



COOPER'S HAWK WINERY & RESTAURANT

AT THE PROMENADE AT COCONUT CREEK

SECTION 18, TOWNSHIP 48, SOUTH RANGE 42 EAST
4473 LYONS ROAD, CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA



CITY PERMIT NUMBER
PZ-151000001

AERIAL VICINITY MAP
SCALE: 1"=180'

COUNTY PERMIT NUMBER
SWM1996-017



APPROVED
CITY COMMISSION 01/14/2016
SHEETS
PMDD (PLANNED MAINSTREET DEVELOPMENT DISTRICT)
WINERY & RESTAURANT
TOTAL PROPERTY SIZE ±22.98 ACRES
TOTAL DISTURBED AREA ±1.40 ACRES

P+Z TABLE

USES	EXISTING BUILDING-SF	PROPOSED BUILDING-SF	EXISTING CANOPY-SF	TOTAL-SF
RETAIL + RESTAURANT USES - GROUND FLOOR COMMERCIAL USE	202,372	12,360 BLDG. 1,339 PATIO	6,369	222,440
OFFICE USE	49,154	N/A	0	49,154
TOTAL SQUARE FOOTAGES	251,526	13,699	6,369	271,594
TOTAL - EXISTING AND PROPOSED BUILDINGS		265,225	6,369	271,594

OPEN SPACE CALCULATIONS

OPEN SPACE (ALL PVIOUS AREAS)	EXISTING AREA (sf)	EXISTING PERCENTAGE	PROPOSED AREA (sf)	PROPOSED PERCENTAGE
TOTAL PROPERTY AREA	1,001,053	100	1,001,053	100
TOTAL REQUIRED	±160,168	16.0	±160,168	16.0
TOTAL PROVIDED (AS BELOW)	±223,808	22.4	±232,242	23.2
PERIMETER GREENWAY TRAILS	±52,569	5.3	±57,395	5.8
LANDSCAPE BUFFERS	±22,396	2.2	±22,396	2.2
OTHER PVIOUS AREAS	±148,843	14.9	±152,451	15.2

OPEN SPACE (HARDSCAPE/NOV-PVIOUS)	EXISTING AREA (sf)	EXISTING PERCENTAGE	PROPOSED AREA (sf)	PROPOSED PERCENTAGE
TOTAL PROPERTY AREA	1,001,053	100	1,001,053	100
TOTAL REQUIRED	±200,211	20.0	±200,211	20.0
TOTAL PROVIDED (AS BELOW)	±250,680	25.0	±252,549	25.2
PERIMETER GREENWAY TRAILS	±14,713	1.5	±14,713	1.5
PLAZAS	±139,418	13.9	±141,287	14.1
PEDESTRIAN ARCADES	±96,549	9.6	±96,549	9.6
LANDSCAPING/GREEN AREA WITHIN PLAZAS AND PEDESTRIAN AREAS	±102,838	43.6	±106,446	42.1

GREEN SPACE CALCULATIONS

NOTE THE FOLLOWING GREEN SPACE CALCULATIONS ARE ONLY BEING REVIEWED FOR THE 1.8 ACRES OF SITE PROPERTY BEING IMPACTED ("IMPACT AREA") IN THIS DEVELOPMENT PROJECT. IT IS UNDERSTOOD THE REMAINDER OF THE EXISTING MASTER DEVELOPMENT IS COMPLIANT AND/OR GRANDFATHERED UNTIL SUCH TIME AS IT IS IMPACTED WITH NEW OR RE-DEVELOPMENT.

GREEN SPACE TABLE

USES	ORIGINAL PLAN-SF	ORIGINAL PLAN-PERCENT	PROPOSED PLAN-SF	PROPOSED PLAN-PERCENT
TOTAL IMPACT AREA (±1.8 AC)	78,150	100%	78,150	100%
BUILDING + PATIO FOOTPRINT	21,950 BLDG.	28.1%	12,360 BLDG. 1,339 PATIO	17.5%
SIDEWALKS + HARDSCAPES	10,190	13.0%	6,788	8.7%
PARKING ASPHALT + CURB	37,880	48.5%	41,335	52.9%
GREEN SPACE	8,130	10.4%	16,228	20.9%

LIST OF CONTACTS

APPLICANT / OWNER:
GARRISON COCONUT CREEK LLC
1350 AVENUE OF THE AMERICAS
SUITE 905
NEW YORK, NY 10019
CONTACT: MITCHELL SALMON
TEL: (212) 372-9565

