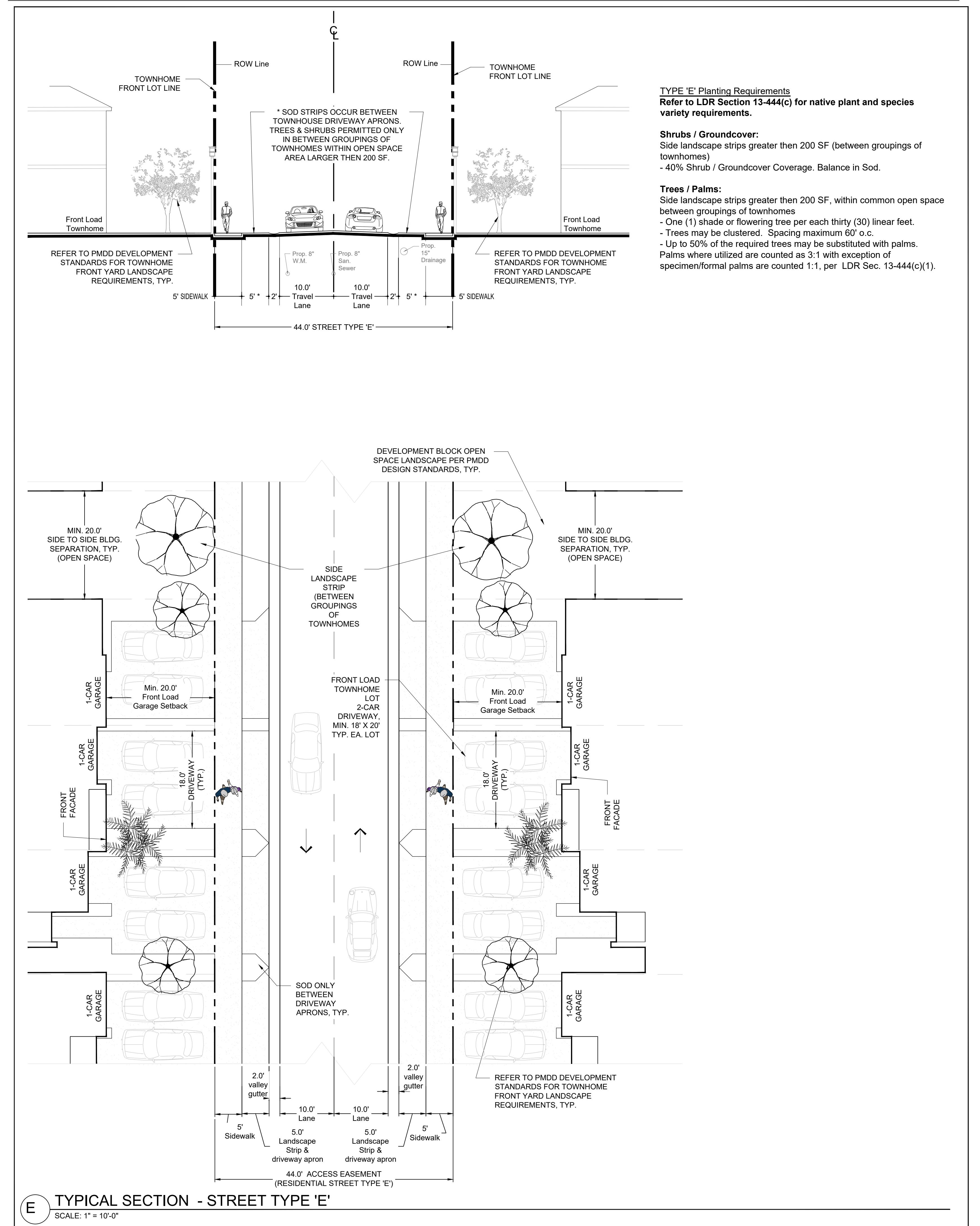
Exhibit I

**urban
design
studio**

**Urban Design
Land Planning
Landscape Architecture**

610 Clematis Street, Suite CJU02
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E

TYPICAL SECTION - STREET TYPE 'E'

