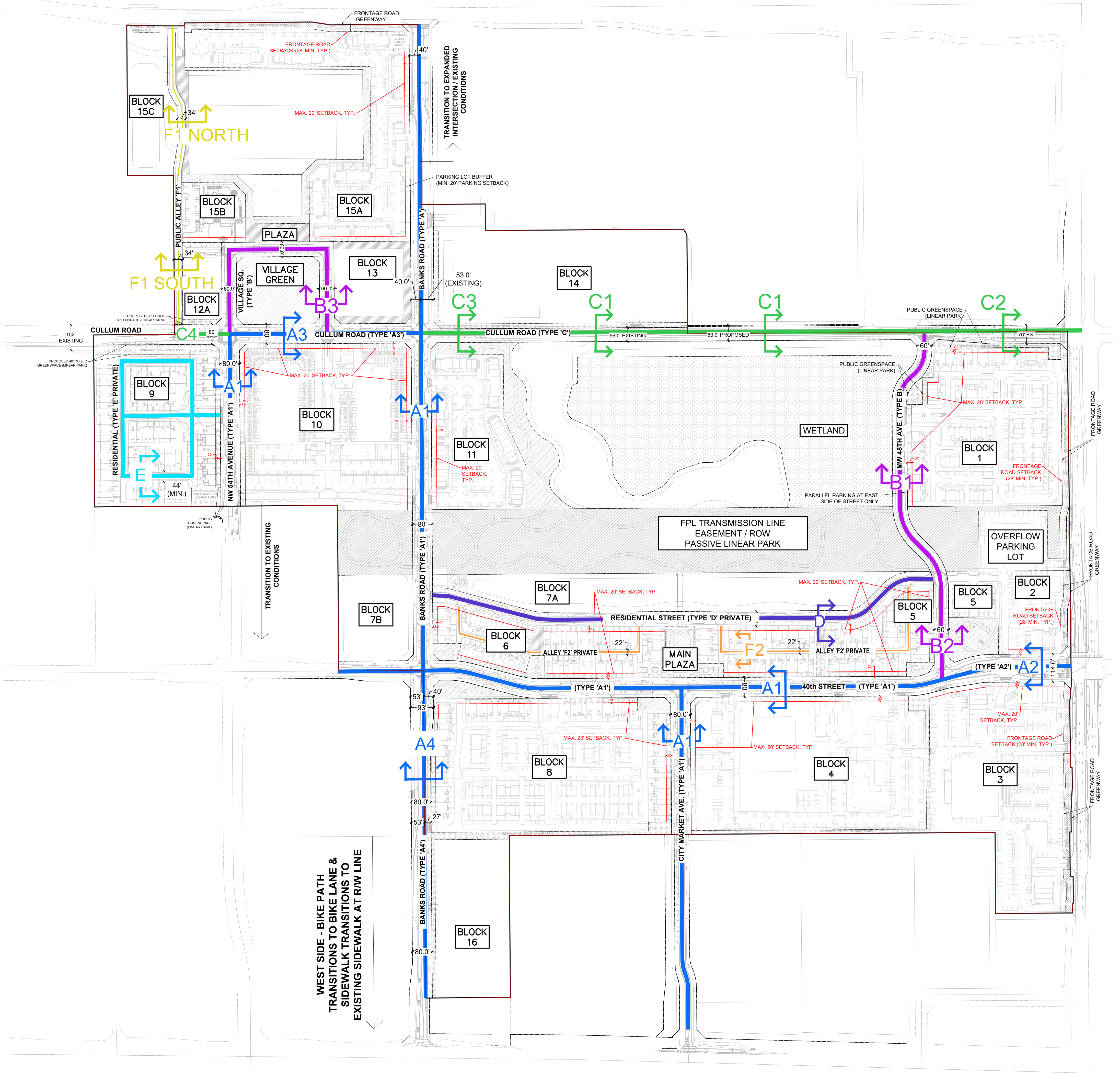


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MASTER STREET NETWORK PLAN - STREET TYPE MAP

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) |

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.) |



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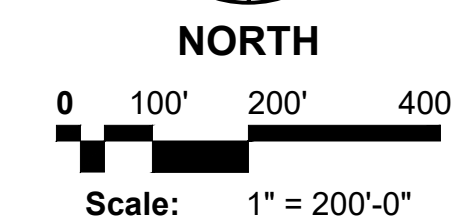
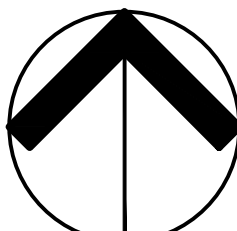
Mainstreet at Coconut Creek PMDD

GRS PARTNERS

City of Coconut Creek, Florida

MASTER STREET NETWORK PLAN

Drawing name: H:\JCS\Johns Property - Sample Rd_15-03\GRS Partners LLC_DD_002\Drawings\Sheet Sections\2023-11-01_MSNP_Resubmit7.dwg



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 |
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| 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

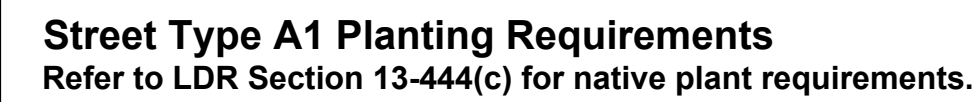
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GRS PARTNERS

City of Coconut Creek, Florida

MASTER STREET NETWORK PLAN



- Parking Islands:
 - 40% Shrub Groundcover Coverage each island. Balance in sod.

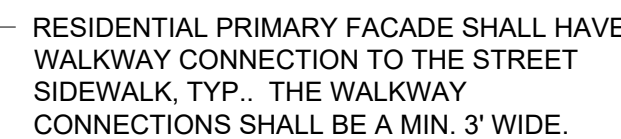
- Right & Left Side landscape strips (where no parking):
 - 40% Shrub / Groundcover Coverage. Balance in sod.

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

- 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).



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



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)

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.

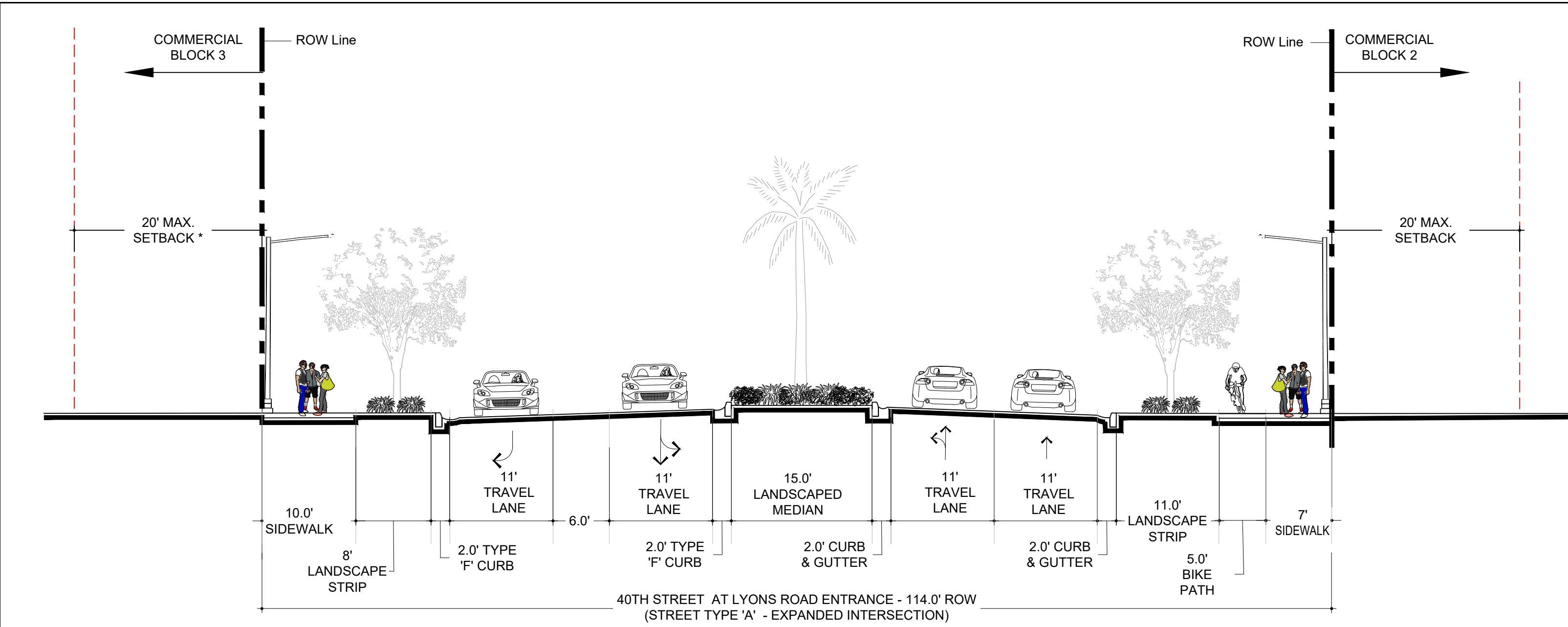
TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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

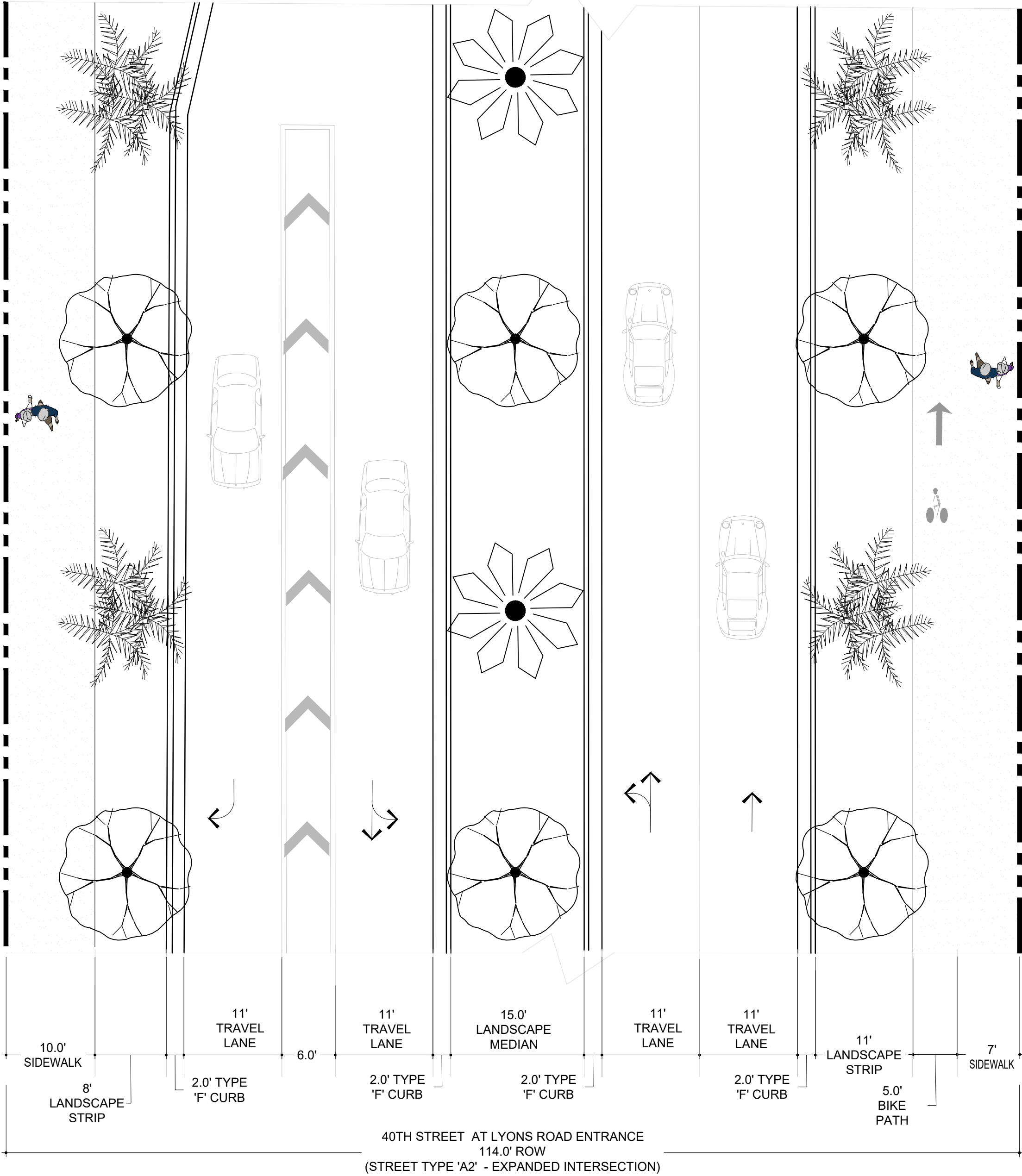
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| 2021.10.19 | PMDD Resubmittal |
| 2022.02.24 | PMDD RESUBMITTAL #2 |
| 2022.07.15 | PMDD RESUBMITTAL #3 |
| 2022.12.21 | PMDD RESUBMITTAL #4 |
| 2023.05.09 | PMDD RESUBMITTAL #5 |
| 2023.08.16 | PMDD RESUBMITTAL #6 |
| 2023.11.01 | PMDD RESUBMITTAL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

