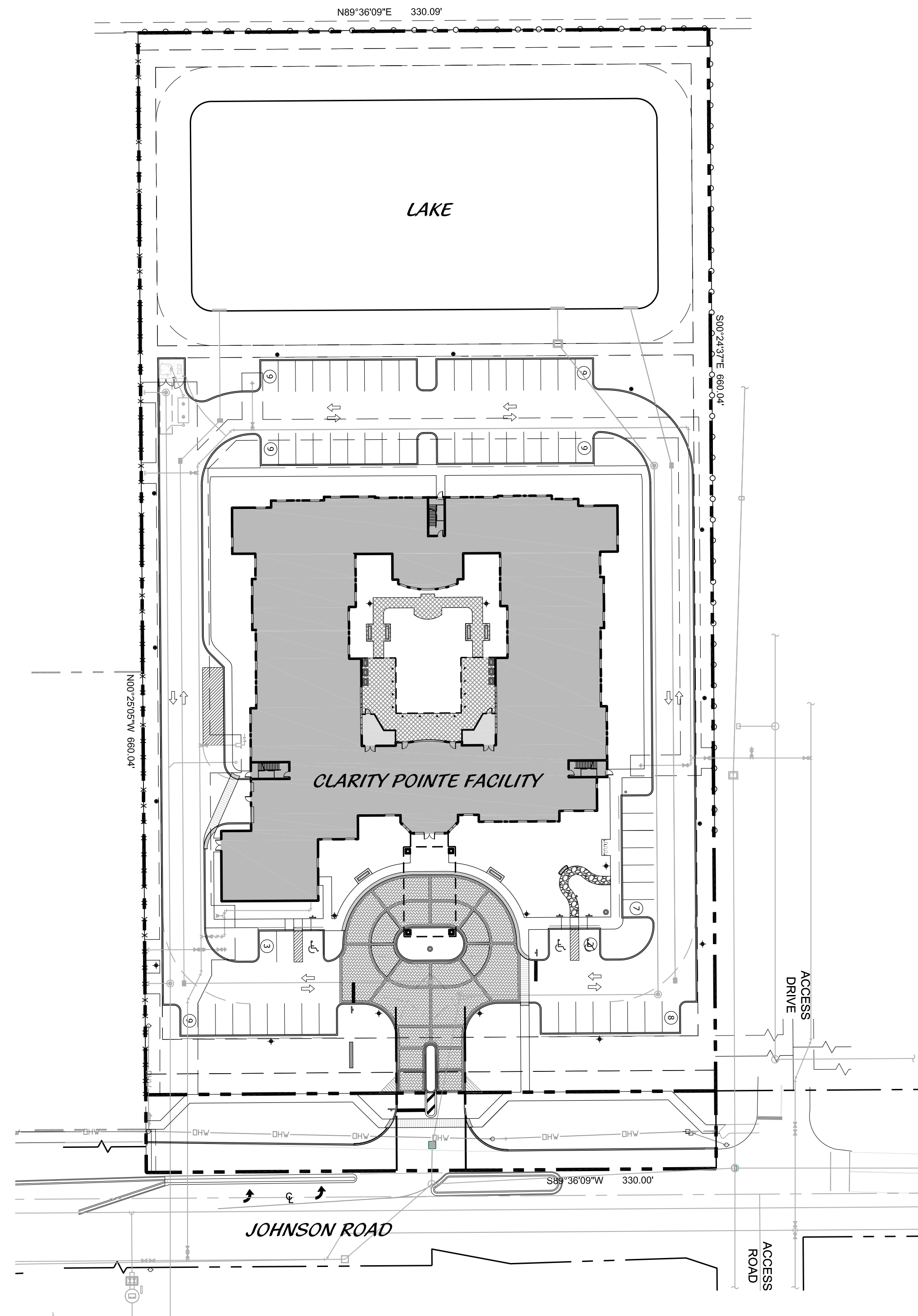
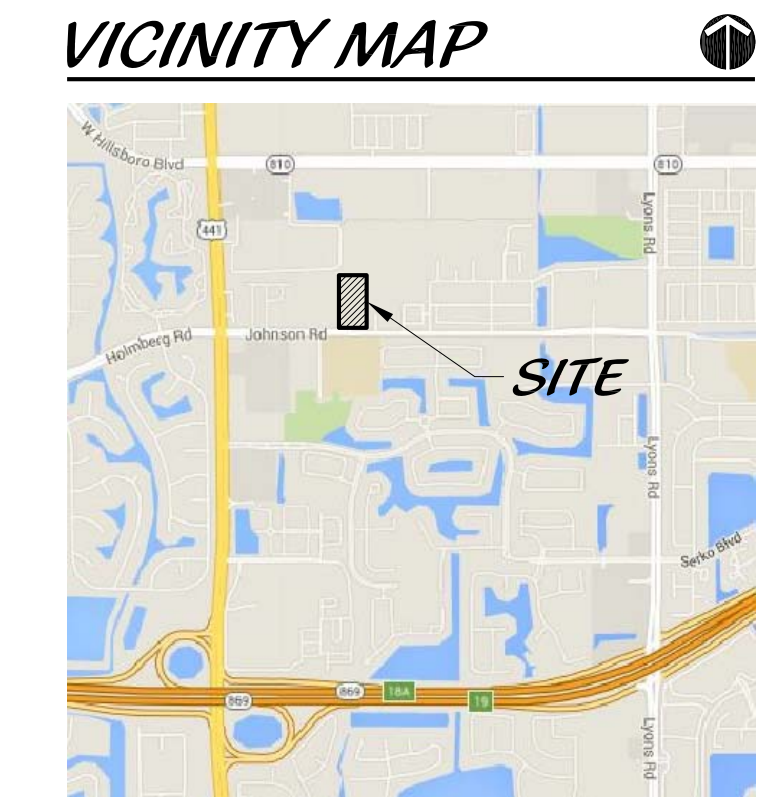


