

DRAWING NUMBER
1 of 1

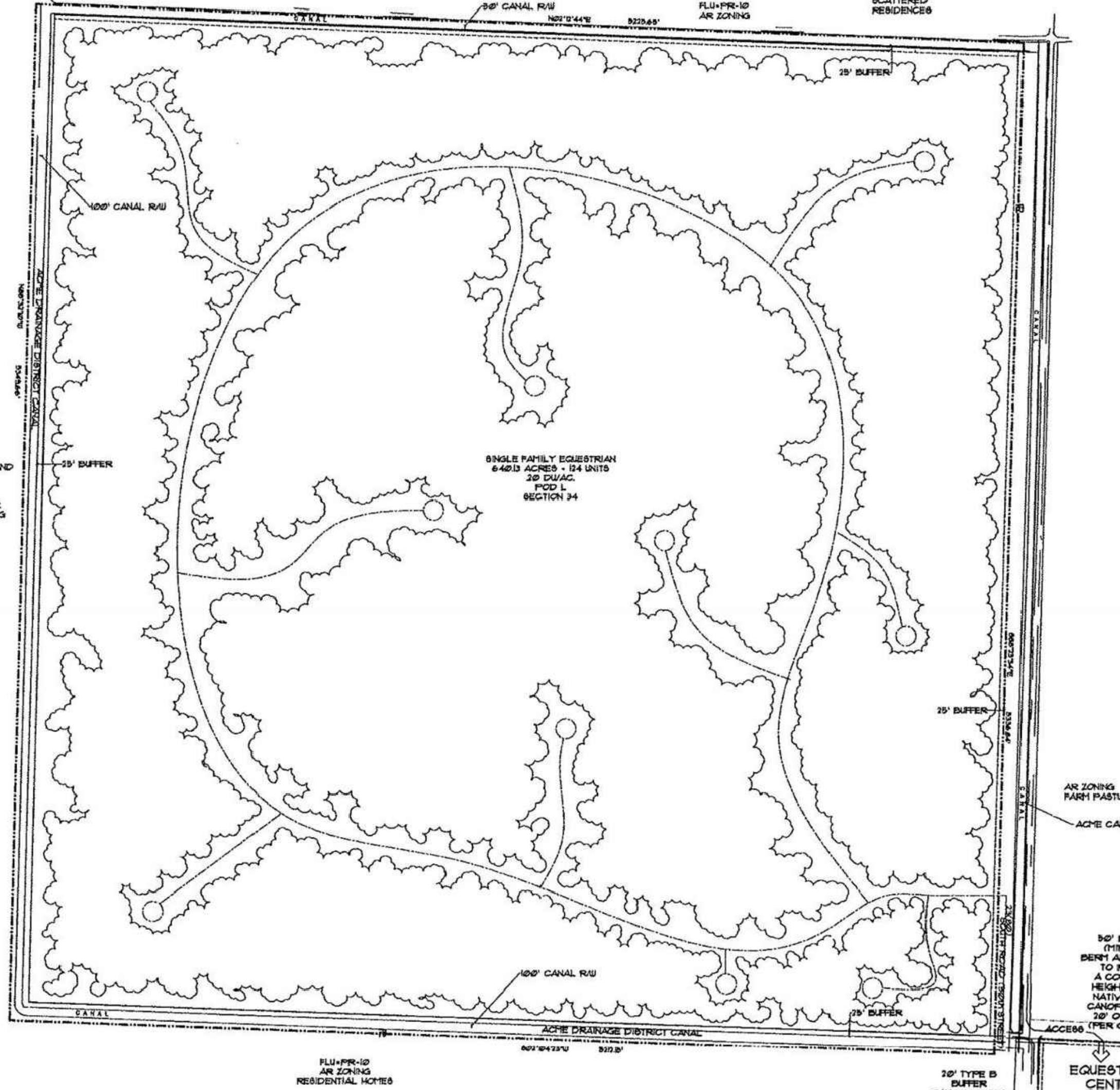
DRAWING NUMBER

Drawing Point PUD
Julian Bryan and Associates

DRAWING NUMBER
MPL-3

SUPPLY NUMBER: 1000-1000-1000-1000
RECORDED BY MAP NUMBER: 1000-1000-1000-1000
PRINTED DATE OR PLACE: 10/29/01

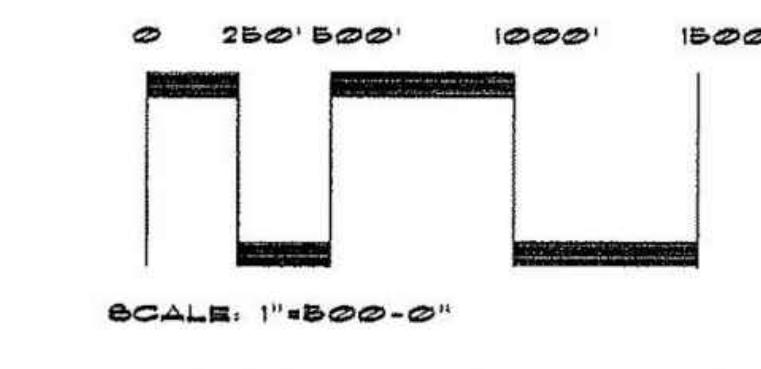
SITE & TABULAR DATA			
SECTION 23, 26, 424	TOWNSHIP 44	RANGE 41	(2003-0003-MPA)
PETITION NUMBER			
TOTAL DWELLING UNITS	1,494	1,536 DU	
TOTAL SITE AREA	156.18 AC.		
TOTAL SITE DENSITY	0.96DU/AC. 0.98 DU/AC.		
ZONING DESIGNATION	PUD		
LAND USE DESIGNATION	RES C-1 PUD AC RES A-1 DUAC PROPOSED DWELLING UNITS		
UNIT TYPE	968 1,010 352 124		
SINGLE FAMILY			
ZERO-LOT-LINE			
SINGLE FAMILY/EQUESTRIAN			
TOURNHOMES			
MODELS	10		
TOTAL	1,494 1,536		
MODEL CENTER UNIT BREAKDOWN	UNITS		
SINGLE FAMILY	10		
TOTAL MODEL UNITS	10		
SITE ACREAGE BREAKDOWN			
RESIDENTIAL AREA	984.47 AC. 1,007.01 AC.		
COMMERCIAL AREA	4.86 AC.		
PUBLIC CIVIC (IRE STATION)	2.1 AC.		
FUTURE POTENTIAL CHURCH/SCHOOL CIVIC	40 AC. 17.46 AC.		
CIVIC/ SCHOOL	265 AC.		
TOTAL LAKE TRACT AREA	250.75 AC. 253.72 AC.		
TOTAL RECREATION CLUB AREA	10.03 AC. 10.83 AC.		
RESERVE AREA/ OPEN SPACE	3121 AC.		
EQUESTRIAN CENTER	10 AC.		
FPL SUBSTATION CENTER	3 AC.		
BUFFER/ROAD ROW. AREA	200.16 AC.		
TOTAL ACRES	1,560.80 AC.		



RESIDENTIAL LANDSCAPE REQUIREMENTS

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES			
POD NAME	ACRES	TOTAL LOT AREA (AC.)	INTERNAL TREES REQUIRED (1/120 SF/AC.)
A	33.38	22.69	791 32,751
B	41.11	33.51	1110 32,220
B-1	31.23	16.82	581 15,513
C	23.71	16.53	516 21,400
C-1	14.45	9.79	342 1,339
REC	10.03	8.25	115 525
D-1	11.13	14.86	518 14,851
E	13.54	11.52	402 15,931
F	11.11	12.05	420 6,265
F-1	3.41	3.41	118 1,790
G	19.65	15.84	552 12,351
H	32.88	23.63	824 10,918
I	22.54	11.78	410.48 7,518
J	23.01	11.56	403 11,038
K	26.44	17.45	610 9,487
L	576.13	310	10,003 22,986
M	27.11	19.11	609 18,974
N	63.32	41.92	1,610 34,189
TOTAL	993.5	1,016	595.7 607.5

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES
INTERNAL TREE REQUIREMENT FOR REC AREA
