

PUD APPLICATION

CITY OF MARGATE

AUGUST 2015

Prepared for:

CELEBRATION POINTE SOUTH, LLC

12448 SW 127 AVENUE
MIAMI, FL 33186

Prepared by:



HSQ GROUP INC.

1489 W. Palmetto Park Road
Suite 340
Boca Raton, FL 33486

PUD APPLICATION
CITY OF MARGATE

August 2015

CELEBRATION POINTE

Prepared for:

Celebration Pointe South, LLC

Prepared by:

HSQ GROUP, INC.

1489 W. Palmetto Park Road, Suite 340

Boca Raton, Florida 33486

Application: This is a modification to the currently approved PUD. The level of service for the original application was based upon 580 multifamily units. Phase one has been approved for 282 multifamily units. Phase 2 request is for 252 units. A total of 534 multifamily units to be constructed for the entire PUD. The remaining 46 units to reside with the PUD for future phase.

TABLE OF CONTENTS

SECTION	ITEM
1.	LETTER OF TRANSMITTAL
2.	EXISTING SITE CONDITIONS
3.	DEVELOPER INFORMATION AND SITE LOCATIONS
4.	GENERAL SITE INFORMATION
5.	EXISTING AND PROPOSED USES
6.	PROJECT DENSITY AND POPULATION
7.	PROPOSED COMMERCIAL USAGE
8.	PLAN FOR CIRCULATION, STREETS AND PARKING
9.	PLAN FOR OPEN SPACE AND RECREATION FACILITY
10.	PROVISIONS FOR MUNICIPAL AND PUBLIC SERVICES
11.	PROVISIONS FOR WATER, SEWER AND UTILITIES SERVICES
12.	PUBLIC EDUCATION ANALYSIS
13.	DRAINAGE ANALYSIS
14.	CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY OF MARGATE COMPREHENSIVE PLAN
15.	TRAFFIC CIRCULATION ANALYSIS
16.	DEDICATION OF LAND TO CITY, COUNTY AND STATE
17.	EXISTING ZONING WITHIN ONE MILE OF SITE
18.	DESCRIPTION OF PROPOSED PUD STANDARD FOR ALL STREETS AND LANDSCAPING
19.	THE PROPOSED ORDER OF DEVELOPMENT PHASES
20.	PLANNING BOARD REQUIREMENTS
21.	EXHIBIT M LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS.
22.	EXHIBIT I BOUNDARY MAP
23.	EXHIBIT J GENERAL CONCEPT PLAN
24.	EXHIBIT J MASTER PLAN
25.	EXHIBIT K UTILITIES PLAN
26.	EXHIBIT J STREET MAPS
27.	EXHIBIT K GRADING AND DRAINAGE PLAN
28.	EXHIBIT L TYPICAL LANDSCAPE PLAN
29.	EXHIBIT J&N TYPICAL RESIDENTIAL PLAN

1. LETTER OF TRANSMITTAL

Name, title, address, and telephone number of local government contact.

Mr. Ben Ziskal, AICP
Director of Economic Development
City of Margate
City Hall, Third Floor, 5790 Margate Boulevard
Margate, Florida 33063
(954) 972-6454

2. EXISTING SITE CONDITIONS

The phase one 282 multifamily units are under construction to be completed by January 2016 consisting of approximately 15.4 acres. Phase 2 site is currently vacant with the remnants of the original mobile home park roads, utilities and drainage ditch consisting of approximately 14.3 acres.

3. DEVELOPER INFORMATION AND SITE LOCATION

A. Name, address and telephone number of the applicant.

Omar Fonte
Celebration Pointe South, LLC.
12448 SW 127 Avenue
Miami, Florida 33186
(305)969-2000

B. Name, address and telephone number of the Engineer.

Jay M. Huebner, P.E.
HSQ Group, Inc.
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221

C. Name, address and telephone number of the architect:

Gene Palenzzuala
Palenzuela & Hevia Design Group, Inc.
12201 S.W. 133 CT.
Miami, FI 33186

D. Name, address and telephone number of the landscape architect:

Andy Witkin
Witkin Hults Design Group, Inc.
307 S. 21st. Avenue
Hollywood, FL 33020
T (954) 923 9681
F (954) 923 9689

E. Name, address and telephone number of the attorney:

Gerry Knight
Billing, Cochran, Heath, Lyles, Mauro & Ramsey, P.A.
888 SE 3rd Avenue, Suite 301
Fort Lauderdale, Florida 33301
(954)764-7150

F. Name, address and telephone number of the property owner.

Omar Fonte
Celebration Pointe South, LLC.
12448 SW 127 Avenue
Miami, Florida 33186
(305)969-9916

Celebration Pointe South, LLC Celebration Pointe North, LLC.

Business Summary

Celebration Pointe South, LLC together with Celebration Pointe North, LLC are sister companies and are a multifamily real estate operating company focused on innovative developments, strategic acquisitions, and is associated with proactive management of multifamily residential rental communities. Projects built by the principals have consisted of single-family homes, town homes, and condos and villas ranging from the conventional and comfortable to the luxurious and elegant focused on quality, diverse design, great locations, and complete amenities and have included retail shopping centers and storage facilities as well. Our communities span from Homestead to West Palm Beach, with properties up to Orlando, Florida.

Our main office is located in West Kendall, Florida. There we develop and manage assets and provide upper management support and oversight. Our personnel, managers, and directors have a collective experience of over 50 years in the real estate development industry.

We have attached a list of communities and units totaling over 3,600 that we completed from 2001 through 2015 with over \$530,000,000 in total assets. We were one of the developers instrumental and involved in the revitalization of Homestead, Florida and participated towards the funding of the new Baptist Hospital of Homestead.

Our goal is to continue expanding our business operations directed to providing quality residential real estate to individuals and families within the local community and South Florida. Celebration Pointe North, LLC is a sister company to Celebration Pointe South, LLC and has developed phase one of this community.

4. GENERAL SITE INFORMATION

A. Concise written description of this size and boundaries of the area proposed to be amended.

The subject parcel contains approximately 29.7 net acres and 30.18 gross acres and is located at the East intersection of State Road 7 and Celebration Blvd. Phase one consists of 15.44 acres (North half) and phase 2 consists of 14.26 acres and is generally the South half of the property.

B. Proposed site acreage breakdown.

Net site acreage:	29.70 acres.
Pavement:	9.05 acres
Sidewalk/ pool:	2.36 acres
Building:	5.97 acres
Lake (water surface)	4.68 acres.
Green area (open Space)	7.64 acres

Phase one site acreage breakdown only:

Phase one acreage	15.44 acres.
Pavement:	4.65 acres
Sidewalk/pool:	1.02 acres
Building:	2.86 acres
Lake (water surface)	2.31 acres.
Green area (open Space)	4.60 acres

Phase two site acreage breakdown only:

Phase two acreage	14.26 acres.
Pavement:	4.40 acres
Sidewalk/pool:	1.34 acres
Building:	3.11 acres
Lake (water surface)	2.37 acres.
Green area (open Space)	3.04 acres

C. Setback table:

Minimum 25' from property line.

Minimum 20' between buildings not including auxiliary buildings.

Minimum 5' front set back from curb to building.

Minimum rear yard set back 20' between buildings not including auxiliary buildings.

B. Legal description of the area proposed project.

Tract A of the Celebration Pointe Plat, Plat Book 178, Page 68 in Broward County, Florida. 29.50 acres total site. North R/W vacation of 0.20 acres. Total 29.70 acres.

5. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.

	City of Margate	Broward County
Current	R20 Residential	Low medium (5-10) Residential
Proposed	R20 Residential	No change

B. Current land use designations for the surrounding properties.

	City of Margate	Broward County
North	R10 & park & TOC	Medium(10-16) & L-5 Residential
East	R10 Residential	Low Med (10) Residential
South	Transit Oriented Corridor	Industrial and Commercial
West	TOC	TOC

C. Current and proposed zoning for the amendment site and adjacent areas.

	Existing Zoning	Proposed Zoning
Amendment Site	PUD	PUD
North	CF-1,S-1,PUD	No change
East	PUD	No change
South	TOC-C,M-1A	No change
West	TOC-C	No change

The flexibility provisions of the Broward County Land Use Plan have not been used to rezone adjacent areas.

D. Existing use of amendment site and adjacent areas.

	Existing Use
Amendment Site	Multi-family (proposed)
North	Water storage tank facility; City park
East	Residential condos
South	Commercial building and Industrial warehouses
West	Commercial retail

E. Proposed use of amendment site, including square footage and/or dwelling unit count proposed for each parcel.

The proposed use of the subject property is 534 multi-family units.

F. Proposed site plan and any other available special studies or information.

A site plan is attached showing the proposed development of phase one of the proposed developments, consisting of 282 multifamily units. The proposed

phase two site plan consists of 252 multifamily units. An additional 46 units for future phase.

G. Maximum allowable development under existing designation for the site.

The maximum allowable development under the R20 Residential designation is 580 multifamily residential units.

H. Maximum allowable development under proposed designation for the site.

The maximum allowable development for the subject property under the R20 Residential designation is 580 residential units.

6. PROJECT DENSITY AND POPULATION

The current site plan for phase one of the proposed development consists of 282 multifamily units and 252 multifamily units in phase two and the total allowable development on the subject property is 580 residential units. The total gross acreage is 30.18 acres. The total gross density is 19.21 units per acre. The projected population is 1.8 persons per unit for a total of 1044 persons for the entire PUD.

A. Population Projections

1. Population Projections for the 10 year planning horizon (indicate year)

The City of Margate projected population for the year 2025 is 67,589.

2. Population projections resulting from this development.

At a rate of 1.8 persons per household, there will be approximately 1044 persons residing in this development based on a total allowable development of 580 residential units. .

7. PROPOSED COMMERCIAL USAGE

The PUD is residential only and does not include any commercial usage.

8. PLAN FOR CIRCULATION, STREETS AND PARKING

The site plan for phase one of the site is shown on Exhibit J. The current site plan consists of a main entrance from State Road 7 with a gated entrance off of Celebration Pointe Blvd. The site has been designed to meet emergency vehicle access and circulation. The parking requirements are as follows:

Parking requirements phase one:

Required parking for multi-family units is 2 spaces per apartment unit plus 1 space for every 5 units for guest parking.

$282 \text{ units} \times 2 = 564 \text{ parking spaces}$

$282 \text{ units} / 5 = 56.4 \text{ parking spaces}$

Total required: 621 spaces.

Parking provided:

54 garage units with 1 car garages = 54 garage parking stalls.

497 exterior parking spaces including driveways (dependent upon final site plan)

Total provided 551 spaces (dependent upon final site plan)

A variance was approved by the City Commission on 8/27/2008 BA-19-2008 allowed for 409 surface parking stalls in lieu of the 621 spaces.

Parking requirements phase two:

Required parking for multi-family units is 2 spaces per apartment unit plus 1 space for every 5 units for guest parking.

$252 \text{ units} \times 2 = 504 \text{ parking spaces}$

$252 \text{ units} / 5 = 50.4 \text{ parking spaces}$

Total required: 555 spaces.

Parking provided:

184 garage units with 1 car garages = 184 garage parking stalls. (variance to allow garage parking towards overall parking count)

375 exterior parking spaces including driveways (dependent upon final site plan)

Total provided 559 spaces (dependent upon final site plan)

General or guest parking stalls will be 9' wide by 18' deep for phase one and phase two will be 9' wide by 16' deep with a 7' deep sidewalk allowing car overhang on the sidewalk. All parking will be either 90 degree marking stalls or parallel parking stalls. Handicap stalls will meet ADA requirements. Common area parking stalls will be asphalt pavement. Parking stall associated with driveways in front of units will not be striped. Parking must be in designated parking areas. Parking behind garages for garage resident only. No parking will be allowed in street. The garage unit spaces shall be to resident families with a minimum of two cars and the garage and driveway must be used by them for vehicular parking. This will be enforced by the rental manager.

Street design:

The streets will be a minimum of 22' wide with two 11-foot wide travel lanes. The streets will meet the minimum design standards. The pavement design will be incorporated into the final engineering design of 1-1/2" asphalt, 8" rock base and 12" stabilized sub-grade except where brick pavers are shown on the site plan. All interior streets will be posted 25 miles per hour speed limit.

Pedestrian circulation:

A minimum of a 4' wide sidewalk(phase 1) minimum 5' sidewalk (phase 2) is located on at least one side of the internal streets and will connect to the sidewalk on State Road 7 for mass transit or access to adjacent activities. The sidewalk will provide direct access for all residents to the recreation facilities provided within the PUD.

9. PLAN FOR OPEN SPACE AND RECREATION FACILITY

The site meets the minimum code requirement of 35% open space. The following is the table for open space requirements:

Open Space Requirements:

Gross acreage 29.70 acres.

Required Open Space is 35% or 10.39 acres.

Provided open space:

Recreation facility is 0.87 acres count 50% toward open space or 0.44 acres.

Lake: 4.68 acres count 50% toward open space or 2.34 acres

Green area including buffers and yards 7.73 acres count 100%

Total open space provided: 10.49 acres or 35.3%

10. PROVISIONS FOR MUNICIPAL AND PUBLIC SERVICES

The required municipal and public services, including fire and police protection, will be available to Celebration Pointe. The entrance gates will be equipped with emergency access apparatuses such as Knox box and siren activated gates to allow immediate access for police, fire and ambulances.

Fire Hydrants will be installed in accordance with the City of Margate Code requirements. Health Care facilities are located within the City for expedient service. Other municipal services such as libraries and regional parks are available within reasonable proximity to the property.

11. PROVISIONS FOR WATER, SEWER AND UTILITIES SERVICES

A. Sanitary Sewer Analysis

- 1. Identify the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The subject property is located in the City of Margate utilities service area. The adopted level of service (LOS) is based upon population calculated according to bedroom mix: 3.5 persons per 3-bedroom, 2.5 persons per 2-bedroom, and 1 person per 1-bedroom unit. Each person uses 100 GPD.

- 2. Identify the sanitary sewer facilities serving the service area in which the amendment is located, including the plant capacity, current demand on plant capacity, and committed plant capacity.**

The property is served by the City of Margate Wastewater Treatment Plant located on N.W. 66th Avenue in the City of Margate. The current plant capacity is 10.1 MGD. The current demand is 7.50 MGD. Committed capacity of 7.50 MGD. The City maintains a wastewater collection system within the City's utilities service area, in which the subject property is located. No septic tanks exist or are proposed to serve the amendment site.

- 3. Identify the additional sanitary sewer demand resulting from this amendment.**

Sanitary sewer demand based on existing Land Use Plan designation (580 multifamily units):

$$580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$$

Sanitary sewer demand based on proposed Land Use Plan designation (580 multifamily units): $580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$

The adjusted sanitary sewer demand resulting from this amendment is: 128,238 GPD (-) 128,238 GPD = 0 GPD or 0 MGD decrease demand.

- 4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan.**

According to the City of Margate Comprehensive Plan, the projected plant capacity is 10.1 MGD and the projected average daily flow is 7.5 MGD. Thus, the City of Margate will have adequate wastewater treatment plant capacity to serve future demand, including the proposed development of the subject property. Since the City of Margate is nearing complete build out, the current plant capacities provide for short and long term projections for future demands.

- 5. Provide information regarding the existing and proposed trunk lines and lateral hookups to the amendment site.**

An existing 10" sanitary force main is located in State Road 7 right-of-way adjacent to the subject property. The existing lift station has been removed and a new public lift station has been installed to service the entire Celebration Pointe project.

B. Potable Water Analysis

- 1. Provide the adopted level of service for the service area in which the amendment is located and the current level of service.**

The subject property is located in the City of Margate utilities service area. The adopted level of service (LOS) is based upon population calculated according to bedroom mix: 3.5 persons per 3-bedroom, 2.5 persons per 2-bedroom, and 1 person per 1-bedroom. Each person uses 100 GPD.

- 2. Identify the potable water facilities serving the service area in which the amendment is located, including the plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.**

The site is located in the Margate utilities service area, and service to this site is provided by the City of Margate Water Treatment Plant. The plant has a rated capacity of 20 MGD and a current average demand of 10.0 MGD. The SFWMD permitted capacity is 3,396 Million gallons per year and 313.9 Million gallons per month.

- 3. Identify the well field serving the service area in which the amendment is located, including the permitted capacity, committed capacity, remaining capacity, and expiration date of the permit.**

Twelve (12) raw water wells serve the City of Margate. These raw water wells have a capacity of 24 MGD. The expiration for the Broward County water withdrawal permit is November, 2016. The permit is renewed every year.

4. Identify the additional potable water demand resulting from this amendment.

Potable water demand based on existing Land Use Plan designation:
 $580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$

Potable water demand based on proposed Land Use Plan designation (580 multifamily units): $580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$

The adjusted potable water demand resulting from this amendment is: $128,238 \text{ GPD} (-) 128,238 \text{ GPD} = 0 \text{ GPD}$ or 0 MGD decrease demand.

5. Identify the projected or planned capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan.

The average daily demand (currently 10.0 MGD) is projected to increase to 16.6 MGD by 2014. There is no planned expansion for the water treatment facilities at this time.

6. Provide information regarding the existing and planned service to the site – provide information regarding the existing and proposed trunk lines and water main hookups to the amendment site.

An 8" water main currently services the property from State Road 7. The proposed development will provide an internal loop water main system connecting to the existing water main supply to the property.

C. Solid Waste

1. Provide the adopted level of service (LOS) standard for the service area in which the amendment is located and the current level of service.

The adopted LOS for the service area is 8.9 pounds per Dwelling Unit ("DU") per day.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.

The solid waste generated in the City of Margate is accommodated by the Broward County resource recovery plants and sanitary landfills. The

current and projected landfill capacity is sufficient to meet county-wide demand for the next fifteen (15) years.

3. **Identify the additional demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.**

The change in demand resulting from the proposed amendment is as follows:

Existing property Use: $255 \text{ DU's} \times 8.9 \text{ lbs} = 2,269.5 \text{ lbs}$

Proposed property Use: $580 \text{ DU's} \times 8.9 \text{ lbs} = 5,162 \text{ lbs}$

The adjusted demand resulting from this amendment is:

$2,269.5 \text{ lbs} (-) 5,162 \text{ lbs} = 2,892.5 \text{ lbs greater demand}$

D. Recreation and Open Space Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The adopted LOS for local public recreation sites in the City of Margate is 3 acres per 1000 population. The City currently provides 4.2 acres of park land per 1000 population.

2. **Identify the parks serving the service area in which the amendment is located including acreage and facility type e.g. neighborhood, community or regional park.**

The City of Margate has a total of 19 public parks which contain approximately 105 acres. The park system includes 5 community parks, 6 neighborhood parks and 8 mini parks. Private non-commercial parks contain approximately 53 acres. Four golf courses are located in the City, two with 18 holes and 2 with 9 holes.

There are no Broward County regional parks located in the City of Margate. Regional park facilities serving the City include Quiet Waters Park, Tradewinds Park and Fern Forest Park.

3. **Quantify the change in need for park acreage resulting from this amendment.**

The change in demand resulting from the proposed amendment is as follows:

Existing property Use: $255 \times 1.8 \text{ persons/DU @ } 3 \text{ acres/1000} = 1.37 \text{ acres}$

Proposed property Use: 580 Multifamily units x 1.8 persons/DU @ 3 acres/1000 = 3.13 acres

The adjusted demand resulting from this amendment is:
1.37 acres (-) 3.13 acres = 1.76 acres more demand

The proposed development will also have on-site recreational amenities. In addition, the developer will comply with applicable City and County park impact fee requirements fees. The project is phased into two parcels. The developer will pay for the phase one city park impact fees of 282 units minus the original 255 units. Phase two will pay for the remaining 252 units at the time the permits are issued for construction.

- 4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.**

Based on the City of Margate's projected population in 2025 of 67,589, sufficient park acreage will exist in 2015 (234 acres) to meet the applicable park LOS demand in 2025 (203 acres).

12. PUBLIC EDUCATION ANALYSIS

A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The amendment site is served by Liberty Elementary School, Margate Middle School, and Monarch High School.

B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

School	LOS Capacity	Adjusted 2015/16 20 th day enrollment	Over/Under Adj. 20th Day Enrollment	Gross capacity
Liberty Elementary	1,260	951	-309	1282
Margate Middle	1379	1308	71	1328
Monarch High	2,335	2122	-213	2,360

C. Identify the additional student demand resulting from this amendment - calculations should be based on applicable generation rates specified in the Broward County Land Development Code.

The proposed development of 122 three-bedroom multi-family, 362 two-bedroom multi-family and 96 1-bedroom multifamily units will generate 92 (54 elementary, 23 middle, 30 high school) students according to current Broward County public school student generation rates. Sufficient capacity exists in the public schools to support the proposed development.

D. Identify the Planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

None.

E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Not applicable.

13. DRAINAGE ANALYSIS

- 1. Provide the adopted level of service standard for the service area in which the amendment is located.**

Road Protection:

Residential streets not greater than fifty (50) feet to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map".