MSNP-2.0

Exhibit I



SECTION - VIEW LOOKING WEST



PLAN VIEW

A2 TYPICAL DETAIL - 40TH STREET EXPANDED INTERSECTION AT LYONS ROAD ENTRANCE
SCALE: 1" = 10'-0"

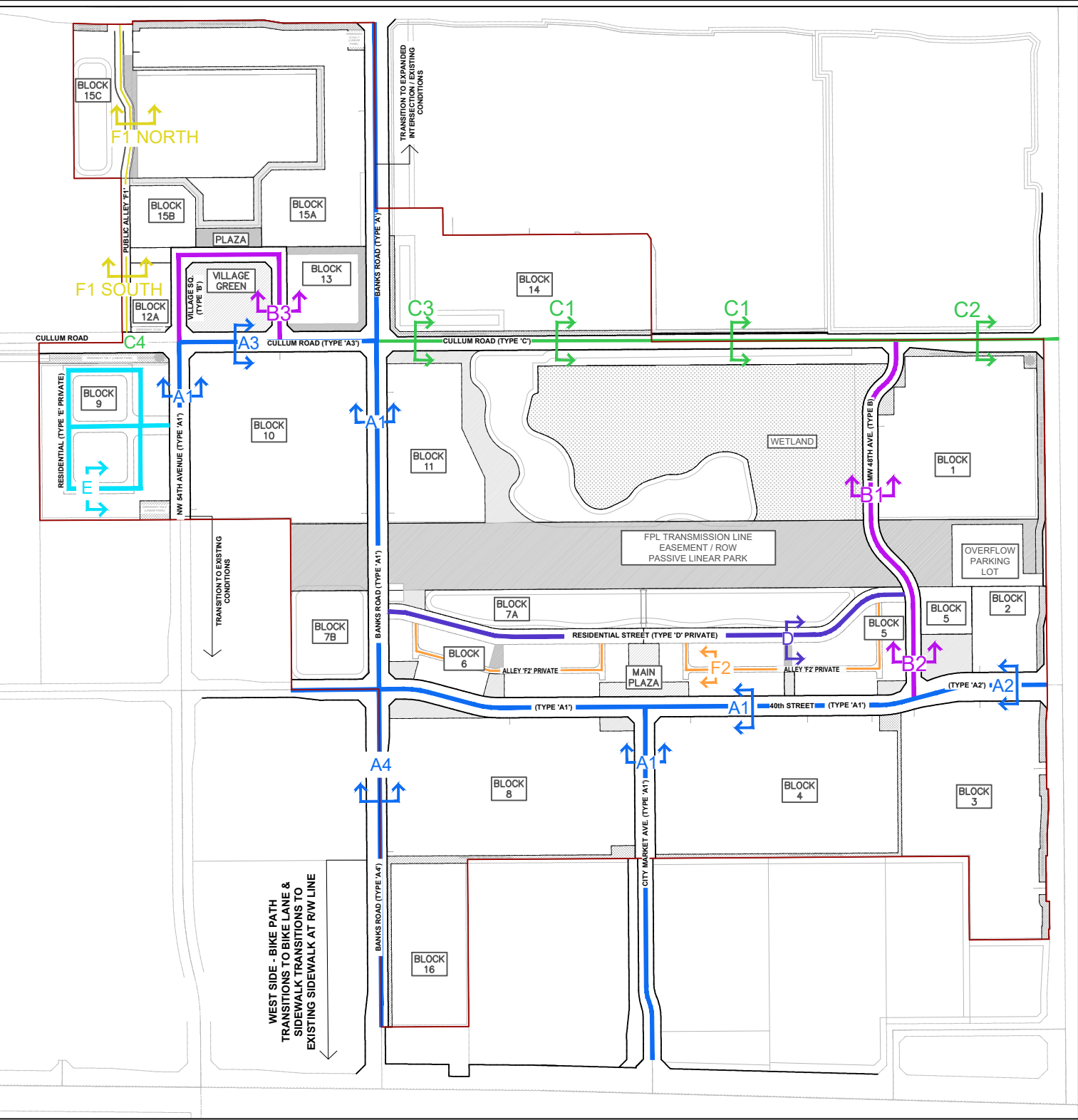
Street Type A2 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

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

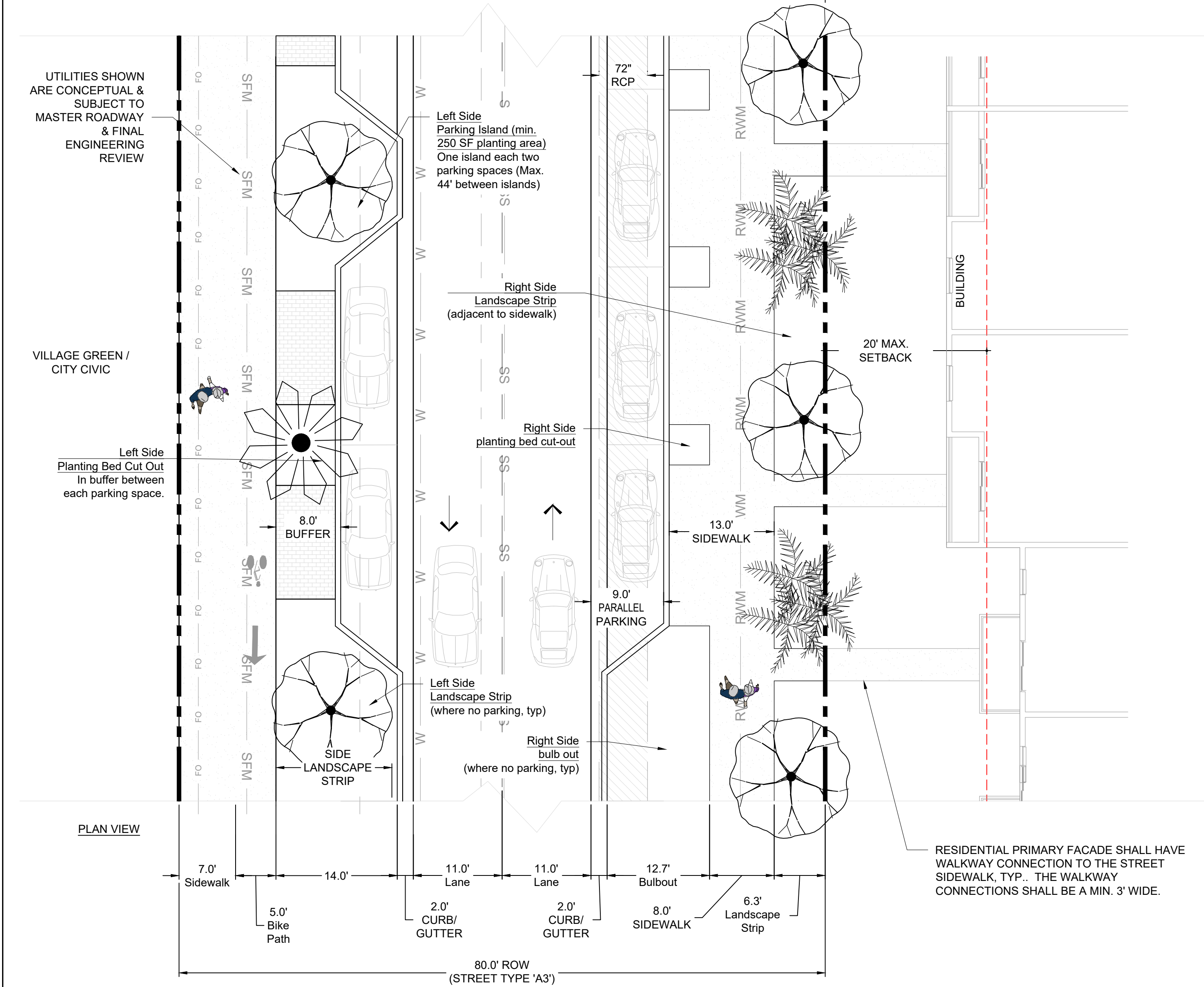
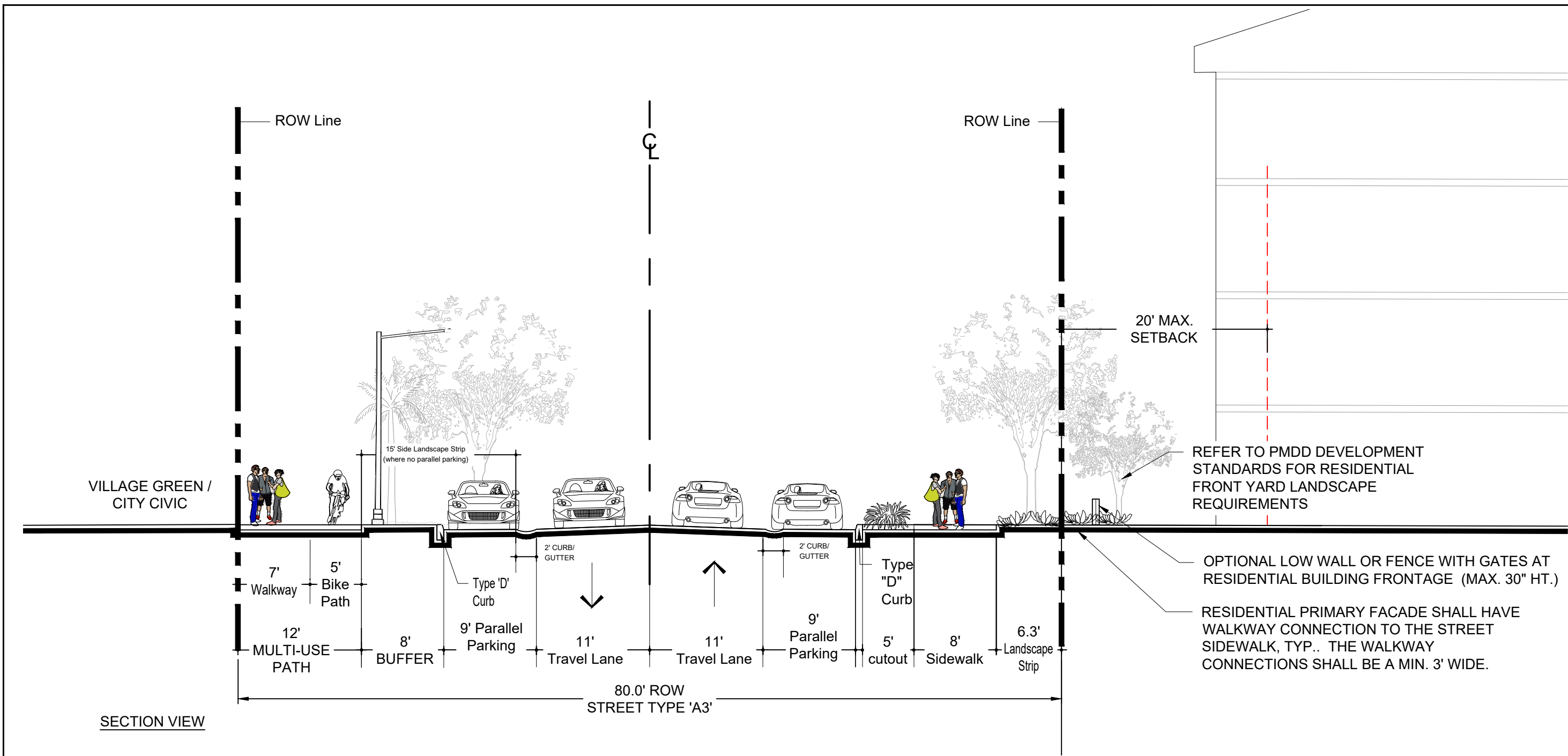
Trees/Palms