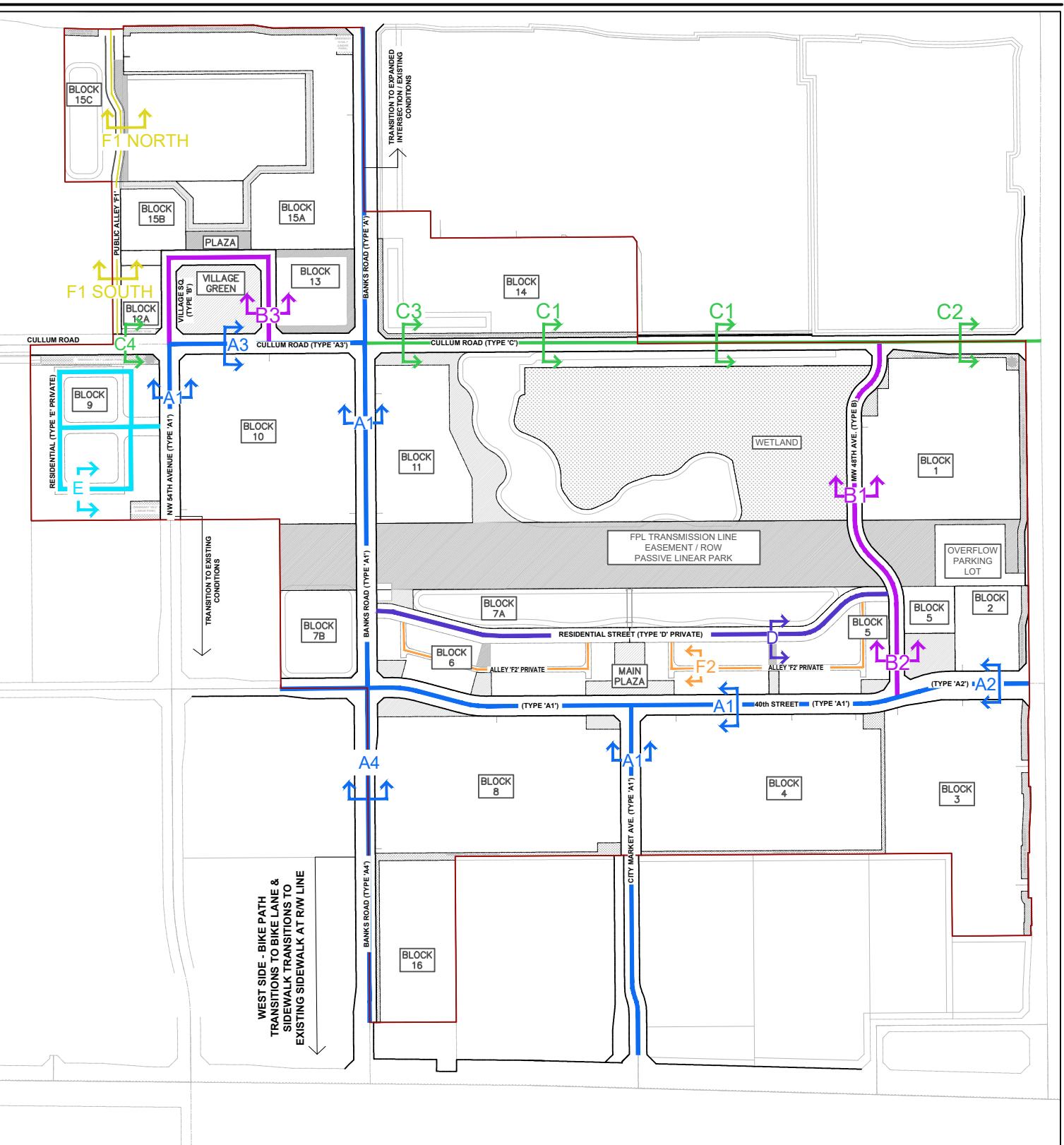
SCALE: 1" = 10'-0"

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

Shrubs / Groundcover:
Side landscape strips greater than 200 SF (between groupings of townhomes)
- 40% Shrub / Groundcover Coverage. Balance in Sod.

Trees / Palms:
Side landscape strips greater than 200 SF, within common open space between groupings of townhomes
- 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).