Rights-of-way greater than fifty (50) feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the "Flood Criteria Map".

Buildings:

To have the lowest floor elevation no lower than the elevation for the respective area depicted in the "100 Year Flood Elevation Map". Per City code to be 18" above 100-year flood stage.

Off Site Discharge:

Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Storm Sewers:

Design frequency minimum to be five year rainfall intensity off the State Department of Transportation Zone 10 Rainfall curves.

Flood Plain Routing:

Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and the "100 Year Flood Elevation Map".

Antecedent Water Level:

The higher elevation of either the control elevation or the elevation depicted on the map "Average Wet Season Water Levels".

On Site Storage:

Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volumes minus off site discharge occurring during design rainfall.

Best Management Practices (BMP):

Prior to discharge of surface or ground water, BMP's will be use to reduce pollutant discharge.

The developed area operates at the adopted LOS. Additional drainage improvements may be necessary to serve this development.

The subject property is currently vacant and has no current level of service. Any planned development will meet all City, State and local drainage district regulations.

2. Identify the drainage facilities serving the service area in which the amendment is located.

This property is located within the Cocomar Drainage District. The District criteria requires 15% of the property to be lake. The on-site lake will be maintained by the property owner.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

The current drainage system provides adequate flood protection for the developed area. There are no improvements currently planned for the drainage system. The proposed development will comply with the fifteen percent on-site water area requirement as well as all other City, County and South Florida Water Management District regulations with regard to on-site drainage.

4. Indicate if Environmental Resource Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district for the amendment site.

Identify the permit number(s) or application number(s) if the project is pending for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The existing development has a drainage permit number 060442-S-26. This permit will be modified to match the proposed development.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

The area meets the adopted LOS. The LOS will not change with this modification.

14. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY OF MARGATE COMPREHENSIVE PLAN

List of goals, objectives, and policies of the Future Land Use Element and other affected elements with which the proposed rezoning is compatible.

Goal:

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by Citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Policy 1.8

Facilities and services shall be available concurrent with the impacts of development, while traffic circulation shall meet the level of service standards as specified within the adopted Transportation Element.

Policy 1.10

The city shall continue to implement procedures to identify the cumulative impacts of proposed development on public services and facilities before a development permit is issued.

Policy 2.1

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Land Use Plan.

Objective 4:

The future development and redevelopment activities shall be directed to appropriate locations as designated on the Future Land Use Map, consistent with sound planning principles, natural limitations, and the goals, objectives, and policies contained within this plan, consistent with the requirements of §163.3202(1), F.S.

Policy 7.2

All proposed development shall be compatible with adjacent land uses.

Policy 9.1

Prior to approval of increases in density or intensity of land uses, there shall be a finding that existing public facilities and services are available to serve the needs of the proposed development.

Objective 11

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

A. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

List of objectives and policies of the Broward County land Use Plan with which the proposed rezoning is compatible.

GOAL 01.00.00 PROVIDE RESIDENTIAL AREAS WITH A VARIETY OF HOUSING TYPES AND DENSITIES OFFERING CONVENIENT AND AFFORDABLE HOUSING OPPORTUNITIES TO ALL SEGMENTS OF BROWARD COUNTY'S POPULATION WHILE MAINTAINING A DESIRE QUALITY OF LIFE AND ADEQUATE PUBLIC SERVICES AND FACILITIES.

OBJECTIVE 01.01.00 RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS.

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan May intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

POLICY 1.03.01 Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets.

GOAL 08.00.00 PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

OBJECTIVE 08.01.00 COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES.

Coordinate future land uses with the availability of regional and community facilities and service sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

POLICY 14.02.01

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans.

B. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

State Comprehensive Plan goals and with which the proposed rezoning is consistent.

(16) LAND USE-

(a) Goal-

In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies-

Enhance the liveability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

15. TRAFFIC CIRCULATION ANALYSIS

The concurrency and PUD approval for the project has been extended per Florida Senate Bill 1752 and House Bill 7207 and does not require a review of concurrency for this application.

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted LOS, and current LOS for each roadway.**

Exhibit F-1 shows the subject property and roadways that provide site access. Near site roadway segments are annotated with the laneage, volumes, and LOS information. Principal access is provided via US 441 / SR 7.

- 2. Projected LOS for the roadways impacted by the proposed amendment for the short (2013) and long term (2030) planning horizons.**

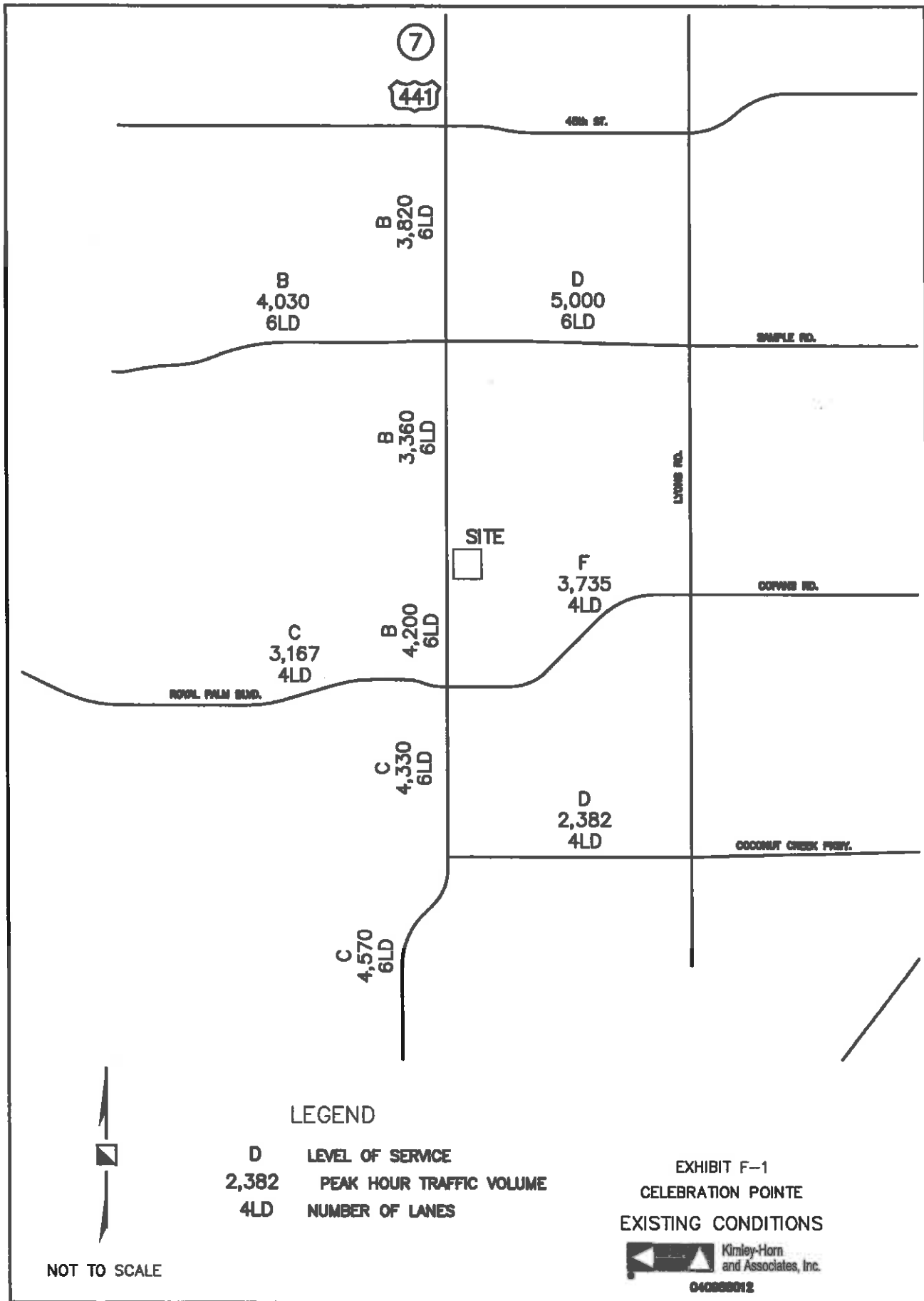
Exhibit F-2 summarizes the existing roadway volume and level of service conditions on the roadways surrounding the site. Exhibit F-3 summarizes the short term traffic projections (2015) with and without project traffic. Exhibit F-4 summarizes the long term (2030) traffic projections with and without project traffic. The sources of the short term traffic projections are existing traffic counts and interpolated growth rate information based on future 2030 traffic volumes. The source of long term traffic projections is the Broward County FSUTMS 2030 Model supplied by the MPO.

- 3. Traffic impact resulting from the amendment and resulting LOS change for short term (2013) and long term (2030) planning horizons.**

Exhibit F-5 summarizes the traffic generation potential for the proposed land use designation on a daily and p.m. peak hour basis. Exhibits F-3 and F-4 illustrate the project traffic assignment on the surrounding roadway network and the expected level of service for the short term (2015) and long term (2030) planning horizons. Although some of the roadways are projected to operate below Level of Service (LOS) D in the future, traffic associated with the proposed land use amendment is expected to be less than 3% of the LOS D service volume on these roadway segments. Additionally, these roadways are all expected to operate at the same level of service with or without traffic associated with the proposed amendment.

- 4. Provide any special transportation studies relating to this amendment.**

Please see exhibit F for additional updated information by the traffic engineer.



**EXHIBIT F-2
CELEBRATION POINTE
EXISTING PEAK HOUR VOLUMES**

Roadway		# Lanes	2006 Peak Hour Volume (1)	Adopted LOS 'D' Peak Hour Volume (2)	Current LOS
From	To				
<u>Sample Road</u>					
Rock Island Rd.	US 441 / SR 7	6LD	4,030	5,080	B
US 441 / SR 7	Lyons Rd.	6LD	5,000	5,080	D
<u>Royal Palm Boulevard</u>					
Rock Island Rd.	US 441 / SR 7	4LD	3,167	3,390	C
US 441 / SR 7	Lyons Rd.	4LD	3,735	3,390	F
<u>Coconut Creek Parkway</u>					
US 441 / SR 7	Lyons Rd.	4LD	2,382	2,950	D
<u>US 441 / SR 7</u>					
Wiles Rd.	Sample Rd.	6LD	3,820	5,080	B
Sample Rd.	Site Access	6LD	3,360	5,080	B
Site Access	Royal Palm Blvd.	6LD	4,200	5,080	B
Royal Palm Blvd.	Coconut Creek Pkwy.	6LD	4,330	5,080	C
Coconut Creek Pkwy.	Atlantic Blvd.	6LD	4,570	5,080	C

Notes:

(1) Based on Broward County 2006 Annual Average Peak Hour Traffic Counts

(2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.



<p align="center">EXHIBIT F-3 CELEBRATION POINTE SHORT RANGE (2013) PEAK HOUR VOLUMES</p>									
Roadway From	To	Adopted LOS 'D' Peak Hour Volume	2013 Base Peak Hour Volume		Percent Project Assignment	Project Trips	Percent Impact	2013 Peak Hour Volume with Proposed Amendment	
			Volume (1)	LOS (2)				Volume (1)	LOS (2)
<u>Sample Road</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080	4,254	C	15%	22	0.43%	4,276	C
		5,080	5,147	F	10%	15	0.30%	5,162	F
<u>Royal Palm Boulevard</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390	3,152	C	15%	22	0.65%	3,174	C
		3,390	3,608	F	20%	29	0.86%	3,637	F
<u>Coconut Creek Parkway</u> US 441 / SR 7	Lyons Road	2,950	2,652	D	15%	22	0.75%	2,674	D
<u>US 441 / SR 7</u> Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Royal Palm Blvd. Coconut Creek Pkwy.	Sample Rd.	5,080	3,991	B	15%	22	0.43%	4,013	B
	Site Access	5,080	3,879	B	40%	58	1.14%	3,937	B
	Royal Palm Blvd.	5,080	4,474	C	60%	88	1.73%	4,562	C
	Coconut Creek Pkwy.	5,080	4,668	C	25%	37	0.73%	4,705	C
	Atlantic Blvd.	5,080	4,798	C	10%	15	0.30%	4,813	C
<p><i>Notes:</i> (1) 2013 volumes developed by interpolation between existing volumes and 2025 volumes. (2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.</p>									

EXHIBIT F-4 CELEBRATION POINTE LONG RANGE (2030) PEAK HOUR VOLUMES											
Roadway From	To	Adopted LOS 'D' Daily Volume	FSUTMS Model AADT	k-factor	2030 Peak Hour Without Proposed Amendment		Percent Project Assignment	Project Trips	Percent Impact	2030 Peak Hour With Proposed Amendment	
					Volume (1)	LOS (2)				Volume (1)	LOS (2)
<u>Sample Road</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080	59,000	8.13%	4,797	C	15%	22	0.43%	4,819	C
		5,080	67,700	8.13%	5,504	F	10%	15	0.30%	5,519	F
<u>Royal Palm Boulevard</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390	38,300	8.13%	3,114	C	15%	22	0.65%	3,136	C
		3,390	40,600	8.13%	3,301	D	20%	29	0.86%	3,330	D
<u>Coconut Creek Parkway</u> US 441 / SR 7	Lyons Road	2,950	40,700	8.13%	3,309	F	15%	22	0.75%	3,331	F
<u>US 441 / SR 7</u> Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Royal Palm Blvd. Coconut Creek Pkwy.	Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy. Atlantic Blvd.	5,080	54,200	8.13%	4,406	C	15%	22	0.43%	4,428	C
		5,080	63,200	8.13%	5,138	F	40%	58	1.14%	5,196	F
		5,080	63,200	8.13%	5,138	F	60%	88	1.73%	5,226	F
		5,080	67,500	8.13%	5,488	F	25%	37	0.73%	5,525	F
		5,080	65,800	8.13%	5,350	F	10%	15	0.30%	5,365	F
Notes: (1) 2030 volumes developed by Broward County FSUTMS 2030 Model supplied by the MPO adjusted by a k-factor of 8.13 to determine peak hour conditions. (2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.											

EXHIBIT F-5 CELEBRATION POINTE TRIP GENERATION				
Land Use	Intensity	PM Peak Hour		
		Total	In	Out
Approved				
Residential Townhouse/Condominiums	412 d.u.	214	143	71
Total Approved		214	143	71
Proposed				
Apartments	580 d.u.	360	234	126
Total Proposed		360	234	126
Net Trip Increase		146	91	55
Notes: Trip generation was calculated using the following data:				
PM Peak Hour Traffic Generation				
Residential Townhouse/Condominiums	[ITE 230]	=	T = 0.52 trips per d.u.; (67% in, 33% out)	
Apartments	[ITE 240]	=	T = 0.62 trips per d.u.; (65% in, 35% out)	



G. Mass Transit Analysis

1. Identify the mass transit modes serving the amendment area.

Broward County Transit Route 18 and Route 441 which runs along State Road 7 serves the amendment site. The City of Margate also provides local transit service.

2. Identify the change in demand resulting from this amendment.

The amendment will increase demand on the transit system, however the current transit system has the capacity to adequately provide service for this amendment.

3. Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.

Transit Route 18 and Route 441 currently serves the amendment site. No major route changes are planned for this area.

4. **Describe how the proposed amendment furthers or is consistent with the concept of a “transit-oriented development”.**

The proposed development has an internal pedestrian sidewalk system that provides pedestrian access from every unit to the public transit system located on State Road 7. Also, the property is conveniently located near commercial retail, industrial, hospitals and office space allowing for easy transit for the residence to work and shopping.

16. DEDICATION OF LAND TO CITY, COUNTY AND STATE

The PUD does not have frontage along State Road 7 or any other roadway. The developer will provide park and recreational impact fees to the City of Margate to obtain or enhance parks within the City limits.

17. EXISTING ZONING WITHIN ONE MILE OF SITE

	Existing Zoning	Proposed Zoning
Amendment Site	PUD	PUD
North	CF-1,S-1,PUD	No change
East	PUD	No change
South	TOC, M-1A	No change
West	TOC	No change

See Exhibit G for zoning one mile from site.

18. DESCRIPTION OF PROPOSED PUD STANDARD FOR ALL STREETS AND LANDSCAPING

Proposed PUD Standards:

- A.** Streets and entrances will meet the standards as stated in section 7 of this report.
- B.** Drainage will meet the standards as stated in section 12 of this report. A proposed lake will be constructed in each phase of the PUD. The lake will serve both drainage and open space recreational purposes. The drainage onsite and offsite system will be maintained by the drainage district a qualified contractor directed by an on-site property manager.
- C.** Site lighting will be provided for the entire PUD to meet City Code requirements.

D. Standards for building set backs are as follows:

Minimum 25' from property line.

Minimum 20' between buildings excluding auxiliary buildings.

Minimum 5' front set back from curb to building.

Minimum rear yard set back 20' between buildings excluding auxiliary buildings.

Buildings will be three story with tile roofs. Construction of buildings will meet the City of Margate Code and Florida Building Code with current amendments requirements. All construction will meet Fire codes. Buildings will have fire sprinkler systems and will be designed to meet the necessary fire ratings. The buildings will be constructed with the highest construction standards and provide architecturally pleasing look that will be provided by the developer's architect.

E. Landscaping standards:

1. The landscaping will meet or exceed the City of Margate Code, Chapter 23 which pertains to minimum landscaping standards. The developer will provide additional accents at strategic locations within the PUD to enhance the overall beauty of the entire project. Where possible the shrubs and plantings will be design to enhance the scenic water view at the proposed lake.
2. Fill in missing wall sections on West side adjacent to commercial property. A 6' high chain link fence with a green button wood hedge will be installed along the remainder of the site to provide a pleasing barrier to the adjacent residential communities.
3. Additional landscaping will be provided along Celebration Pointe Blvd (phase 1). The developer and landscape architect will provide landscaping plans that meet or exceed the City Code in these areas.
4. Internal landscaping will be provide for street trees and building landscaping to provide a lush landscape feel to the roadways.
5. A variance has been obtained allowing a 10' perimeter landscape buffer. A 12' perimeter buffer is provided on phase 2.

F. Traffic Control.

The traffic control within the site will be to Broward County requirements by using signage and striping to control vehicles as well as pedestrian traffic.

G. Unified control of PUD

The PUD will be constructed by the developer and operated as a rental community. The future maintenance will be conducted by the property owner and operator. On-site property managers will be responsible for all maintenance activities.

H. Typical unit allowances and restrictions

1. The individual units cannot be modified in any way without approval of the property owner or association. No outside modifications can be made by the unit resident. The garages may not be enclosed for permanent living area. No screens can be installed beyond the building face. Roofs are made of tile. Interior improvements require local permits prior to construction.
2. Garbage will be provided in a compactor and picked up by waste management. Garbage and recycling is the residents' responsibility to dispose of in the garbage compactor and recycling area. This will be enforced by the property management.
3. See Exhibit N for additional building information.
4. No structural improvements will be allowed in common area easements. All landscape areas will be maintained by the property management maintenance personnel or contracted Maintenance Company. The rental resident is not responsible for common area maintenance.

19. THE PROPOSED ORDER OF DEVELOPMENT PHASES

The development of the subject property will be done in two phases. The north phase (phase one) will be constructed first and then the south phase (phase two) will be constructed when market conditions are ready. A rental center may be constructed -as part

of phase one. Construction of buildings will be in an orderly fashion to allow certificate of occupancies for each building as they are completed.

20. PLANNING BOARD REQUIREMENTS

The site will meet the PUD requirements and typical City Code requirements for residential development, subject to variances granted by the City for this project. There are no special planning board requirements for this project.

21. LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS

See Exhibit M

22. BOUNDARY MAP

See Exhibit I

23. GENERAL CONCEPT PLAN

See Exhibit J

24. MASTER PLAN

See Exhibit J

25. UTILITIES PLAN

See Exhibit K

26. GRADING AND DRAINAGE PLAN

See Exhibit K

27. TYPICAL LANDSCAPE PLAN

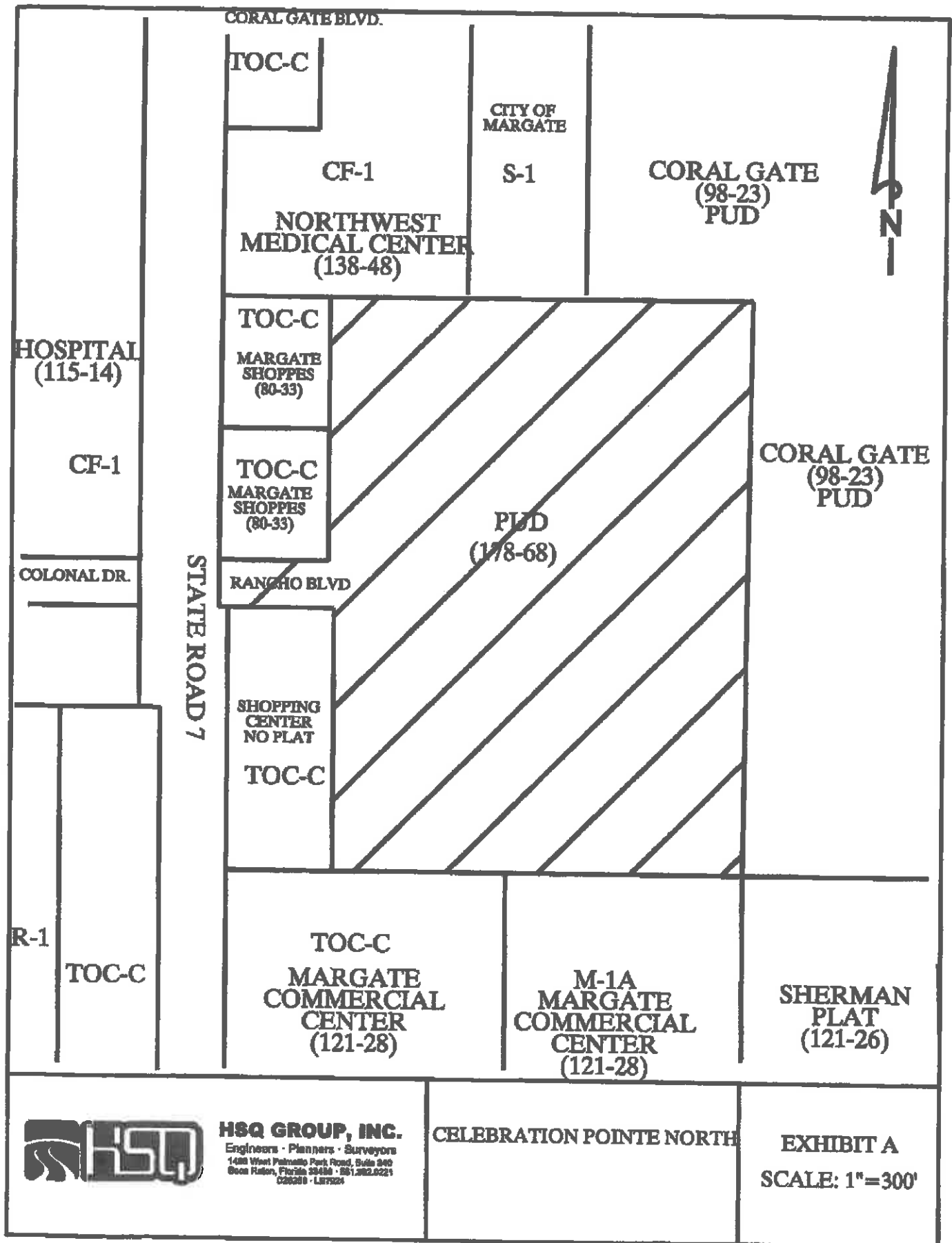
See Exhibit L

28. TYPICAL RESIDENTIAL PLAN

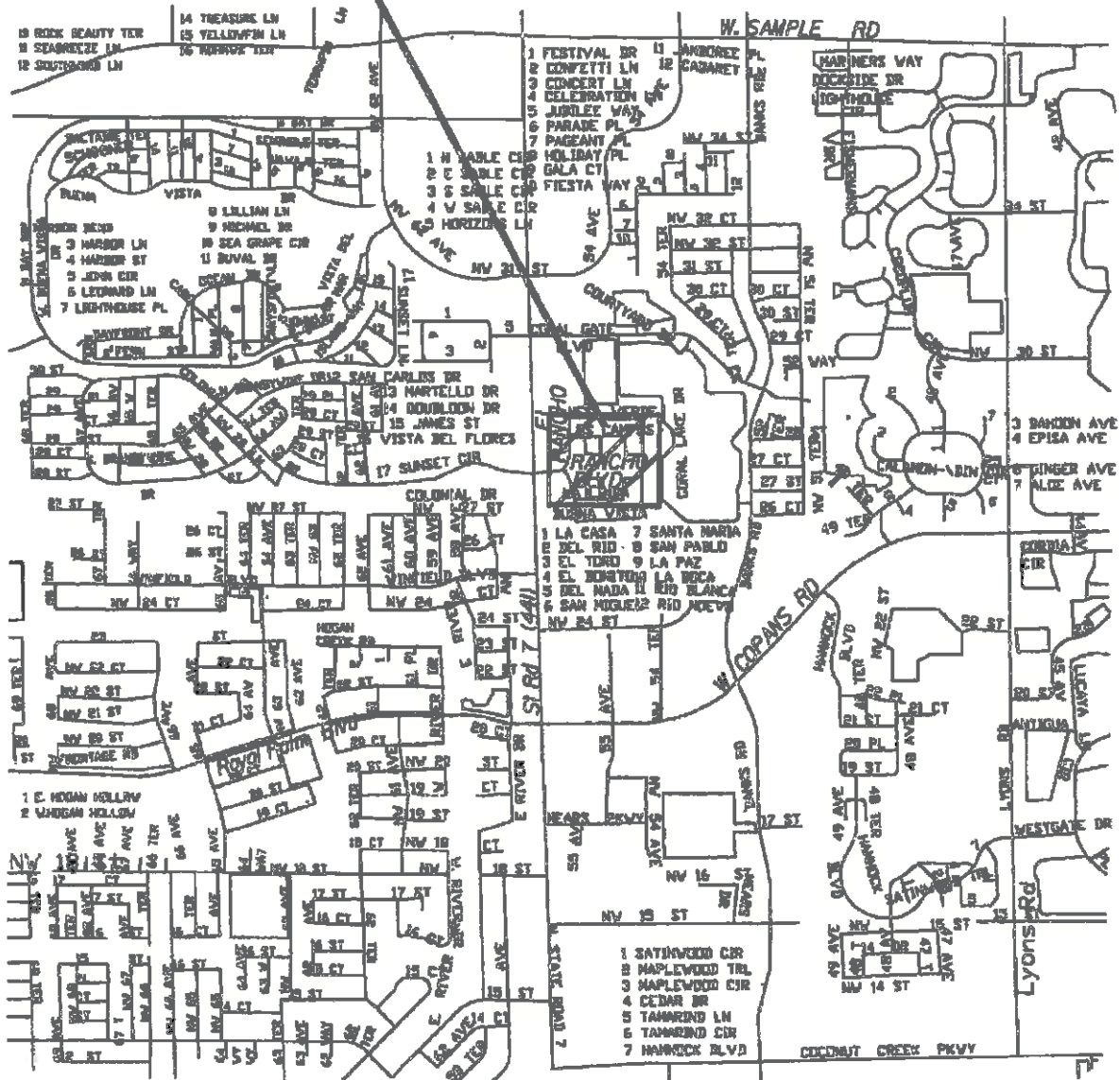
See Exhibits J and N

29. ZONING STATEMENT

The subject property is located on the east side of State Road 7 at Celebration Pointe Boulevard in the City of Margate. The subject property consists of approximately 29.50 acres. The proposed PUD modification is necessary due to the proposal of phase 2 (south half). Phase 2 is a multifamily project consisting of 252 luxury units. These units are larger in size and have different architecture to differentiate it from phase 1 buildings and product to avoid competition within the community. Each phase has its own entrance and are gated communities. The entire PUD has one entrance on State Road 7 with a common Boulevard to a roundabout with a water fountain. The phase 2 units are larger which resulted in less overall units possible within the development compared to phase 1. The remaining 46 units shall be used for a future phase.



4-



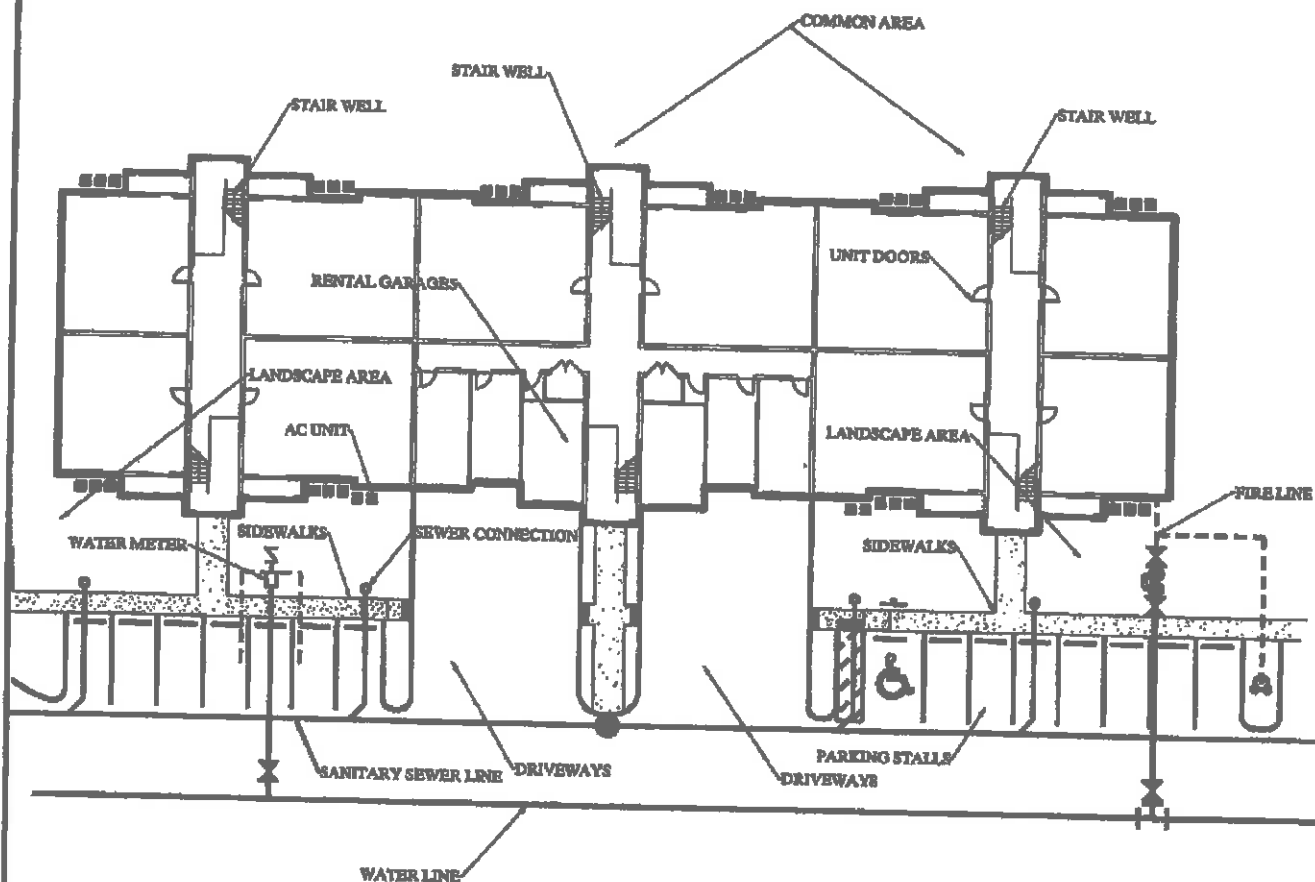
SECTION 20 / TOWNSHIP 48 S / RANGE 42 E



Engineers • Planners • Surveyors
1400 West Palmbeach Park Road, Suite 340
Boca Raton, Florida 33438 • 561.992.0221
C02020 • L37024

EXHIBIT M
North

UNITS ARE RENTAL ONLY
NO PRIVATE PROPERTY



TYPICAL GARAGE
UNIT DETAIL



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.362.0221
C28588 • L87824

CELEBRATION POINTE NORTH

EXHIBIT N

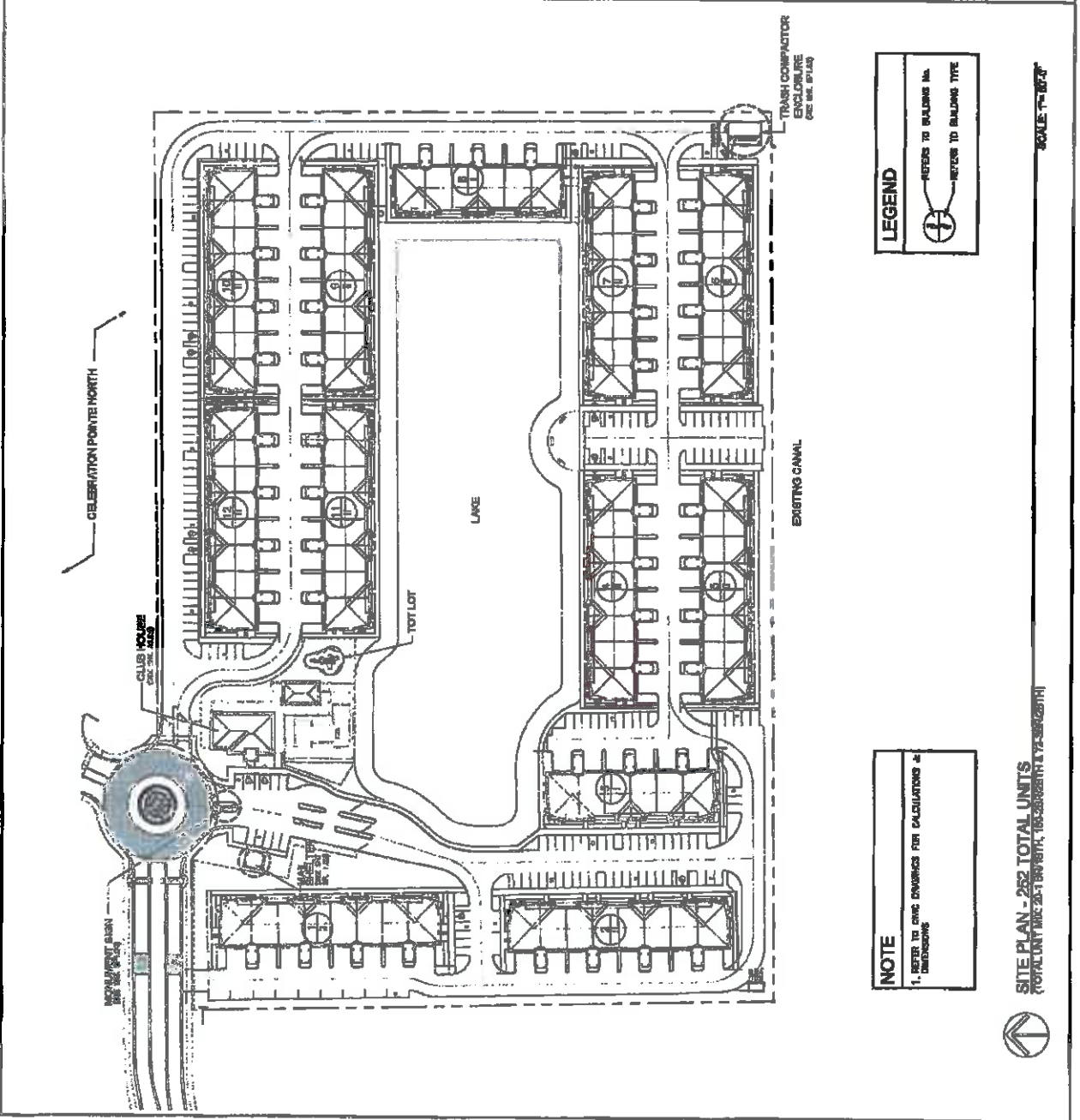
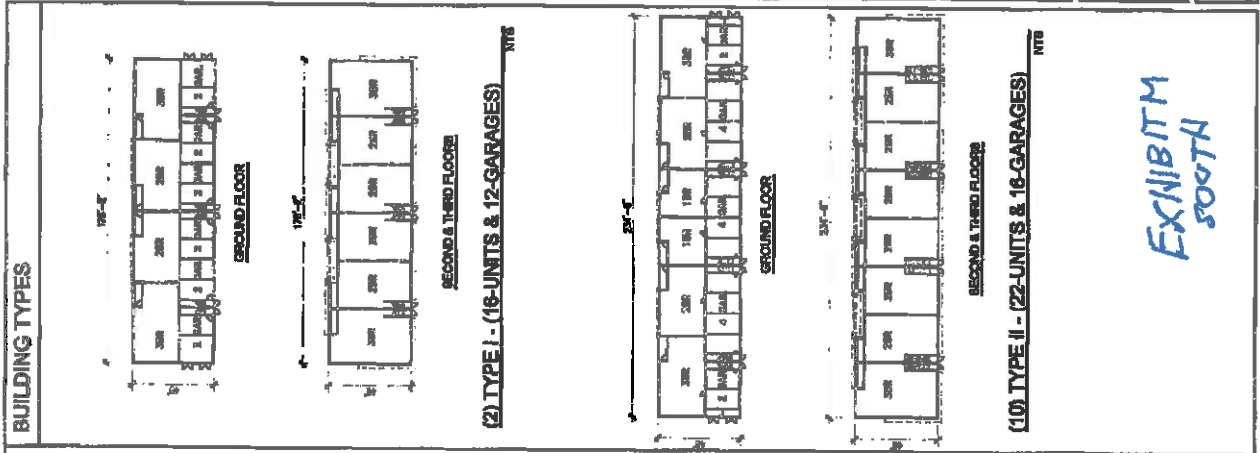


EXHIBIT 17-20N

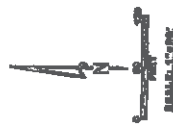
[illegible]

Q/What's your role as a manager?
A/ I'm responsible for making the business plan happen. I'm responsible for making the business plan happen. I'm responsible for making the business plan happen.

WORLD	1-82	DATE	1984
ADDRESS	1102	MAIL ROOM	0000
TRANSMIT	0000	TYPE	00000000

[illegible]

EXHIBIT I



- GENERAL NOTES:
- 1. VERIFY CONDITIONS AND RECORDS BY THE CITY OF JARVISVILLE
 - 2. VERIFY CONDITIONS AND RECORDS BY THE CITY OF JARVISVILLE
 - 3. VERIFY CONDITIONS AND RECORDS BY THE CITY OF JARVISVILLE

SITE DATA	
PROJECT NAME	CELEBRATION POINTE NORTH
PROJECT LOCATION	STATE ROAD 7 (R.L. 441)
PROJECT OWNER	HSQ GROUP, INC.
PROJECT ENGINEER	HSQ GROUP, INC.
PROJECT DATE	12/01/01
PROJECT SCALE	1" = 40'
PROJECT SHEET	1 OF 2
PROJECT DRAWN BY	J. H. HARRIS
PROJECT CHECKED BY	J. H. HARRIS
PROJECT APPROVED BY	J. H. HARRIS
PROJECT DATE	12/01/01
PROJECT SCALE	1" = 40'
PROJECT SHEET	1 OF 2
PROJECT DRAWN BY	J. H. HARRIS
PROJECT CHECKED BY	J. H. HARRIS
PROJECT APPROVED BY	J. H. HARRIS

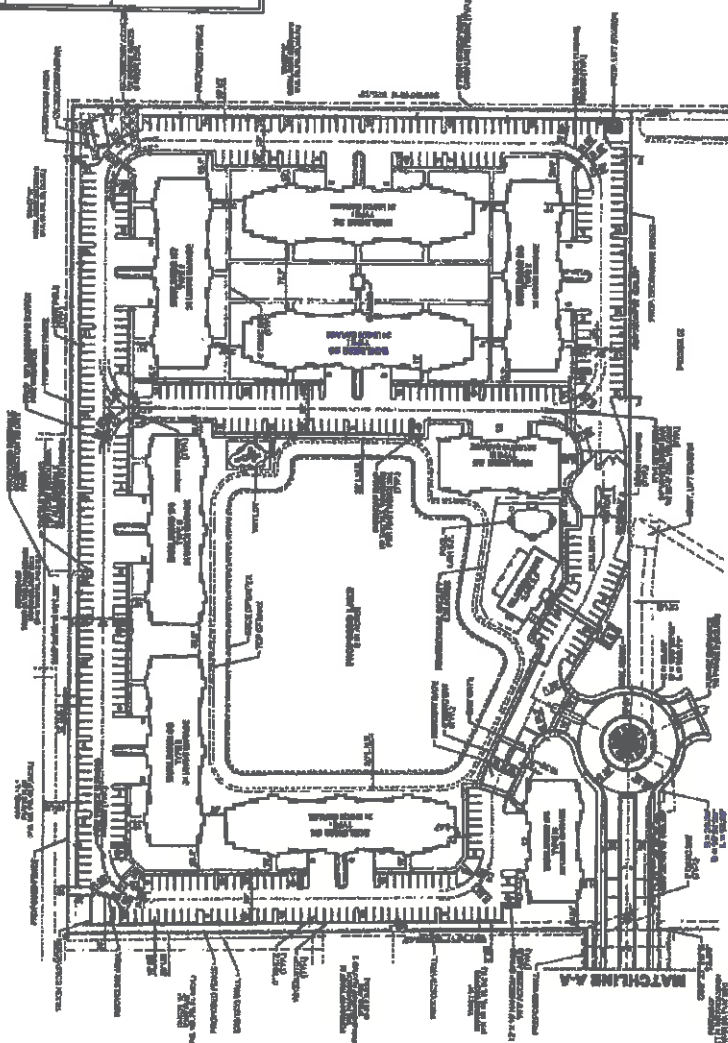


EXHIBIT J

PROJECT NAME CELEBRATION POINTE NORTH		PROJECT NUMBER 1201-01	
PROJECT LOCATION STATE ROAD 7 (R.L. 441)		PROJECT DATE 12/01/01	
PROJECT OWNER HSQ GROUP, INC.		PROJECT ENGINEER HSQ GROUP, INC.	
PROJECT SCALE 1" = 40'		PROJECT SHEET 1 OF 2	
PROJECT DRAWN BY J. H. HARRIS		PROJECT CHECKED BY J. H. HARRIS	
PROJECT APPROVED BY J. H. HARRIS		PROJECT DATE 12/01/01	