# CLARITY POINTE COCONUT CREEK



## 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

## PROJECT TEAM

**PROJECT MANAGEMENT:**  
TDON DEVELOPMENT INC.  
811 CORAL RIDGE DRIVE  
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954.688.5572  
CONTACT: JONATHAN KEITH

**LANDSCAPE ARCHITECT/PLANNER:**  
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CONTACT: DON HEARING

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**CIVIL ENGINEER:**  
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CONTACT: JEFFERY SCHNARS

**SURVEYOR:**  
KEITH AND ASSOCIATES  
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CONTACT: MIKE MOSSEY

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

## SITE DATA

SECTION 6, TOWNSHIP 48, RANGE 42		CLARITY POINTE- COCONUT CREEK	
NAME OF PROJECT	CLARITY POINTE- COCONUT CREEK		
PROPERTY CONTROL NUMBERS	48-42-0601-0432		
CURRENT FUTURE LAND USE	OFFICE PARK (O9)		
CURRENT ZONING	AGRICULTURAL (A-1)		
PROPOSED ZONING	LOCAL OFFICE (O-2)		
<b>TOTAL SITE AREA</b>	<b>5.00 AC</b>	<b>217,843 SF</b>	
<b>BREAKDOWN:</b>			
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	
<b>NET SITE AREA EXCLUDING 45' ROW DEDICATION</b>	<b>4.66 AC</b>	<b>202,993 SF</b>	
<b>BUILDING DATA</b>			
CLARITY POINTE FACILITY	60,972 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		
<b>BUILDING HEIGHT</b>	<b>MAX. PERMITTED</b>	<b>PROVIDED</b>	
CLARITY POINTE FACILITY	36	35'	
NUMBER OF STOREYS	3	2	
<b>LOT COVERAGE</b>	<b>MAX. PERMITTED</b>	<b>PROVIDED</b>	
CLARITY POINTE FACILITY	35%	16.32%	
<b>SETBACK DATA*</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
FRONT (JOHNSON ROAD)	75	111.30'	
SIDE (EAST)	30	58.20'	
SIDE (WEST)	30	56.10'	
REAR (NORTH)	50	267.9'	
<b>SURFACE COVER</b>			
* NOTE: SURFACE COVER CALCULATIONS BASED ON TOTAL SITE AREA EXCLUDING 45' ROW DEDICATION AREA			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	33,120	0.76	16.32%
VEHICULAR USE AREA	51,262	1.18	25.25%
SIDEWALK & PLAZA	7,659	0.18	3.76%
TOTAL IMPERVIOUS	92,041	2.11	45.33%
PERVIOUS AREA			
OPEN SPACE	82,856	1.90	40.82%
LANDSCAPE BUFFERS	23,332	0.54	11.48%
COURTYARD	4,784	0.11	2.36%
TOTAL PERVIOUS	110,972	2.44	54.67%
<b>TOTAL</b>	<b>202,993</b>	<b>4.55</b>	<b>100.00%</b>
<b>PARKING DATA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
FACILITY PARKING (1 SP PER 4 RESIDENTS)	21	65	
EMPLOYEE PARKING	40		
HANDICAP SPACES (INCLUDED IN TOTAL)	3	3	
<b>TOTAL</b>	<b>61</b>	<b>65</b>	
<b>STORMWATER</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
15% OF TOTAL SITE	0.75 AC	0.75 AC	

NOTE:  
EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, AND TREES. UTILITIES, PUBLIC IMPROVEMENTS, AND SOD ARE ALLOWED.

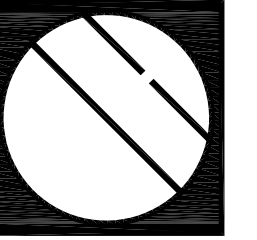
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PLANNING & ZONING BOARD 05/11/16  
**APPROVED**

Cover Page



**Cotleur & Hearing**

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CLARITY POINTE

Coconut Creek, Florida

DESIGNED: MCR  
DRAWN: MCR  
APPROVED: DEH  
JOB NUMBER: 15-10206.04  
DATE: 07-11-16  
REVISIONS:

July 11, 2016 1:23:24 p.m.  
Drawing: 15-10206.04 CP.DWG

SHEET 1A OF 5

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