



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE REVIEW #3

6-6-13

Project Name:	North Broward Prep
Project Number:	Pz-13030012
Location:	(Project address)
Applicant/Agent:	Craig Ditman
Review/Application	Administrative Approval

DEPARTMENTAL COMMENTS

BUILDING

The building dept. Approves this application with the condition that all requirements of the florida building code, including, but not limited to, education, dormitory and accessibility, are met before occupying any new space.

ENGINEERING

The general engineering comments below need to be addressed at the time of Final engineering design plans submittal. Some of the responses provided were not satisfactory to engineering Division. All comments therefore remain effective until satisfactorily addressed.

GENERAL ENGINEERING CONDITIONS OF APPROVAL:

1. Provide duration (time period) for temporary modular houses. Time suggested by applicant's response need clarification. Provide executed agreement for City & North Broward Preparatory School to clarify the duration for proposed modular homes.
2. New Amendment to water/waste water agreement may be required and additional resulting ERU's and impact fees may be determined in accordance with the latest Broward County ERU Factor Schedule and current City of Coconut Creek water/wastewater ERU rates.
3. New amendment to water/wastewater to be fully executed and all ERU's paid **prior** to Building and Engineering permit application review and issuance.
4. Provide cross sections through fire access, asphalt drive and road widening respectively clearly showing base, subgrade and finish surface in compliance with City code and engineering standards. Engineering Division recommends minimum using six inches compacted lime-rock base together with compacted subgrade all per city engineering standards for emergency fire access.
5. Note: Compaction of subgrade alone is not satisfactory for stabilization. An un-stabilized fire access is not satisfactory to the City. All access-ways/driveways must be stabilized using a compacted base/sub-base and finish surface satisfactory to the City. Examples of stabilized finish surfaces includes: asphalt, concrete, pavers and grass. Engineering Division recommends minimum using six inches compacted lime-rock base together with compacted subgrade all per city engineering standards for emergency fire access.
6. Provide perpendicular cross sections through all intersections of proposed and new driveways to show connection, swale, drainage, etc.

7. Clearly show all proposed water distribution, sewer collection and drainage collection and their service lines, etc., on engineering plans.
8. Clearly show all existing water, sewer and drainage lines on existing civil survey plan.
9. Subsequent to Administrative Approval and Site Plan approval, Final Engineering plans approval is required prior to Building and engineering permit application review and issuance.
10. Additional comments may be required depending on adequacy of each response, whether each comment was satisfactorily addressed and revised plans.

LANDSCAPE ARCHITECTURE

Passed with Conditions

1. Four existing palm trees along the proposed widened driveway to the north look to conflict with proposed Live Oaks. Relocate palms to alleviate any conflicts and revise tree removal/ relocation plans.
2. Three proposed Live Oaks on the west side of the lake are within 30' of an overhead wire. Move trees away from power lines per FPL Right Tree, Right Place.

A written response for each comment must be provided and revise plans accordingly. Acknowledgements, generally, are not considered corrections. The re-submittal must be in digital format. Provide one (1) CD containing separate pdf files for the responses to comments and revised plans. **THE PLANS ON THE CD ARE REQUIRED TO BE SIGNED/SEALED.** Additionally, provide two (2) hard copies of plan sheets ONLY. Be advised, additional comments may be provided at DRC meeting and/or required upon review of any revised plans.