

CULUM ROAD IMPROVEMENTS SUBJECT TO FUTURE DESIGN AND PERMITTING AND SHOWN ON THESE PLANS FOR REFERENCE ONLY

CULUM ROAD (CITY ROAD)

FOUND FROM BERS
ELEV. 16.77

WATER MAIN
48" DIA. (10' DIA.)
ELEV. 16.11

			01/21/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED DECEMBER 11, 2007	18	06/25/07	REVISED FOR ADMINISTRATIVE APPROVAL MODIFICATION OF SITE PLAN	10
			01/04/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED DECEMBER 11, 2007	17	06/05/07	REVISED PER COUNTY EPO-WMD AND CITY REVIEW COMMENTS	9
			12/16/07	REVISED BLDG D, PG-3, MAIN ENTRANCE CROSSWALK	16	04/27/07	REVISED PER COORDINATION WITH ARCHITECT	8
			11/20/07	REVISED FOR ADMINISTRATIVE APPROVAL - BLDG L BANK	15	04/18/07	REVISED BASED ON CITY AND COUNTY COMMENTS	7
			09/14/07	REVISED SQUARE FOOTAGE TABLE	14	02/16/07	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	6
04/14/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED APRIL 1, 2008	21	08/28/07	REVISED SIGN LOCATION AT MAIN ENTRANCE ON LYONS ROAD AND ADDED BLDG-L	13	01/28/07	REVISED FOR FINAL SITE PLAN APPROVAL	5
03/07/08	REVISED FOR ADMINISTRATIVE APPROVAL SUBMISSION	20	08/15/07	REVISED BASED ON REVIEW COMMENTS AND COORDINATION WITH PROJECT TEAM	12	12/15/06	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	4
02/12/08	REVISED FOR BUILDING PERMIT	19	07/02/07	REMOVED BUILDING L FROM PLAN	11	07/28/06	REVISED BASED ON CITY AND CLIENT COMMENTS	3
						07/07/06	REVISED BASED ON CITY REVIEW DATED MAY 17, 2006	2
						04/28/06	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	1
Date	Description	No.	Date	Description	No.	Date	Description	No.
	Revisions			Revisions			Revisions	

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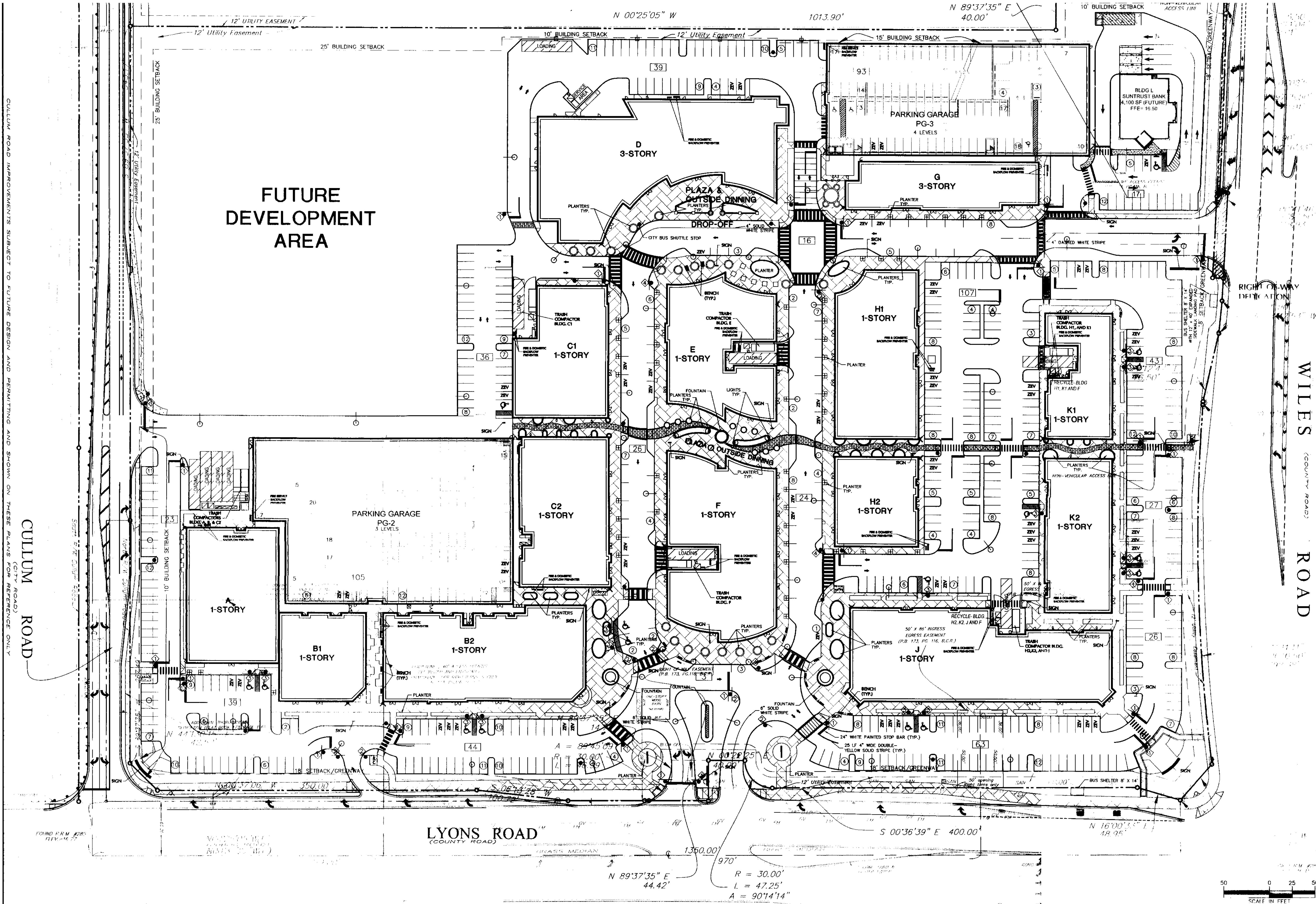
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**THE PROMENADE AT
COCONUT CREEK**
CITY OF COCONUT CREEK

