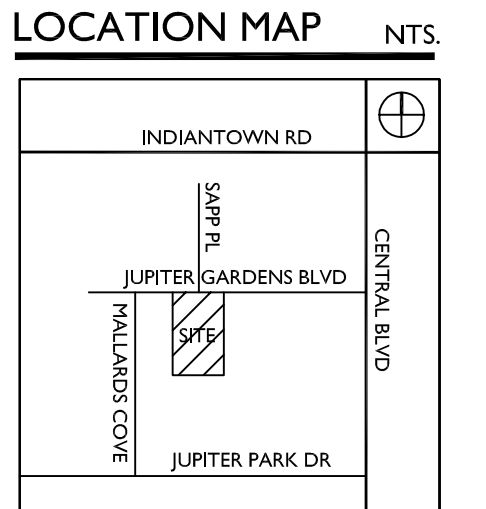
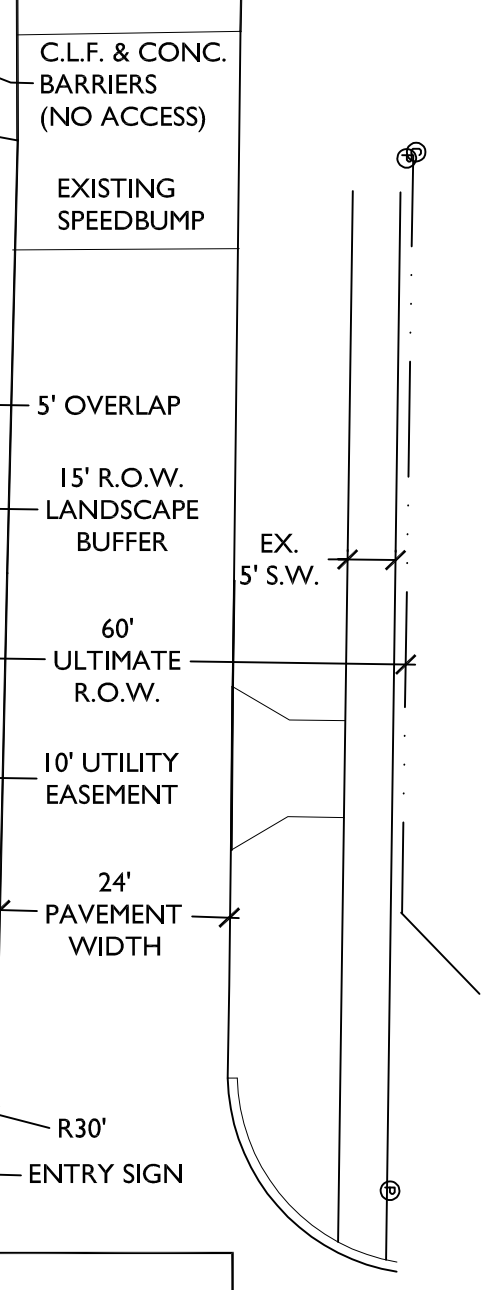