STREET TYPE KEY MAP



Mainstreet at Coconut Creek PMDD

GRS PARTNERS

City of Coconut Creek, Florida MASTER STREET NETWORK PLAN

Drawing name: HJDSSJm Property - Sample Rd_15-039 GRS Partners LLC, DD_002 DrawingsStreet Sections2023-11-01_MSNP-6.0.dwg

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)

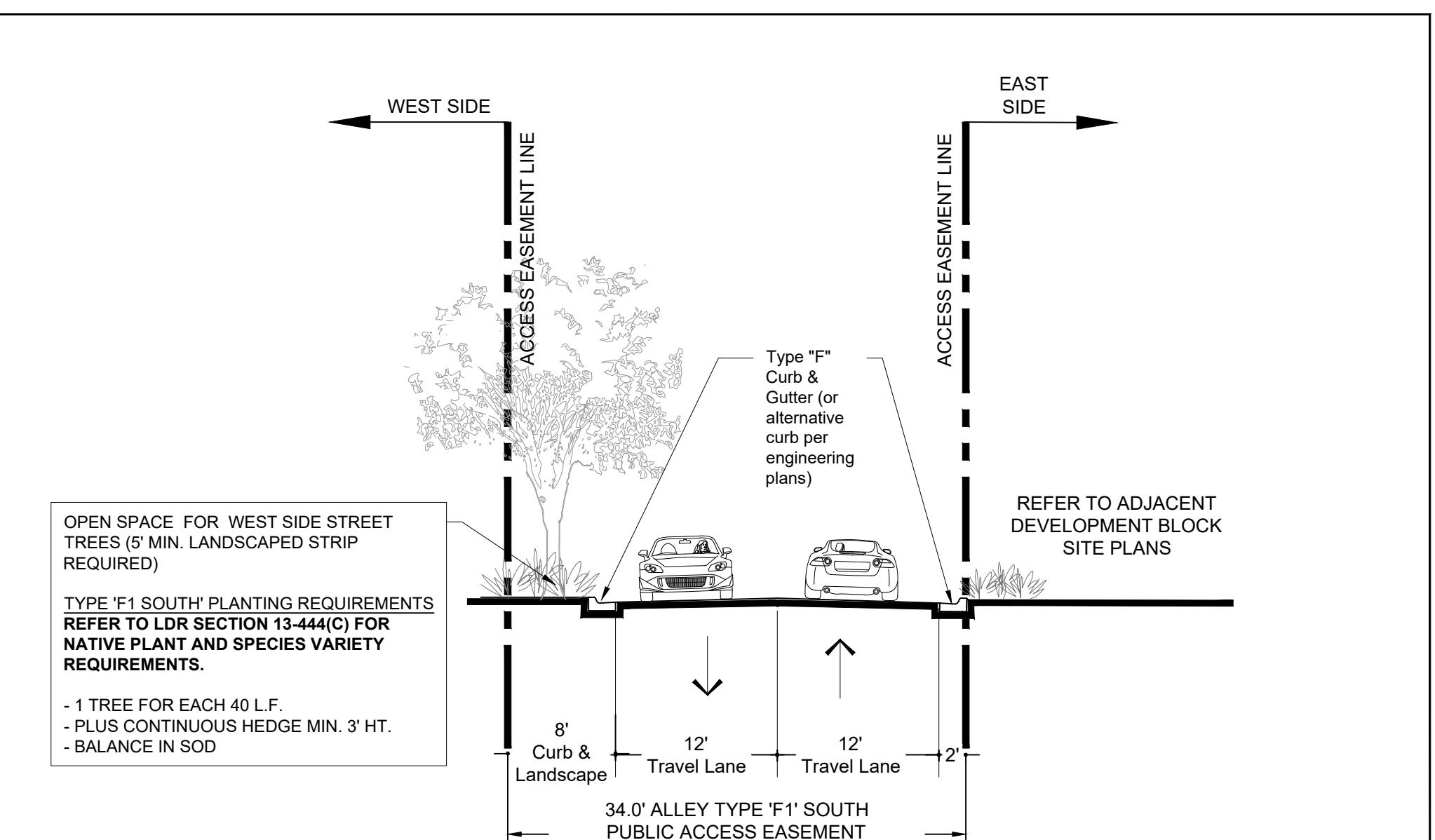
Date: 10.19.2021
Project No.: 15-039.002
Designed By:
Drawn By: MC
Checked By:

