

Drawing name: H:\042_jobs\042701051-Commerce Bank\042701051-Sawgrass Pky & Lyons Rd- (Coco Crk)\CADD\CIVIL\CIVIL2\CONST\C02-SITE.dwg C2 Sep 20, 2006 12:58pm by: mario.rivera
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SPECIAL LAND USE REQUIREMENTS

Zoning District	Minimum Size SF	Lot Width LF	Dimensions Depth LF	Bldg. Ht. Ft.	Bldg. Area s.f.	Paved Surface Area	Front LF	Side LF	Street LF	Rear LF	Setbacks/Separation	
PCD	43,560	190	190	36	5000	52.5%	50	N/A	50	N/A		
PROPOSED	43,653	193	224	26	4260	49.0%	90	10	99	38		
Drive-Thru Stacking												
	1st 2 lanes	Other lanes										
PCD	100'	60'										
Proposed	100'	60'										
Landscape Buffers												
	Front LF	Side LF	Street LF	Rear LF								
PCD	25	N/A	25	N/A								
Proposed	32-45	27	31-51	0-22								

PROPOSED CONDITIONS

Site Area	43,653 s.f. (1.00 acres) = 100.0 %
Pervious Area(Required 15%)	17,907 s.f. (0.41 acres) = 41.0%
Impervious Area:	25,746 s.f. (0.59 acres) = 59.0%
Parking and Drive Area	18,927 s.f. (0.43 acres) = 73.5%
Building Coverage	4,260 s.f. (0.10 acres) = 16.4%
Concrete Area	1,915 s.f. (0.04 acres) = 7.4%
Pavers Area	682 s.f. (0.02 acres) = 2.7%

PARKING CALCULATIONS

Gross Floor Area	4,260 s.f.
Parking Required	22 Spaces (1 Space/ 200 s.f.)
Proposed Parking Spaces	22 Spaces Provided
Proposed HC Spaces	2 Provided (1 Required/ 25 Spaces)
Loading Zones	Not Required-Future Area (12'x35') Designated if use changes

PROPOSED CONDITIONS

Name of Owner	Commerce Bank
Address	9000 Atrium Way Mount Laurel, NJ 08054
KHA Project No.	042701051
Name of Development	Commerce Bank-Coconut Creek @ Sawgrass Boulevard & Lyons Road
Proposed Use	Financial Institution/ Bank
Zoning District	Commercial PCD
Section, Township, Range	S-10, T-44, R-41
No. of Stories/ Floors	1 Story
Flood Elevation	Zone X
	FIRM Map: 120 11C 0205F (8/18/92)

NOTES:

1. ANY ROOF TOP EQUIPMENT IS TO BE SCREENED PER CITY CODE.
2. VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL WITHIN THE LIMITS OF CONSTRUCTION MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR FILL.
3. LIGHT MEASURED FROM ADJACENT PROPERTY SHALL NOT EXCEED CODE REQUIRED FOOTCANDLES AT PROPERTY LINE.
4. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
5. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. WHEN LAYING OUT THE PROPOSED BUILDING FOUNDATION, THE CONTRACTOR SHALL USE THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. ALL DIRECTIONAL SIGNS SHALL BE PAINTED WITH REFLECTIVE BACKGROUND PAINT.
7. REFER "EL DORADO HOME FURNISHINGS CENTER" PLANS BY CREECH ENGINEERS, INC. FOR ADDITIONAL WORK WITHIN THE LIMITS OF CONSTRUCTION.