NORTH

EXHIBIT J SOUTH

EXHIBIT K
SOUTH



Celebration Pointe North
 Kensington, Florida
 LANDSCAPE PLAN

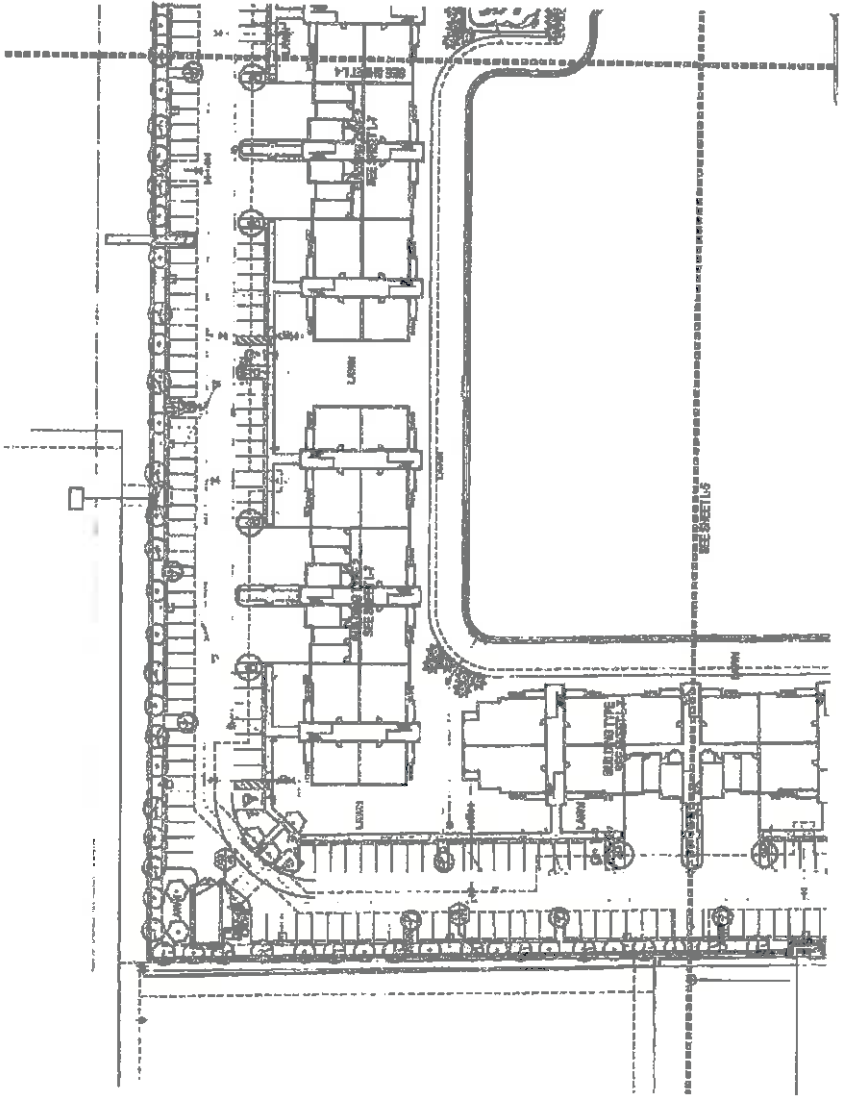
PROJECT NO. 10000
 DATE: 10/1/2010
 DRAWN BY: JLD
 CHECKED BY: JLD
 SCALE: AS SHOWN

L-3
 L-3



EXHIBIT L
NORTH

LANDSCAPE LIST		Notes	
Item	Plant Name	Quantity	Notes
1	1" DB CALTROP	100	
2	1" DB LANTANA	100	
3	1" DB LANTANA	100	
4	1" DB LANTANA	100	
5	1" DB LANTANA	100	
6	1" DB LANTANA	100	
7	1" DB LANTANA	100	
8	1" DB LANTANA	100	
9	1" DB LANTANA	100	
10	1" DB LANTANA	100	
11	1" DB LANTANA	100	
12	1" DB LANTANA	100	
13	1" DB LANTANA	100	
14	1" DB LANTANA	100	
15	1" DB LANTANA	100	
16	1" DB LANTANA	100	
17	1" DB LANTANA	100	
18	1" DB LANTANA	100	
19	1" DB LANTANA	100	
20	1" DB LANTANA	100	
21	1" DB LANTANA	100	
22	1" DB LANTANA	100	
23	1" DB LANTANA	100	
24	1" DB LANTANA	100	
25	1" DB LANTANA	100	
26	1" DB LANTANA	100	
27	1" DB LANTANA	100	
28	1" DB LANTANA	100	
29	1" DB LANTANA	100	
30	1" DB LANTANA	100	
31	1" DB LANTANA	100	
32	1" DB LANTANA	100	
33	1" DB LANTANA	100	
34	1" DB LANTANA	100	
35	1" DB LANTANA	100	
36	1" DB LANTANA	100	
37	1" DB LANTANA	100	
38	1" DB LANTANA	100	
39	1" DB LANTANA	100	
40	1" DB LANTANA	100	
41	1" DB LANTANA	100	
42	1" DB LANTANA	100	
43	1" DB LANTANA	100	
44	1" DB LANTANA	100	
45	1" DB LANTANA	100	
46	1" DB LANTANA	100	
47	1" DB LANTANA	100	
48	1" DB LANTANA	100	
49	1" DB LANTANA	100	
50	1" DB LANTANA	100	
51	1" DB LANTANA	100	
52	1" DB LANTANA	100	
53	1" DB LANTANA	100	
54	1" DB LANTANA	100	
55	1" DB LANTANA	100	
56	1" DB LANTANA	100	
57	1" DB LANTANA	100	
58	1" DB LANTANA	100	
59	1" DB LANTANA	100	
60	1" DB LANTANA	100	
61	1" DB LANTANA	100	
62	1" DB LANTANA	100	
63	1" DB LANTANA	100	
64	1" DB LANTANA	100	
65	1" DB LANTANA	100	
66	1" DB LANTANA	100	
67	1" DB LANTANA	100	
68	1" DB LANTANA	100	
69	1" DB LANTANA	100	
70	1" DB LANTANA	100	
71	1" DB LANTANA	100	
72	1" DB LANTANA	100	
73	1" DB LANTANA	100	
74	1" DB LANTANA	100	
75	1" DB LANTANA	100	
76	1" DB LANTANA	100	
77	1" DB LANTANA	100	
78	1" DB LANTANA	100	
79	1" DB LANTANA	100	
80	1" DB LANTANA	100	
81	1" DB LANTANA	100	
82	1" DB LANTANA	100	
83	1" DB LANTANA	100	
84	1" DB LANTANA	100	
85	1" DB LANTANA	100	
86	1" DB LANTANA	100	
87	1" DB LANTANA	100	
88	1" DB LANTANA	100	
89	1" DB LANTANA	100	
90	1" DB LANTANA	100	
91	1" DB LANTANA	100	
92	1" DB LANTANA	100	
93	1" DB LANTANA	100	
94	1" DB LANTANA	100	
95	1" DB LANTANA	100	
96	1" DB LANTANA	100	
97	1" DB LANTANA	100	
98	1" DB LANTANA	100	
99	1" DB LANTANA	100	
100	1" DB LANTANA	100	



LANDSCAPE PLAN
Scale: 1"=30'-0"

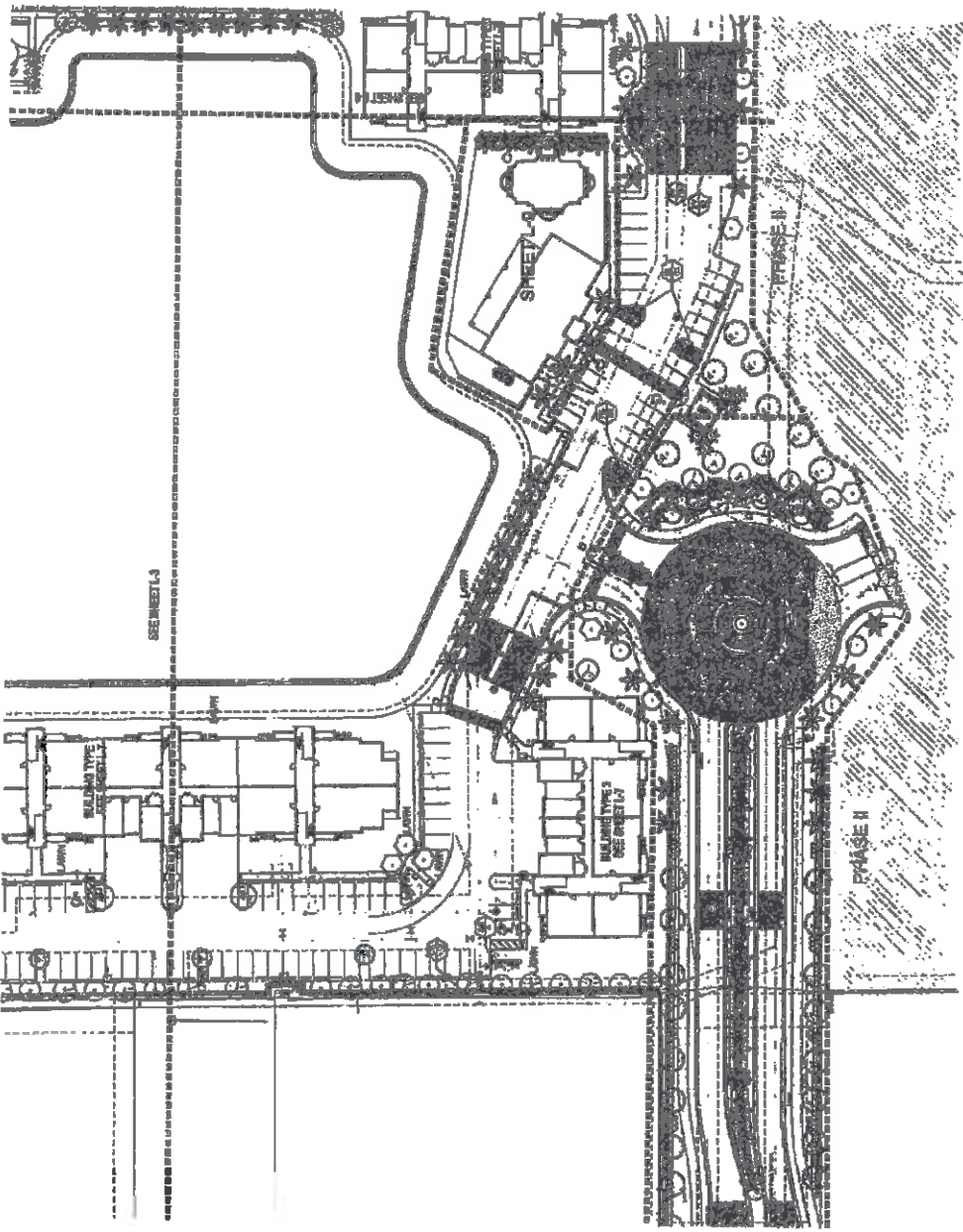
CELEBRATION POINTE NORTH
 KINGSLEY, FLORIDA
 LANDSCAPE PLAN

PROJECT NO. 19-00000000
 DATE: 01/11/2019

L-5
 SHEET NO. 19-00000000

LANDSCAPE PLAN
 SHEET NO. 19-00000000

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1" x 4" x 8" PLANK	100	LF	1.50	150.00
2	2" x 4" x 8" PLANK	100	LF	2.00	200.00
3	3" x 4" x 8" PLANK	100	LF	2.50	250.00
4	4" x 4" x 8" PLANK	100	LF	3.00	300.00
5	5" x 4" x 8" PLANK	100	LF	3.50	350.00
6	6" x 4" x 8" PLANK	100	LF	4.00	400.00
7	7" x 4" x 8" PLANK	100	LF	4.50	450.00
8	8" x 4" x 8" PLANK	100	LF	5.00	500.00
9	9" x 4" x 8" PLANK	100	LF	5.50	550.00
10	10" x 4" x 8" PLANK	100	LF	6.00	600.00
11	11" x 4" x 8" PLANK	100	LF	6.50	650.00
12	12" x 4" x 8" PLANK	100	LF	7.00	700.00
13	13" x 4" x 8" PLANK	100	LF	7.50	750.00
14	14" x 4" x 8" PLANK	100	LF	8.00	800.00
15	15" x 4" x 8" PLANK	100	LF	8.50	850.00
16	16" x 4" x 8" PLANK	100	LF	9.00	900.00
17	17" x 4" x 8" PLANK	100	LF	9.50	950.00
18	18" x 4" x 8" PLANK	100	LF	10.00	1000.00
19	19" x 4" x 8" PLANK	100	LF	10.50	1050.00
20	20" x 4" x 8" PLANK	100	LF	11.00	1100.00
21	21" x 4" x 8" PLANK	100	LF	11.50	1150.00
22	22" x 4" x 8" PLANK	100	LF	12.00	1200.00
23	23" x 4" x 8" PLANK	100	LF	12.50	1250.00
24	24" x 4" x 8" PLANK	100	LF	13.00	1300.00
25	25" x 4" x 8" PLANK	100	LF	13.50	1350.00
26	26" x 4" x 8" PLANK	100	LF	14.00	1400.00
27	27" x 4" x 8" PLANK	100	LF	14.50	1450.00
28	28" x 4" x 8" PLANK	100	LF	15.00	1500.00
29	29" x 4" x 8" PLANK	100	LF	15.50	1550.00
30	30" x 4" x 8" PLANK	100	LF	16.00	1600.00
31	31" x 4" x 8" PLANK	100	LF	16.50	1650.00
32	32" x 4" x 8" PLANK	100	LF	17.00	1700.00
33	33" x 4" x 8" PLANK	100	LF	17.50	1750.00
34	34" x 4" x 8" PLANK	100	LF	18.00	1800.00
35	35" x 4" x 8" PLANK	100	LF	18.50	1850.00
36	36" x 4" x 8" PLANK	100	LF	19.00	1900.00
37	37" x 4" x 8" PLANK	100	LF	19.50	1950.00
38	38" x 4" x 8" PLANK	100	LF	20.00	2000.00
39	39" x 4" x 8" PLANK	100	LF	20.50	2050.00
40	40" x 4" x 8" PLANK	100	LF	21.00	2100.00
41	41" x 4" x 8" PLANK	100	LF	21.50	2150.00
42	42" x 4" x 8" PLANK	100	LF	22.00	2200.00
43	43" x 4" x 8" PLANK	100	LF	22.50	2250.00
44	44" x 4" x 8" PLANK	100	LF	23.00	2300.00
45	45" x 4" x 8" PLANK	100	LF	23.50	2350.00
46	46" x 4" x 8" PLANK	100	LF	24.00	2400.00
47	47" x 4" x 8" PLANK	100	LF	24.50	2450.00
48	48" x 4" x 8" PLANK	100	LF	25.00	2500.00
49	49" x 4" x 8" PLANK	100	LF	25.50	2550.00
50	50" x 4" x 8" PLANK	100	LF	26.00	2600.00
51	51" x 4" x 8" PLANK	100	LF	26.50	2650.00
52	52" x 4" x 8" PLANK	100	LF	27.00	2700.00
53	53" x 4" x 8" PLANK	100	LF	27.50	2750.00
54	54" x 4" x 8" PLANK	100	LF	28.00	2800.00
55	55" x 4" x 8" PLANK	100	LF	28.50	2850.00
56	56" x 4" x 8" PLANK	100	LF	29.00	2900.00
57	57" x 4" x 8" PLANK	100	LF	29.50	2950.00
58	58" x 4" x 8" PLANK	100	LF	30.00	3000.00
59	59" x 4" x 8" PLANK	100	LF	30.50	3050.00
60	60" x 4" x 8" PLANK	100	LF	31.00	3100.00
61	61" x 4" x 8" PLANK	100	LF	31.50	3150.00
62	62" x 4" x 8" PLANK	100	LF	32.00	3200.00
63	63" x 4" x 8" PLANK	100	LF	32.50	3250.00
64	64" x 4" x 8" PLANK	100	LF	33.00	3300.00
65	65" x 4" x 8" PLANK	100	LF	33.50	3350.00
66	66" x 4" x 8" PLANK	100	LF	34.00	3400.00
67	67" x 4" x 8" PLANK	100	LF	34.50	3450.00
68	68" x 4" x 8" PLANK	100	LF	35.00	3500.00
69	69" x 4" x 8" PLANK	100	LF	35.50	3550.00
70	70" x 4" x 8" PLANK	100	LF	36.00	3600.00
71	71" x 4" x 8" PLANK	100	LF	36.50	3650.00
72	72" x 4" x 8" PLANK	100	LF	37.00	3700.00
73	73" x 4" x 8" PLANK	100	LF	37.50	3750.00
74	74" x 4" x 8" PLANK	100	LF	38.00	3800.00
75	75" x 4" x 8" PLANK	100	LF	38.50	3850.00
76	76" x 4" x 8" PLANK	100	LF	39.00	3900.00
77	77" x 4" x 8" PLANK	100	LF	39.50	3950.00
78	78" x 4" x 8" PLANK	100	LF	40.00	4000.00
79	79" x 4" x 8" PLANK	100	LF	40.50	4050.00
80	80" x 4" x 8" PLANK	100	LF	41.00	4100.00
81	81" x 4" x 8" PLANK	100	LF	41.50	4150.00
82	82" x 4" x 8" PLANK	100	LF	42.00	4200.00
83	83" x 4" x 8" PLANK	100	LF	42.50	4250.00
84	84" x 4" x 8" PLANK	100	LF	43.00	4300.00
85	85" x 4" x 8" PLANK	100	LF	43.50	4350.00
86	86" x 4" x 8" PLANK	100	LF	44.00	4400.00
87	87" x 4" x 8" PLANK	100	LF	44.50	4450.00
88	88" x 4" x 8" PLANK	100	LF	45.00	4500.00
89	89" x 4" x 8" PLANK	100	LF	45.50	4550.00
90	90" x 4" x 8" PLANK	100	LF	46.00	4600.00
91	91" x 4" x 8" PLANK	100	LF	46.50	4650.00
92	92" x 4" x 8" PLANK	100	LF	47.00	4700.00
93	93" x 4" x 8" PLANK	100	LF	47.50	4750.00
94	94" x 4" x 8" PLANK	100	LF	48.00	4800.00
95	95" x 4" x 8" PLANK	100	LF	48.50	4850.00
96	96" x 4" x 8" PLANK	100	LF	49.00	4900.00
97	97" x 4" x 8" PLANK	100	LF	49.50	4950.00
98	98" x 4" x 8" PLANK	100	LF	50.00	5000.00
99	99" x 4" x 8" PLANK	100	LF	50.50	5050.00
100	100" x 4" x 8" PLANK	100	LF	51.00	5100.00



LANDSCAPE PLAN
 Scale: 1"=40'-0"

EXHIBIT L
 NORTH



Abstract



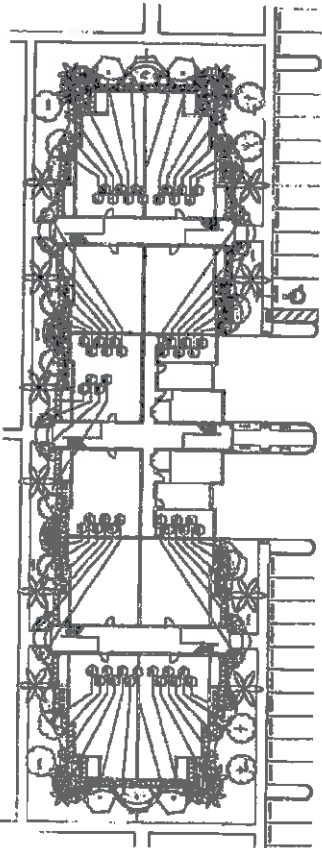
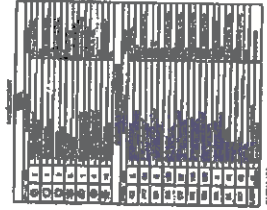
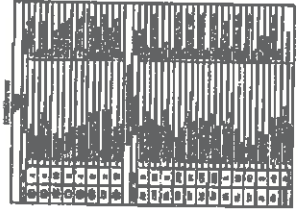
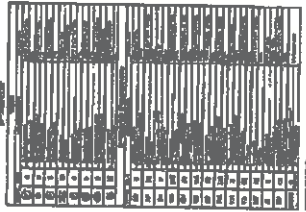
402-646-9110
L-7
Jing Jiang
2000 10th Ave SW
Albany, OR 97321
503-325-2999
www.jingjiang.com