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-6.0

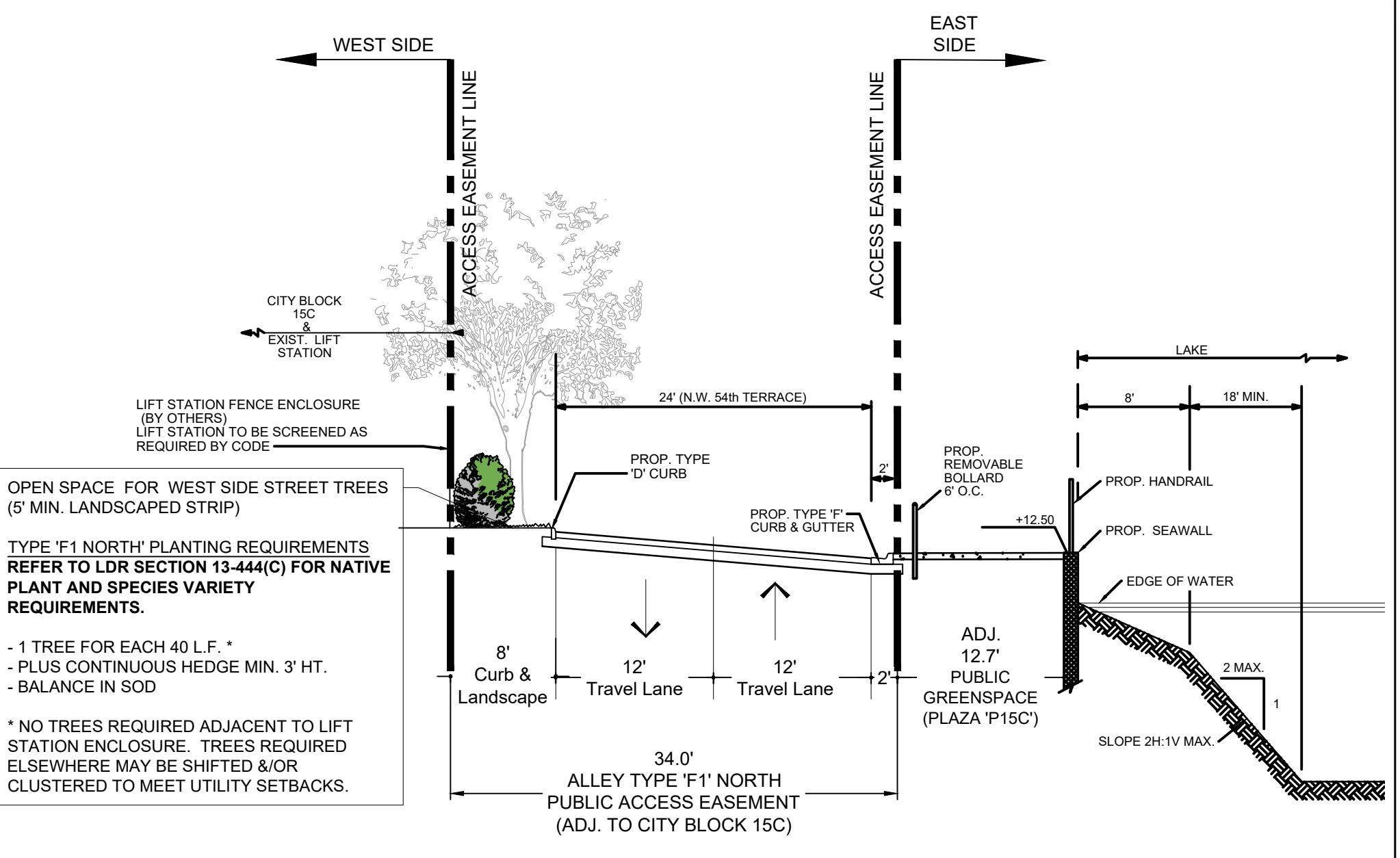
Exhibit I

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



