

Cotleur & Hearing

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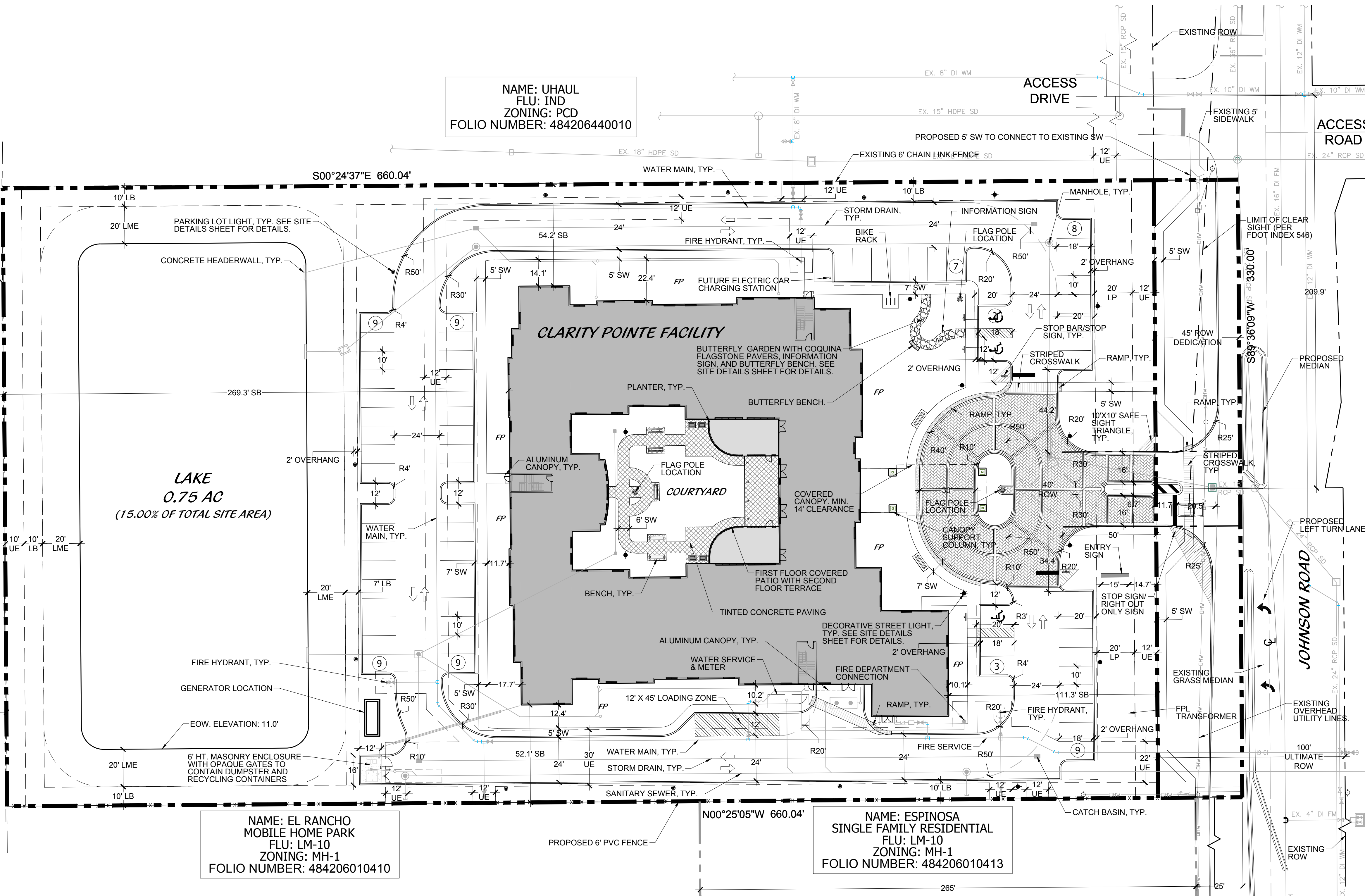