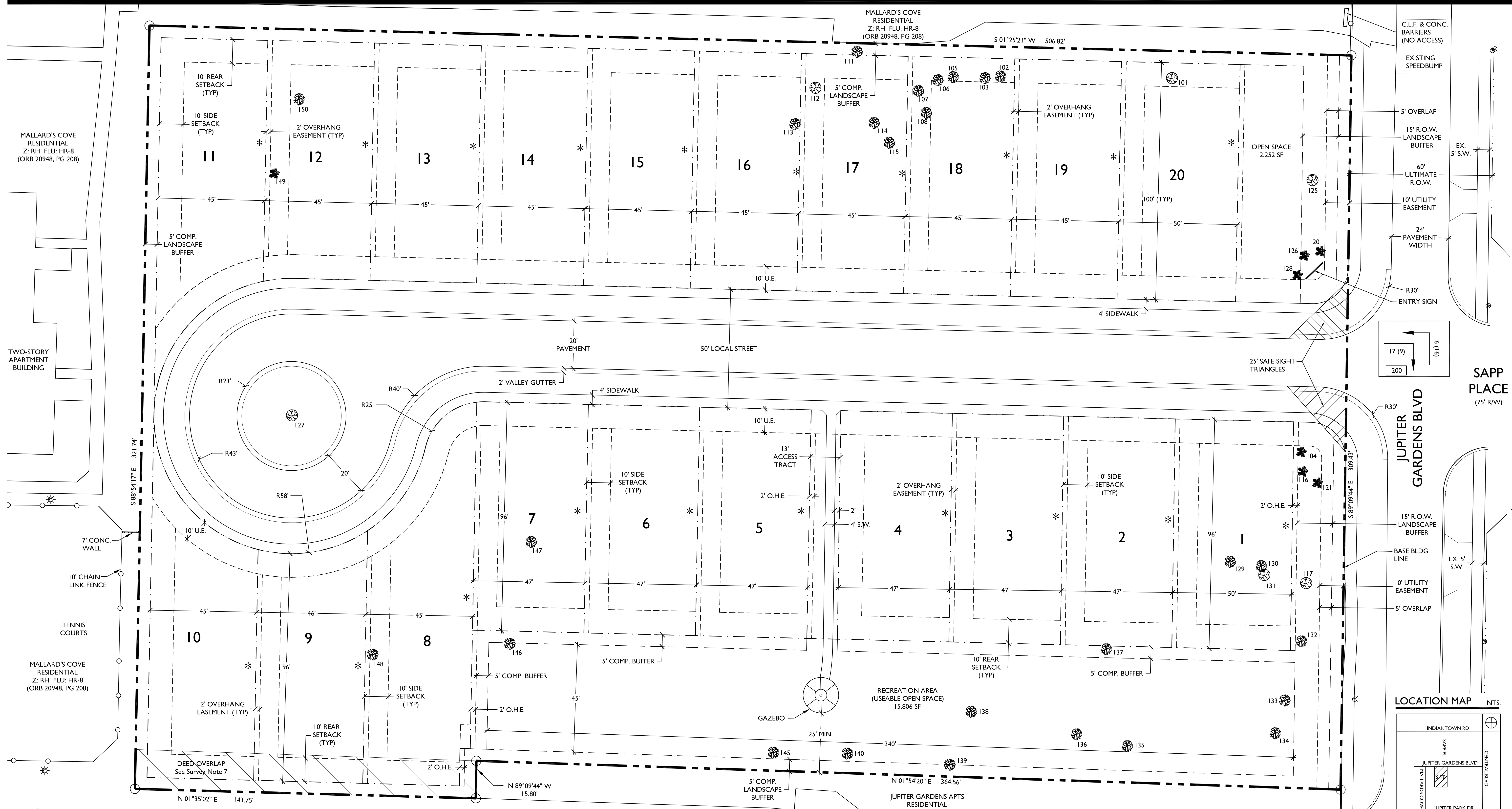