DEVELOPMENT MANAGER:
SKYE GROUP
1100 SUPERIOR AVE., SUITE 600
CLEVELAND, OH 44114
CONTACT: CHUCK BARNES
TEL: (717) 817-1593
EMAIL: CBARNES@SKYE-GROUP.NET

CIVIL ENGINEER:
THE CONTINEO GROUP LLC
572 OKDALE ROAD
ATLANTA, GA 30307
CONTACT: RON CRUMP
TEL: (404) 556-7721
EMAIL: RONCR@CONTINEO.COM

LANDSCAPE ARCHITECT:
RAA DESIGN LLC
1835 SAVOY DRIVE, SUITE 107
ATLANTA, GA 30341
CONTACT: RAY MYERS
TEL: (770) 846-9745
EMAIL: RMYERS@RAA-DESIGN.COM

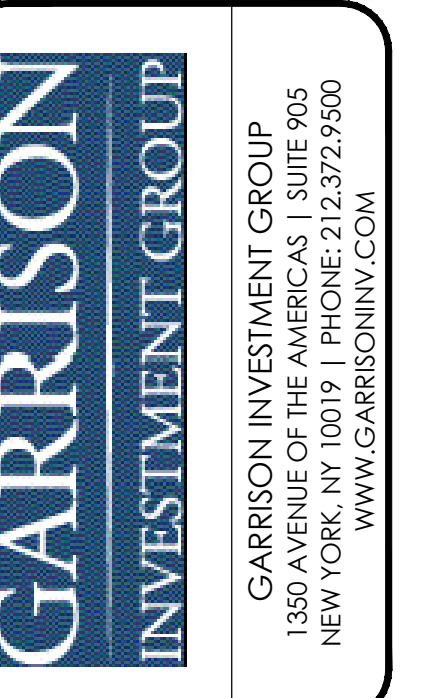
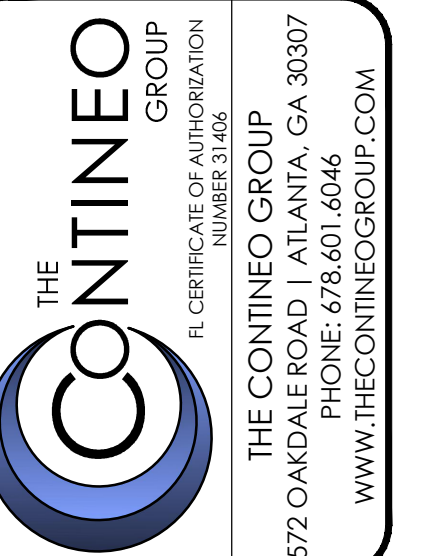
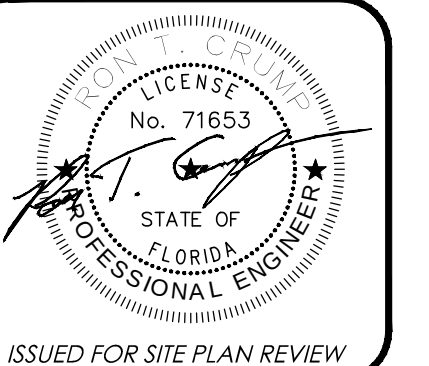
TENANT:
COOPER'S HAWK WINERY AND RESTAURANTS
5325 NINTH AVENUE
COUNTRYSIDE, IL 60525
CONTACT: WALTER FISHER
TEL: (708) 839-2920
EMAIL: WFISHER@CHWINERY.COM

ARCHITECT:
ARIA GROUP ARCHITECTS, INC.
830 NORTH BLVD.
OAK PARK, IL 60301
CONTACT: JOE VALDA
TEL: (708) 445-8400
EMAIL: JVALDA@ARIAGROUP.COM

SURVEYOR:
SOUTHEASTERN SURVEYING
8301 CYPRESS PLAZA DRIVE
SUITE 104
JACKSONVILLE, FL 32256
CONTACT: ROB GARDNER
TEL: (904) 737-5990
EMAIL: RGARDNER@SOUTHEASTERNSURVEYING.COM