NAME: UHAUL
FLU: IND
ZONING: PCD
FOLIO NUMBER: 484206440010

NAME: EL RANCHO
MOBILE HOME PARK
FLU: LM-10
ZONING: MH-1
FOLIO NUMBER: 484206010410

NAME: ESPINOSA
SINGLE FAMILY RESIDENTIAL
FLU: LM-10
ZONING: MH-1
FOLIO NUMBER: 484206010413

NAME: CARL'S FURNITURE PLAZA
FLU: COM
ZONING: PCD
FOLIO NUMBER: 4842060130010



SITE DATA

SECTION 6, TOWNSHIP 48, RANGE 42	CLARITY POINTE- COCONUT CREEK	
NAME OF PROJECT	48-42-0601-0432	
PROPERTY CONTROL NUMBERS	OFFICE PARK (OP)	
CURRENT FUTURE LAND USE	AGRICULTURAL (A-1)	
CURRENT ZONING	LOCAL OFFICE (O-2)	
PROPOSED ZONING		
TOTAL SITE AREA	5.00 AC 217,843	
BREAKDOWN:		
PARCEL A: CLARITY POINTE	4.53 AC 197,393 SF	
PARCEL B: DEDICATED ROW	0.34 AC 14,850 SF	
PARCEL C: LANDSCAPE PARCEL	0.06 AC 2,800 SF	
PARCEL D: LANDSCAPE PARCEL	0.06 AC 2,800 SF	
NET SITE AREA EXCLUDING 45' ROW DEDICATION	4.66 AC 202,993 SF	
BUILDING DATA		
CLARITY POINTE FACILITY	67,659 SF 84 BEDS	
SUITES/HALLWAYS/ENTRIES/STAIRS	45,792 SF	
RECREATIONAL COMMON AREAS	8,395 SF	
SERVICE AREAS	3,900 SF	
OFFICES	2,240 SF	
NURSE CARE AREAS	645 SF	
BUILDING HEIGHT		
CLARITY POINTE FACILITY	MAX PERMITTED 36' PROVIDED 35'8"	
NUMBER OF STORIES	3 2	
LOT COVERAGE		
CLARITY POINTE FACILITY	MAX PERMITTED 35% PROVIDED 15.14%	
SETBACK DATA*		
FRONT SETBACK (JOHNSON ROAD)	REQUIRED 75' PROVIDED 111.30'	
SIDE (EAST)	30' 58.20'	
SIDE (WEST)	30' 56.10'	
REAR (NORTH)	50' 269.3'	
SURFACE COVER		
* NOTE: SURFACE COVER CALCULATIONS BASED ON TOTAL SITE AREA EXCLUDING 45' ROW DEDICATION AREA		
IMPERVIOUS AREA	SF	AC %
BUILDING LOT COVERAGE	32,765	0.75 16.14%
VEHICULAR USE AREA	51,262	1.18 25.25%
SIDEWALK & PLAZA	9,845	0.23 4.85%
TOTAL IMPERVIOUS	93,872	2.16 46.24%
PERVIOUS AREA		
OPEN SPACE	81,403	1.87 40.10%
LANDSCAPE BUFFERS	23,332	0.54 11.49%
COURTYARD	4,386	0.10 2.16%
TOTAL PERVIOUS	109,121	2.40 53.76%
TOTAL	202,993	4.56 100.00%
PARKING DATA		
FACILITY PARKING (1 SP PER 4 RESIDENTS)	REQUIRED 21' PROVIDED 65	
EMPLOYEE PARKING	40	
HANDICAP SPACES (INCLUDED IN TOTAL)	3	
TOTAL	61	65
STORMWATER		
15% OF TOTAL SITE	REQUIRED 0.75 AC PROVIDED 0.75 AC	

Calculations may vary slightly due to CAD operator human error.

CLARITY POINTE

Coconut Creek, Florida

PROJECT TEAM

PROJECT MANAGEMENT:
TDON DEVELOPMENT INC.
811 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33071
954.688.5572
CONTACT: JONATHAN KEITH

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

ARCHITECT:
LEO A. DALY
1400 CENTREPARK BOULEVARD #500
WEST PALM BEACH, FL 33401
561.688-2111
CONTACT: MICHAEL RODEBAUGH

CIVIL ENGINEER:
SCHNARS ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FL 33481
561.241.6455
CONTACT: JEFFERY SCHNARS

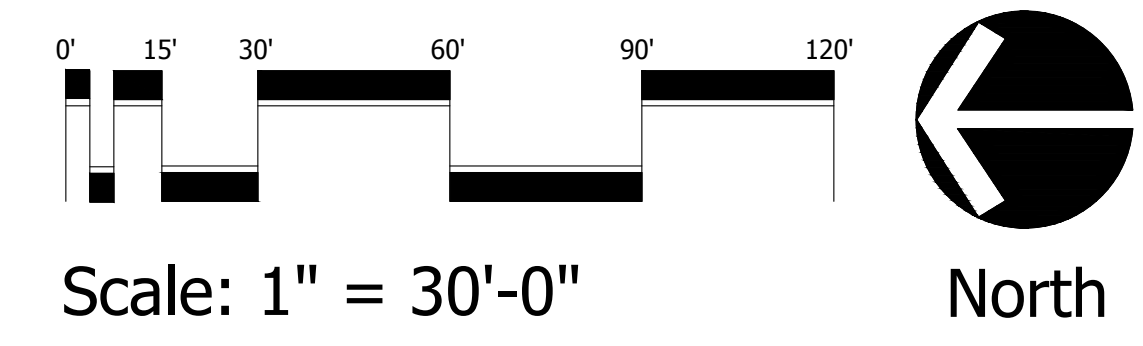
SURVEYOR:
KEITH AND ASSOCIATES
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060
561.788.3400
CONTACT: MIKE MOSSEY

LIGHTING ENGINEER
E & C ENGINEERS, INC.
2755 VISTA PARKWAY SUITE 1-3
WEST PALM BEACH, FL 33411
561.712.1149
CONTACT: EDUARDO SAMOUR

LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- LME: LAKE MAINTENANCE EASEMENT
- ROW: RIGHT-OF-WAY
- LP: LANDSCAPE PARCEL
- LB: LANDSCAPE BUFFER
- FP: FOUNDATION PLANTING AREA
- : PARKING LOT LIGHT
- ◆: DECORATIVE STREET LIGHT

SITE PLAN



DESIGNED	MCR
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	15-10206.04
DATE	01-22-16
REVISIONS	04-12-16
	04-25-16
	05-02-16
	05-18-16
	10-20-16
	12-14-16

October 20, 2016 2:30:05 p.m.
Drawing: 15-0206.04.SP.DWG