**KENNEDY ESTATES II
 (F.K.A. CARTER'S CAY)**
 PREPARED FOR PBC HABITAT FOR HUMANITY
 PALM BEACH COUNTY, FLORIDA



SITE DATA

CONTROL NUMBER	03-062
APPLICATION NUMBER	NA
RESOLUTION NUMBER	NA
NAME OF DEVELOPMENT	KENNEDY ESTATES 2
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
TIER	U/S
FUTURE LAND USE DESIGNATION	HR-8
ZONING DESIGNATION	RH
CCRT AREA	3 / 41 / 42
SECTION, TOWNSHIP, RANGE	KENNEDY ESTATES
PCN NUMBERS	00-42-41-03-00-000-7430 00-42-41-03-00-000-7420

CONCURRENCY APPROVAL

SINGLE FAMILY DETACHED DWELLINGS	20 D.U.
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*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.

TOTAL GROSS SITE AREA	3.63 AC. (158,259 SF)
TOTAL DWELLING UNITS (ZERO LOT LINE)	20
DENSITY (GROSS)	5.51 D.U. / AC.
TOTAL PERVIOUS AREA	57% (90,269 SF)
TOTAL IMPERVIOUS AREA	43% (67,990 SF)
TOTAL OPEN SPACE	18,059 SF
RECREATION AREA REQUIRED	7,500 SF (0.17 AC.)
RECREATION AREA PROVIDED	15,806 SF (0.36 AC.)
BUILDING HEIGHT	MAX. 35'
MAXIMUM NUMBER OF STORIES	2
HOUSING CLASSIFICATION	DETACHED
TOTAL PARKING REQUIRED (2 SP/ DU)	40 SPACES
TOTAL PARKING PROPOSED (2 SP/ DRIVEWAY/ LOT)	40 SPACES

LANDSCAPE REQUIREMENTS CHART

CODE REQUIREMENT	NUMBER REQUIRED	NUMBER PROPOSED
BUFFER TREES		
5' COMPATIBILITY BUFFER (1,681 LF)	67	67
15' R.O.W. BUFFER (309 LF)	12	12
5' COMPATIBILITY BUFFER (1,681 LF)	841	841
15' R.O.W. BUFFER (309 LF)	77	77
5' COMPATIBILITY BUFFER (1,681 LF)	77	77
15' R.O.W. BUFFER (309 LF)	155	155
INTERIOR TREES		
RESIDENTIAL LOT (4,500 SF x 20 DU)	72	72
NON-RESIDENTIAL (15,806 SF)	8	8
INTERIOR SHRUBS		
RESIDENTIAL LOT (4,500 SF x 20 DU)	216	216
NON-RESIDENTIAL (15,806 SF)	24	24
TOTAL BUFFER TREES	79	79
TOTAL BUFFER SHRUBS	1,150	1,150
TOTAL INTERIOR TREES**	80	80
TOTAL INTERIOR SHRUBS	240	240

