

PER SURVEY BY
DAVID & GERCHER, INC.

Parking Spaces	Ground Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	Total
E. of Bldg. L	29							29
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	45							45
S. of Bldg. A	39							39
S. of Bldg. A	23							23
E. of Bldg. F	3							3
NE. of Bldg. H1, H2	109							109
E. of Bldg. D, G	16							16
N. of Bldg. E, F	24							24
S. of Bldg. E, F	26							26
S. of Bldg. C	36							36
S. of Bldg. L	21							21
W. of Bldg. D	37							37
Pg-1 Residential	27	80	122	122	122	122	122	717
Pg-1 Van Residential	2							2
Pg-2	77	80	117					274
Pg-2	103	149	91					343
Total This Phase	776	309	1330	122	122	122	122	1903

Resid. Parking Req.	456 units x 1.5 =	684 spaces
Resid. Guest Parking	684 spaces x 10% =	68 spaces
Total		752 spaces
Total Resid. Parking Prov.		755 spaces

ON-GRADE PARKING	
Surface Front	289
Surface Back	415
Surface Resid	29

Retail Parking Req.	(3 per 1,000 SF) 289,607 SF	869 spaces
Total Retail Parking Prov.		1,141 spaces

HANDICAP PARKING COUNT per Section 116.02 of the Department Code No. 1-136		
Resid. H.C. Req. (Future)	756 spaces x .02% =	16 spaces
Resid. H.C. Prov. (Future)		16 spaces
Retail H.C. Req.	1,201 spaces x .02% =	24 spaces
Retail H.C. Prov.		26 spaces

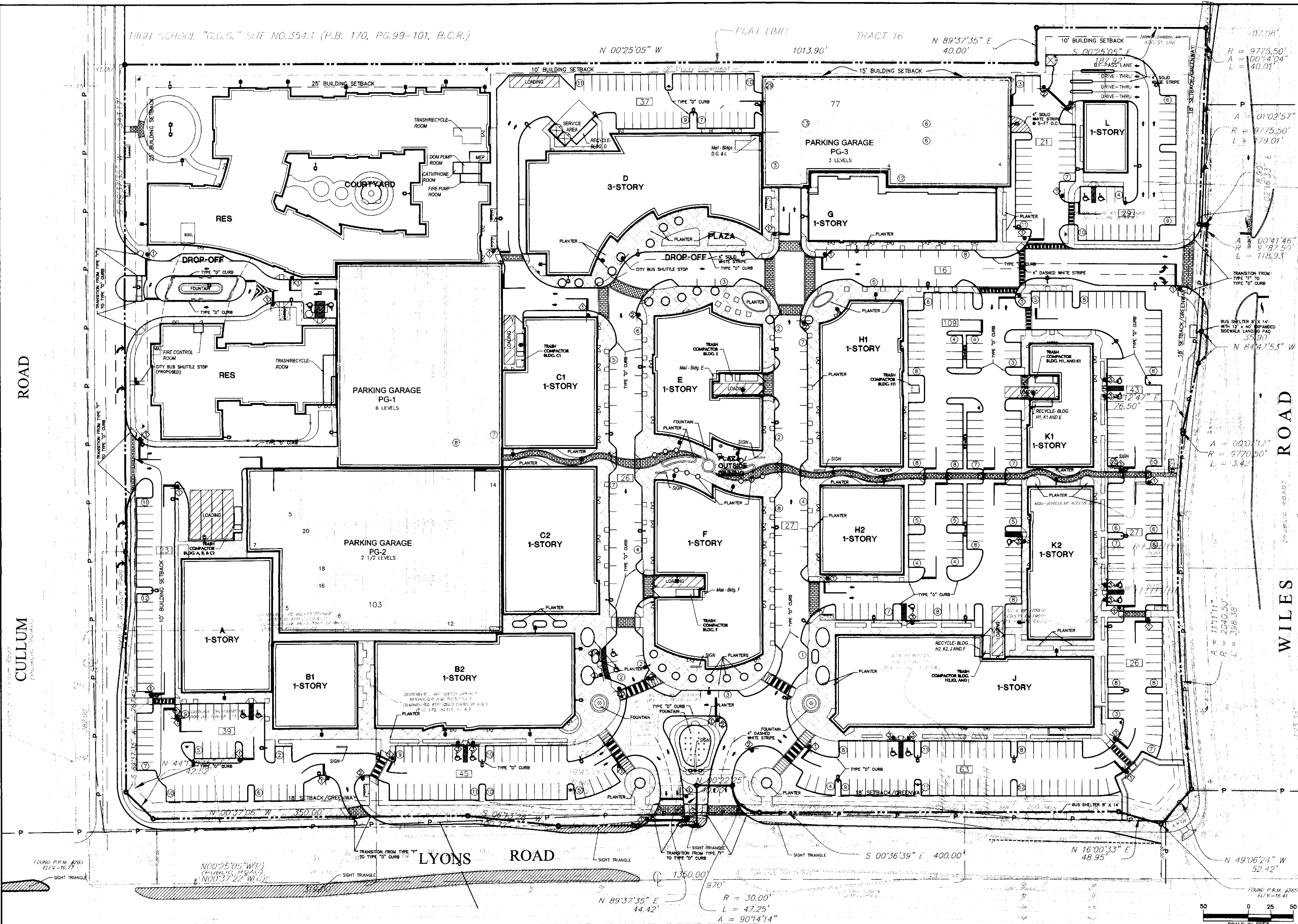
BICYCLE PARKING COUNT	
Total Retail Bicycle Parking Req. (Future)	21 spaces
Total Retail Bicycle Parking Prov. (Future)	44 spaces
Total Retail Bicycle Parking Req.	50 spaces
Total Retail Bicycle Parking Prov.	60 spaces