SITE PLAN

Project No.	Drawing No.
6110501	C-2
Date	Scale
MARCH 27, 2006	1" = 50'
Drawn By	Checked By
TMR	EBS



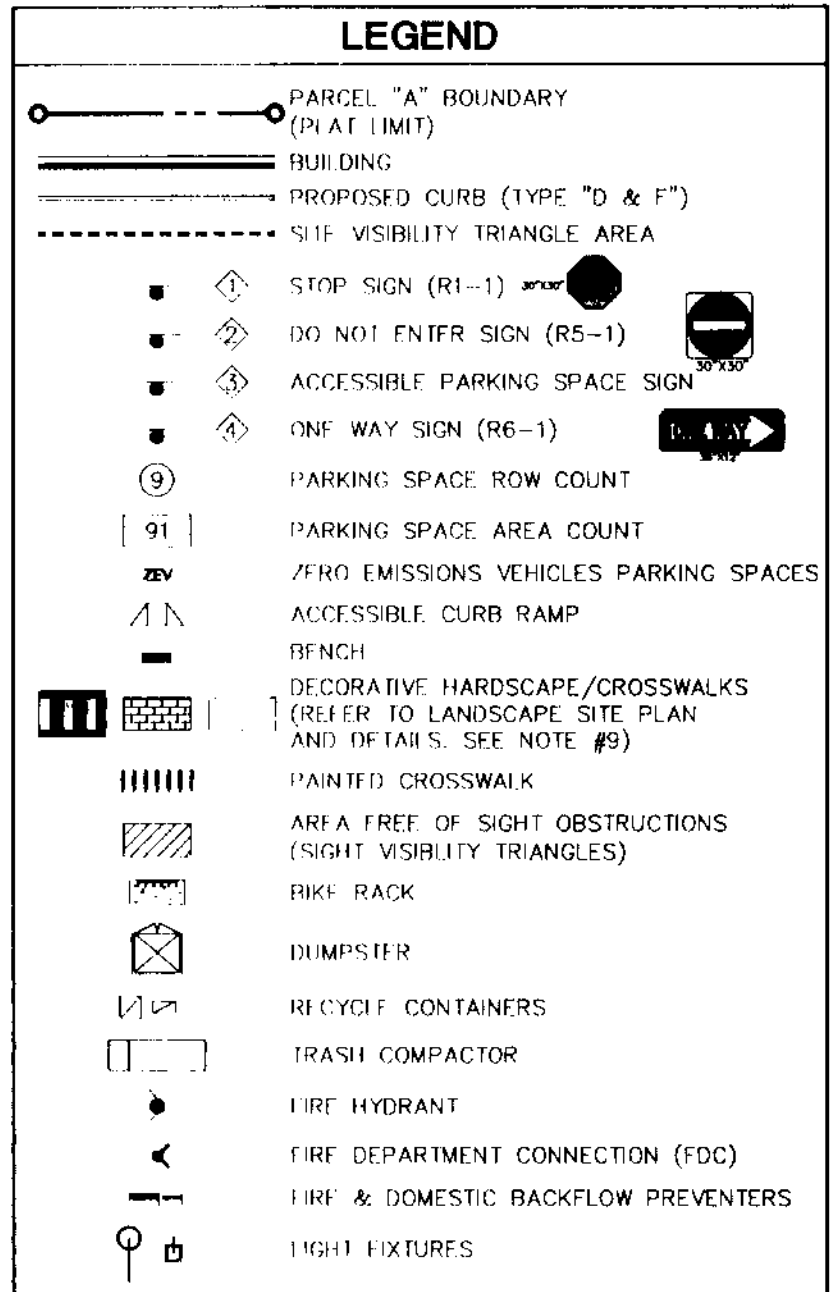
Parking Spaces	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	Total
BLDG L	17							17
NW of Bldg K1	43							43
N of Bldg K2	27							27
N of Bldg J	26							26
E of Bldg J	63							63
E of Bldg B2	44							44
E of Bldg A	39							39
S of Bldg A	23							23
E of Bldg F	3							3
NE of Bldg H1, H2	107							107
E of Bldg D, G	16							16
N of Bldg E, F	24							24
S of Bldg E, F	26							26
S of Bldg C1	36							36
W of Bldg D	39							39
Pg-3	93	105	105	77				380
Pg-2	107	147	91					345
Total This Phase	733	252	196	77	0	0	0	1,258

