FBC OF COCONUT CREEK

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PHASE 1 SITE PLAN

PARKING DATA:

USE	PER SEC 13-400(2) OF THE LDC	REQUIRED	PROVIDED
CHURCH	1 SPACE PER 3 SEATS (400 / 3)	134	
SCHOOL	3 SPACES PER CLASROOM (25 X 3)	75	
TOTAL	THE HIGHER OF THE ABOVE REQUIRED	134	152
HC SPACES	FOR 100-150 REQUIRED PARKING SPACES	5	6

SETBACKS:

PUD SETBACKS ARE MEASURED FROM PUD BOUNDARY.

	PUD STANDARD	PROVIDED (FROM PROPERTY LINE)
NORTH BOUNDARY :	50 FT	181 FT
EAST BOUNDARY :	25 FT	106 FT
SOUTH BOUNDARY :	25 FT	265 FT
WEST BOUNDARY :	15 FT	361 FT

UTILITY EASEMENT DEDICATION AND NOTES:

1. ALL PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED TO THE PUBLIC PURSUANT TO THE CITY OF COCONUT CREEK ENGINEERING AND LEGAL DEPARTMENT REQUIREMENTS.
2. HEAVY LANDSCAPING, WALLS, FENCES, ENTRANCE FEATURES, BERMS AND SIGNS THAT MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES WILL NOT BE PLACED WITHIN A UTILITY EASEMENT. WITHIN 6 FEET OF A WATER LINE, FIRE HYDRANT OR FORCE MAIN, OR WITHIN 10 FEET OF A SANITARY OR STORM SEWER.

GENERAL NOTES

1. ALL MAIL SHALL BE DELIVERED TO A CENTRAL MAILBOX FACILITY TO BE APPROVED BY THE USPS.
2. ALL ELECTRIC UTILITIES FOR THIS PROJECT SHALL BE UNDERGROUND.
3. STREET LIGHTS SHALL PER THE PHOTOMETRICS PLANS.
4. REFER TO SHEETS PD6 - PD9 FOR ROAD, PARKING, AND OTHER SITE CROSS SECTIONS AND DETAILS.

FOUNDATION PLANTING

PER SECTION 13-348 (D) (9), AND THE PUD DOCUMENT, AN AVERAGE 10' PLANTING BUFFER BETWEEN THE BUILDING AND THE PARKING AREAS ARE REQUIRED.