EXHIBIT L

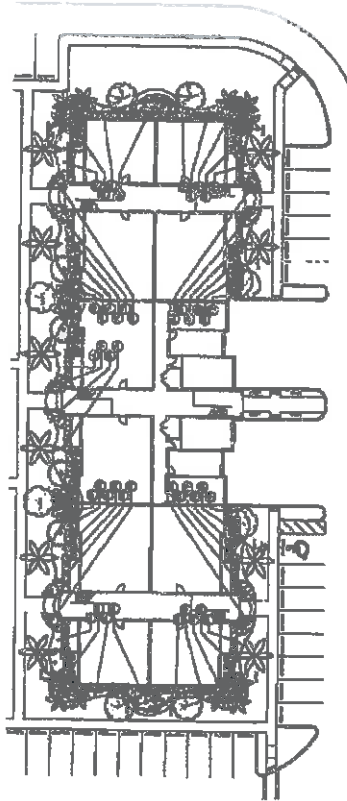
1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

THESE 72
EXAM 08.1.201

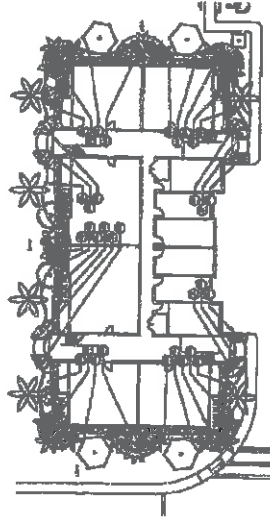
Other Information:



TYPICAL BUILDING TYPE 1



TYPICAL BUILDING TYPE 2

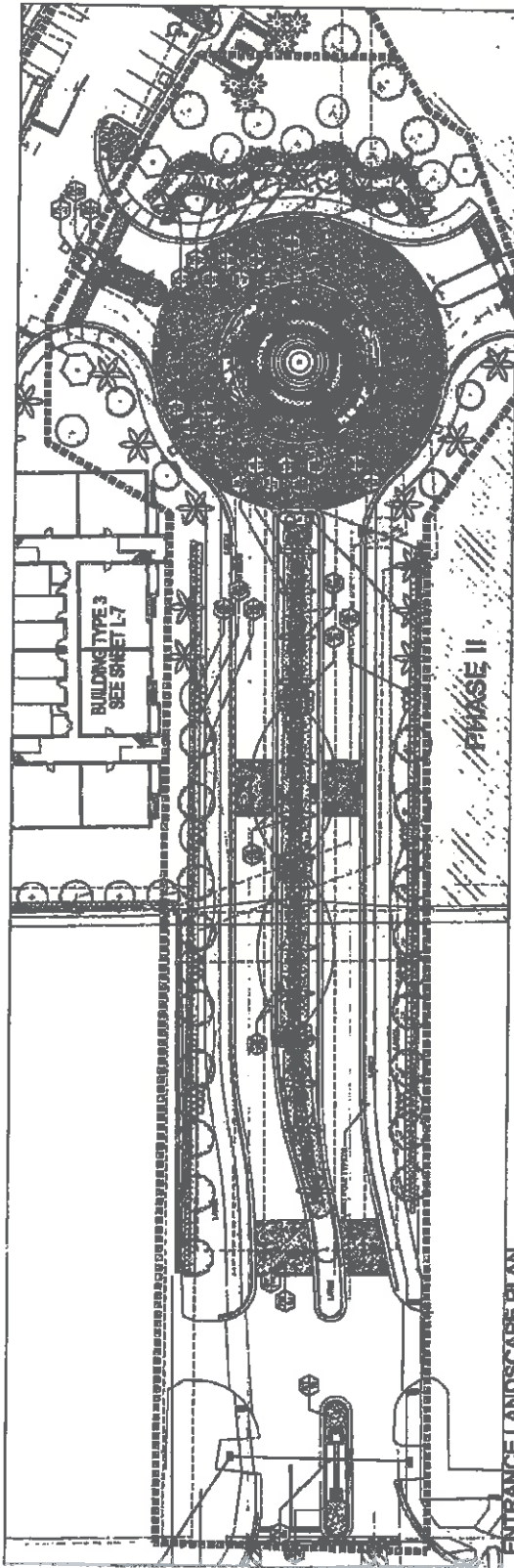


TYPICAL DIMENSIONS TYPE 3

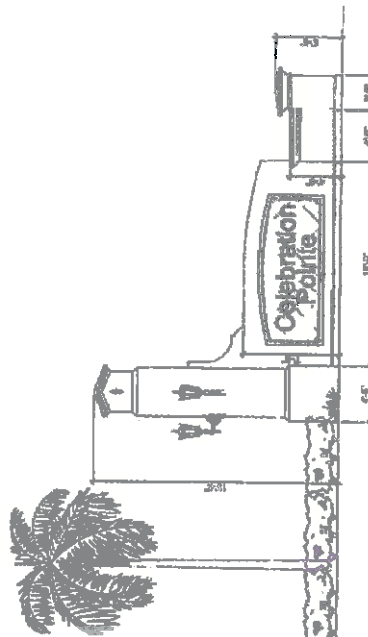
LANDSCAPE PLAN
Scale: 1"=20'-0"

1. **Background**
 2. **Objectives**
 3. **Methods**
 4. **Results**
 5. **Conclusions**

EXHIBIT L
NOTED



Scale: 1"=20'-0"

[illegible]

Scale: 1/4"=1'-0"

CLUBHOUSE LANDSCAPE PLAN

Maitland, Florida

Celebration Pointe North

DATE: 01/11/2011

PROJECT: CLUBHOUSE LANDSCAPE PLAN

DESIGNER: WATSON KYLE & ASSOCIATES, INC.

CLIENT: Maitland City

6-7

L-9

DATE: 01/11/2011

PROJECT: CLUBHOUSE LANDSCAPE PLAN

DESIGNER: WATSON KYLE & ASSOCIATES, INC.

CLIENT: Maitland City

LANDSCAPE PLAN

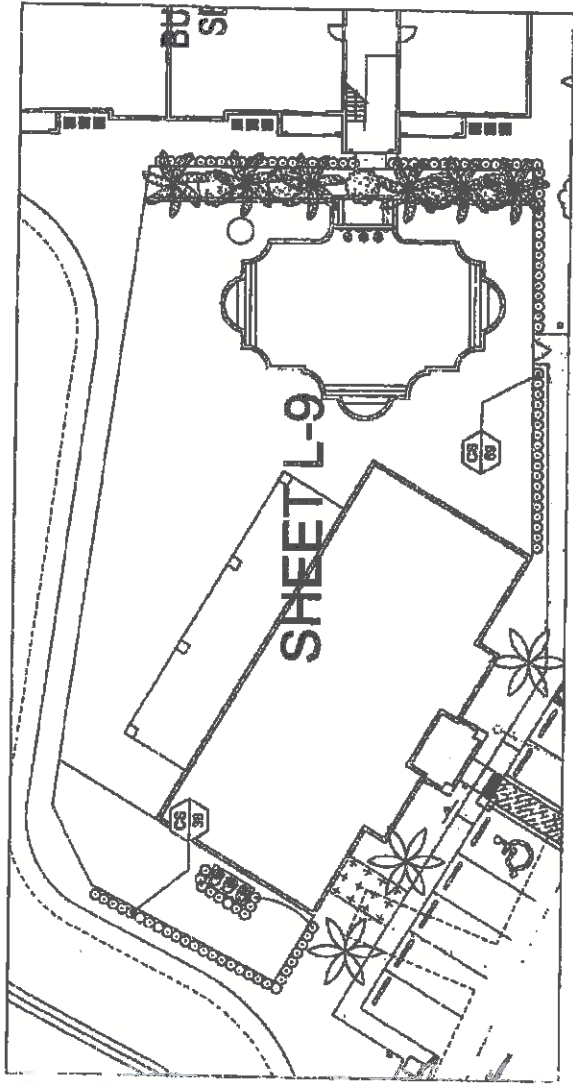
PROJECT: CLUBHOUSE LANDSCAPE PLAN

DATE: 01/11/2011

DESIGNER: WATSON KYLE & ASSOCIATES, INC.

CLIENT: Maitland City

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1" DIA. BLACK IRON PIPE	100	LINEAL FT.	0.15	15.00
2	2" DIA. BLACK IRON PIPE	50	LINEAL FT.	0.25	12.50
3	3" DIA. BLACK IRON PIPE	25	LINEAL FT.	0.40	10.00
4	4" DIA. BLACK IRON PIPE	10	LINEAL FT.	0.60	6.00
5	5" DIA. BLACK IRON PIPE	5	LINEAL FT.	0.80	4.00
6	6" DIA. BLACK IRON PIPE	2	LINEAL FT.	1.20	2.40
7	7" DIA. BLACK IRON PIPE	1	LINEAL FT.	1.50	1.50
8	8" DIA. BLACK IRON PIPE	1	LINEAL FT.	1.80	1.80
9	9" DIA. BLACK IRON PIPE	1	LINEAL FT.	2.10	2.10
10	10" DIA. BLACK IRON PIPE	1	LINEAL FT.	2.40	2.40
11	11" DIA. BLACK IRON PIPE	1	LINEAL FT.	2.70	2.70
12	12" DIA. BLACK IRON PIPE	1	LINEAL FT.	3.00	3.00
13	13" DIA. BLACK IRON PIPE	1	LINEAL FT.	3.30	3.30
14	14" DIA. BLACK IRON PIPE	1	LINEAL FT.	3.60	3.60
15	15" DIA. BLACK IRON PIPE	1	LINEAL FT.	3.90	3.90
16	16" DIA. BLACK IRON PIPE	1	LINEAL FT.	4.20	4.20
17	17" DIA. BLACK IRON PIPE	1	LINEAL FT.	4.50	4.50
18	18" DIA. BLACK IRON PIPE	1	LINEAL FT.	4.80	4.80
19	19" DIA. BLACK IRON PIPE	1	LINEAL FT.	5.10	5.10
20	20" DIA. BLACK IRON PIPE	1	LINEAL FT.	5.40	5.40
21	21" DIA. BLACK IRON PIPE	1	LINEAL FT.	5.70	5.70
22	22" DIA. BLACK IRON PIPE	1	LINEAL FT.	6.00	6.00
23	23" DIA. BLACK IRON PIPE	1	LINEAL FT.	6.30	6.30
24	24" DIA. BLACK IRON PIPE	1	LINEAL FT.	6.60	6.60
25	25" DIA. BLACK IRON PIPE	1	LINEAL FT.	6.90	6.90
26	26" DIA. BLACK IRON PIPE	1	LINEAL FT.	7.20	7.20
27	27" DIA. BLACK IRON PIPE	1	LINEAL FT.	7.50	7.50
28	28" DIA. BLACK IRON PIPE	1	LINEAL FT.	7.80	7.80
29	29" DIA. BLACK IRON PIPE	1	LINEAL FT.	8.10	8.10
30	30" DIA. BLACK IRON PIPE	1	LINEAL FT.	8.40	8.40
31	31" DIA. BLACK IRON PIPE	1	LINEAL FT.	8.70	8.70
32	32" DIA. BLACK IRON PIPE	1	LINEAL FT.	9.00	9.00
33	33" DIA. BLACK IRON PIPE	1	LINEAL FT.	9.30	9.30
34	34" DIA. BLACK IRON PIPE	1	LINEAL FT.	9.60	9.60
35	35" DIA. BLACK IRON PIPE	1	LINEAL FT.	9.90	9.90
36	36" DIA. BLACK IRON PIPE	1	LINEAL FT.	10.20	10.20
37	37" DIA. BLACK IRON PIPE	1	LINEAL FT.	10.50	10.50
38	38" DIA. BLACK IRON PIPE	1	LINEAL FT.	10.80	10.80
39	39" DIA. BLACK IRON PIPE	1	LINEAL FT.	11.10	11.10
40	40" DIA. BLACK IRON PIPE	1	LINEAL FT.	11.40	11.40
41	41" DIA. BLACK IRON PIPE	1	LINEAL FT.	11.70	11.70
42	42" DIA. BLACK IRON PIPE	1	LINEAL FT.	12.00	12.00
43	43" DIA. BLACK IRON PIPE	1	LINEAL FT.	12.30	12.30
44	44" DIA. BLACK IRON PIPE	1	LINEAL FT.	12.60	12.60
45	45" DIA. BLACK IRON PIPE	1	LINEAL FT.	12.90	12.90
46	46" DIA. BLACK IRON PIPE	1	LINEAL FT.	13.20	13.20
47	47" DIA. BLACK IRON PIPE	1	LINEAL FT.	13.50	13.50
48	48" DIA. BLACK IRON PIPE	1	LINEAL FT.	13.80	13.80
49	49" DIA. BLACK IRON PIPE	1	LINEAL FT.	14.10	14.10
50	50" DIA. BLACK IRON PIPE	1	LINEAL FT.	14.40	14.40
51	51" DIA. BLACK IRON PIPE	1	LINEAL FT.	14.70	14.70
52	52" DIA. BLACK IRON PIPE	1	LINEAL FT.	15.00	15.00
53	53" DIA. BLACK IRON PIPE	1	LINEAL FT.	15.30	15.30
54	54" DIA. BLACK IRON PIPE	1	LINEAL FT.	15.60	15.60
55	55" DIA. BLACK IRON PIPE	1	LINEAL FT.	15.90	15.90
56	56" DIA. BLACK IRON PIPE	1	LINEAL FT.	16.20	16.20
57	57" DIA. BLACK IRON PIPE	1	LINEAL FT.	16.50	16.50
58	58" DIA. BLACK IRON PIPE	1	LINEAL FT.	16.80	16.80
59	59" DIA. BLACK IRON PIPE	1	LINEAL FT.	17.10	17.10
60	60" DIA. BLACK IRON PIPE	1	LINEAL FT.	17.40	17.40
61	61" DIA. BLACK IRON PIPE	1	LINEAL FT.	17.70	17.70
62	62" DIA. BLACK IRON PIPE	1	LINEAL FT.	18.00	18.00
63	63" DIA. BLACK IRON PIPE	1	LINEAL FT.	18.30	18.30
64	64" DIA. BLACK IRON PIPE	1	LINEAL FT.	18.60	18.60
65	65" DIA. BLACK IRON PIPE	1	LINEAL FT.	18.90	18.90
66	66" DIA. BLACK IRON PIPE	1	LINEAL FT.	19.20	19.20
67	67" DIA. BLACK IRON PIPE	1	LINEAL FT.	19.50	19.50
68	68" DIA. BLACK IRON PIPE	1	LINEAL FT.	19.80	19.80
69	69" DIA. BLACK IRON PIPE	1	LINEAL FT.	20.10	20.10
70	70" DIA. BLACK IRON PIPE	1	LINEAL FT.	20.40	20.40
71	71" DIA. BLACK IRON PIPE	1	LINEAL FT.	20.70	20.70
72	72" DIA. BLACK IRON PIPE	1	LINEAL FT.	21.00	21.00
73	73" DIA. BLACK IRON PIPE	1	LINEAL FT.	21.30	21.30
74	74" DIA. BLACK IRON PIPE	1	LINEAL FT.	21.60	21.60
75	75" DIA. BLACK IRON PIPE	1	LINEAL FT.	21.90	21.90
76	76" DIA. BLACK IRON PIPE	1	LINEAL FT.	22.20	22.20
77	77" DIA. BLACK IRON PIPE	1	LINEAL FT.	22.50	22.50
78	78" DIA. BLACK IRON PIPE	1	LINEAL FT.	22.80	22.80
79	79" DIA. BLACK IRON PIPE	1	LINEAL FT.	23.10	23.10
80	80" DIA. BLACK IRON PIPE	1	LINEAL FT.	23.40	23.40
81	81" DIA. BLACK IRON PIPE	1	LINEAL FT.	23.70	23.70
82	82" DIA. BLACK IRON PIPE	1	LINEAL FT.	24.00	24.00
83	83" DIA. BLACK IRON PIPE	1	LINEAL FT.	24.30	24.30
84	84" DIA. BLACK IRON PIPE	1	LINEAL FT.	24.60	24.60
85	85" DIA. BLACK IRON PIPE	1	LINEAL FT.	24.90	24.90
86	86" DIA. BLACK IRON PIPE	1	LINEAL FT.	25.20	25.20
87	87" DIA. BLACK IRON PIPE	1	LINEAL FT.	25.50	25.50
88	88" DIA. BLACK IRON PIPE	1	LINEAL FT.	25.80	25.80
89	89" DIA. BLACK IRON PIPE	1	LINEAL FT.	26.10	26.10
90	90" DIA. BLACK IRON PIPE	1	LINEAL FT.	26.40	26.40
91	91" DIA. BLACK IRON PIPE	1	LINEAL FT.	26.70	26.70
92	92" DIA. BLACK IRON PIPE	1	LINEAL FT.	27.00	27.00
93	93" DIA. BLACK IRON PIPE	1	LINEAL FT.	27.30	27.30
94	94" DIA. BLACK IRON PIPE	1	LINEAL FT.	27.60	27.60
95	95" DIA. BLACK IRON PIPE	1	LINEAL FT.	27.90	27.90
96	96" DIA. BLACK IRON PIPE	1	LINEAL FT.	28.20	28.20
97	97" DIA. BLACK IRON PIPE	1	LINEAL FT.	28.50	28.50
98	98" DIA. BLACK IRON PIPE	1	LINEAL FT.	28.80	28.80
99	99" DIA. BLACK IRON PIPE	1	LINEAL FT.	29.10	29.10
100	100" DIA. BLACK IRON PIPE	1	LINEAL FT.	29.40	29.40



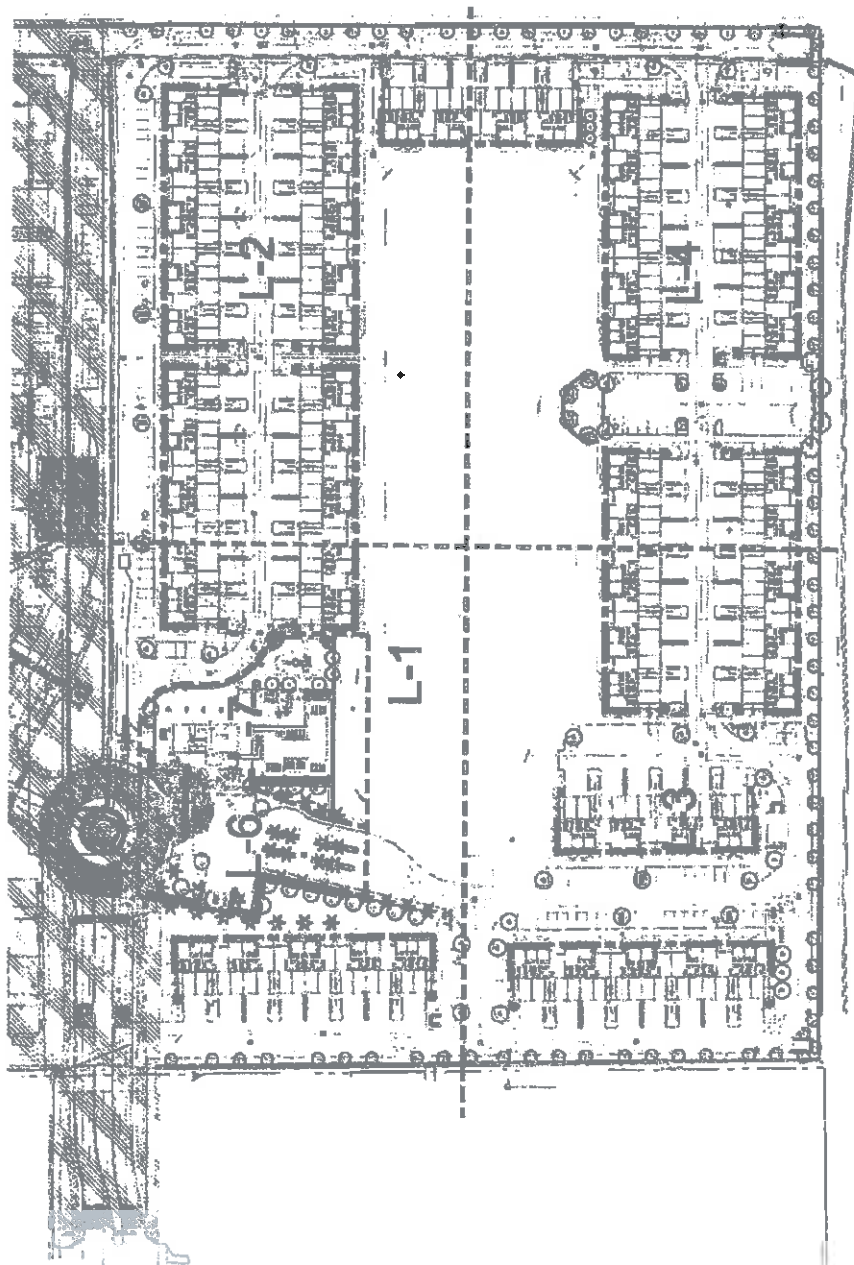
Clubhouse Landscape Plan

Scale: 1"=10'-0"