SQUARE FOOTAGE	
Building	SF
A	15,295
B1	9,357
B2	22,157
C1	13,957
C2	16,658
D	28,797
D 2nd	24,642
D 3rd	24,577
E	15,861
F	21,875
G	13,162
G 2nd	12,828
G 3rd	10,778
H1	16,700
H2	9,222
J	26,435
K1	9,392
K2	12,728
L	4,100
Total SF	308,521

OPEN SPACE CALCULATION	
Net Site Area	1,001,053 SF
Perimeter Green Buffer	67,805 SF 6.8%
Plaza & Green Area	163,519 SF 16.3%
Pedestrian Arcades	33,247 SF 3.3%
Recreation / Garden Rooftops	38,690 SF 3.9%
Total Open Space	303,261 SF 30.3%

OPEN SPACE BONUS CALCULATION	
Plaza & Green Area	163,519 SF 16.3%
Recreation / Garden Rooftops	38,690 SF 3.9%
Total Open Space	202,209 SF 20.2%

- NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM T&E & CERRIAR, INC. ON MARCH 08, 2006. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL DATUM (NAD 1983). PROPERTY IS LOCATED IN FLOOD ZONE "X", BASE ELEV. = N/A.
 - CONTRACTOR SHALL CONTACT DAVIS & BERKMAN, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - NO MINUTE COOPERATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
 - ALL CURB SHOWN WITHIN THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D" TYPE "T" CURBING WILL BE INSTALLED IN VEHICULAR ROAD AND AT ALL DRIVEWAYS CONNECTING TO WILES AND LYONS ROADS.
 - ALL LOADING AREAS SHALL BE REGULATED BY SIGNS. LOADING AREA SIGNS SHALL BE APPROVED BY THE CITY OF COCONUT CREEK PRIOR TO INSTALLATION.
 - PROPOSED CITY BUS LOCATION ON CULUM ROAD IS SUBJECT TO CHANGE BASED ON FUTURE ROADWAY PLANS WITH THE MAINSTREET AREA.
 - THE PROJECT WILL INCLUDE A RECYCLING PLAN. PROPOSED SHARED RECYCLING AREAS ARE SHOWN ON THIS SITE PLAN.
 - REFER TO LANDSCAPE/HARDSCAPE DRAWINGS BY ARCHITECTURAL ALLIANCE FOR SIDEWALK, CROSSWALK AND HARDSCAPE LAYOUT AND MATERIALS. SIDEWALK TREE GRATES TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
 - THE 28-FT GREENWAY/SETBACK ALONG LYONS AND WILES ROADS REQUIRED BY MAINSTREET STANDARDS HAS BEEN MODIFIED TO 18-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 8, 2006.
 - CONSTRUCTION OF CULUM ROAD AND IMPROVEMENTS ON LYONS AND WILES ROADS SHALL BE BASED ON OFF-SITE IMPROVEMENT DRAWINGS (NOT THIS PLAN SET) AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
 - ALL PROJECT SIGN LOCATIONS ARE PROPOSED AND ARE SUBJECT TO PMWD APPROVAL.
 - DESIGN OF THE SITE LAYOUT, GRADING AND DRAINAGE AND UTILITIES FOR BUILDING L (BANK) HAVE BEEN COORDINATED WITH THE BANK'S ENGINEER, CIVIL ENGINEERS. PORTIONS OF THESE DESIGN ELEMENTS WERE PROVIDED BY CIVIL ENGINEERS FOR USE IN THE SITE PLAN ADMINISTRATIVE APPROVAL PROCESS. FINAL ENGINEERING DRAWINGS / PERMITS FOR BUILDING L WILL BE PREPARED AND PROVIDED BY CIVIL ENGINEERS.



THE PROMENADE AT COCONUT CREEK

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