- 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 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) |



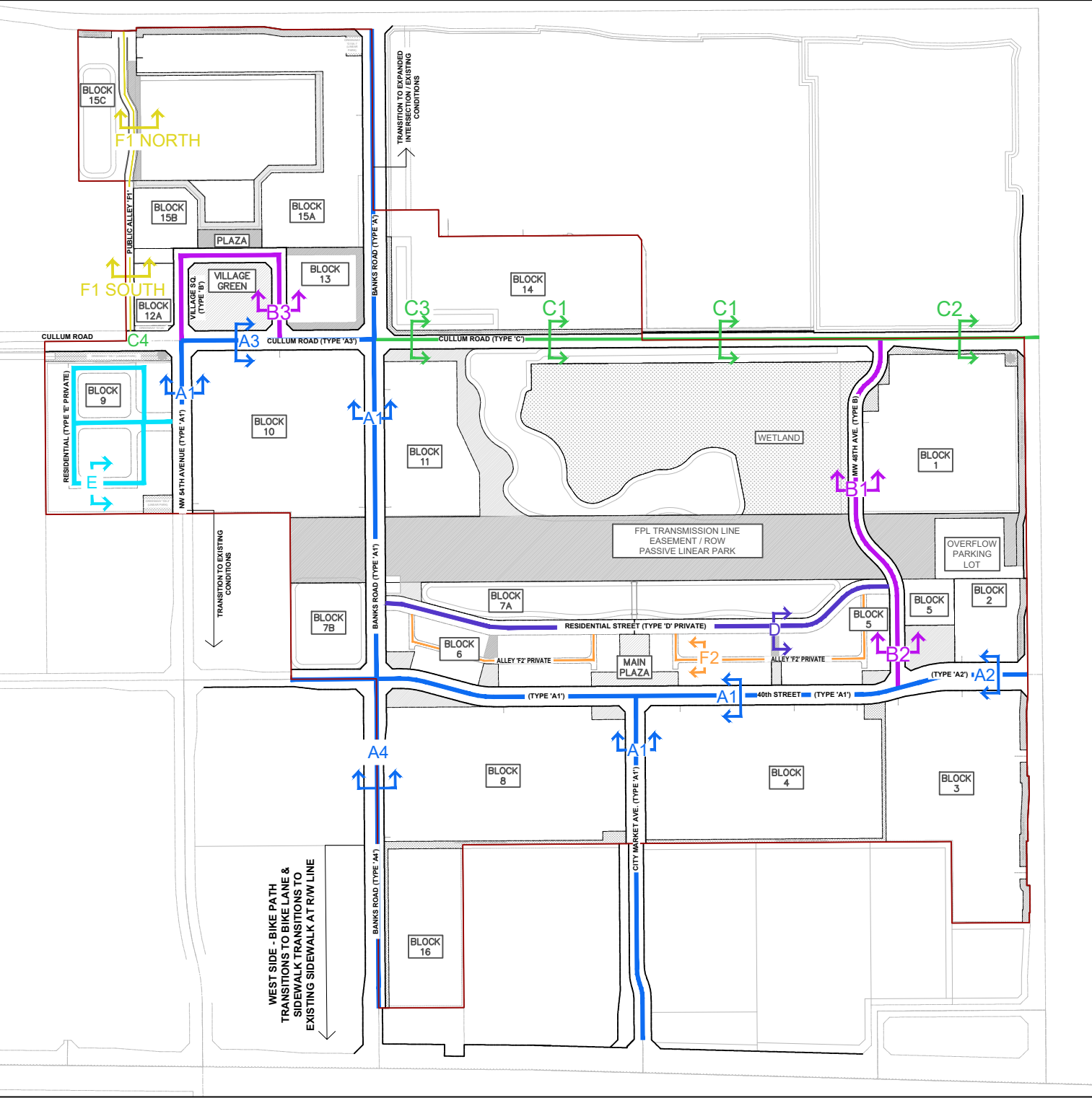
Street Type A3 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

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 | |
|--------------------------------|--|
| 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) |

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

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Mainstreet at Coconut Creek PMDD

GRS PARTNERS

City of Coconut Creek, Florida

MASTER STREET NETWORK PLAN

Drawing name: H:\0085\Johns Property - Sample_Rd_15-039\GRS Partners LLC_DD_002\Mainnet\Street Sections\2023-11-01_MSNP_PlanSet7.rvtg

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

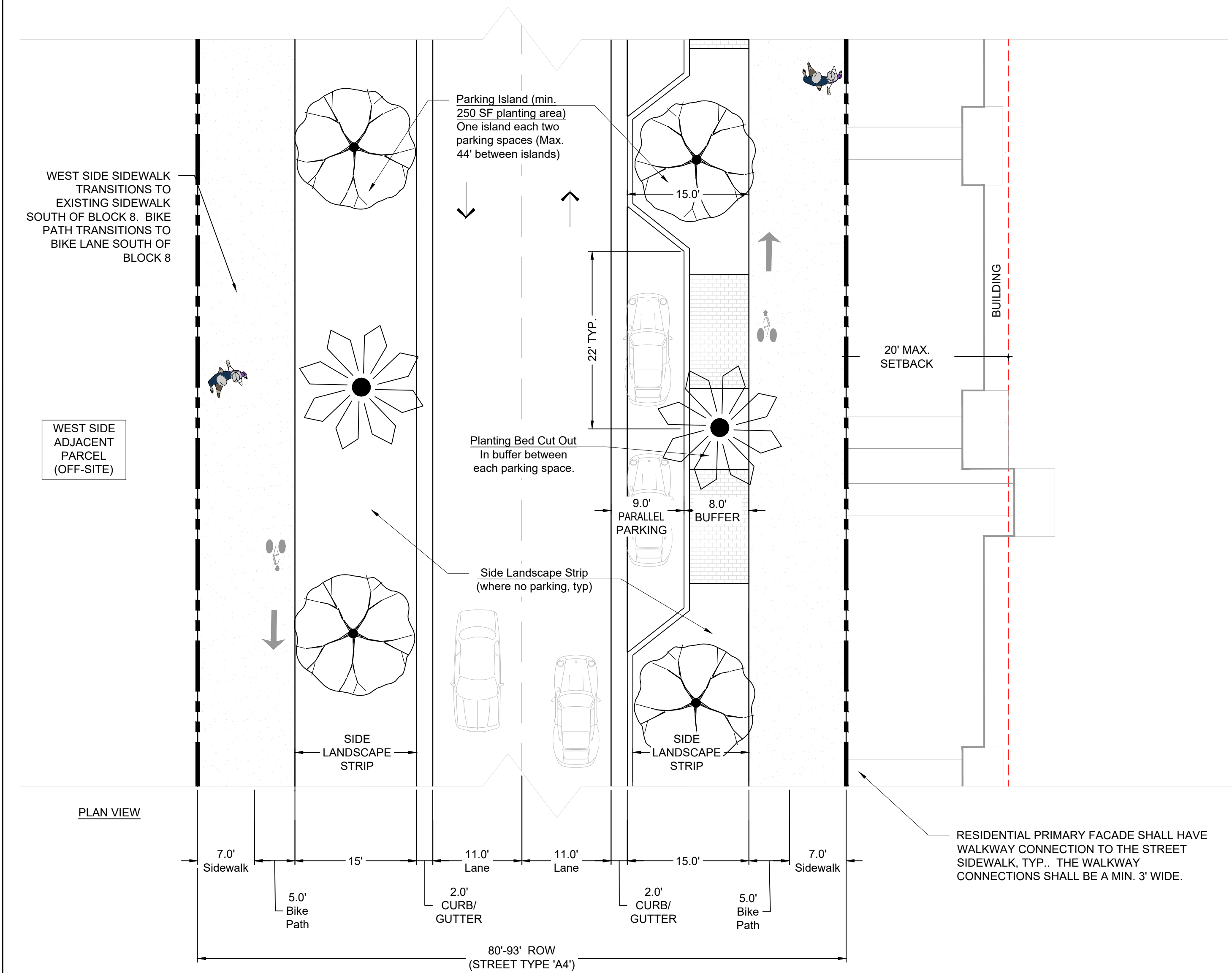
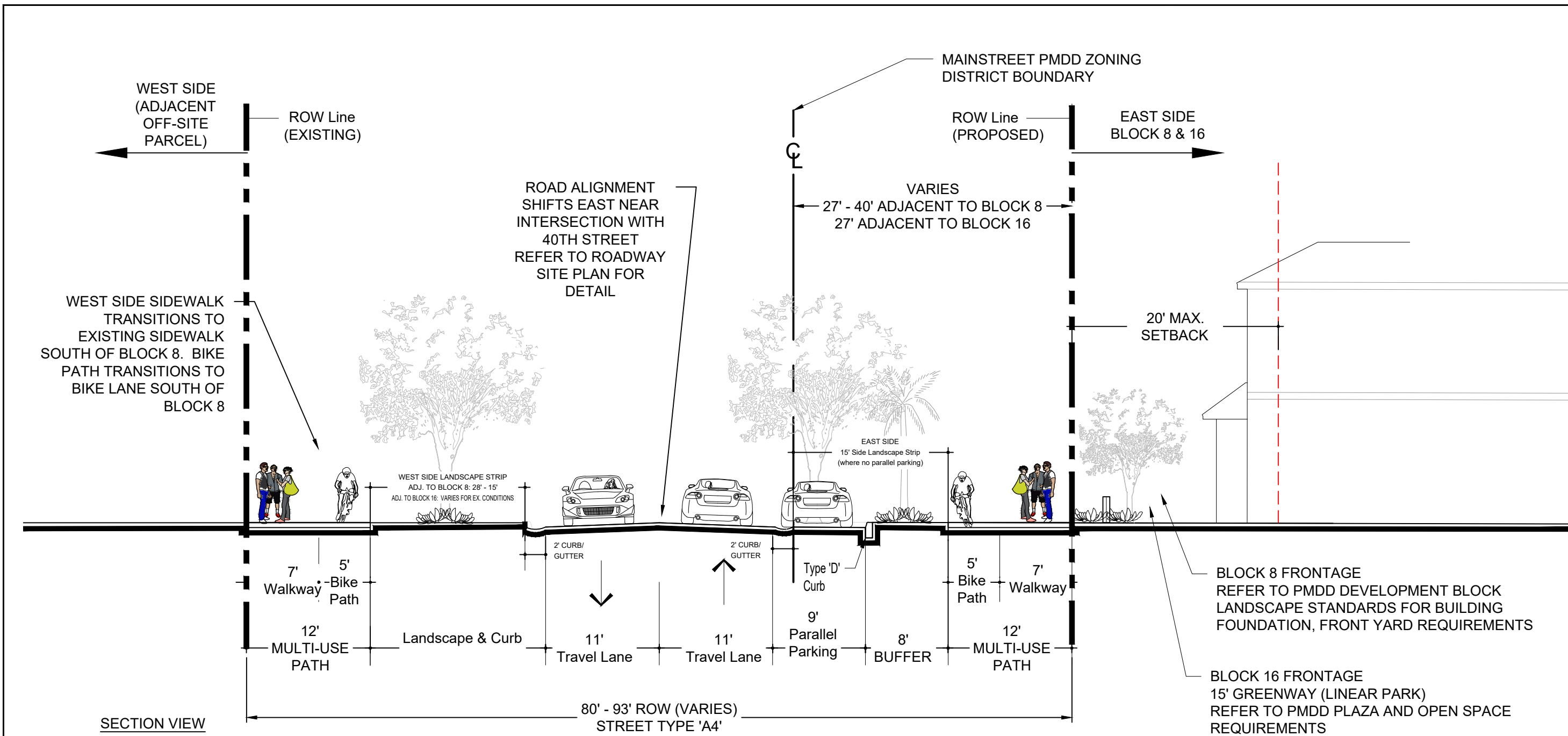
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2023.08.16 PMDD RESUBMITTAL #6

