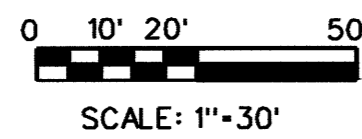


**GENERAL NOTES**

1. ALL DRIVEWAYS SHALL BE BRICK PAVERS.
2. ALL END UNITS SHALL HAVE A TWO CAR GARAGE. ALL INTERIOR UNITS SHALL HAVE A ONE CAR GARAGE.
3. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC ARCHITECTURAL DETAILS SUCH AS FENCE MATERIAL AND DETAIL, BRICK PAVEMENT, TRELIS DETAIL, ETC.
4. ALL MAIL SHALL BE DELIVERED TO A CENTRAL MAILBOX FACILITY AT THE RECREATION AREA AND TO BE APPROVED BY THE USPS.
5. ALL ELECTRIC UTILITIES FOR THIS PROJECT SHALL BE UNDERGROUND.
6. STREET LIGHTS SHALL PER THE PHOTOMETRICS PLANS.
7. REFER TO SHEETS PD4 - PD6 FOR ROAD, PARKING, AND OTHER SITE CROSS SECTIONS AND DETAILS.

**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.



SCALE: 1"=30'

# IN THE PINES

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**SITE PLAN**

**LEGAL DESCRIPTION:**

THAT PORTION OF TRACTS A, B, LB1, AND LB2, FIRST BAPTIST CHURCH AT HILLSBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 123, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

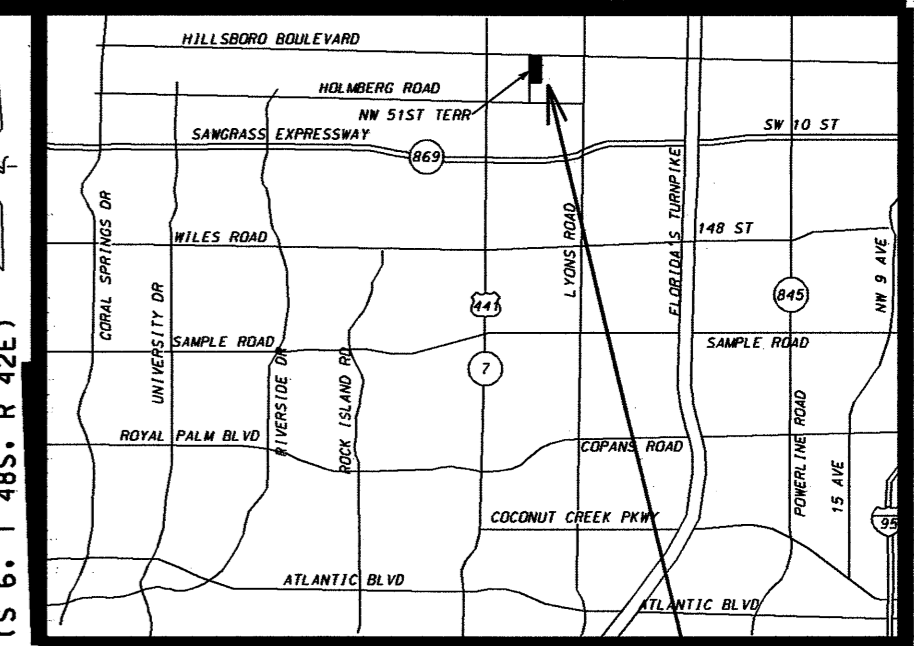
BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°35'38" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 309.44 FEET; THENCE SOUTH 81°19'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.16 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 519.77 FEET; THENCE SOUTH 89°35'28" WEST, ALONG A LINE 34 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACTS A AND B AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 392.00 FEET; THENCE NORTH 00°25'02" WEST, ALONG THE WEST LINE OF SAID TRACTS A, LB2, AND LB1, A DISTANCE OF 492.37 FEET; THENCE NORTH 44°35'13" EAST, ALONG THE NORTHWEST LINE OF SAID TRACTS LB1 AND A, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