F1 SOUTH TYPICAL SECTION - 34' PUBLIC ALLEY

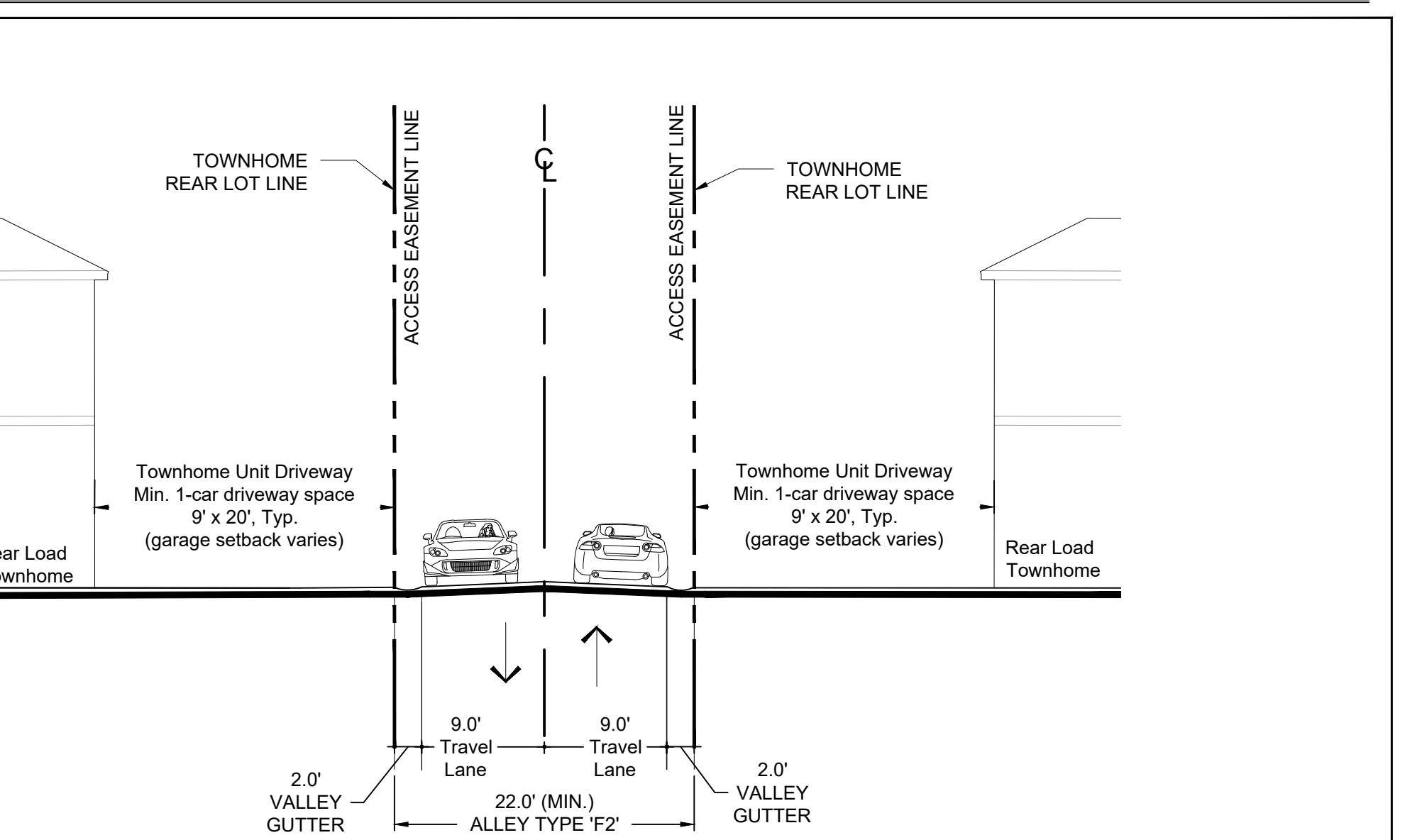
SCALE: 1" = 10'-0"



F1 NORTH TYPICAL SECTION - 34' PUBLIC ALLEY

SCALE: 1" = 10'-0"