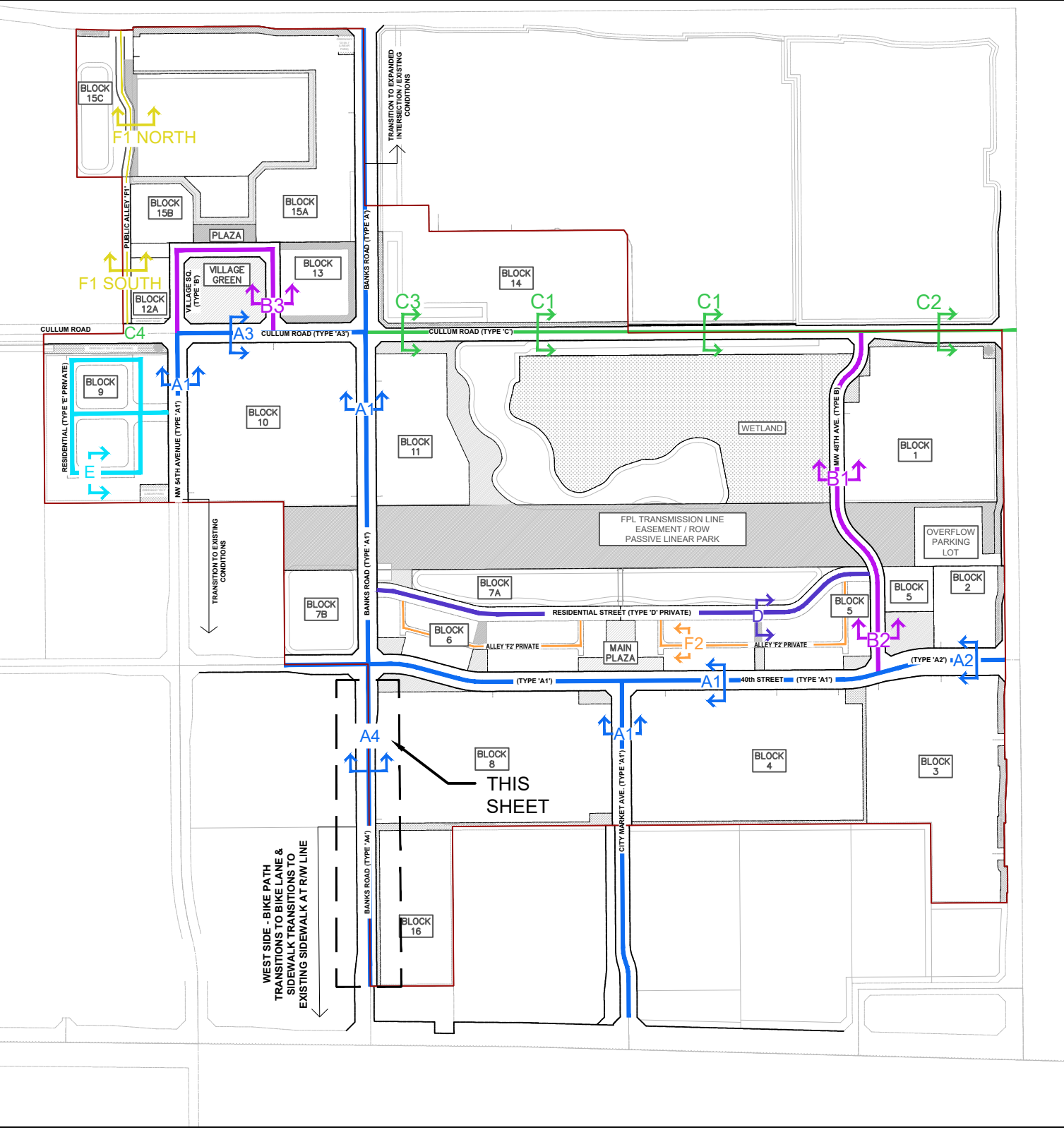
2023.11.01 PMDD RESUBMITTAL #7

MSNP-2.2

Exhibit I



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 |
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| | 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 |
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| | 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 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).

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

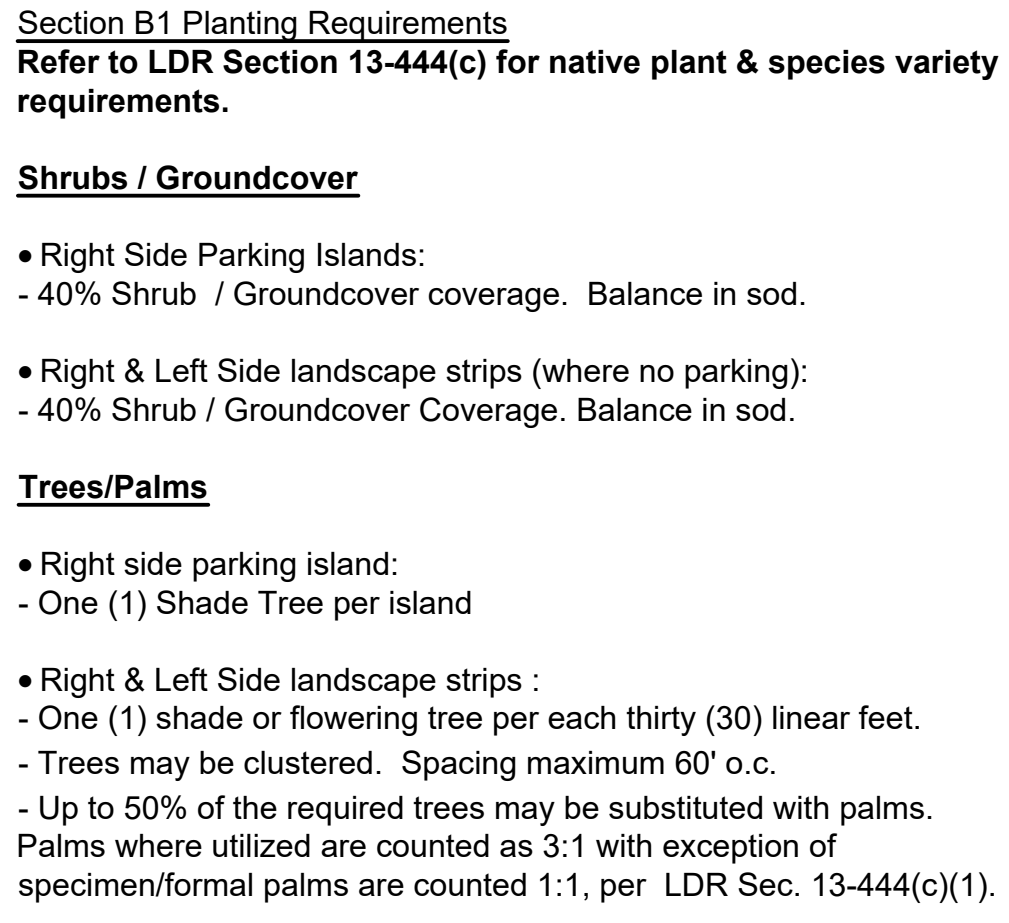
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| 2023.11.01 | PMDD Resubmittal #7 |