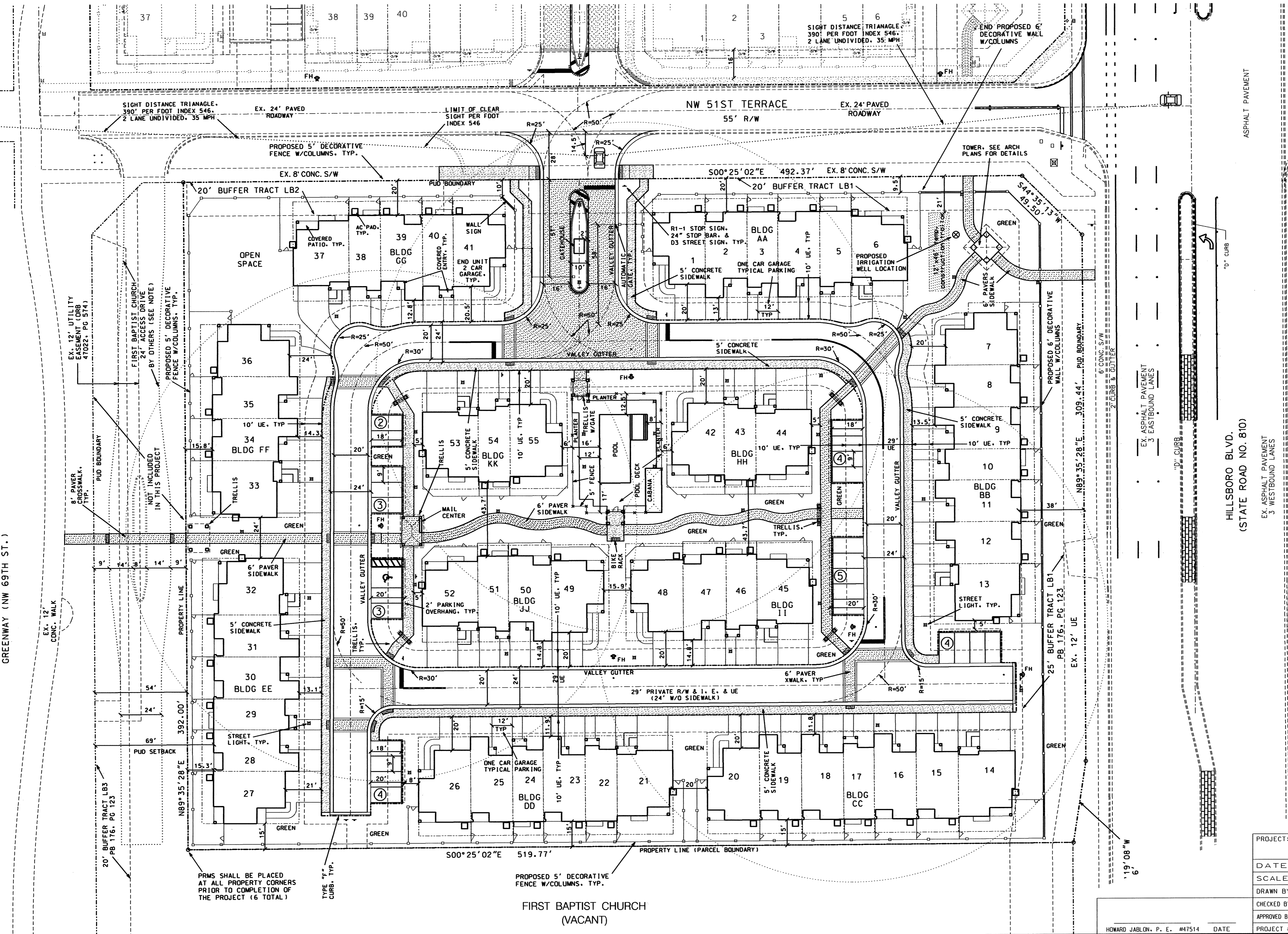
**SITE DATA**

- TYPE OF PROJECT : RESIDENTIAL
- LAND USE MAP DESIGNATION : OFFICE PROFESSIONAL
- PROPOSED LAND USE MAP DES. : LM 10 RESIDENTIAL
- EXISTING ZONING : PCD
- PROPOSED ZONING : PUD
- GROSS SIZE OF PROPERTY : +/- 4.73 ACRES
- NET SIZE OF PROJECT SITE : +/- 4.73 ACRES
- NUMBER OF UNITS : 55
- GROSS DENSITY : 11.63 UNITS/ACRE
- MAXIMUM BUILDING HEIGHT : 35 FEET OR TWO STORIES
- BUILDING HEIGHT PROVIDED : 35 FEET & TWO STORIES
- WATER & WASTEWATER SERVICE PROVIDER : CITY OF COCONUT CREEK UTILITIES
- REQUIRED WASTE SERVICE : STREETSIDE PICKUP

**LOCATION MAP**  
(S 6, T 48S, R 42E)



LONG PINES  
(UNDER CONSTRUCTION)



