



- LEGEND**
- LIGHT POLE
 - FPL TRANSFORMER
 - ⊕ HANDICAP STALL
 - SIGN
 - PERVIOUS SIDEWALK
 - CONCRETE SIDEWALK
 - PROPOSED PAVEMENT

SITE DATA TABLE			
LAND USE CLASSIFICATION:		COMMERCIAL	
ZONING CLASSIFICATION:		B-4, PCD TO PMDD	
SITE AREA:	EXISTING:	PROPOSED:	
BUILDINGS:	33,846 S.F. 0.777 AC.	48,613 S.F. 1.116 AC.	11.5%
PAVEMENT AREAS:	253,301 S.F. 5.815 AC.	233,247 S.F. 5.355 AC.	55.4%
GREEN AREAS:	134,122 S.F. 3.079 AC.	139,409 S.F. 3.20 AC.	33.1%
TOTAL AREA:	421,269 S.F. 9.671 AC.	421,269 S.F. 9.671 AC.	100.0%
		PERVIOUS AREA: 139,409 S.F. (33%)	
		IMPERVIOUS AREA: 281,860 S.F. (67%)	
		FAR: 0.12	
		STORMWATER ERU'S = 281,860/2070 = 136.16	
LEGAL DESCRIPTION:			
A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
UTILITY COMPANY INFORMATION:			
POTABLE WATER SERVICE:	COCONUT CREEK UTILITIES		
SANITARY SEWER SERVICE:	COCONUT CREEK UTILITIES		
STORMWATER MANAGEMENT:	S.F.W.M.D. & B.C.E.P.D.		
TELEPHONE SERVICE:	BELL/SOUTH		
ELECTRICAL SERVICE:	FLORIDA POWER & LIGHT COMPANY		
SOLID WASTE PICKUP:	WASTE MANAGEMENT, INC.		

PARKING DATA TABLE	
EXISTING PARKING COUNT:	
CUSTOMER SPACES:	165 SPACES
INVENTORY SPACES:	376 SPACES
REVISED PARKING COUNT:	
SHOWROOM/ OFFICE SPACE 11,817 S.F./ 200	59 SPACES
AUTO REPAIR SPACE 36,796 S.F./ 150	245 SPACES
REQUIRED HANDICAP STALLS (8)	
INDOOR SERVICE BAYS:	62 SERVICE BAY SPACES
CUSTOMER/ EMPLOYEE SPACES:	242 SPACES
INVENTORY SPACES:	198 SPACES

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	10/13/17	JMH	REVISE PER DRC- MOVE SW TO SAVE TREE				
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 3/16
 Drawn by: AZ Date: 3/16
 Checked by: JH Date: 3/16



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INFINITI OF COCONUT CREEK
 SITE PLAN

SCALE:
 1" = 50'
 PROJECT NUMBER:
 1604-27
 SHEET NUMBER:
 SP-1

Date: 02/28/2017
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No. 54615
 State of Florida

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