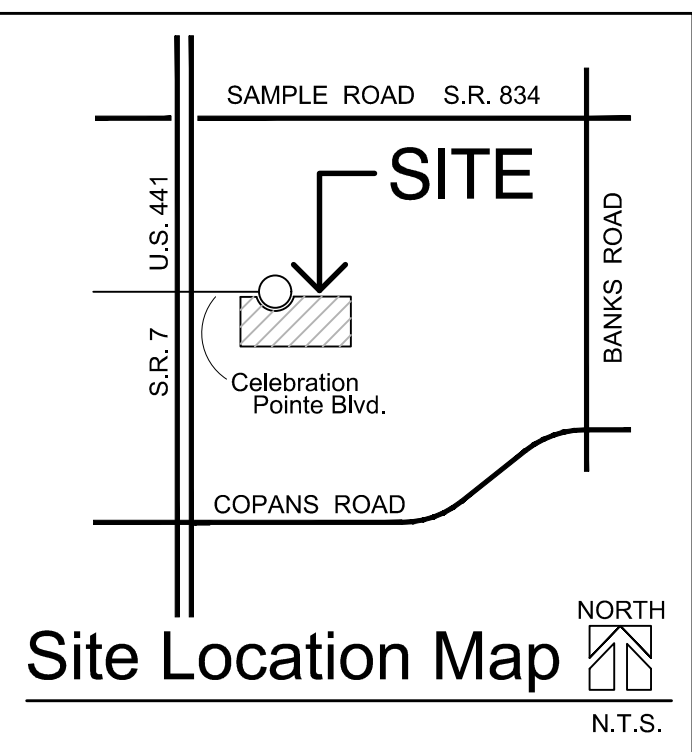
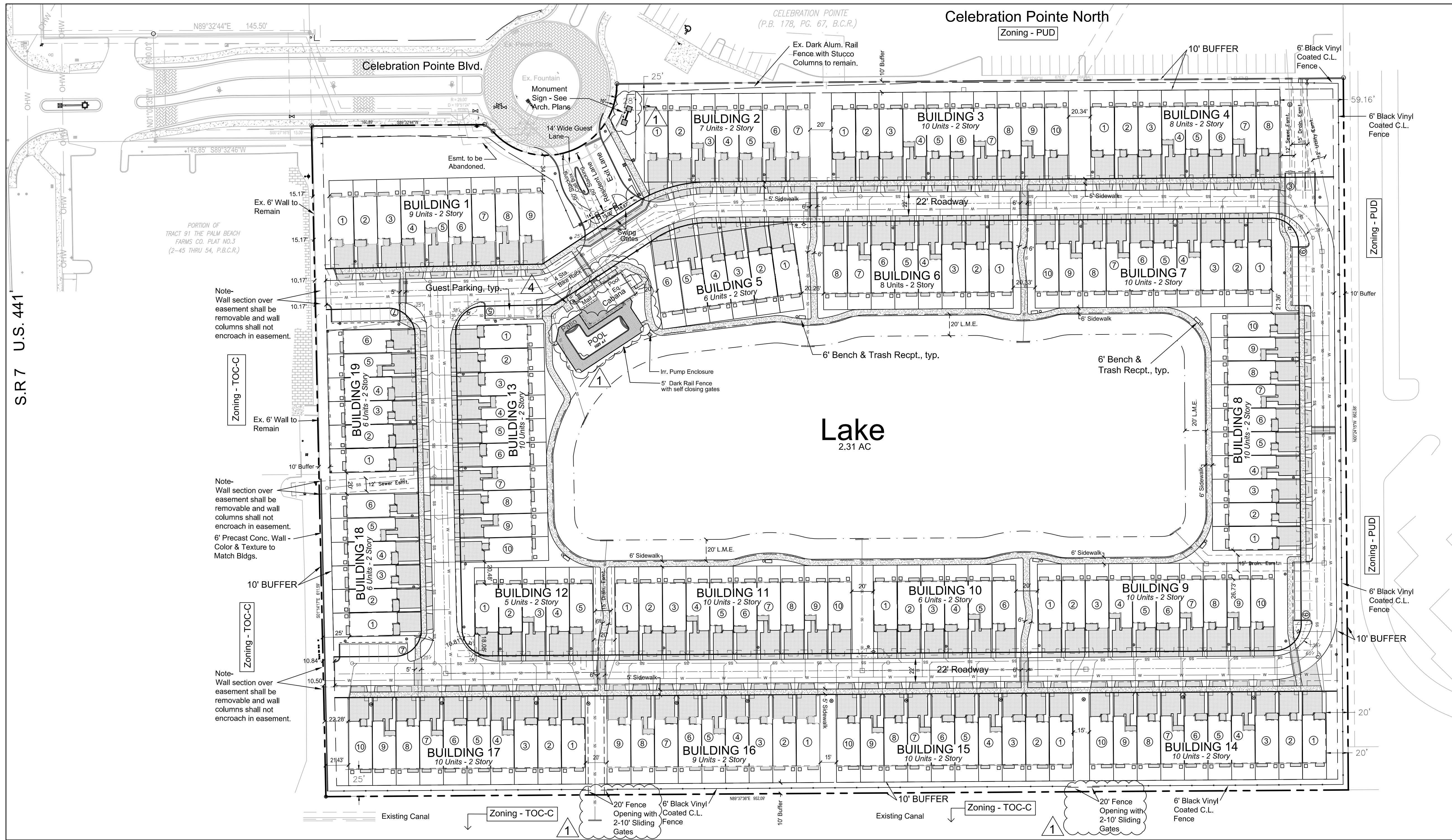