SHEET INDEX

SHEET ORDER	SHEET ID ABBREV.	SHEET No.	SHEET DESCRIPTION
001	CS	1.0	COVER SHEET
002	CS	1.1	LOCATION MAPS
003	CS	1.2	PROJECT INFO
030	SP	1.0	MASTER SITE PLAN
031	SP	2.0	SITE PLAN
032	SP	3.0	GEOMETRIC CONTROL PLAN
033	SP	4.0	EASEMENT PROPERTY PLAN
071	SURV	1 OF 2	SURVEY NOTES, LEGEND, AND DESCRIPTION
072	SURV	2 OF 2	TOPOGRAPHIC SURVEY
080	PLAT	1 OF 6	ALTA SURVEY - SHEET 1 OF 6
081	PLAT	2 OF 6	ALTA SURVEY - SHEET 2 OF 6
082	PLAT	3 OF 6	ALTA SURVEY - SHEET 3 OF 6
083	PLAT	4 OF 6	ALTA SURVEY - SHEET 4 OF 6
084	PLAT	5 OF 6	ALTA SURVEY - SHEET 5 OF 6
085	PLAT	6 OF 6	ALTA SURVEY - SHEET 6 OF 6
090	PLAT	C-5A	AS-BUILT WATER LINES
091	PLAT	C-5B	AS-BUILT SEWER LINES
110	A	1.1	FLOOR PLAN
130	A	3.1	EXTERIOR ELEVATIONS
131	A	3.2	EXTERIOR ELEVATIONS
132	A	3.3	FINISH MATERIALS SCHEDULE
133	A	3.4	EXTERIOR LIGHT FIXTURE SCHEDULE
134	A	3.5	PATIO RAILING DETAILS
135	A	3.6	SERVICE YARD SECTION
180	TS	1.0	TREE PROTECTION PLAN
181	TRP	1	TREE PROTECTION PLAN
190	LP	1	LANDSCAPE PLAN
191	LP	2	LANDSCAPE DETAILS
192	LP	3	LANDSCAPE NOTES
195	IR	1	IRRIGATION PLAN
196	IR	2	IRRIGATION DETAILS
210	PH	1	PHOTOMETRIC PLAN
230	C	1.0	PAVING + STRIPING PLAN
231	C	1.1	DELIVERY TRUCK TURN PLAN
232	C	1.2	FIRE TRUCK TURN PLAN
233	C	1.3	WASTE TRUCK TURN PLAN
250	C	2.0	PAVEMENT GRADING PLAN
251	C	2.1	PROPERTY DRAINAGE PLAN
252	C	2.2	SITE DRAINAGE PLAN
253	C	2.3	PRE-DEVELOPED DRAINAGE BASIN
254	C	2.4	POST-DEVELOPED DRAINAGE BASIN
280	C	3.0	PROPERTY UTILITY PLAN
281	C	3.1	WATER+WASTEWATER SITE UTILITY PLAN
282	C	3.2	WATER+WASTEWATER AND UTILITY DEMO PLAN
283	C	3.3	WATER AND UTILITY CONNECTION PLAN
284	C	3.4	WATER RELOCATION PLAN
300	C	4.0	SWPPP - PHASE 1 STAGING PLAN
301	C	4.1	SWPPP - PHASE 2 STAGING PLAN
302	C	4.2	SWPPP - PHASE 3 STAGING PLAN
320	C	5.0	WASTEWATER LATERAL + PAVEMENT PROFILES
321	C	6.0	NPDES REQUIREMENTS + DESIGN NOTES
322	C	6.1	NPDES REQUIREMENTS + DESIGN NOTES
323	C	6.2	GEOTECHNICAL INFORMATION
330	C	7.0	SITE DETAILS
331	C	7.1	WATER DETAILS
332	C	7.2	WASTEWATER DETAILS
333	C	7.3	STORMWATER DETAILS
334	C	7.4	EROSION CONTROL DETAILS
335	C	7.5	EROSION CONTROL DETAILS
336	C	7.6	EROSION CONTROL DETAILS
337	C	7.7	EROSION CONTROL DETAILS



#	DATE	REVISIONS	BY

COOPER'S HAWK
WINERY & RESTAURANT
AT THE PROMENADE AT COCONUT CREEK
JURISDICTION: CITY OF COCONUT CREEK
LANDLOT: SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY
LOCATION: PROMENADE AT COCONUT CREEK
4473 LYONS ROAD
COCONUT CREEK, FL 33073

COVER SHEET
JOB NO: 15-187
SHEET CS1.0
DATE: 02/16/16
PLAN REVIEW