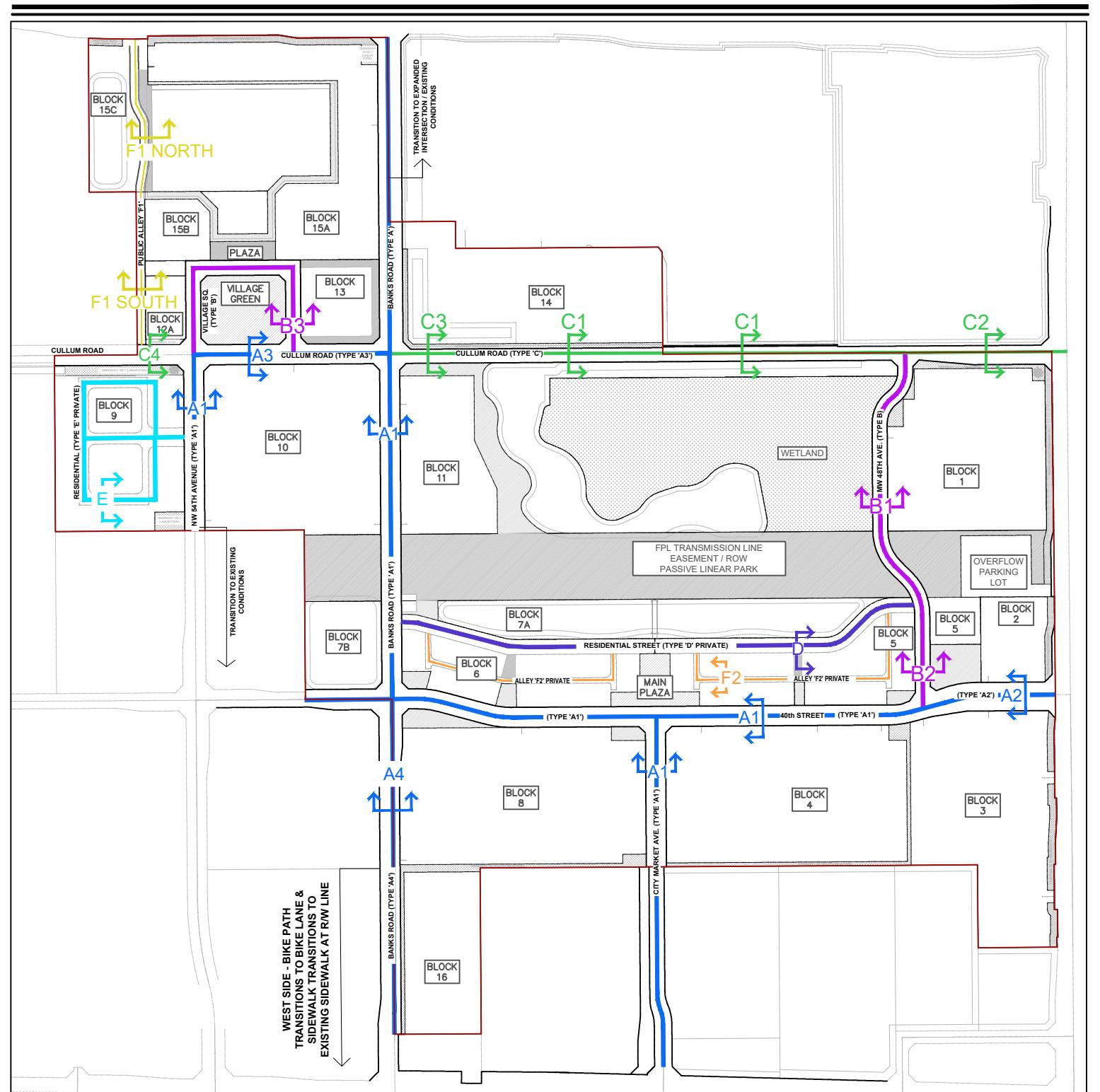
STREET TYPE 'F2' - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)



F TYPICAL SECTION - 22' RESIDENTIAL ACCESS ALLEY

SCALE: 1" = 10'-0"

STREET TYPE KEY MAP



Mainstreet at Coconut Creek PMDD

GRS PARTNERS

City of Coconut Creek, Florida MASTER STREET NETWORK PLAN

Drawing name: HJDSSB1009 Property - Sample Rd_15-039 GRS Partners LLC, DD_002 DrawingsStreet Sections2023-11-01_MSNP_7.0.dwg

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

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-7.0

Exhibit I

**urban
design
studio**

Urban Design
Land Planning
Landscape Architecture

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