NORTH

EXHIBIT L

NORTH



TIER 2		TIER 3		TIER 4		TIER 5		TIER 6		TIER 7		TIER 8		TIER 9		TIER 10		TIER 11		TIER 12		TIER 13		TIER 14		TIER 15		TIER 16		TIER 17		TIER 18		TIER 19		TIER 20		TIER 21		TIER 22		TIER 23		TIER 24		TIER 25		TIER 26		TIER 27		TIER 28		TIER 29		TIER 30		TIER 31		TIER 32		TIER 33		TIER 34		TIER 35		TIER 36		TIER 37		TIER 38		TIER 39		TIER 40		TIER 41		TIER 42		TIER 43		TIER 44		TIER 45		TIER 46		TIER 47		TIER 48		TIER 49		TIER 50		TIER 51		TIER 52		TIER 53		TIER 54		TIER 55		TIER 56		TIER 57		TIER 58		TIER 59		TIER 60		TIER 61		TIER 62		TIER 63		TIER 64		TIER 65		TIER 66		TIER 67		TIER 68		TIER 69		TIER 70		TIER 71		TIER 72		TIER 73		TIER 74		TIER 75		TIER 76		TIER 77		TIER 78		TIER 79		TIER 80		TIER 81		TIER 82		TIER 83		TIER 84		TIER 85		TIER 86		TIER 87		TIER 88		TIER 89		TIER 90		TIER 91		TIER 92		TIER 93		TIER 94		TIER 95		TIER 96		TIER 97		TIER 98		TIER 99		TIER 100		TIER 101		TIER 102		TIER 103		TIER 104		TIER 105		TIER 106		TIER 107		TIER 108		TIER 109		TIER 110		TIER 111		TIER 112		TIER 113		TIER 114		TIER 115		TIER 116		TIER 117		TIER 118		TIER 119		TIER 120		TIER 121		TIER 122		TIER 123		TIER 124		TIER 125		TIER 126		TIER 127		TIER 128		TIER 129		TIER 130		TIER 131		TIER 132		TIER 133		TIER 134		TIER 135		TIER 136		TIER 137		TIER 138		TIER 139		TIER 140		TIER 141		TIER 142		TIER 143		TIER 144		TIER 145		TIER 146		TIER 147		TIER 148		TIER 149		TIER 150		TIER 151		TIER 152		TIER 153		TIER 154		TIER 155		TIER 156		TIER 157		TIER 158		TIER 159		TIER 160		TIER 161		TIER 162		TIER 163		TIER 164		TIER 165		TIER 166		TIER 167		TIER 168		TIER 169		TIER 170		TIER 171		TIER 172		TIER 173		TIER 174		TIER 175		TIER 176		TIER 177		TIER 178		TIER 179		TIER 180		TIER 181		TIER 182		TIER 183		TIER 184		TIER 185		TIER 186		TIER 187		TIER 188		TIER 189		TIER 190		TIER 191		TIER 192		TIER 193		TIER 194		TIER 195		TIER 196		TIER 197		TIER 198		TIER 199		TIER 200		TIER 201		TIER 202		TIER 203		TIER 204		TIER 205		TIER 206		TIER 207		TIER 208		TIER 209		TIER 210		TIER 211		TIER 212		TIER 213		TIER 214		TIER 215		TIER 216		TIER 217		TIER 218		TIER 219		TIER 220		TIER 221		TIER 222		TIER 223		TIER 224		TIER 225		TIER 226		TIER 227		TIER 228		TIER 229		TIER 230		TIER 231		TIER 232		TIER 233		TIER 234		TIER 235		TIER 236		TIER 237		TIER 238		TIER 239		TIER 240		TIER 241		TIER 242		TIER 243		TIER 244		TIER 245		TIER 246		TIER 247		TIER 248		TIER 249		TIER 250		TIER 251		TIER 252		TIER 253		TIER 254		TIER 255		TIER 256		TIER 257		TIER 258		TIER 259		TIER 260		TIER 261		TIER 262		TIER 263		TIER 264		TIER 265		TIER 266		TIER 267		TIER 268		TIER 269		TIER 270		TIER 271		TIER 272		TIER 273		TIER 274		TIER 275		TIER 276		TIER 277		TIER 278		TIER 279		TIER 280		TIER 281		TIER 282		TIER 283		TIER 284		TIER 285		TIER 286		TIER 287		TIER 288		TIER 289		TIER 290		TIER 291		TIER 292		TIER 293		TIER 294		TIER 295		TIER 296		TIER 297		TIER 298		TIER 299		TIER 300		TIER 301		TIER 302		TIER 303		TIER 304		TIER 305		TIER 306		TIER 307		TIER 308		TIER 309		TIER 310		TIER 311		TIER 312		TIER 313		TIER 314		TIER 315		TIER 316		TIER 317		TIER 318		TIER 319		TIER 320		TIER 321		TIER 322		TIER 323		TIER 324		TIER 325		TIER 326		TIER 327		TIER 328		TIER 329		TIER 330		TIER 331		TIER 332		TIER 333		TIER 334		TIER 335		TIER 336		TIER 337		TIER 338		TIER 339		TIER 340		TIER 341		TIER 342		TIER 343		TIER 344		TIER 345		TIER 346		TIER 347		TIER 348		TIER 349		TIER 350		TIER 351		TIER 352		TIER 353		TIER 354		TIER 355		TIER 356		TIER 357		TIER 358		TIER 359		TIER 360		TIER 361		TIER 362		TIER 363		TIER 364		TIER 365		TIER 366		TIER 367		TIER 368		TIER 369		TIER 370		TIER 371		TIER 372		TIER 373		TIER 374		TIER 375		TIER 376		TIER 377		TIER 378		TIER 379		TIER 380		TIER 381		TIER 382		TIER 383		TIER 384		TIER 385		TIER 386		TIER 387		TIER 388		TIER 389		TIER 390		TIER 391		TIER 392		TIER 393		TIER 394		TIER 395		TIER 396		TIER 397		TIER 398		TIER 399		TIER 400		TIER 401		TIER 402		TIER 403		TIER 404		TIER 405		TIER 406		TIER 407		TIER 408		TIER 409		TIER 410		TIER 411		TIER 412		TIER 413		TIER 414		TIER 415		TIER 416		TIER 417		TIER 418		TIER 419		TIER 420		TIER 421		TIER 422		TIER 423		TIER 424		TIER 425		TIER 426		TIER 427		TIER 428		TIER 429		TIER 430		TIER 431		TIER 432		TIER 433		TIER 434		TIER 435		TIER 436		TIER 437		TIER 438		TIER 439		TIER 440		TIER 441		TIER 442		TIER 443		TIER 444		TIER 445		TIER 446		TIER 447		TIER 448		TIER 449		TIER 450		TIER 451		TIER 452		TIER 453		TIER 454		TIER 455		TIER 456		TIER 457		TIER 458		TIER 459		TIER 460		TIER 461		TIER 462		TIER 463		TIER 464		TIER 465		TIER 466		TIER 467		TIER 468		TIER 469		TIER 470		TIER 471		TIER 472		TIER 473		TIER 474		TIER 475		TIER 476		TIER 477		TIER 478		TIER 479		TIER 480		TIER 481		TIER 482		TIER 483		TIER 484		TIER 485		TIER 486		TIER 487		TIER 488		TIER 489		TIER 490		TIER 491		TIER 492		TIER 493		TIER 494		TIER 495		TIER 496		TIER 497		TIER 498		TIER 499		TIER 500		TIER 501		TIER 502		TIER 503		TIER 504		TIER 505		TIER 506		TIER 507		TIER 508		TIER 509		TIER 510		TIER 511		TIER 512		TIER 513		TIER 514		TIER 515		TIER 516		TIER 517		TIER 518		TIER 519		TIER 520		TIER 521		TIER 522		TIER 523		TIER 524		TIER 525		TIER 526		TIER 527		TIER 528		TIER 529		TIER 530		TIER 531		TIER 532		TIER 533		TIER 534		TIER 535		TIER 536		TIER 537		TIER 538		TIER 539		TIER 540		TIER 541		TIER 542		TIER 543		TIER 544		TIER 545		TIER 546		TIER 547		TIER 548		TIER 549		TIER 550		TIER 551		TIER 552		TIER 553		TIER 554		TIER 555		TIER 556		TIER 557		TIER 558		TIER 559		TIER 560		TIER 561		TIER 562		TIER 563		TIER 564		TIER 565		TIER 566		TIER 567		TIER 568		TIER 569		TIER 570		TIER 571		TIER 572		TIER 573		TIER 574		TIER 575		TIER 576		TIER 577		TIER 578		TIER 579		TIER 580		TIER 581		TIER 582		TIER 583		TIER 584		TIER 585		TIER 586		TIER 587		TIER 588		TIER 589		TIER 590		TIER 591		TIER 592		TIER 593		TIER 594		TIER 595		TIER 596		TIER 597		TIER 598		TIER 599		TIER 600		TIER 601		TIER 602		TIER 603		TIER 604		TIER 605		TIER 606		TIER 607		TIER 608		TIER 609		TIER 610		TIER 611		TIER 612		TIER 613		TIER 614		TIER 615		TIER 616		TIER 617		TIER 618		TIER 619		TIER 620		TIER 621		TIER 622		TIER 623		TIER 624		TIER 625		TIER 626		TIER 627		TIER 628		TIER 629		TIER 630		TIER 631		TIER 632		TIER 633		TIER 634		TIER 635		TIER 636		TIER 637		TIER 638		TIER 639		TIER 640		TIER 641		TIER 642		TIER 643		TIER 644		TIER 645		TIER 646		TIER 647		TIER 648		TIER 649		TIER 650		TIER 651		TIER 652		TIER 653		TIER 654		TIER 655		TIER 656		TIER 657		TIER 658		TIER 659		TIER 660		TIER 661		TIER 662		TIER 663		TIER 664		TIER 665		TIER 666		TIER 667		TIER 668		TIER 669		TIER 670		TIER 671		TIER 672		TIER 673		TIER 674		TIER 675		TIER 676		TIER 677		TIER 678		TIER 679		TIER 680		TIER 681		TIER 682		TIER 683		TIER 684		TIER 685		TIER 686		TIER 687		TIER 688		TIER 689		TIER 690		TIER 691		TIER 692		TIER 693		TIER 694		TIER 695		TIER 696		TIER 697		TIER 698		TIER 699		TIER 700		TIER 701		TIER 702		TIER 703		TIER 704		TIER 705		TIER 706		TIER 707		TIER 708		TIER 709		TIER 710		TIER 711		TIER 712		TIER 713		TIER 714		TIER 715		TIER 716		TIER 717		TIER 718		TIER 719		TIER 720		TIER 721		TIER 722		TIER 723		TIER 724		TIER 725		TIER 726		TIER 727		TIER 728		TIER 729		TIER 730		TIER 731		TIER 732		TIER 733		TIER 734		TIER 735		TIER 736		TIER 737		TIER 738		TIER 739		TIER 740		TIER 741		TIER 742		TIER 743		TIER 744		TIER 745		TIER 746		TIER 747		TIER 748		TIER 749		TIER 750		TIER 751		TIER 752		TIER 753		TIER 754		TIER 755		TIER 756		TIER 757		TIER 758		TIER 759		TIER 760		TIER 761		TIER 762		TIER 763		TIER 764		TIER 765		TIER 766		TIER 767		TIER 768		TIER 769		TIER 770		TIER 771		TIER 772		TIER 773		TIER 774		TIER 775		TIER 776		TIER 777		TIER 778		TIER 779		TIER 780		TIER 781		TIER 782		TIER 783		TIER 784		TIER 785		TIER 786		TIER 787		TIER 788		TIER 789		TIER 790		TIER 791		TIER 792		TIER 793		TIER 794		TIER 795		TIER 796		TIER 797		TIER 798		TIER 799		TIER 800		TIER 801		TIER 802		TIER 803		TIER 804		TIER 805		TIER 806		TIER 807		TIER 808		TIER 809		TIER 810		TIER 811		TIER 812		TIER 813		TIER 814		TIER 815		TIER 816		TIER 817		TIER 818		TIER 819		TIER 820		TIER 821		TIER 822		TIER 823		TIER 824		TIER 825		TIER 826		TIER 827		TIER 828		TIER 829		TIER 830		TIER 831		TIER 832		TIER 833		TIER 834		TIER 835		TIER 836		TIER 837		TIER 838		TIER 839		TIER 840		TIER 841		TIER 842		TIER 843		TIER 844		TIER 845		TIER 846		TIER 847		TIER 848		TIER 849		TIER 850		TIER 851		TIER 852		TIER 853		TIER 854		TIER 855		TIER 856		TIER 857		TIER 858		TIER 859		TIER 860		TIER 861		TIER 862		TIER 863		TIER 864		TIER 865		TIER 866		TIER 867		TIER 868		TIER 869		TIER 870		TIER 871		TIER 872		TIER 873		TIER 874		TIER 875		TIER 876		TIER 877		TIER 878		TIER 879		TIER 880		TIER 881		TIER 882		TIER 883		TIER 884		TIER 885		TIER 886		TIER 887		TIER 888		TIER 889		TIER 890		TIER 891		TIER 892		TIER 893</	
--------	--	--------	--	--------	--	--------	--	--------	--	--------	--	--------	--	--------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	---------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	------------	--

MAXIMIZE PLANTING MATERIAL REQUIREMENTS		
TRANSPLANTS REQUIRED	10% PROVIDED	
1" (TIME = 3 PALMS)		
SHOULDER-SPREAD REQUIRED	25% PROVIDED	
(SLOUGHED INTO)		

Note: 35% palm substitutions allowed. Any palms above 36" provided are above and beyond required code compliance

Tree Source Note:
All trees must have a 5" minimum radius sawyer of trunk under lapline. No match shall be laid within 6" of trunk.

[illegible]

EXHIBIT L
50574

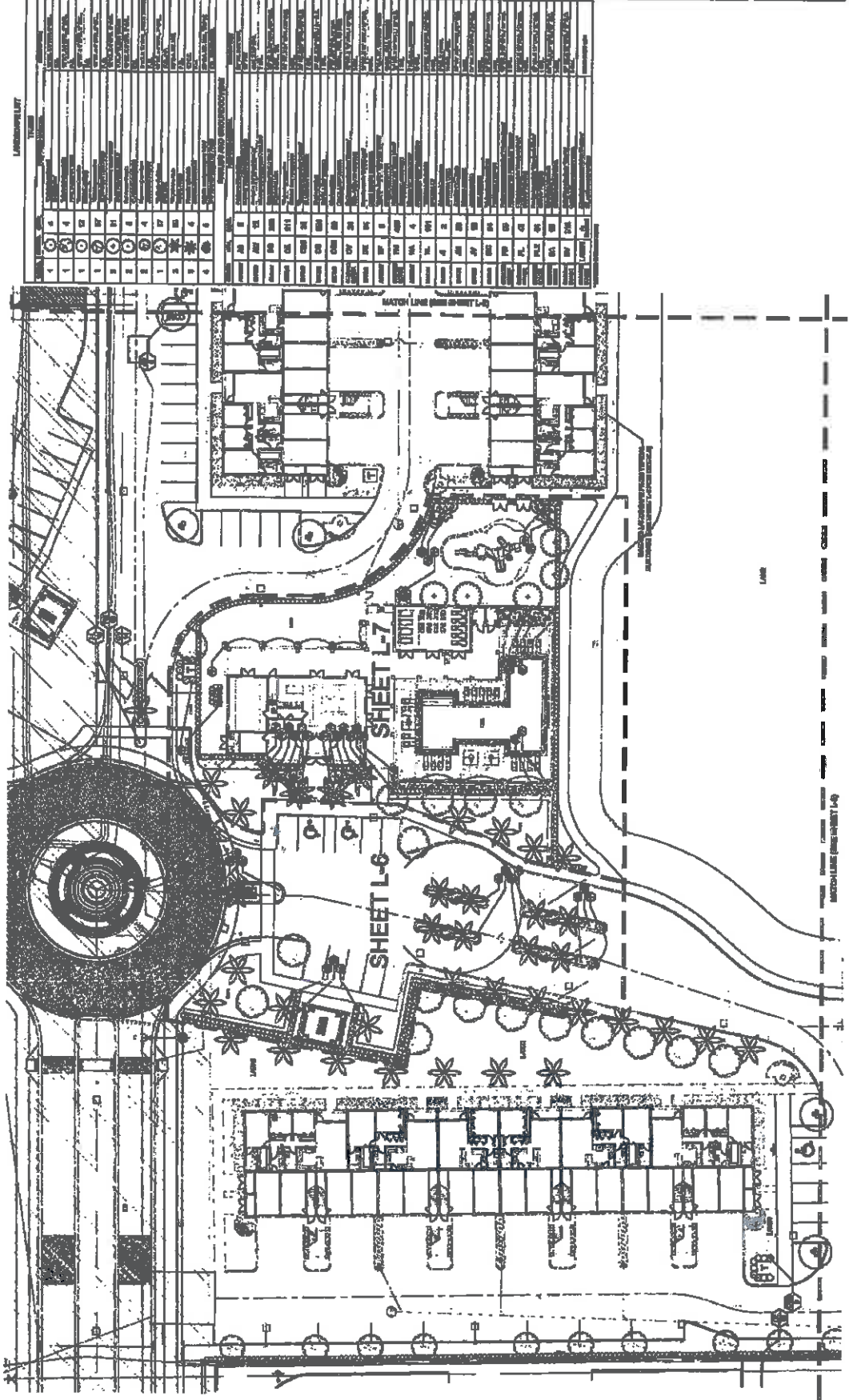
LANDSCAPE PLAN
Kingside, Florida
Celebration Points South

L-1

LANDSCAPE PLAN
Kingside, Florida
Celebration Points South

L-1

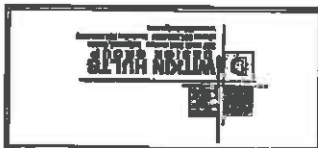
EXHIBIT L
THOOD
SOUTH



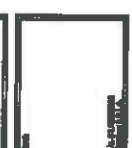
Tree Spacing Notes:
All trees must have a 6' minimum radius saucer of mulch under drip line. No mulch shall be laid within 8" of trunk.