**INCLUDES 26 MITIGATION CREDITS FOR EXISTING TREES TO BE REMOVED

EXISTING TREE SCHEDULE

#	Type	Size	Canopy	Action	Credits
101	Oak	12"	8'	Preserve	3
102	Palm	14"	30'	Preserve	3
103	Palm	14"	30'	Preserve	3
104	Palm	12"	10'	Remove	3
106	Palm	12"	10'	Preserve	3
107	Palm	12"	10'	Preserve	3
108	Palm	12"	10'	Preserve	3
109	Palm	12"	10'	Preserve	3
110	Palm	12"	10'	Preserve	3
111	Palm	12"	10'	Preserve	3
112	Oak	8"	10'	Preserve	2
113	Palm	21"	25'	Preserve	4
114	Palm	8"	20'	Preserve	2
115	Palm	14"	30'	Preserve	3
116	Palm	12"	10'	Remove	3
117	Oak	8"	10'	Remove	1
118	Palm	14"	30'	Remove	3
119	Palm	14"	30'	Remove	3
120	Palm	12"	10'	Remove	3
121	Palm	12"	10'	Remove	3
122	Palm	24"	40'	Remove	5
123	Palm	24"	40'	Remove	5
124	Palm	18"	22'	Remove	4
125	Oak	12"	10'	Remove	4
126	Palm	14"	18'	Remove	3
127	Palm	12"	10'	Remove	3
128	Palm	12"	10'	Remove	3
129	Palm	12"	10'	Remove	3
130	Palm	12"	10'	Remove	3
131	Oak	10"	10'	Remove	2
132	Palm	12"	10'	Remove	3
133	Palm	12"	10'	Remove	3
134	Palm	12"	10'	Remove	3
135	Palm	12"	10'	Remove	3
136	Palm	14"	30'	Remove	3
137	Palm	12"	10'	Remove	3
138	Palm	14"	30'	Remove	3
139	Palm	12"	10'	Remove	3
140	Palm	12"	10'	Remove	3
141	Palm	12"	10'	Remove	3
142	Palm	12"	10'	Remove	3
143	Palm	12"	10'	Remove	3
144	Palm	12"	10'	Remove	3
145	Palm	12"	10'	Remove	3
146	Palm	18"	20'	Preserve	4
147	Palm	18"	20'	Preserve	4
148	Palm	20"	25'	Preserve	4
149	Palm	24"	30'	Preserve	4
150	Palm	24"	30'	Preserve	4
151	Palm	24"	30'	Preserve	4
152	Palm	24"	30'	Preserve	4
153	Palm	24"	30'	Preserve	4
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160	Palm	24"	30'	Preserve	4
161	Palm	24"	30'	Preserve	4
162	Palm	24"	30'	Preserve	4
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174	Palm	24"	30'	Preserve	4
175	Palm	24"	30'	Preserve	4
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179	Palm	24"	30'	Preserve	4
180	Palm	24"	30'	Preserve	4
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189	Palm	24"	30'	Preserve	4
190	Palm	24"	30'	Preserve	4
191	Palm	24"	30'	Preserve	4
192	Palm	24"	30'	Preserve	4
193	Palm	24"	30'	Preserve	4
194	Palm	24"	30'	Preserve	4
195	Palm	24"	30'	Preserve	4
196	Palm	24"	30'	Preserve	4
197	Palm	24"	30'	Preserve	4
198	Palm	24"	30'	Preserve	4
199	Palm	24"	30'	Preserve	4
200	Palm	24"	30'	Preserve	4

TREES 141-144 LOCATED BY SURVEYOR ARE OUTSIDE SITE BOUNDARIES AND THEREBY REMOVED FROM THE TREE SCHEDULE

DRO CONDITIONS (PREVIOUSLY APPROVED)

1. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (CO), A SCHOOL BUS SHELTER SHALL BE CONSTRUCTED BY THE PETITIONER IN A LOCATION AND MANNER ACCEPTABLE TO THE PBC SCHOOL BOARD AND THE COUNTY ENGINEER. PROVISIONS FOR THE BUS SHELTER SHALL INCLUDE, AT A MINIMUM, A COVERED AREA, CONTINUOUS PAVED PEDESTRIAN AND BICYCLE ACCESS FROM THE SUBJECT PROPERTY OR USE TO THE SHELTER. BUS SHELTERS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE RESIDENTIAL PROPERTY OWNER. (CO: SCHOOL BOARD/ENG-SCHOOL BOARD)

2. THE PROPERTY OWNER SHALL POST A NOTICE OF ANNUAL BOUNDARY SCHOOL ASSIGNMENTS FOR STUDENTS FROM THIS DEVELOPMENT. A SIGN 11" X 17" SHALL BE POSTED IN A CLEAR AND VISIBLE LOCATION IN ALL SALES OFFICES AND MODELS WITH THE FOLLOWING:

"NOTICE TO HOMEBUYERS/TENANTS" SCHOOL AGE CHILDREN MAY NOT BE ASSIGNED TO THE PUBLIC SCHOOL CLOSEST TO THEIR RESIDENCES. SCHOOL BOARD POLICIES REGARDING LEVELS OF SERVICE OR OTHER BOUNDARY POLICY DECISIONS AFFECT SCHOOL BOUNDARIES. PLEASE CONTACT THE PALM BEACH COUNTY SCHOOL DISTRICT BOUNDARY OFFICE AT (561)434-8100 FOR THE MOST CURRENT SCHOOL ASSIGNMENT(S). (ONGOING: SCHOOL BOARD)