OPEN AREA CALCULATION	
Net Site Area	1,001,053 SF
Perimeter Green Buffer	60,288 SF 6.02%
Plaza & Green Area	163,519 SF 16.3%
Pedestrian Arcades	39,709 SF 3.97%
Recreation / Green Roof Deck	38,690 SF 3.87%
Total Open Space	302,206 SF 30.2%

OPEN SPACE BONUS CALCULATION	
Plaza & Green Area	163,519 SF 16.3%
Recreation / Green Roof Deck	38,690 SF 3.87%
Total Open Space	202,209 SF 20.2%

RESIDENTIAL BUILDING "Res" SQ. FT. BREAKDOWN:	
FLOOR	GROSS AREA
GROUND FLOOR	72,086 S.F.
2ND FLOOR	66,275 S.F.
3RD FLOOR	78,080 S.F.
4TH FLOOR	78,080 S.F.
5TH FLOOR	78,080 S.F.
6TH FLOOR	78,080 S.F.
7TH FLOOR	78,080 S.F.
8TH FLOOR	77,711 S.F.
TOTAL	603,967 S.F.

LEGEND	
Parcel "A" Boundary (Plat Limit)	
Building	
Proposed Curb (Type "D" & "F")	
Site Visibility Triangle Area	
Stop Sign (R1-1)	
Do Not Enter Sign (R5-1)	
Accessible Parking Space Sign	
Parking Space Row Count	
Parking Space Area Count	
Accessible Curb Ramp	
Decorative Hardscape/Crosswalks (Refer to Landscape Site Plan and Details, See Note #9)	
Area Free of Sight Obstructions (Sight Visibility Triangles)	
Bike Rack	
Dumpster	
Trash Compactor	
Fire Hydrant	
Light Pole	
Garage Light	



NOTES:

- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHER, INC., ON MARCH 08, 2006.
- ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC DATUM (1929). PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
- CONTRACTOR SHALL CONTACT DAVID & GERCHER, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
- THIS PLAN IS NOT ISSUED FOR CONSTRUCTION.
- NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
- ALL CURB SHOWN WITHIN THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D"; TYPE "F" CURBING WILL BE INSTALLED IN CULLUM 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 CULLUM 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 FOR MAINSTREET STANDARDS HAS BEEN MODIFIED TO 18-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 6, 2006.
- CONSTRUCTION OF CULLUM ROAD AND IMPROVEMENTS ON LYONS AND WILES ROADS SHALL BE BASED ON OFF-SITE IMPROVEMENTS DRAWINGS (NOT THIS PLAN SET).

Date	Description	No.
01/26/07	REVISED FOR FINAL SITE PLAN APPROVAL	5
12/15/06	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	4
07/28/06	REVISED BASED ON CITY AND CLIENT COMMENTS	3
07/07/06	REVISED BASED ON CITY REVIEW DATED MAY 17, 2006	2
04/26/06	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	1

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FL Certificate of Authorization No: 00006801

Project
COCONUT CREEK DEVELOPMENT, LLC
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
SITE PLAN

Project No. **6110501**
Date **MARCH 27, 2006**
Scale **1" = 50'**
Drn. By **TMR**
Chkd. By **EB**
Drawing No. **C-2**