Site Symbol Key

	Concrete Unit Pavers		Bench & Trash Receptacle See Detail SP-2
	Street Light		Street Sign
	Fire Hydrant		

Site Data

SITE PLAN DATA			
Land Use - Low Res (5-10 d.u./ac.)			
Zoning - PUD			
Proposed Use - 160 Townhouses			
Total PUD - 29.70 acres			
Phase I - 15.44 ac.			
Phase II - 14.26 ac. (This Site Plan)			
Density Phase II - 160 units/14.26 ac. = 11.22 du/ac			
Impervious Area Total - Phase II	10.02 ac.	70%	
Building Coverage	3.60 ac.	25%	
Roadways, Parking, Driveways	3.31 ac.	23%	
Pool/Patio/Sidewalks	0.80 ac.	6%	
Lake Area	2.31 ac.	16%	
Pervious Area Total - Phase II	4.24 ac.	30%	

Note-
Garbage collection will be curbside.

OPEN SPACE CALCULATIONS	
Total PUD - 29.70 acres	
Phase I area - 15.44 ac.	
Phase II area - 14.26 ac.	
Required Open Space - 10.40 ac (35% of 29.70 ac)	
Provided Open Space in PH I - 5.86 ac	
Provided Open Space in PH II - 4.78 ac	
Total Provided Open Space (total PUD) - 10.64 ac (35.8%)	
- Phase II Open Space Breakdown - 4.78 ac provided	
Lake Area (100' width average) - 2.31 ac@50% = 1.16 ac	
Recreation Area - 0.10 ac @ 50% = 0.05 ac	
Perimeter Setback Open Space - 0.83 ac	
Pedestrian System (continuous internal 6' walk) - 0.30 ac	
Other Open Space - 1.63 ac	
Private Open Space (enclosed rear lots) - 0.81 ac	
5% of total PUD = 1.49 ac	
10.64 ac provided O.S. less 0.81 ac Private O.S. = 9.83 ac (33% total PUD)	

PARKING TABULATIONS	
Required - 2 spaces per unit = 160 (2) = 320 spaces	
1 per 5 units guest spaces = 160/5 = 32 spaces	
352 total spaces required	
Provided - 2 spaces per unit @ 160 units	
= 320 driveway spaces	
34 Guest spaces	
354 total spaces provided	

SETBACKS & SEPARATIONS		
Front (Celebration Pointe Blvd.)	Req. 25'	Provided 25'
Side (East & West Property Lines)	15'	15' min.*
Rear (South Property Line)	25'	25'
Internal Building Separation	20'	20'
PUD Perimeter Buffer	10'	10'
* 10' variance		

See SP-2 for Typical Residential Building Layout

10-25-18	SET
03-25-19	SET
12-15-19	SET
10-26-17	SET
07-27-17	SET
07-10-17	SET
06-18-17	SET
05-11-17	SET

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Site Plan
Celebration Pointe South
Margate
Florida

Date	04-10-2017
Scale	As Noted
PN#	1234

PREPARED BY	
Steven E. Tate, R.L.A. Landscape Architect #5987 State of Florida For The Firm	
DATE	

Drawing No.
SP-1
OF 2