LEGEND

AC.	= ACRES	L.F.	= LINEAR FEET	R.O.W.	= RIGHT OF WAY
APTS	= APARTMENTS	MIN.	= MINIMUM	SF	= SQUARE FEET
BLVD.	= BOULEVARD	MAX.	= MAXIMUM	SUBST.	= SUBSTITUTION
COMP.	= COMPATIBILITY	NTS	= NOT TO SCALE	SW	= SIDEWALK
D.U.	= DWELLING UNITS	O.C.	= ON CENTER	(TYP)	= TYPICAL
FLU	= FUTURE LAND USE	O.H.E.	= OVERHANG EASEMENT	U.E.	= UTILITY EASEMENT
HT.	= HEIGHT	ORB.	= OFFICIAL RECORD BOOK	Z.	= ZONING DESIGNATION
		PG.	= PAGE	ZLL	= ZERO LOT LINE

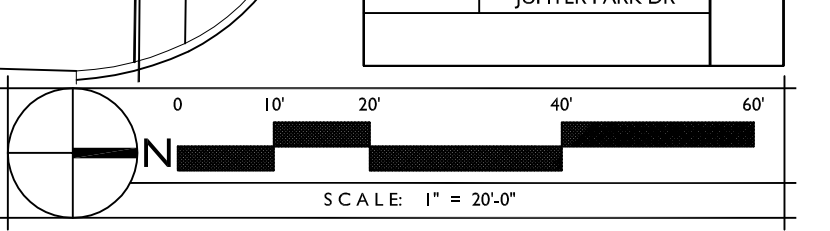
NOTES

- LOT FRONTAGE MAY BE MEASURED FROM THE REQUIRED FRONT BUILDING SETBACK.
- THE DRIVEWAY OF A FRONT LOADING OR SIDE LOADING GARAGE SHALL INTERSECT THE STREET AT OR NEAR A 90 DEGREE ANGLE TO THE ROAD CENTER LINE. THE DRIVEWAY OF A ZLL HOME SHALL INTERSECT THE STREET R-O-W AT A 90 DEGREE ANGLE FOR A MINIMUM LENGTH OF FIVE FEET ON BOTH SIDES.
- MECHANICAL EQUIPMENT SHALL BE SCREENED AND ORIENTED AWAY FROM THE FRONT DOOR AND PRIVATE OUTDOOR SPACE OF THE ADJACENT LOT.
- SEVEN EXISTING TREES (27 CREDITS) TO BE REMOVED AND MITIGATED FOR ON-SITE AS A PART OF THE INTERIOR TREE REQUIREMENTS.

ZERO LOT-LINE PROPERTY DEVELOPMENT REGULATIONS ULDC TABLE 3.D.2.B-18

*DENOTES ZLL SIDE OF LOT

	REQUIRED	LOT DIMENSIONS			MAX. HEIGHT	BLDG COV.	SETBACKS				
		SIZE	WIDTH/FRONTAGE	DEPTH			FRONT	ZLL SIDE*	SIDE	SIDE STREET	REAR
		4,500 SF	50-CORNER 55-SIDE STREET HOME	75	35	50%	10 - UNIT 25 - FRONT LOADING GARAGE 10 - SIDE LOADING GARAGE	0	10	10	10
	PROPOSED	4,500 SF	45-INTERIOR 50-CORNER 55-SIDE STREET HOME	96	25	30%	10 - UNIT 25 - FRONT LOADING GARAGE 10 - SIDE LOADING GARAGE	0	10	10	10



FINAL SUBDIVISION PLAN

SCALE: 1"=20'

DRAWN BY: JTB

DRAWING #: 10-15-2008_SP_1228.4.dwg

FILE #: 1228.4

DATE: 08/21/2008

L.D.S. PROJECT SCHEDULE

DATE	APPROVAL	NOTES
10/15/2008		FINAL SITE PLAN AND ZONING SUBMITTAL

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