Note: 35% Palm substitutes allowed. Any palms above 35% provided are above and beyond required code compliance

LANDSCAPE PLAN NORTH
Scale: 1" = 20'-0"



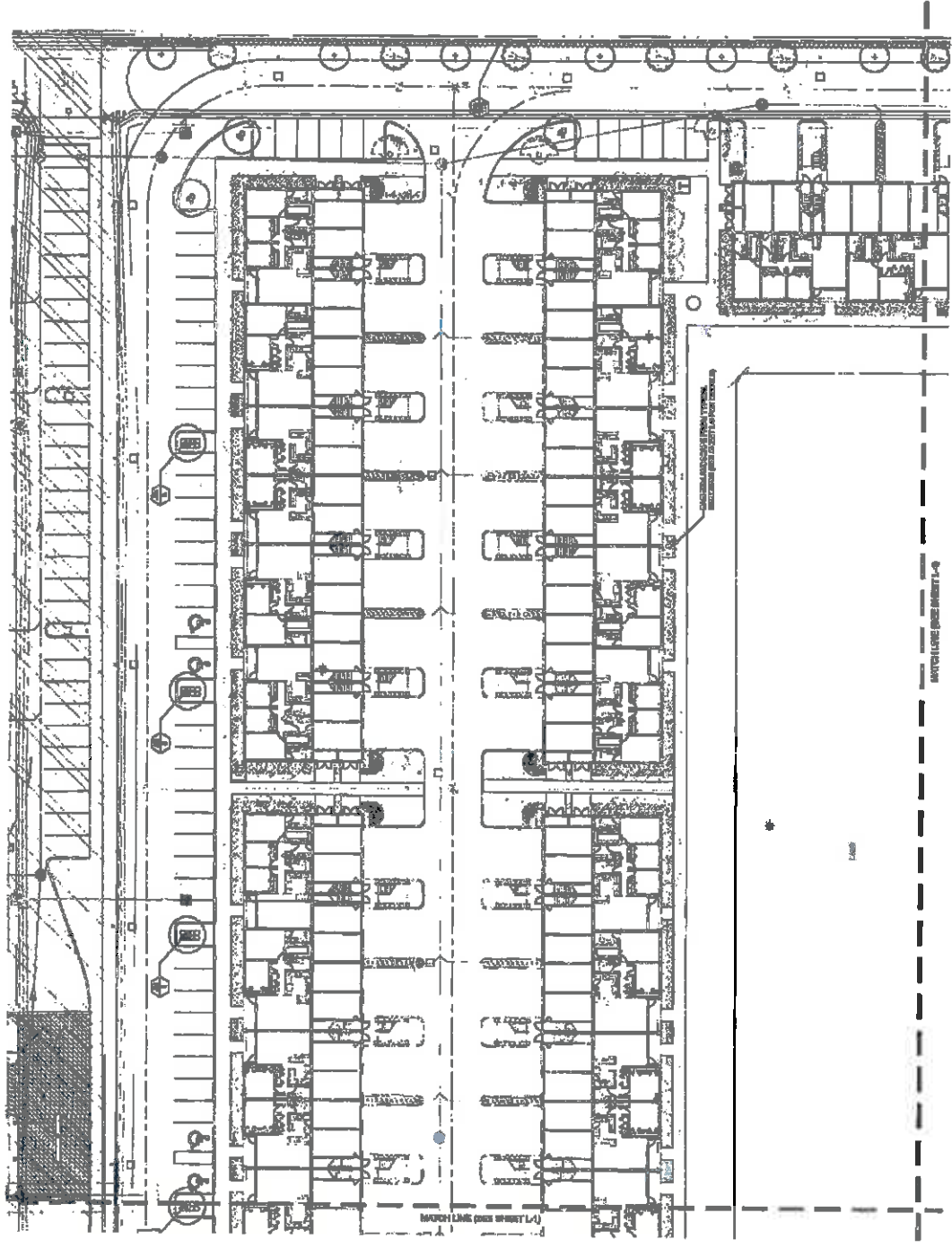
Celebration Pointe South Manassas, Florida LANDSCAPE PLAN



L-2
 Drawing: Landscape Plan
 Title: Celebration Pointe South
 Date: 11-14-14
 Drawing: L-2
 Scale: 1" = 30'-0"

EXHIBIT L
SOUTH

Plant	Quantity	Notes
1	1	1
2	1	2
3	1	3
4	1	4
5	1	5
6	1	6
7	1	7
8	1	8
9	1	9
10	1	10
11	1	11
12	1	12
13	1	13
14	1	14
15	1	15
16	1	16
17	1	17
18	1	18
19	1	19
20	1	20
21	1	21
22	1	22
23	1	23
24	1	24
25	1	25
26	1	26
27	1	27
28	1	28
29	1	29
30	1	30
31	1	31
32	1	32
33	1	33
34	1	34
35	1	35
36	1	36
37	1	37
38	1	38
39	1	39
40	1	40
41	1	41
42	1	42
43	1	43
44	1	44
45	1	45
46	1	46
47	1	47
48	1	48
49	1	49
50	1	50
51	1	51
52	1	52
53	1	53
54	1	54
55	1	55
56	1	56
57	1	57
58	1	58
59	1	59
60	1	60
61	1	61
62	1	62
63	1	63
64	1	64
65	1	65
66	1	66
67	1	67
68	1	68
69	1	69
70	1	70
71	1	71
72	1	72
73	1	73
74	1	74
75	1	75
76	1	76
77	1	77
78	1	78
79	1	79
80	1	80
81	1	81
82	1	82
83	1	83
84	1	84
85	1	85
86	1	86
87	1	87
88	1	88
89	1	89
90	1	90
91	1	91
92	1	92
93	1	93
94	1	94
95	1	95
96	1	96
97	1	97
98	1	98
99	1	99
100	1	100



Tree Spacing Note:
 All trees must have a 5' minimum radius saucer of mulch under drip line. No mulch shall be laid within 6" of trunk.

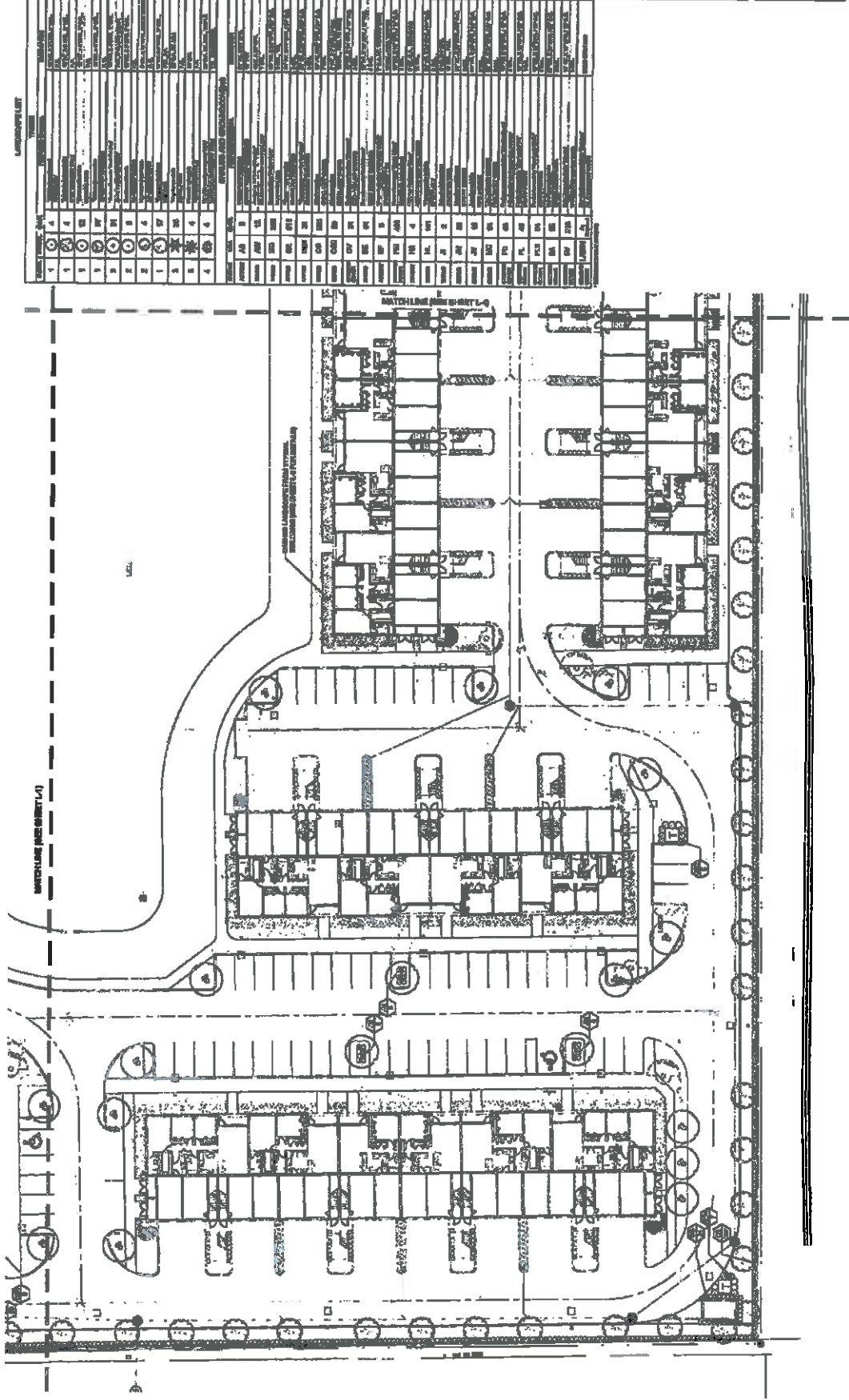
Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance.

BENTON & BOWLES

LANDSCAPE PLAN
Mangala, Florida
Celebration Pointe South

L-3

Working Landscape Plan
Date: 10/20/2016
Scale: 1" = 20'-0"
Drawing No.: L-3
Sheet No.: 1 of 1



Tree Source Note:
All trees must have a 5' minimum radius sector of mulch under drip line. No mulch shall be laid within 8" of trunk.

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance.

*EXHIBIT L
SOUTH*

81-974 AB11A

UNIT 3



Note: 35% Pain substitutions allowed. Any pains above 35% provided are above and beyond required code compliance

Book 1" = 201.0"

EXHIBIT L
50071

Figure 1 consists of two bar charts. The left chart is titled 'Physical violence' and the right chart is titled 'Sexual violence'. Both charts have a y-axis representing the percentage of respondents from 0 to 100. The x-axis for both charts has 10 categories: 1. No violence, 2. Mild physical/sexual violence, 3. Moderate physical/sexual violence, 4. Severe physical/sexual violence, 5. Physical violence only, 6. Sexual violence only, 7. Both physical and sexual violence, 8. Physical violence and sexual violence, 9. Physical violence and sexual violence, 10. Physical violence and sexual violence. The legend indicates that the bars represent the percentage of respondents for each type of violence.

Category	Physical violence (%)	Sexual violence (%)
1. No violence	10	10
2. Mild physical/sexual violence	20	20
3. Moderate physical/sexual violence	30	30
4. Severe physical/sexual violence	40	40
5. Physical violence only	50	50
6. Sexual violence only	60	60
7. Both physical and sexual violence	70	70
8. Physical violence and sexual violence	80	80
9. Physical violence and sexual violence	90	90
10. Physical violence and sexual violence	100	100

REQUIREMENTS: 1 PER UNIT 1 PLANT COVER PER UNIT TREES: 20 GRASS COVERS: 100 TOTAL UNIT COUNTS: (10 UNITS) TREES: 200 GRASS COVERS: 1,000 TOTAL NATIVE COUNTS: (10 UNITS) TREES: 20 GRASS COVERS: 1,000 TOTAL COVER PROVIDED (10 UNITS): 40,000 S.F.

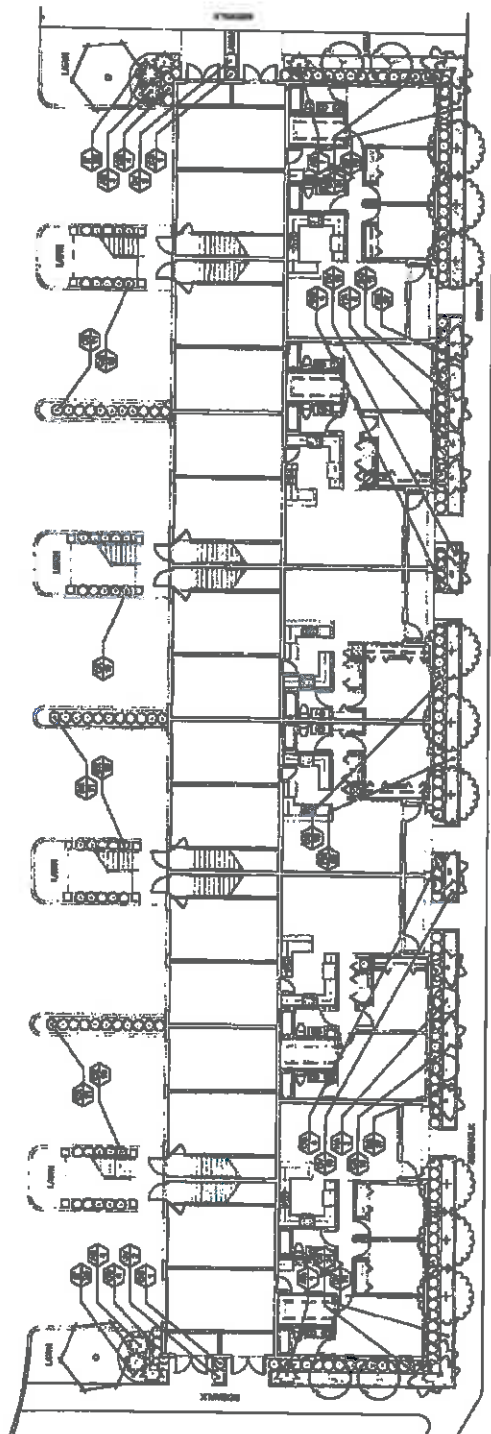
NEW TYPE 2 - 24 IN. WIDE

REQUIRED TREES 1 PER UNIT	TOTAL UNIT COUNTS 12 UNITS
PLANT COUNTS PER UNIT:	TREES 12
TREES 14	SHRUBS 40
SEEDLINGS 500	ENCLOSURES 240
ENCLOSURES 100	TOTAL 121
	TOTAL 121
	TOTAL 121

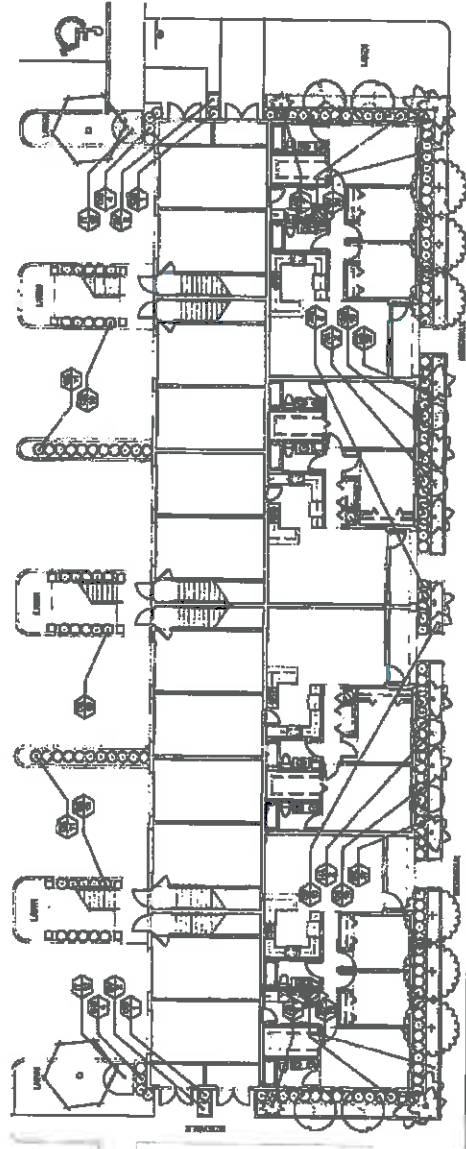
TOTAL CARRY PROVIDED 2
TOTAL 121

<p>TYPEAL TOTAL TOTAL TRASH: 282 TOTAL SHWERS: 4,143 SPRINKLING: 2,500 SAVES: 11,100 G.P.</p>
--

EXHIBIT L



1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100		101		102		103		104		105		106		107		108		109		110		111		112		113		114		115		116		117		118		119		120		121		122		123		124		125		126		127		128		129		130		131		132		133		134		135		136		137		138		139		140		141		142		143		144		145		146		147		148		149		150		151		152		153		154		155		156		157		158		159		160		161		162		163		164		165		166		167		168		169		170		171		172		173		174		175		176		177		178		179		180		181		182		183		184		185		186		187		188		189		190		191		192		193		194		195		196		197		198		199		200		201		202		203		204		205		206		207		208		209		210		211		212		213		214		215		216		217		218		219		220		221		222		223		224		225		226		227		228		229		230		231		232		233		234		235		236		237		238		239		240		241		242		243		244		245		246		247		248		249		250		251		252		253		254		255		256		257		258		259		260		261		262		263		264		265		266		267		268		269		270		271		272		273		274		275		276		277		278		279		280		281		282		283		284		285		286		287		288		289		290		291		292		293		294		295		296		297		298		299		300		301		302		303		304		305		306		307		308		309		310		311		312		313		314		315		316		317		318		319		320		321		322		323		324		325		326		327		328		329		330		331		332		333		334		335		336		337		338		339		340		341		342		343		344		345		346		347		348		349		350		351		352		353		354		355		356		357		358		359		360		361		362		363		364		365		366		367		368		369		370		371		372		373		374		375		376		377		378		379		380		381		382		383		384		385		386		387		388		389		390		391		392		393		394		395		396		397		398		399		400		401		402		403		404		405		406		407		408		409		410		411		412		413		414		415		416		417		418		419		420		421		422		423		424		425		426		427		428		429		430		431		432		433		434		435		436		437		438		439		440		441		442		443		444		445		446		447		448		449		450		451		452		453		454		455		456		457		458		459		460		461		462		463		464		465		466		467		468		469		470		471		472		473		474		475		476		477		478		479		480		481		482		483		484		485		486		487		488		489		490		491		492		493		494		495		496		497		498		499		500		501		502		503		504		505		506		507		508		509		510		511		512		513		514		515		516		517		518		519		520		521		522		523		524		525		526		527		528		529		530		531		532		533		534		535		536		537		538		539		540		541		542		543		544		545		546		547		548		549		550		551		552		553		554		555		556		557		558		559		560		561		562		563		564		565		566		567		568		569		570		571		572		573		574		575		576		577		578		579		580		581		582		583		584		585		586		587		588		589		590		591		592		593		594		595		596		597		598		599		600		601		602		603		604		605		606		607		608		609		610		611		612		613		614		615		616		617		618		619		620		621		622		623		624		625		626		627		628		629		630		631		632		633		634		635		636		637		638		639		640		641		642		643		644		645		646		647		648		649		650		651		652		653		654		655		656		657		658		659		660		661		662		663		664		665		666		667		668		669		670		671		672		673		674		675		676		677		678		679		680		681		682		683		684		685		686		687		688		689		690		691		692		693		694		695		696		697		698		699		700		701		702		703		704		705		706		707		708		709		710		711		712		713		714		715		716		717		718		719		720		721		722		723		724		725		726		727		728		729		730		731		732		733		734		735		736		737		738		739		740		741		742		743		744		745		746		747		748		749		750		751		752		753		754		755		756		757		758		759		760		761		762		763		764		765		766		767		768		769		770		771		772		773		774		775		776		777		778		779		780		781		782		783		784		785		786		787		788		789		790		791		792		793		794		795		796		797		798		799		800		801		802		803		804		805		806		807		808		809		810		811		812		813		814		815		816		817		818		819		820		821		822		823		824		825		826		827		828		829		830		831		832		833		834		835		836		837		838		839		840		841		842		843		844		845		846		847		848		849		850		851		852		853		854		855		856		857		858		859		860		861		862		863		864		865		866		867		868		869		870		871		872		873		874		875		876		877		878		879		880		881		882		883		884		885		886		887		888		889		890		891		892		893		894		895		896		897		898		899		900		901		902		903		904		905		906		907		908		909		910		911		912		913		914		915		916		917		918		919		920		921		922		923		924		925		926		927		928		929		930		931		932		933		934		935		936		937		938		939		940		941		942		943		944		945		946		947		948		949		950		951		952		953		954		955		956		957		958		959		960		961		962		963		964		965		966		967		968		969		970		971		972		973		974		975		976		977		978		979		980		981		982		983		984		985		986		987		988		989		990		991		992		993		994		995		996		997		998		999		1000		1001		1002		1003		1004		1005		1006		1007		1008		1009		1010		1011		1012		1013		1014		1015		1016		1017		1018		1019		1020		1021		1022		1023		1024		1025		1026		1027		1028		1029		1030		1031		1032		1033		1034		1035		1036		1037		1038		1039		1040		1041		1042		1043		1044		1045		1046		1047		1048		1049		1050		1051		1052		1053		1054		1055		1056		1057		1058		1059		1060		1061		1062		1063		1064		1065		1066		1067		1068		1069		1070		1071		1072		1073		1074		1075		1076		1077		1078		1079		1080		1081		1082		1083		1084		1085		1086		1087		1088		1089		1090		1091		1092		1093		1094		1095		1096		1097		1098		1099		1100		1101		1102		1103		1104		1105		1106		1107		1108		1109		1110		1111		1112		1113		1114		1115		1116		1117		1118		1119		1120		1121		1122		1123		1124	
---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--



TYPICAL BLDGS. LANDSCAPE PLAN



Celebration Points South
 Manatee, Florida
 ENTRY LANDSCAPE PLAN

Legend

1" = 10'-0"

Notes

1. All trees must have a 5' minimum radius saucer of mulch under drip line. No mulch shall be laid within 5' of trunk.

2. Tree Saucer Note: All trees must have a 5' minimum radius saucer of mulch under drip line. No mulch shall be laid within 5' of trunk.

