



R.J. Behar & Company, Inc.
Engineers • Planners

June 23, 2014

Mr. James Berkman
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

RE: Public Works Overflow Parking – DRC Review #1
City Project No.: PZ-14030001
RJB Project No.: 13090

Dear Mr. Berkman,

Please accept this package as a response to comments dated April 3, 2014 for the above-referenced project. Please find our responses to the comments in **bold** below:

BUILDING

1. A handicap accessible parking space is required.
A handicap space is not required, per coordination with Scott Stoudenmire.

ENGINEERING

1. Correct NTS-1: The contractor shall request engineering inspections at least 48 hours prior to the desire inspection.
Agree. Note will be revised.
2. Proposed Royal Palm Trees shall have a minimum of 6 ft. horizontal separation from exist. utilities.
Agree. Proposed landscaping will be spaced accordingly.
3. Provide enough back-up area for cars at the end of the proposed parking lot.
Back up area will be maximized as to not conflict with the existing sanitary sewer manhole at the end of the drive aisle. The northeast parking space will be striped out to comply with Planning and Zoning comment #5.

LANDSCAPE ARCHITECTURE

1. Provide tree barricade detail and notes per Sec. 13-448 (n).
Per Brian Rosen, a plan note will be added which references 2013 FDOT Design Standard Index 544.

2. Provide notes on the plans that the Contractor is responsible for any damaged plant material that is to remain and shall replace to like or better condition.
Agree. A plan note will be added.
3. Provide notes that existing irrigation is to be modified to provide 100% coverage with 50% overlap for the proposed landscape.
Agree. This is note #16 from the City of Coconut Creek Standard Landscape Notes.
4. Within intermediate landscape islands provide cluster of three Sabal Palms per island, 12'-18' CT with staggered heights.
Agree. See Landscape Plan sheet for additional information.
5. Where is proposed relocated plant material going and how are they to be handled? Provide additional planting details for contractor.
See Landscape Plan sheet for additional information. Planting details shall be per 2013 FDOT Design Standard Index 544.
6. Provide complete list of trees and palms to be relocated. List is to include an identification number, common names, size, and condition. Identification number should match what is on the plans.
Agree. See Landscape Plan sheet for additional information.
7. Palm #29, and Trees # 25 & 27 looks close to the proposed construction area and could be a conflict during construction. # 25 and 27 are existing trees, roots systems will be affected by construction and this should be taken into consideration during construction.
Palm #29 and Tree #25 will be relocated. Tree #27 is a Live Oak and will remain in place as part of the screening. A root barrier system will be installed to ensure its protection. Tree barricades will be placed around any trees designated for preservation within the construction area. Due to the widening of the drive aisle from 22 feet to 24 feet, tree #24 will be relocated south of its original location.
8. Provide City Landscape notes, provided upon request.
Agree. See Landscape Plan sheet for additional information.
9. Provide additional landscape material to help screen the parking lot from Copans. Two Live Oaks and one Royal Poinciana are recommended between the proposed parking and existing lake. An additional two Live Oaks and one Royal Poinciana can be added to the other side of the parking lot as well. Locations of trees can be determined with staff assistance. Two smaller accent trees, like Bulnesia, are to be used in addition to the canopy trees, one on each side of the parking lot. Adjacent to the parking lot natural massing of native plant

material, such as Wild Coffee, Dwarf Fakahatchee, Dwarf Yaupon Holly 'Nana', and Jamaican Caper is recommended. Location and quantity of shrub material can be established with staff's assistance.

Per coordination with Brian Rosen, the following will be provided:

- ***Screening material will be provided in the form of shrub material.***
- ***Two (2) Live Oaks and one (1) Royal Poinciana will be added between the parking the lake.***
- ***Two (2) Bulnesias will be added.***

See Landscape Plan sheet for additional information.

PLANNING AND ZONING

General Comments

1. ***Application Expiration:*** Be advised any Administrative Application continued or inactive for more than 6 months will be considered null and void. Any application submitted after 6 months of inactivity will be treated as a new application with applicable fees.

Noted.

2. ***Applicant Request:*** Be advised that only those items requested by applicant in this Administrative Approval application shall be reviewed and approved at this time.

Noted.

3. ***Response Required:*** Be advised, one digital re-submittal saved as PDF documents on a CD accompanied by one full set of hard copy plans is required. Re-submittals shall include responses to each DRC comment. Corrections shall be made to applications, documents or plans addressing and correcting each comment.

Agree.

4. ***Plan of Record:*** Be advised, final plan drawings, including digital plans, must be signed and sealed by the architect or engineer.

Noted.

Plan Drawings and Details

5. ***Layout:*** Parking lots designed as dead ends are not recommended. If a dead end is necessary, provide a striped space which can be used for turn-around in the event the parking lot is full.

See response to Engineering Comment #3.

6. ***Typical Space:*** Per Sec. 13-399(a) a typical parking space is required to measure a minimum of 18 feet from the wheel stop to the end of the parking space. Proposed detail currently uses a measurement of 17 feet. Revise as needed. Please note that D-curb can be used in place of a wheel stop to eliminate the need for wheel stops.

Per coordination with Yugal Lall, parking spaces will be revised to 20 feet per Sec. 13-399(a) (3). Wheel stops will be placed 18-feet from end of parking space.

7. *Curbs*: Please clarify the need for curb along the north and eastern edges of the parking lot when it is not used elsewhere. Staff recommends providing curb along both edges and shifting curbs 2 feet inward to serve as a wheel stop as well as provide additional clearance to existing trees.

A dry run review was performed by Engineering. From this coordination effort, curb is located on the north side of the parking lot with wheel stops to act as a buffer between the parking lot and the existing retention area. Curb is placed on the east side to prevent vehicles from cutting across the sodded area and accessing the driveway on the east side. No curb is placed on the south side in order to minimize fill and save on construction costs.

8. *Landscape*: Provide additional details regarding the proposed changes to the existing landscape including removal of landscape material and installation of new material. See landscape comments for specifics.

See responses to comments in the 'Landscape' section for additional information.

9. *Screening*: Staff recommends that additional landscape material and trees be installed in massed arrangements along the northern edge of the parking lot to screen the view of parked vehicles from Copans Road. See landscape comments for specifics.

See responses to comments in the 'Landscape' section for additional information.

Please feel free to contact me if you have any questions or require any additional information.

Regards,
R.J. Behar & Company, Inc.



Rohan Punit, EI
Project Engineer

RP/jr