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MASTER STREET NETWORK PLAN



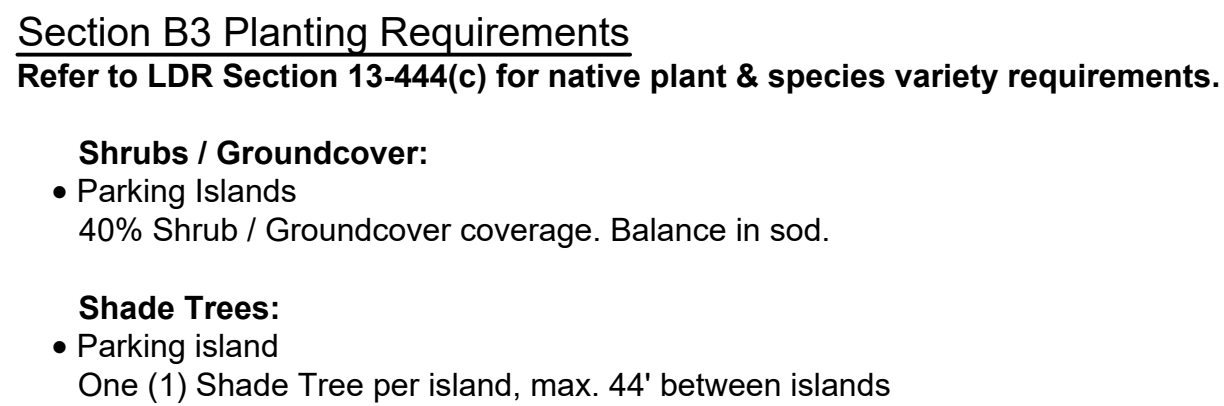
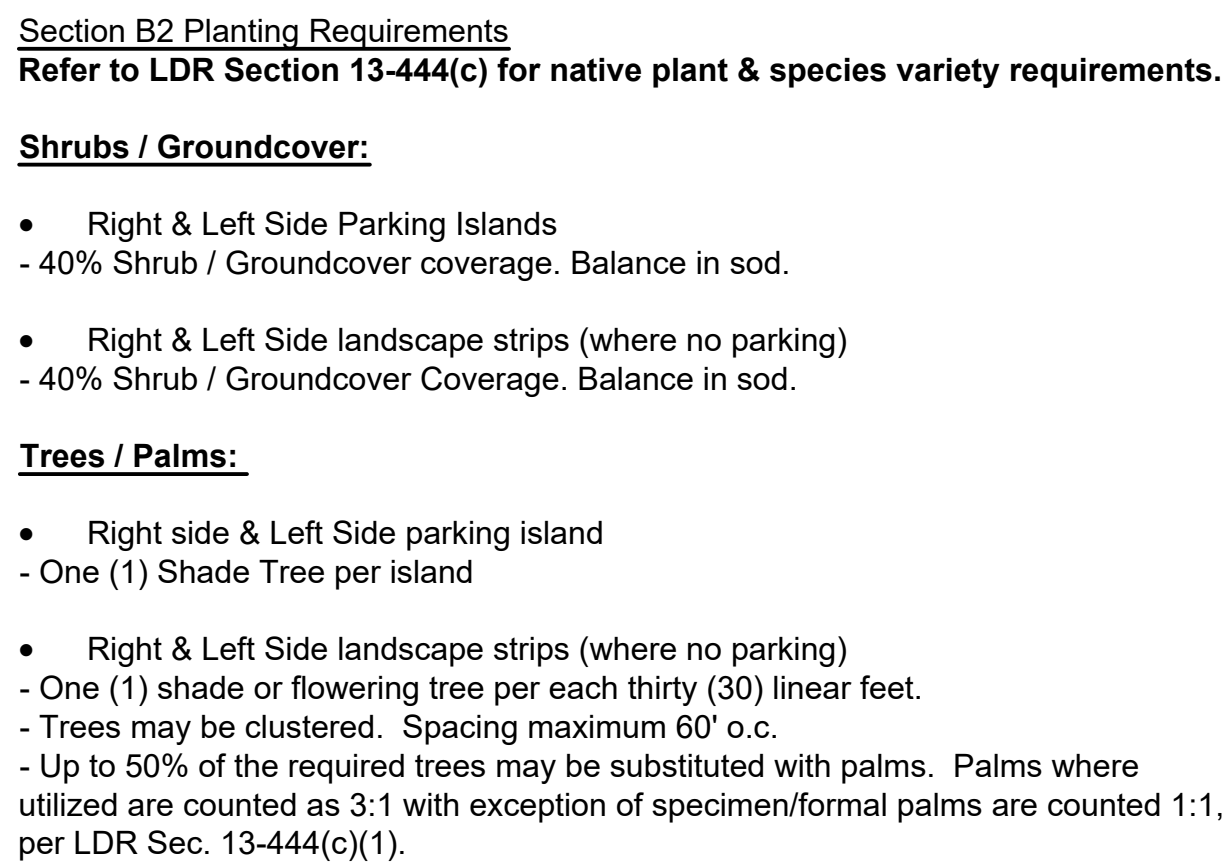
| | |
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| | <p><u>COMMUNITY STREETS</u></p> <p> TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE</p> <p>TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.</p> <p>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</p> <p>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</p> <p> TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -10' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.</p> <p> TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS</p> <p> TYPE F1 - 34' ALLEY (PUBLIC ACCESS)</p> |
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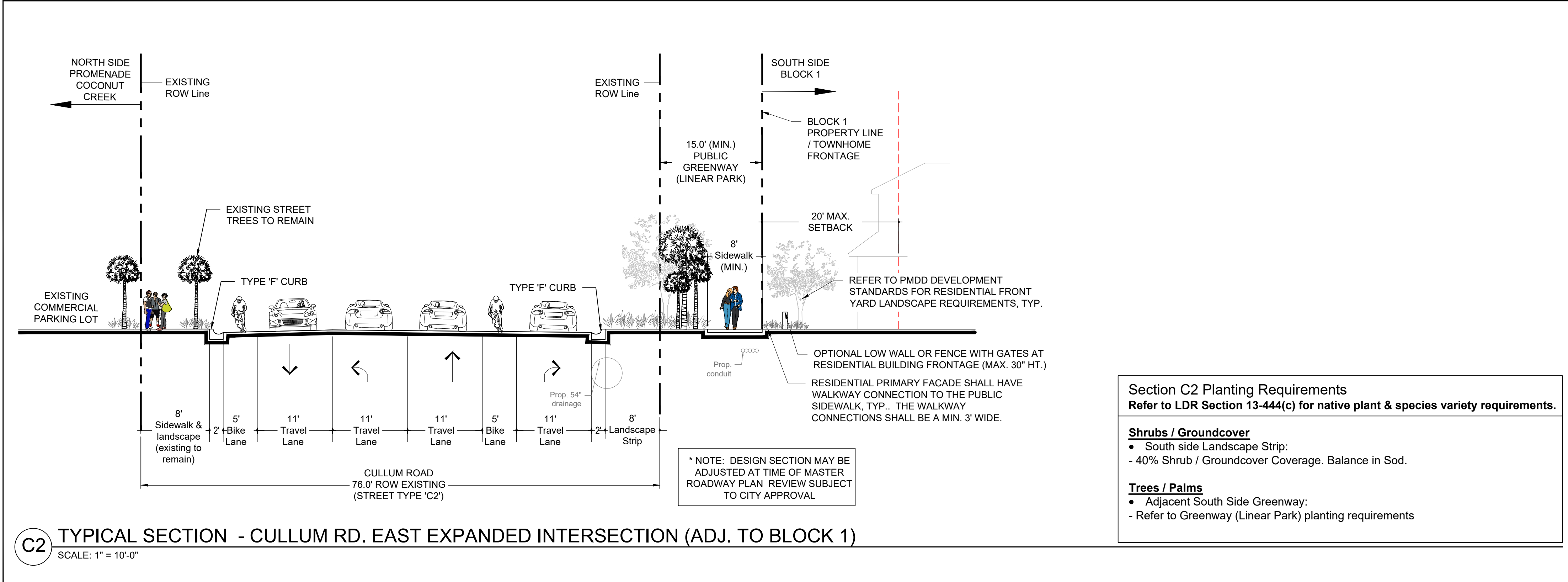
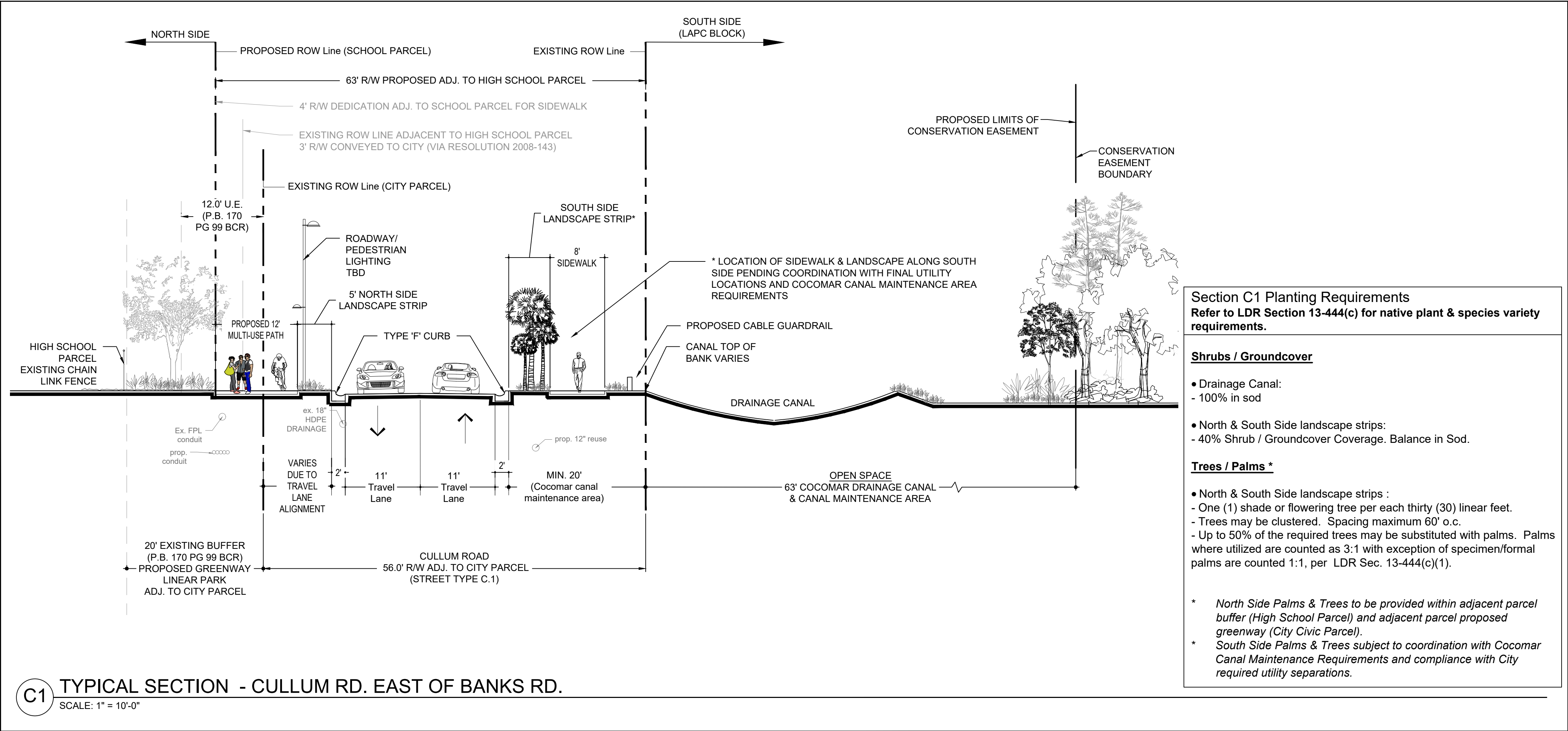
Date: 10.19.2021
Project No.: 15-039.002
Designed By: MC
Drawn By: MC
Checked By: MC

Revision Dates:

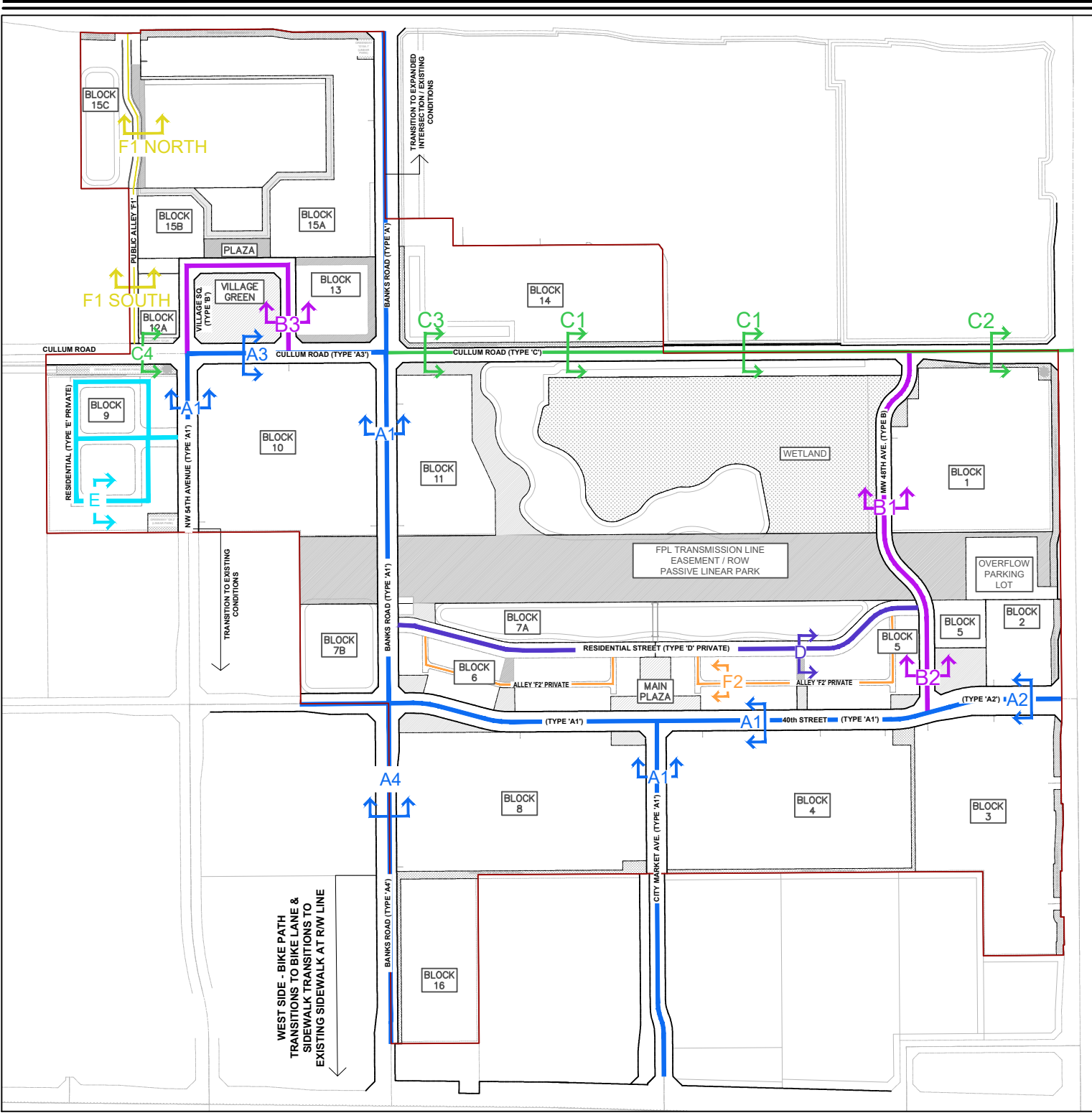
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|------------|---------------------|
| 2021.10.19 | PMDD Resubmittal |
| 2022.02.24 | PMDD RESUBMITTAL #2 |
| 2022.07.15 | PMDD RESUBMITTAL #3 |
| 2022.12.21 | PMDD RESUBMITTAL #4 |
| 2023.05.09 | PMDD RESUBMITTAL #5 |
| 2023.08.16 | PMDD RESUBMITTAL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

Exhibit I





STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

| COMMUNITY STREETS | |
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| | 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) |

Section C1 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- Drainage Canal:
 - 100% in sod
- North & South Side landscape strips:
 - 40% Shrub / Groundcover Coverage. Balance in Sod.

Trees / Palms *

- North & South Side landscape strips :
 - 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).
- * North Side Palms & Trees to be provided within adjacent parcel buffer (High School Parcel) and adjacent parcel proposed greenway (City Civic Parcel).
- * South Side Palms & Trees subject to coordination with Cocomar Canal Maintenance Requirements and compliance with City required utility separations.

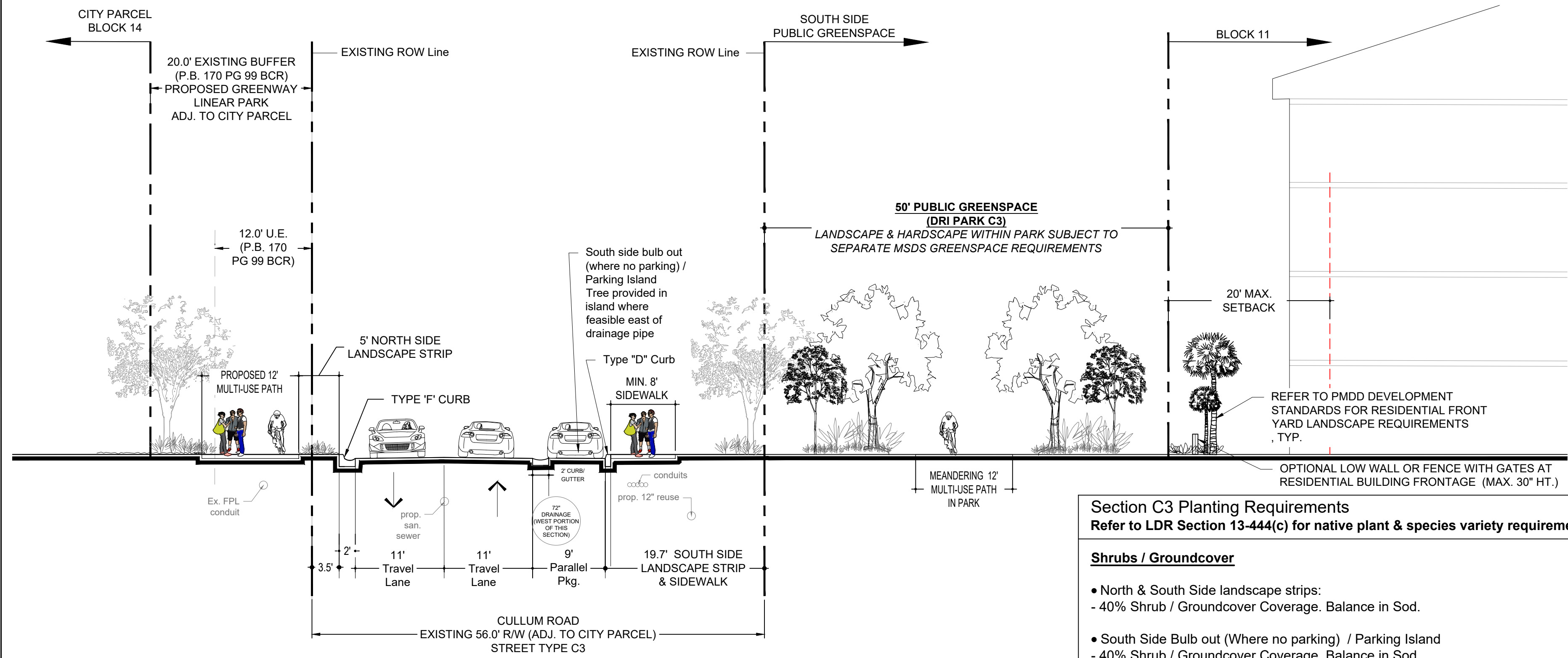
Section C2 Planting Requirements
Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover

- South side Landscape Strip:
 - 40% Shrub / Groundcover Coverage. Balance in Sod.

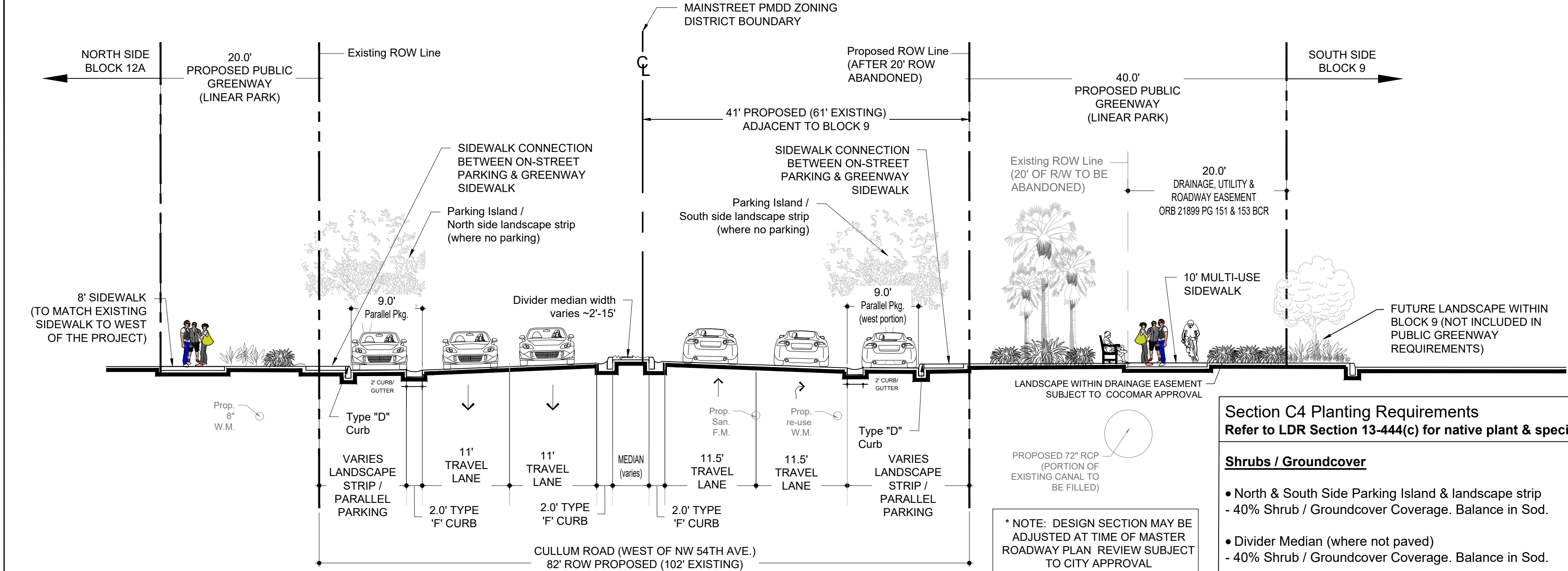
Trees / Palms

- Adjacent South Side Greenway:
 - Refer to Greenway (Linear Park) planting requirements



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

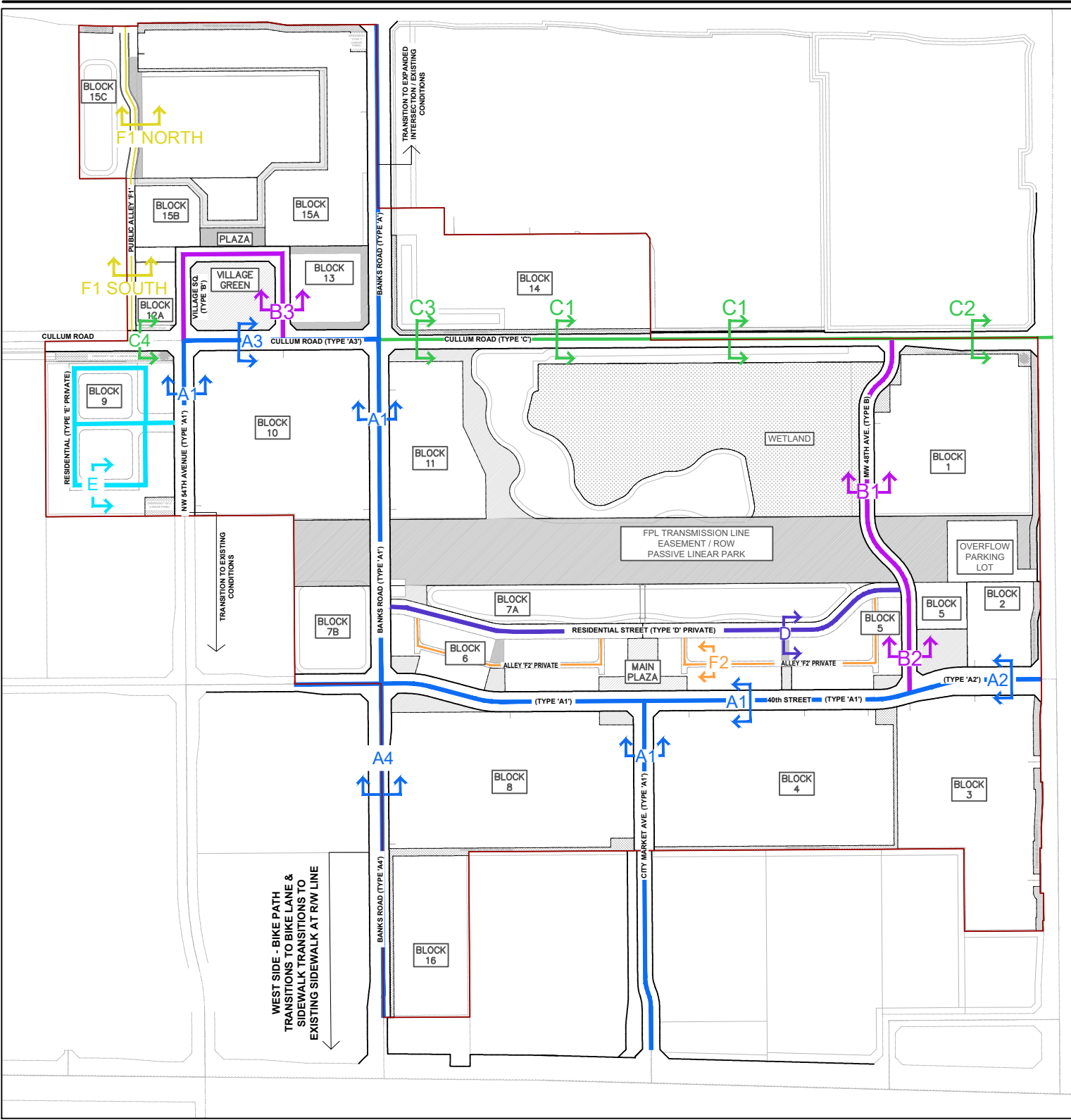
- Section C3 Planting Requirements**
Refer to LDR Section 13-444(c) for native plant & species variety requirements.
- Shrubs / Groundcover**
- North & South Side landscape strips:
 - 40% Shrub / Groundcover Coverage. Balance in Sod.
 - South Side Bulb out (Where no parking) / Parking Island
 - 40% Shrub / 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.



