

- NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
 - OVERALL SITE PLAN INFORMATION REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DORSKY + YUE INTERNATIONAL, LLC ON SEPTEMBER 09, 2017.
 - CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
 - ALL SERVICE REFUSE WILL BE CONTRACTED TO PROVIDE GARBAGE COLLECTION INCLUDING CONSTRUCTION AND DEMOLITION DEBRIS.
 - NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
 - FIVE PERCENT (5%) OF ALL PARKING SPACES WILL BE ALLOCATED FOR LOW EMITTING AND FUEL EFFICIENT VEHICLES. THESE SPACES WILL BE LOCATED IN PREFERRED AREAS AND WILL HAVE SIGNS IN FRONT OF EACH SPACE STATING "LOW-EMITTING & FUEL EFFICIENT VEHICLES ONLY- NO SUV". EXACT SPACES TO BE DESIGNATED SHALL BE COORDINATED WITH THE OWNER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

Parking Spaces	Ground Floor	2nd Floor	3rd Floor	Total Parking
Bldg. L	17			17
S of Bldg. T	36			36
E of Bldg. T	158			158
W of Bldg. T	55			55
N of Bldg. T	24			24
N of Bldg. J	24			24
W of Bldg. J	13			13
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
N of Bldg. H1	50			50
N of Bldg. H2	27			27
W of Bldg. H1	13			13
N of Bldg. E, F	24			24
S of Bldg. E, F	26			26
E of Bldg. D	3			3
W of Bldg. D	39			39
E of Bldg. K1	79			79
PG-3	62	112	102	276
PG-2	105	146	91	342
Proposed Lot	39			39
Total Parking				1417

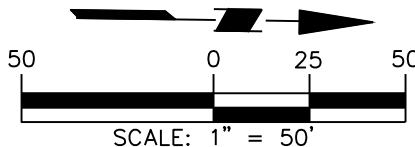
Parking calculations completed before the construction of building G. Total parking after Building G will be 1,404 spaces.

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*	4,500
H1	16,700
H2	9,222
J	26,435
L	4,146
T	45,253
T 2nd	11,047
K1	12,236
Total SF	322,715

*Building G under future application

OPEN SPACE CALCULATIONS				
OPEN SPACE (ALL PERVIOUS 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%
TOTAL PROVIDED (SEE BELOW)	232,242	23.2%	219,852	22.0%
PERIMETER GREENWAY	57,395	5.7%	57,395	5.7%
LANDSCAPE BUFFERS	22,396	2.2%	24,873	2.5%
OTHER PERVIOUS AREAS	152,451	15.2%	137,584	13.7%
OPEN SPACE (HARDSCAPE/ NON PERVIOUS)	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%
TOTAL PROVIDED (SEE BELOW)	252,549	25.2%	252,277	25.2%
PERIMETER GREENWAY	14,713	1.5%	14,713	1%
PLAZAS	141,287	14.1%	141,287	14%
PEDESTRIAN ACCESS	96,549	9.64%	96,277	9.62%

OPEN SPACE DATA HAS BEEN MODIFIED FROM A PREVIOUSLY APPROVED APPLICATION BY THE CONTINEO GROUP DATED OCTOBER 10, 2016 WITH CITY PERMIT NO. PZ-15100001



Parking Requirements under current application		
Parking Req.	318,215 x .003	955
Parking Prov.		1,417
H.C. Req.	1,417 x .02	28
H.C. Prov.		30
LEV Parking Req.	1,417 x .05	71
LEV Parking Prov.		73

Parking Requirements under future application*		
Parking Req.	322,715 x .003	968
Parking Prov.		1,404
H.C. Req.	1,404 x .02	28
H.C. Prov.		30
LEV Parking Req.	1,404 x .05	70
LEV Parking Prov.		73

*Future application includes Building G

LEGEND	
	R1-1 (STOP SIGN)
	ACCESSIBLE PARKING SIGN
	LEV PARKING ONLY (SEE DETAIL)

NOT FOR CONSTRUCTION

ERIC SCHWARZ
PROFESSIONAL ENGINEER
FL Lic. No. 62196

330017402
Issue: Date:
SITE PLAN 09-26-17
SUBMISSION
DRC COMMENTS 10-26-17

DORSKY+YUE INTERNATIONAL³
ARCHITECTURE

CLEVELAND FORT LAUDERDALE
P: 216.688.1850 P: 954.703.7830
F: 216.684.3610 F: 954.624.8604

PROMENADE AT COCONUT CREEK

COCONUT CREEK, FL
ALL RIGHTS RESERVED

SITE PLAN

Job No.:
330017402

Drawn: CGM
Checked: MPC/EBS
Date: 10-23-2017

C-400

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