1/2500 SF. INTERNAL SHRUB REQUIREMENT 3/2500 SF.
- MIN. NATIVE TREE REQUIREMENT IS 50%
- TREE AND SHRUB REQUIREMENTS CALCULATED PER
ORD. 98-10/ Sec. 6.5.5.5.n2b



ORIGINAL MASTER PLAN DESIGNED BY
JULIAN BRYAN AND ASSOCIATES.
MASTER PLAN REDRAFTED FOR CHANGES
TO SECTION 26 ONLY.

POD NAME	PLANNED DEVELOPMENT CHART			
	ACRES	UNIT	DENSITY	CLASS
A	33.38	183	5.48	ZLL
B	47.11	180	3.82	SF
B-1	37.23	87	2.34	SF
C	23.71	120	5.06	ZLL
C-1	14.45	41	2.80	SF
D	49.00	N/A	PRIVATE CIVIC	Ø
PRIV.CIVIC	17.46			
D-1	17.13	83	3.30	SF
E	13.54	89	4.45	ZLL
F	17.77	35	1.97	SF
F-1	3.41	10	2.93	MIXED
MODELS				APPROVED
G	19.65	69	2.87	SF
H	32.88	61	1.86	SF
I	22.54	42	1.86	+42 DU
J	23.01	62	2.69	SF
K	26.44	53	2.00	SF
L	576.13	124	.20	SF
M	27.71	106	3.83	SF
N	69.92	191	2.73	SF
PUB. CIVIC	31.2	N/A	N/A	N/A
LAKE TRACT	250.75	N/A	N/A	N/A
REC.	10.03	N/A	N/A	N/A
EQ. CTR	10.0	N/A	N/A	N/A
FPL UTIL	3.0	N/A	N/A	N/A
BUFFER / RD. ROW	200.16	N/A	N/A	(+0.08 AC.)
COM.	.92	N/A	N/A	(-0.08 AC.)
PRESV.	31.27	N/A	N/A	N/A
TOTAL	1,560.80	1,536		Ø

* Approved as a flexible regulations at
the July 10, 2002 DRC meeting.

NOTE: ALL ACREAGES LISTED FOR PODS ARE
NET POD ACREAGES

LEGAL DESCRIPTION

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, THENCE SOUTH 00°18'41" EAST, ALONG THE EASTERN BOUNDARY OF THE ACTING DRAFTER'S DISTRICT, TO THE RIGHT OF THE PUBLIC CANAL ROW, A DISTANCE OF 260.460' TO THE POINT OF BEGINNING.
THENCE CONTINUING SOUTH, ALONG SAID PUBLIC CANAL ROW, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET EAST OF THE SOUTHERN END OF SAID SECTION 23, THENCE SOUTH 88°31'33" EAST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°23'33" WEST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°14'33" WEST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°23'33" WEST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°14'33" WEST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°23'33" WEST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°14'33" WEST, A DISTANCE OF 212.000' TO THE POINT 228.46 FEET WEST OF THE 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