**PARKING DATA:**

USE	PER SEC 13-400(2) OF THE LDC	REQUIRED	PROVIDED
1 CAR DRIVEWAY	9' x 20' DRIVEWAY (33 TOTAL x 1 SPACE)		33
2 CAR DRIVEWAY	18' x 20' DRIVEWAY (22 TOTAL x 2 SPACES)		44
GARAGE	33 ONE CAR, 22 TWO CAR (77 TOTAL)		77
DISTRIBUTED	THROUGHOUT SITE		10
MULTIFAMILY	2.25 PER 3 BED UNIT x 55 UNITS = 123.8	124	164
GUEST	12% OF REQUIRED = 12% OF 124 = 15	15	15
TOTAL	MF + GUEST = 139 SPACES	139	179
HC SPACES	FOR 1-25 REQUIRED GUEST SPACES	1	1

**LOT DATA**

LOT DATA	TOTAL (SF)	TOTAL (AC)	TOTAL (%)
TOTAL NET LOT AREA	: 205,939 SF	4.728 AC	100.00%
BUILDING (FOOTPRINTS)	: 54,957 SF	1.261 AC	26.7% (40% MAX)
DRIVE AISLE & PARKING	: 36,444 SF	0.837 AC	17.7%
SIDEWALK	: 11,749 SF	0.270 AC	5.7%
DRIVEWAYS	: 18,079 SF	0.415 AC	8.8%
LOT IMP. (PATIO, AC PAD & WALKWAY TO ENTRY)	: 8,071 SF	0.185 AC	3.9%
RECREATION AREA (POOL, CABANA, DECK)	: 4,356 SF	0.100 AC	2.1%
LANDSCAPE AREA	: 72,283 SF	1.659 AC	35.1%

**OPEN SPACE (PUD MIN 35%)**

REFER TO SHEET SP2 FOR DETAILED SITE DATA CALCULATIONS

BOUNDARY	AREA (SF)	AREA (AC)	PERCENT (%)
TOTAL SITE AREA	: 205,939 SF	4.728 AC	100.00%
NORTH BUFFER	: 10,573 SF	0.243 AC	5.13%
EAST BUFFER	: 5,435 SF	0.125 AC	2.64%
SOUTH BUFFER	: 4,880 SF	0.112 AC	2.37%
WEST OPEN AREA	: 3,344 SF	0.077 AC	1.62%
LOT OPEN SPACE	: 21,505 SF	0.494 AC	10.44%
INTERIOR SITE OPEN SPACE	: 26,546 SF	0.609 AC	12.89%
TOTAL	: 72,283 SF	1.66 AC	35.1%

**SETBACKS:**

PUD SETBACKS ARE MEASURED FROM PUD BOUNDARY.

BOUNDARY	PUD STANDARD	PROVIDED
NORTH BOUNDARY	: 25 FT	37 FT
EAST BOUNDARY	: 15 FT	15 FT
SOUTH BOUNDARY	: 15 FT	69 FT
WEST BOUNDARY	: 15 FT	20 FT

**LIFT GATE NOTE:**

1. THE AUTOMATIC GATE SHALL BE A LIFT GATE. ANY COLUMNS AND POSTS SHALL BE A MINIMUM OF 4 FEET FROM ANY WATER OR SEWER MAIN OR SERVICE.

**LEGEND**

- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED BRICK PAVERS
- PROPOSED CONCRETE SIDEWALK

PROJECT: <b>IN THE PINES</b>		TITLE: <b>SITE PLAN</b>	
DATE: 05/15/14	REVISIONS		
SCALE: 1"=30'	DATE	COMMENTS	
DRAWN BY: HEJ	09/01/14	REVISE PER CITY SP DRC COMMENTS #1	
CHECKED BY: IJ	10/25/14	REVISE PER CITY SP DRC COMMENTS #2	
APPROVED BY: HEJ	01/15/15	ADD CONSTRUCTION TRAILOR	
	04/15/15	MINOR CORRECTIONS PER CITY ENG. ADD FH	
	06/01/15	ADD TACTILE SURFACE IN SE CORNER	
	07/27/15	REVISE UNIT TYPES, INDICATORS, UPDATE PAVES	
PROJECT #: 13-0020	DATE	HOWARD JABLON, P. E. #47514	

AJ HYDRO ENGINEERING, INC.  
5932 NW 73RD COURT  
PARKLAND, FL 33067  
TEL (954) 344-7866  
FAX (954) 344-7866

SHEET NUMBER  
SP2  
OF  
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