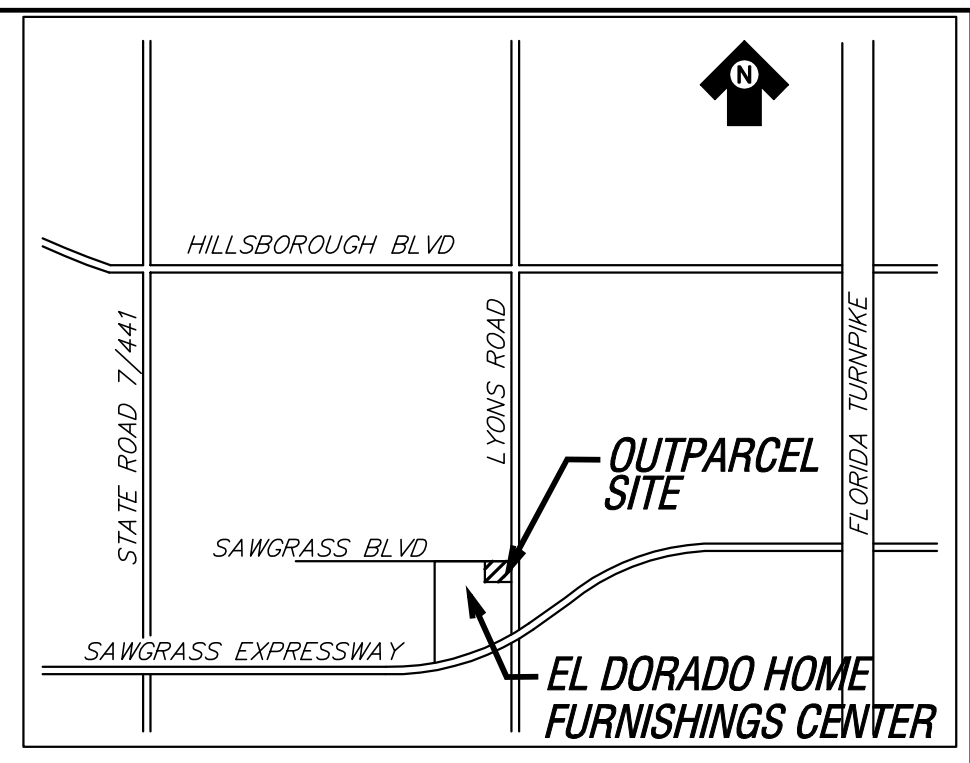
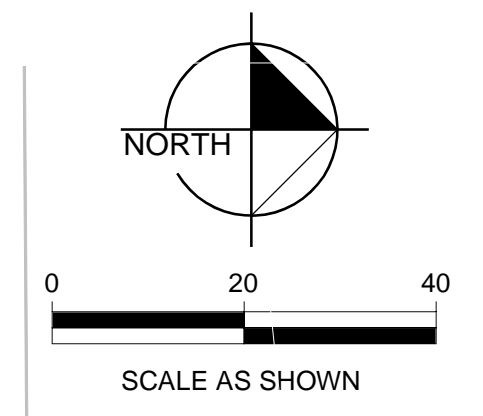
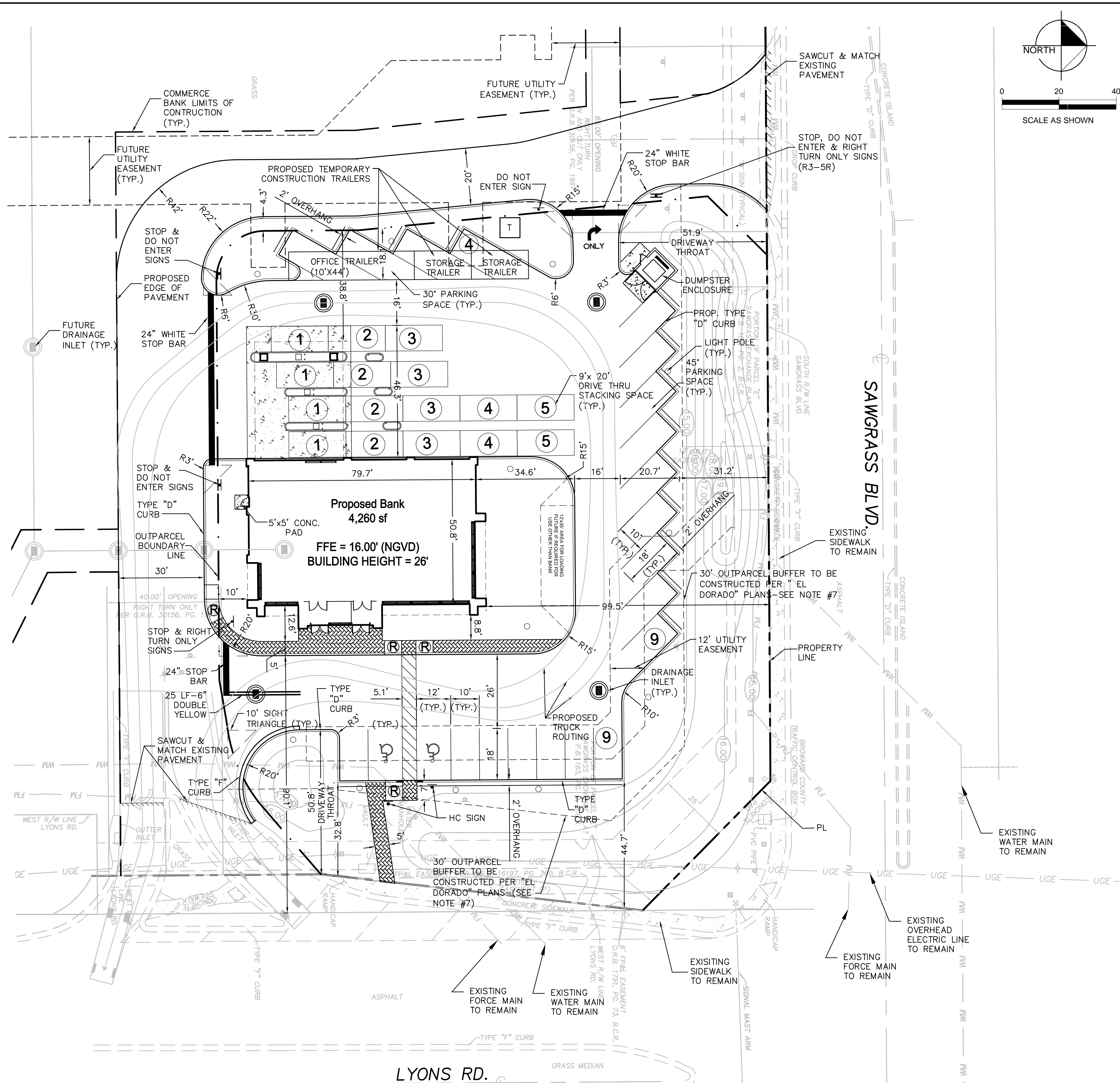
LEGAL DESCRIPTION:

Portion of all of Parcel "B" and a portion of Parcel "E", "Sawgrass Exchange Plat", according to the Plat thereof, as recorded in Plat Book 165, Page 2 of the Public Records of Broward County, Florida; being more particularly decreed as follows:

Beginning at the southeast corner of the said Parcel "E"; thence S 54°05'05" W along the south line of said Parcel "E", a distance of 130.05 Feet; thence S 67°26'36" W along the south line of said Parcel "E", a distance of 426.74 feet to a point of curve to the right having a radius of 3,759.72 feet and a central angle of 02°25'43"; thence westerly along the south line of said Parcel "E" along the arc a distance of 159.36 feet; thence N 00°24'54" W along the west line of the southerly projection and the west line of said Parcel "B", a distance of 1,121.76 feet to a point of intersection with the north line of said Parcel "E"; thence N 89°37'08" E along the north line of said Parcel "E", a distance of 671.05 feet; thence S 48°25'03" E, a distance of 63.72 feet; thence S 06°25'25" W, a distance of 113.25 Feet; thence S 00°24'21" E, a distance of 80.42 feet to the point of curve of non tangent curve to the right, of which the radius point lies S 25°47'12" W, a radial distance of 26.00 feet; thence southeasterly along the arc, through a central angle of 40°52'22", a distance of 19.97 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S 89°32'36" W, a radial distance of 3,258.64 feet; thence southerly along the arc, through a central angle of 06°26'26", a distance of 388.20 feet; thence S 09°14'19" W, a distance of 210.17 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S 83°39'00" E, a radial distance of 3,362.64 feet; thence southerly along the arc, through a central angle of 01°32'56", a distance of 90.94 feet to the point of beginning (the previous seven courses and distances are along the boundary line of said Parcel "e") said lands situate in the city of Coconut Creek Broward County, Florida.

Containing 43,653 square feet / 1,000 acres, more or less

Subject to easements, restrictions, reservations, covenants, and right-of-way of record.



LOCATION MAP
N.T.S

LEGEND

- CONCRETE
- PAVERS
- ADA COMPLIANT DETECTABLE WARNING PATTERN & RAMP
- STORM CATCH BASIN

DEVELOPER

Commerce Bank
9000 Atrium Way
Mount Laurel, NJ 08054
Phone: (856) 470-3110
Contact: Gerry Guidice

No.	REVISIONS	DATE	BY
5	DRC REVISION	9/20/2006	HLS
4	ISSUED FOR PERMIT SUBMITTALS	8/1/2006	HLS
3	PER DRC COMMENTS	7/24/2006	GB
2	PER DRC COMMENTS	6/9/2006	HLS
1	PER DRC COMMENTS	5/24/2006	HLS

Kimley-Horn and Associates, Inc.
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 CA 00000696

COMMERCE BANK OUTPARCEL
EL DORADO HOME FURNISHINGS CENTER
COCONUT CREEK, FL
 COCONUT CREEK, BROWARD COUNTY FLORIDA

DESIGN ENGINEER:
 HEATHER SPENCER, P.E.
 FLORIDA REGISTRATION NUMBER:
 59511
 SEAL

SITE PLAN
 SHEET NUMBER
C2