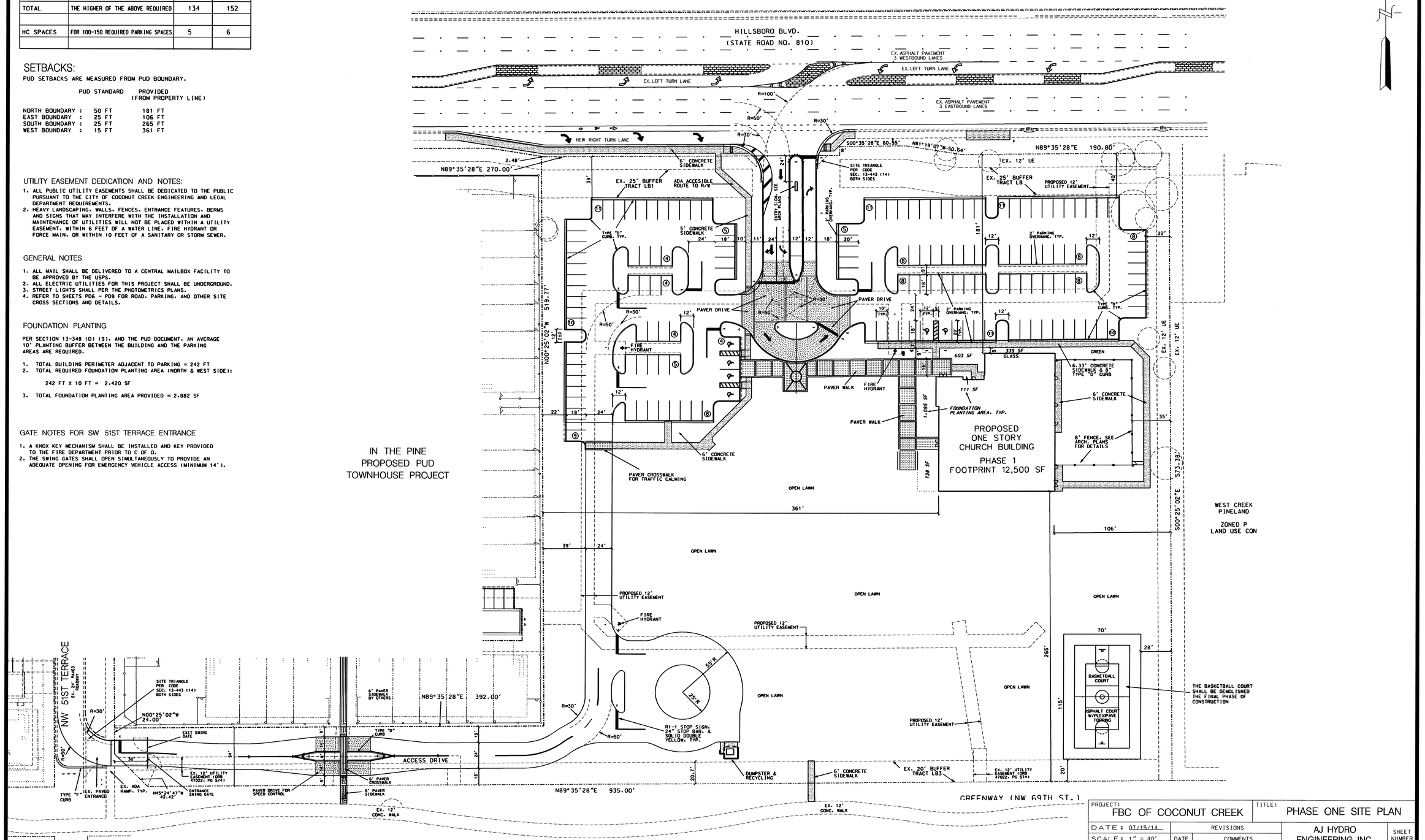
1. TOTAL BUILDING PERIMETER ADJACENT TO PARKING = 242 FT
2. TOTAL REQUIRED FOUNDATION PLANTING AREA (NORTH & WEST SIDE):

   242 FT X 10 FT = 2,420 SF

3. TOTAL FOUNDATION PLANTING AREA PROVIDED = 2,882 SF

GATE NOTES FOR SW 51ST TERRACE ENTRANCE

1. A KNOX KEY MECHANISM SHALL BE INSTALLED AND KEY PROVIDED TO THE FIRE DEPARTMENT PRIOR TO C OF O.
2. THE SWING GATES SHALL OPEN SIMULTANEOUSLY TO PROVIDE AN ADEQUATE OPENING FOR EMERGENCY VEHICLE ACCESS (MINIMUM 14').



PROJECT: FBC OF COCONUT CREEK	TITLE: PHASE ONE SITE PLAN		
DATE: 07/15/14	REVISIONS		AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866
SCALE: 1" = 40'	DATE	COMMENTS	
DRAWN BY: HEJ	09-01-14	REVISED PER CITY SITE PLAN DRC #1	SHEET NUMBER SP3 OF 3
CHECKED BY: IJ	10-27-14	UPDATE PHASE 1 PLAN PER CLIENT	
APPROVED BY: HEJ	06-15-15	REVISE PHASE 1 SITE PLAN	
PROJECT #: 14-0050	07-10-15	ADD SWING GATES AT NW 51ST ENTRANCE	
	08-20-15	ADD NOTES FOR BB COURT/GATE PER SP DRC	
	09-01-15	MINOR REVISIONS PER SP DRC	

HOWARD JABLON, P. E. #47514 DATE