Plant	Quantity	Notes
1	1	1" = 10'-0"
2	1	1" = 10'-0"
3	1	1" = 10'-0"
4	1	1" = 10'-0"
5	1	1" = 10'-0"
6	1	1" = 10'-0"
7	1	1" = 10'-0"
8	1	1" = 10'-0"
9	1	1" = 10'-0"
10	1	1" = 10'-0"
11	1	1" = 10'-0"
12	1	1" = 10'-0"
13	1	1" = 10'-0"
14	1	1" = 10'-0"
15	1	1" = 10'-0"
16	1	1" = 10'-0"
17	1	1" = 10'-0"
18	1	1" = 10'-0"
19	1	1" = 10'-0"
20	1	1" = 10'-0"
21	1	1" = 10'-0"
22	1	1" = 10'-0"
23	1	1" = 10'-0"
24	1	1" = 10'-0"
25	1	1" = 10'-0"
26	1	1" = 10'-0"
27	1	1" = 10'-0"
28	1	1" = 10'-0"
29	1	1" = 10'-0"
30	1	1" = 10'-0"
31	1	1" = 10'-0"
32	1	1" = 10'-0"
33	1	1" = 10'-0"
34	1	1" = 10'-0"
35	1	1" = 10'-0"
36	1	1" = 10'-0"
37	1	1" = 10'-0"
38	1	1" = 10'-0"
39	1	1" = 10'-0"
40	1	1" = 10'-0"
41	1	1" = 10'-0"
42	1	1" = 10'-0"
43	1	1" = 10'-0"
44	1	1" = 10'-0"
45	1	1" = 10'-0"
46	1	1" = 10'-0"
47	1	1" = 10'-0"
48	1	1" = 10'-0"
49	1	1" = 10'-0"
50	1	1" = 10'-0"
51	1	1" = 10'-0"
52	1	1" = 10'-0"
53	1	1" = 10'-0"
54	1	1" = 10'-0"
55	1	1" = 10'-0"
56	1	1" = 10'-0"
57	1	1" = 10'-0"
58	1	1" = 10'-0"
59	1	1" = 10'-0"
60	1	1" = 10'-0"
61	1	1" = 10'-0"
62	1	1" = 10'-0"
63	1	1" = 10'-0"
64	1	1" = 10'-0"
65	1	1" = 10'-0"
66	1	1" = 10'-0"
67	1	1" = 10'-0"
68	1	1" = 10'-0"
69	1	1" = 10'-0"
70	1	1" = 10'-0"
71	1	1" = 10'-0"
72	1	1" = 10'-0"
73	1	1" = 10'-0"
74	1	1" = 10'-0"
75	1	1" = 10'-0"
76	1	1" = 10'-0"
77	1	1" = 10'-0"
78	1	1" = 10'-0"
79	1	1" = 10'-0"
80	1	1" = 10'-0"
81	1	1" = 10'-0"
82	1	1" = 10'-0"
83	1	1" = 10'-0"
84	1	1" = 10'-0"
85	1	1" = 10'-0"
86	1	1" = 10'-0"
87	1	1" = 10'-0"
88	1	1" = 10'-0"
89	1	1" = 10'-0"
90	1	1" = 10'-0"
91	1	1" = 10'-0"
92	1	1" = 10'-0"
93	1	1" = 10'-0"
94	1	1" = 10'-0"
95	1	1" = 10'-0"
96	1	1" = 10'-0"
97	1	1" = 10'-0"
98	1	1" = 10'-0"
99	1	1" = 10'-0"
100	1	1" = 10'-0"

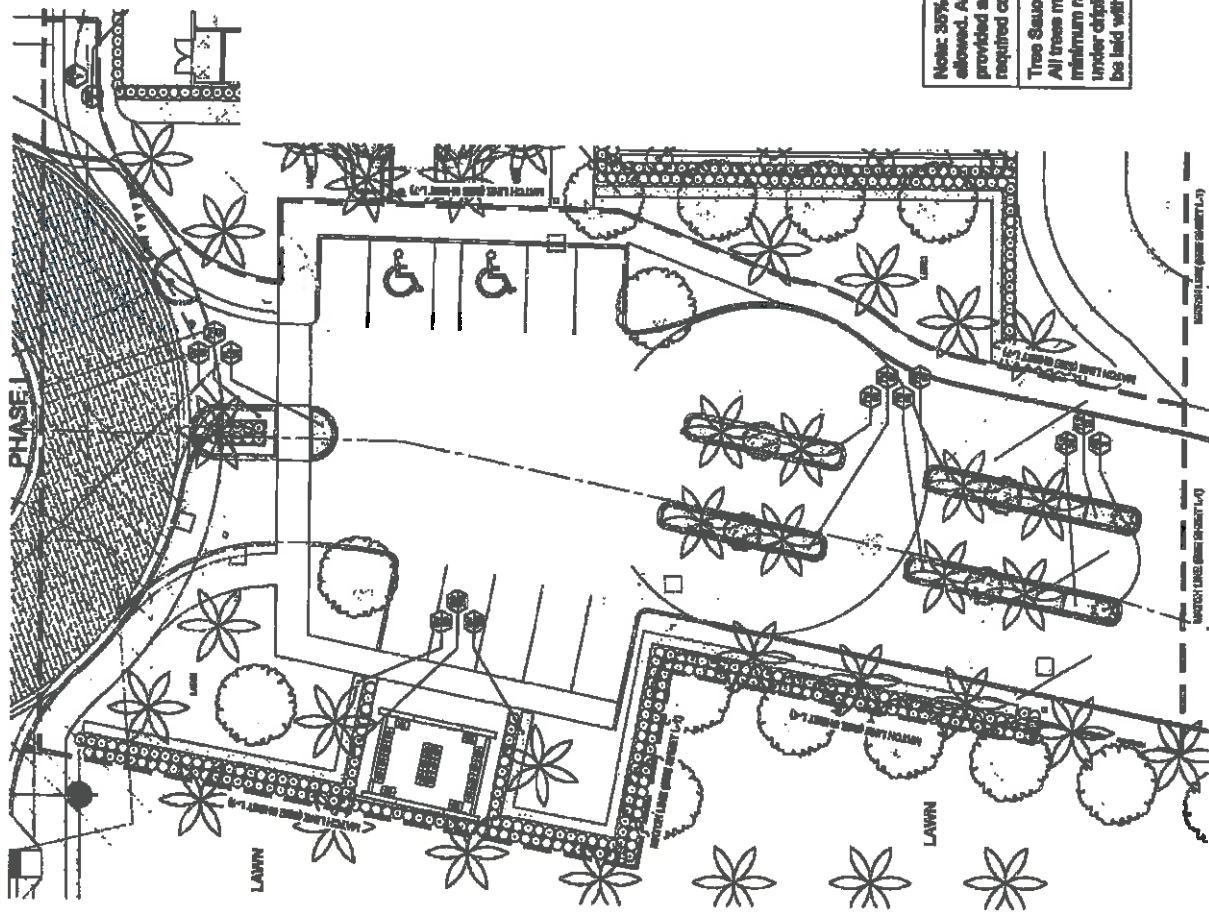
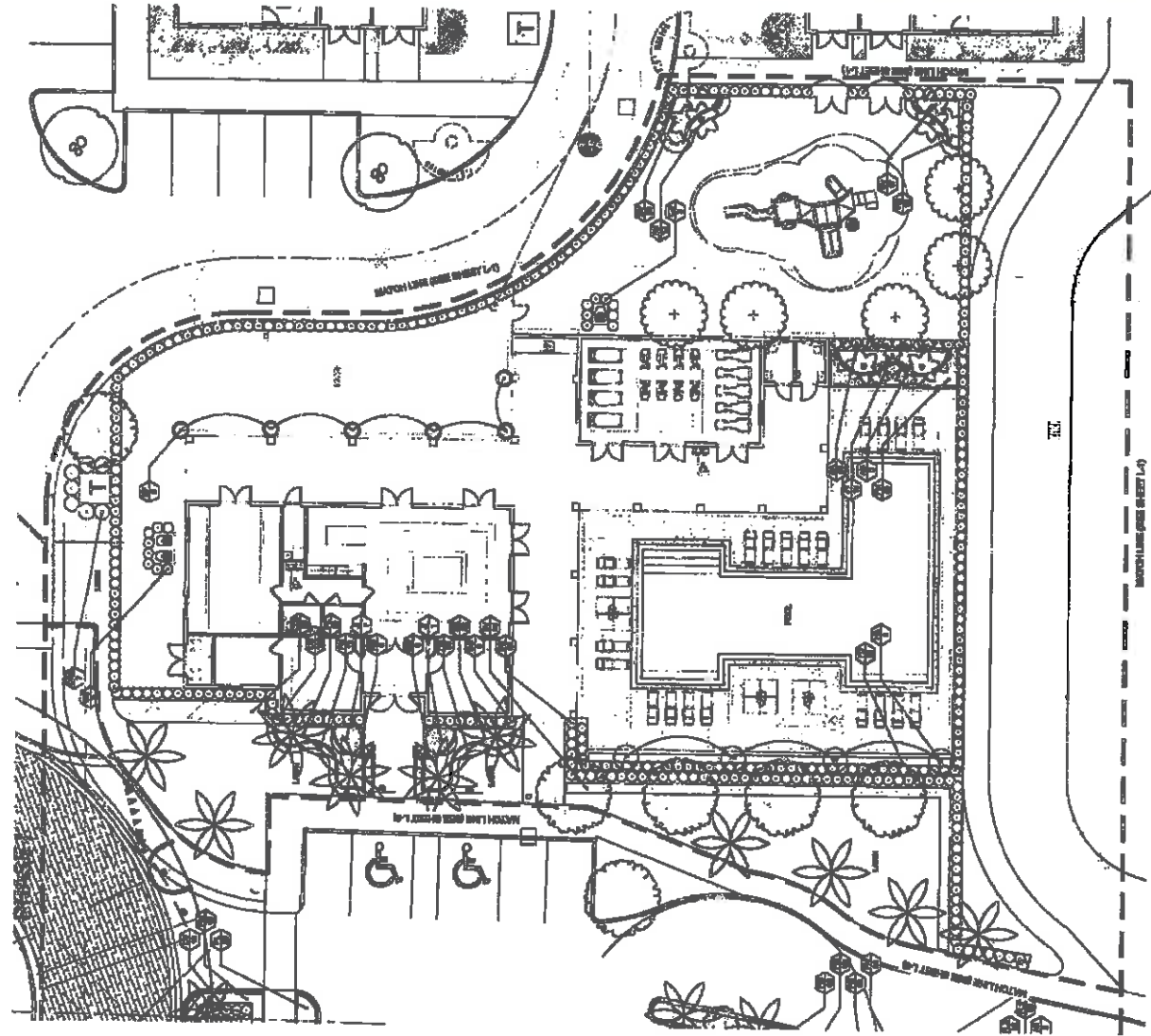


EXHIBIT C
 SOUTH



LANDSCAPE LIST

NO.	SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT CODE
1	(Symbol)	FLORIDA PALM	PA	6"	1
2	(Symbol)	FLORIDA PALM	PA	8"	2
3	(Symbol)	FLORIDA PALM	PA	10"	3
4	(Symbol)	FLORIDA PALM	PA	12"	4
5	(Symbol)	FLORIDA PALM	PA	14"	5
6	(Symbol)	FLORIDA PALM	PA	16"	6
7	(Symbol)	FLORIDA PALM	PA	18"	7
8	(Symbol)	FLORIDA PALM	PA	20"	8
9	(Symbol)	FLORIDA PALM	PA	22"	9
10	(Symbol)	FLORIDA PALM	PA	24"	10
11	(Symbol)	FLORIDA PALM	PA	26"	11
12	(Symbol)	FLORIDA PALM	PA	28"	12
13	(Symbol)	FLORIDA PALM	PA	30"	13
14	(Symbol)	FLORIDA PALM	PA	32"	14
15	(Symbol)	FLORIDA PALM	PA	34"	15
16	(Symbol)	FLORIDA PALM	PA	36"	16
17	(Symbol)	FLORIDA PALM	PA	38"	17
18	(Symbol)	FLORIDA PALM	PA	40"	18
19	(Symbol)	FLORIDA PALM	PA	42"	19
20	(Symbol)	FLORIDA PALM	PA	44"	20
21	(Symbol)	FLORIDA PALM	PA	46"	21
22	(Symbol)	FLORIDA PALM	PA	48"	22
23	(Symbol)	FLORIDA PALM	PA	50"	23
24	(Symbol)	FLORIDA PALM	PA	52"	24
25	(Symbol)	FLORIDA PALM	PA	54"	25
26	(Symbol)	FLORIDA PALM	PA	56"	26
27	(Symbol)	FLORIDA PALM	PA	58"	27
28	(Symbol)	FLORIDA PALM	PA	60"	28
29	(Symbol)	FLORIDA PALM	PA	62"	29
30	(Symbol)	FLORIDA PALM	PA	64"	30
31	(Symbol)	FLORIDA PALM	PA	66"	31
32	(Symbol)	FLORIDA PALM	PA	68"	32
33	(Symbol)	FLORIDA PALM	PA	70"	33
34	(Symbol)	FLORIDA PALM	PA	72"	34
35	(Symbol)	FLORIDA PALM	PA	74"	35
36	(Symbol)	FLORIDA PALM	PA	76"	36
37	(Symbol)	FLORIDA PALM	PA	78"	37
38	(Symbol)	FLORIDA PALM	PA	80"	38
39	(Symbol)	FLORIDA PALM	PA	82"	39
40	(Symbol)	FLORIDA PALM	PA	84"	40
41	(Symbol)	FLORIDA PALM	PA	86"	41
42	(Symbol)	FLORIDA PALM	PA	88"	42
43	(Symbol)	FLORIDA PALM	PA	90"	43
44	(Symbol)	FLORIDA PALM	PA	92"	44
45	(Symbol)	FLORIDA PALM	PA	94"	45
46	(Symbol)	FLORIDA PALM	PA	96"	46
47	(Symbol)	FLORIDA PALM	PA	98"	47
48	(Symbol)	FLORIDA PALM	PA	100"	48
49	(Symbol)	FLORIDA PALM	PA	102"	49
50	(Symbol)	FLORIDA PALM	PA	104"	50
51	(Symbol)	FLORIDA PALM	PA	106"	51
52	(Symbol)	FLORIDA PALM	PA	108"	52
53	(Symbol)	FLORIDA PALM	PA	110"	53
54	(Symbol)	FLORIDA PALM	PA	112"	54
55	(Symbol)	FLORIDA PALM	PA	114"	55
56	(Symbol)	FLORIDA PALM	PA	116"	56
57	(Symbol)	FLORIDA PALM	PA	118"	57
58	(Symbol)	FLORIDA PALM	PA	120"	58
59	(Symbol)	FLORIDA PALM	PA	122"	59
60	(Symbol)	FLORIDA PALM	PA	124"	60
61	(Symbol)	FLORIDA PALM	PA	126"	61
62	(Symbol)	FLORIDA PALM	PA	128"	62
63	(Symbol)	FLORIDA PALM	PA	130"	63
64	(Symbol)	FLORIDA PALM	PA	132"	64
65	(Symbol)	FLORIDA PALM	PA	134"	65
66	(Symbol)	FLORIDA PALM	PA	136"	66
67	(Symbol)	FLORIDA PALM	PA	138"	67
68	(Symbol)	FLORIDA PALM	PA	140"	68
69	(Symbol)	FLORIDA PALM	PA	142"	69
70	(Symbol)	FLORIDA PALM	PA	144"	70
71	(Symbol)	FLORIDA PALM	PA	146"	71
72	(Symbol)	FLORIDA PALM	PA	148"	72
73	(Symbol)	FLORIDA PALM	PA	150"	73
74	(Symbol)	FLORIDA PALM	PA	152"	74
75	(Symbol)	FLORIDA PALM	PA	154"	75
76	(Symbol)	FLORIDA PALM	PA	156"	76
77	(Symbol)	FLORIDA PALM	PA	158"	77
78	(Symbol)	FLORIDA PALM	PA	160"	78
79	(Symbol)	FLORIDA PALM	PA	162"	79
80	(Symbol)	FLORIDA PALM	PA	164"	80
81	(Symbol)	FLORIDA PALM	PA	166"	81
82	(Symbol)	FLORIDA PALM	PA	168"	82
83	(Symbol)	FLORIDA PALM	PA	170"	83
84	(Symbol)	FLORIDA PALM	PA	172"	84
85	(Symbol)	FLORIDA PALM	PA	174"	85
86	(Symbol)	FLORIDA PALM	PA	176"	86
87	(Symbol)	FLORIDA PALM	PA	178"	87
88	(Symbol)	FLORIDA PALM	PA	180"	88
89	(Symbol)	FLORIDA PALM	PA	182"	89
90	(Symbol)	FLORIDA PALM	PA	184"	90
91	(Symbol)	FLORIDA PALM	PA	186"	91
92	(Symbol)	FLORIDA PALM	PA	188"	92
93	(Symbol)	FLORIDA PALM	PA	190"	93
94	(Symbol)	FLORIDA PALM	PA	192"	94
95	(Symbol)	FLORIDA PALM	PA	194"	95
96	(Symbol)	FLORIDA PALM	PA	196"	96
97	(Symbol)	FLORIDA PALM	PA	198"	97
98	(Symbol)	FLORIDA PALM	PA	200"	98
99	(Symbol)	FLORIDA PALM	PA	202"	99
100	(Symbol)	FLORIDA PALM	PA	204"	100

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance.

Tree Spacing Note:
All trees must have a 6' minimum radius sensor of mulch under drip line. No mulch shall be laid within 6' of trunk.

CLUBHOUSE LANDSCAPE PLAN NORTH
Scale: 1" = 10'-0"

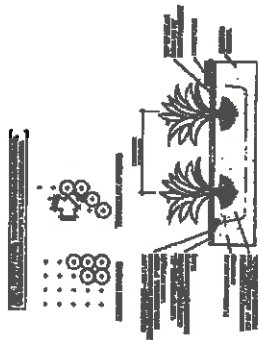
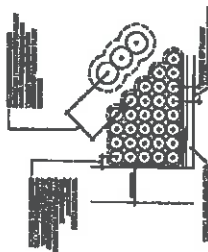
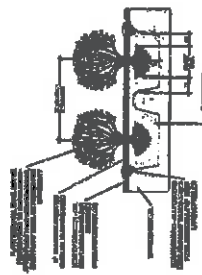
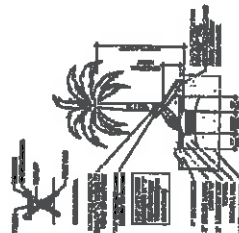
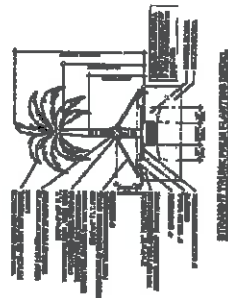
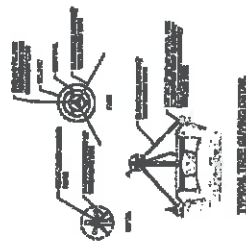
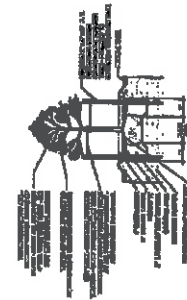
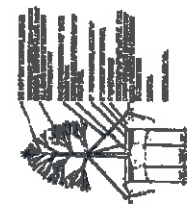
EXHIBIT V
SOUTH

CLUBHOUSE LANDSCAPE PLAN
Morgan, Florida
Celebration Pointe South

CLUBHOUSE LANDSCAPE PLAN
Morgan, Florida
Celebration Pointe South

L-7

Working Clubhouse Landscape Plan
Project: Celebration Pointe South
Scale: 1" = 10'-0"
Drawing Date: 10/1/2010
Revised:



PLASTICS MONITOR

- All jobs submitted by the Field Number 1 or better pursuant to the Florida Department of Agriculture's opinion are subject to the following criteria:
 - All plants must be at least 40% above the minimum # leaves of Minimum viable. Microscopic seeds accepted.
 - Framing plants will take pseudotumor upon glass for the cause of transpiration.
 - All changes are to be made without prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project architect.
 - Landscape Contractors is responsible for providing their own square footage materials and field verification for 100% and compliance for all items specified.
 - All landscape features are to be provided with adequate water supply system which provides 100% coverage and 100% security.
 - All trees in landscaped areas are to consist of 24" diameter rounded canopy of the form of the tree.
 - Trees are to be planted within planting islands after soils brought up to grade. Grassy and rock beds are not acceptable.
- Planting shall be tropical and local and shall be 100% live, irreplaceable item. Planting and/or removal shall be compensated at time Contractor pays, 100% with one year survival and 20% Annual.
- Tree and shrub plan will be supplemented with "Appendix A-21" items also with a 20-40-60 schedule, for additional information regarding the Landscape Architect. Owner's representative's assumed complete through final, complete and final approval of the Landscape Architect.

900 HOT23:

- As before, jumping to a generalized conclusion is often a bit like taking a bite out of an orange without first squeezing out the juice. In many of the cases, it seems to be just the old adage in a contemporary guise: *Exaggerated problems are easily solved*. The more complex the problem, the more likely it is to be solved by a more complex solution. And, as a corollary to this, it is sometimes a good idea to make the problem more complex by adding to it things that are not really part of the problem. For example, if you are trying to solve a problem, it is often a good idea to make the problem more complex by adding to it things that are not really part of the problem. For example, if you are trying to solve a problem, it is often a good idea to make the problem more complex by adding to it things that are not really part of the problem.

GENERAL NOTES:

- [illegible]