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

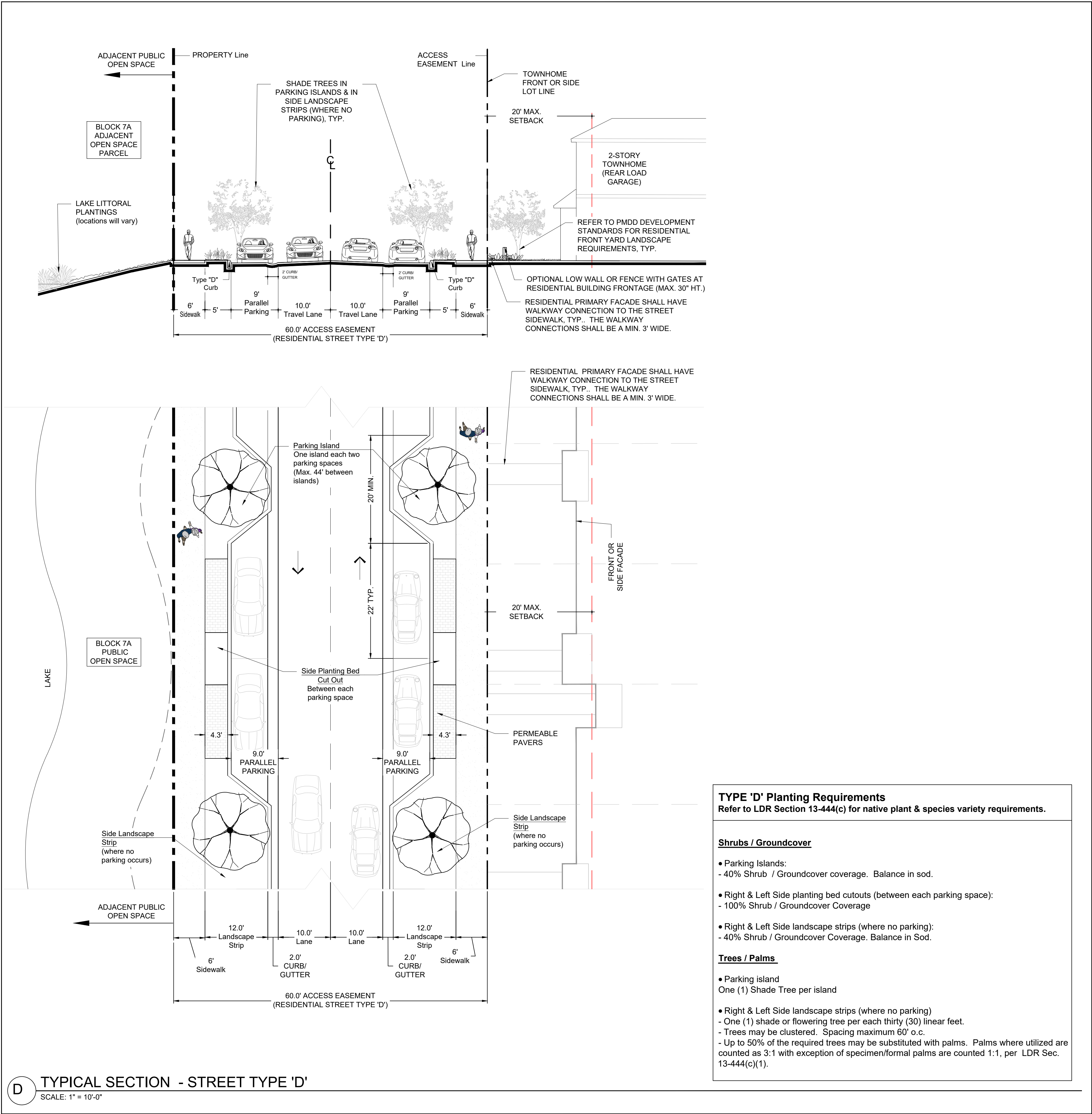
- Section C4 Planting Requirements**
Refer to LDR Section 13-444(c) for native plant & species variety requirements.
- Shrubs / Groundcover**
- North & South Side Parking Island & landscape strip
 - 40% Shrub / Groundcover Coverage. Balance in Sod.
 - Divider Median (where not paved)
 - 40% Shrub / Groundcover 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.

STREET TYPE KEY MAP

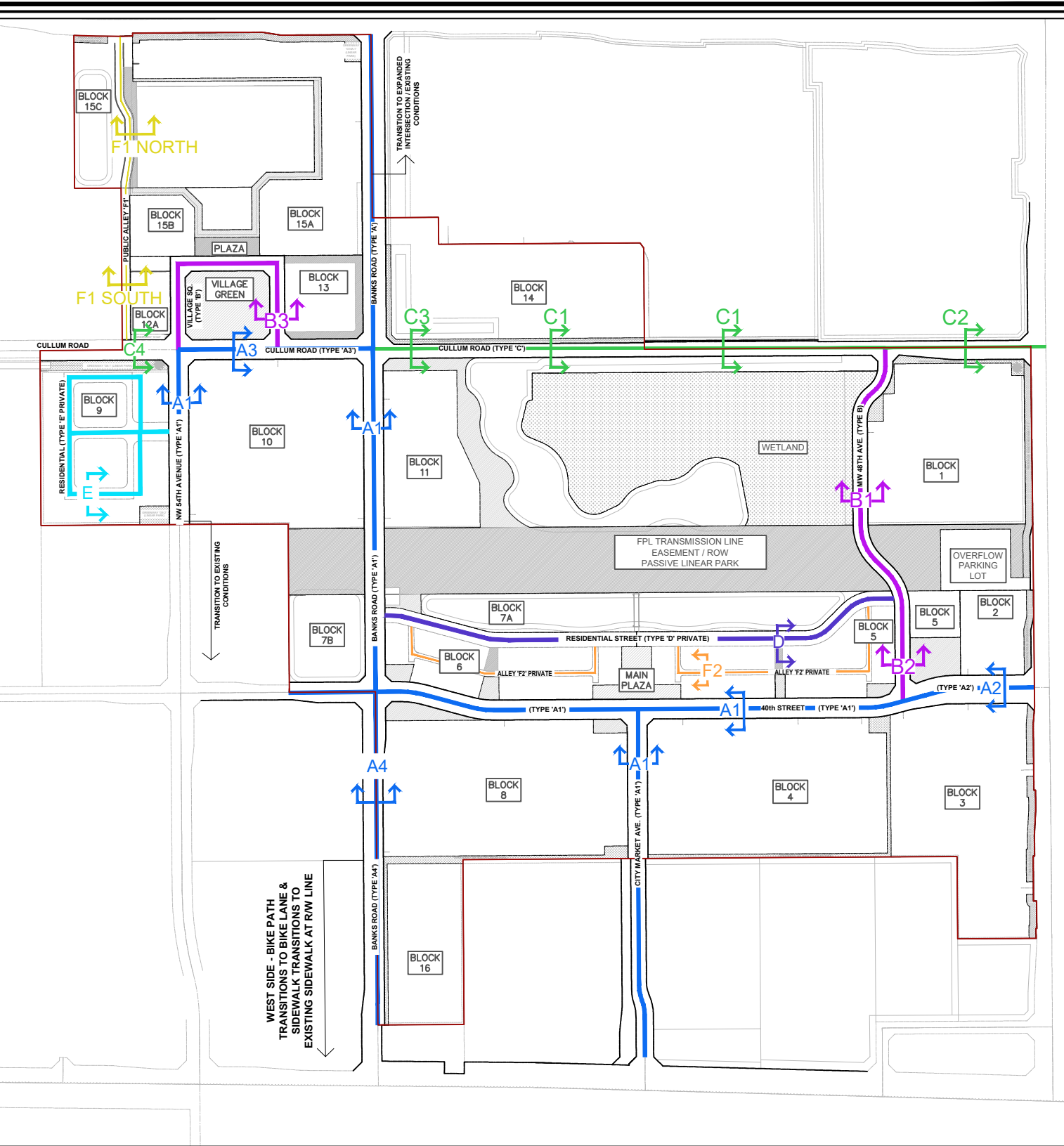


MASTER STREET HIERARCHY LEGEND

- 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
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SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
 - TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
- RESIDENTIAL STREETS**
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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)

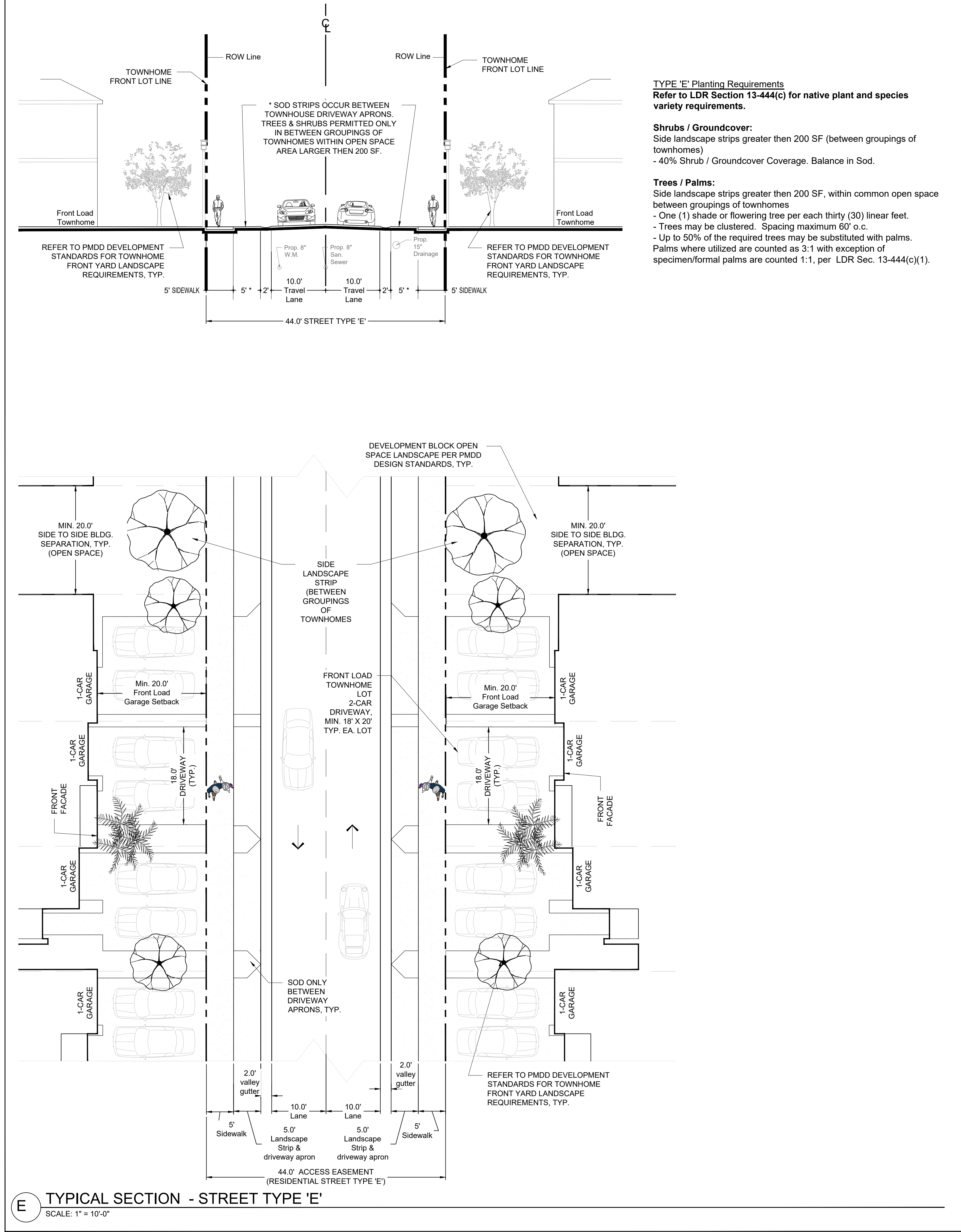


STREET TYPE KEY MAP

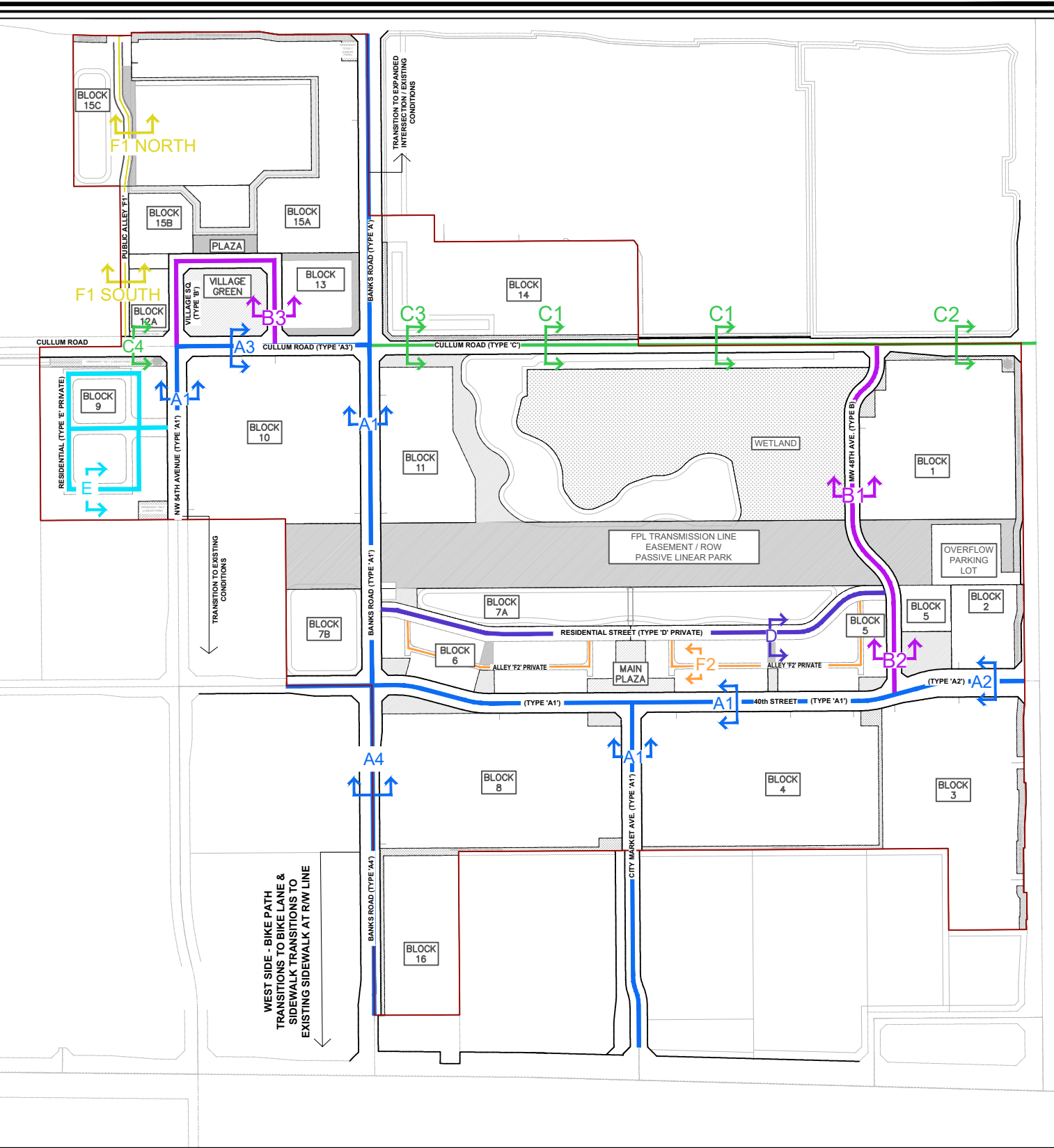


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Urban Design
Land Planning
Landscape Architecture

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West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
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Mainstreet at Coconut Creek PMDD

GRS PARTNERS

City of Coconut Creek, Florida

MASTER STREET NETWORK PLAN

Drawing Name: H:\0303\GRS Partners\Sample_Rd_15-0303\GRS Partners\LLC_DD_002\Drawings\Sheet Sections\2023-11-01_MSNP_PlanSheet.dwg

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

Revision Dates:
2021.10.19 PMDD Resubmittal
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2023.08.16 PMDD Resubmittal #6
2023.11.01 PMDD Resubmittal #7

MSNP-6.0

Exhibit I

WEST SIDE

EAST SIDE

ACCESS EASEMENT LINE

ACCESS EASEMENT LINE

OPEN SPACE FOR WEST SIDE STREET TREES (5' MIN. LANDSCAPED STRIP REQUIRED)

TYPE "F1" SOUTH' PLANTING REQUIREMENTS
REFER TO LDR SECTION 13-44(C) FOR
NATIVE PLANT AND SPECIES VARIETY
REQUIREMENTS.

- 1 TREE FOR EACH 40 L.F.
- PLUS CONTINUOUS HEDGE MIN. 3' HT.
- BALANCE IN SOD

Type "F" Curb & Gutter (or alternative curb per engineering plans)

REFER TO ADJACENT DEVELOPMENT BLOCK SITE PLANS

8' Curb & Landscape

12' Travel Lane

12' Travel Lane

2' Curb & Landscape

34.0' ALLEY TYPE "F1" SOUTH
PUBLIC ACCESS EASEMENT
(ADJ. TO BLOCK 15B & CITY BLOCK 12A)

WEST SIDE

EAST SIDE

CITY BLOCK 15C & EXIST' LIFT STATION

ACCESS EASEMENT LINE

ACCESS EASEMENT LINE

LAKE

8' 18' MIN

PROP. TYPE 'D' CURB

24' (N.W. 64th TERRACE)

LIFT STATION FENCE ENCLOSURE (BY OTHERS) LIFT STATION TO BE SCREENED AS REQUIRED BY CODE

OPEN SPACE FOR WEST SIDE STREET TREES (MIN. LANDSCAPED STRIP)

PE 'F1' NORTH' PLANTING REQUIREMENTS REFER TO LDR SECTION 13.44(C) FOR NATIVE PLANT AND SPECIES VARIETY REQUIREMENTS.

TREE FOR EACH 40 L.F. * PLUS CONTINUOUS HEDGE MIN. 3' HT. ALANCE IN SOD

NO TREES REQUIRED ADJACENT TO LIFT STATION ENCLOSURE. TREES REQUIRED SEWHERE MAY BE SHIFTED &/OR PLANTED TO MEET UTILITY SETBACKS.

PROP. TYPE 'F' CURB & GUTTER

PROP. REMOVABLE BOLLARD 8' O.C.

+12.50

PROP. HANDRAIL

PROP. SEAWALL

EDGE OF WATER

2 MAX

1

SLOPE 2H:1V MAX

8' Curb & Landscape

12' Travel Lane

12' Travel Lane

2'

34.0'

ALLEY TYPE 'F1' NORTH PUBLIC ACCESS EASEMENT (ADJ. TO CITY BLOCK 15C)

ADJ. 12.7' PUBLIC GREENSPACE (PLAZA 'P15C')

The diagram illustrates the layout and dimensions for a townhome development, showing both a cross-section and a plan view.

Cross-Section View (Top):

- TOWNHOME REAR LOT LINE:** Indicated on both sides of the central alleyway.
- ACCESS EASEMENT LINE:** Marked with dashed lines on either side of the travel lanes.
- Townhome Unit Driveway:** Minimum 1-car driveway space, 9' x 20', Typical. (garage setback varies).
- Rear Load Townhome:** Located at the rear of the units.
- 2.0' VALLEY GUTTER:** Located on either side of the travel lanes.
- 9.0' Travel Lane:** The width of the travel lanes on either side of the alleyway.
- 22.0' (MIN.) ALLEY TYPE 'F2' PRIVATE ACCESS:** The minimum width of the central alleyway.

Plan View (Bottom):

- 20' MIN. DRIVEWAY:** The minimum width of the driveways leading to the townhome units.
- 1-CAR GARAGE:** The minimum width of the garages.
- DEVELOPMENT BLOCK OPEN SPACE LANDSCAPE BETWEEN GROUPINGS OF TOWNHOMES PER PMDD DESIGN STANDARDS, TYP.:** The minimum open space between groupings of townhomes.
- Townhome Unit Driveway:** Minimum 1-car driveway space at 9' width x 20' length, Typical. (garage setback varies).
- MIN. 20.0' SIDE TO SIDE BLDG. SEPARATION, TYP.:** The minimum side-to-side building separation between townhome units.
- MIN. 2' PRIVATE DRIVEWAY SEPARATION, TYP.:** The minimum private driveway separation between townhome units.
- TOWNHOME REAR LOT LINE:** Indicated on the plan view.
- 2' valley gutter:** Located on either side of the central alleyway.
- 18.0':** The width of the central alleyway.
- 22.0' ALLEY (RESIDENTIAL STREET TYPE 'E2'):** The minimum width of the central alleyway.

[illegible]

| | |
|---|--|
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| | <p>SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS</p> |
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