

LYONS – WILES PMDD
The Promenade at Coconut Creek

**PLANNED MAINSTREET
DEVELOPMENT DISTRICT**

January 2006

Revised August 2007

Revised December 2012

Revised January 2013



CITY COMMISSION

02-14-2013

APPROVED

)

**LYONS-WILES
PLANNED MAINSTREET DEVELOPMENT DISTRICT**

Table of Contents

		Page
I.	Introduction.....	1
	A. Project Description.....	1
	B. Justification Statement.....	1
II.	Existing Conditions.....	6
	A. Natural Features.....	6
	B. Existing Improvements.....	6
	C. Future Land Use and Zoning.....	6
III	Services / Fiscal Impact.....	7
	A. Analysis of Public Facilities.....	7
	B. Fiscal Impact Analysis.....	8
IV.	Dedications.....	11
V.	Phasing.....	11
VI.	Deviations.....	12
VII.	MainStreet Design Standards.....	13
	A. Alternate Solutions.....	13
	B. Streetscape Requirements.....	14
	C. Right-of-way and Typical Sections.....	14
	D. Plaza and Open Space Requirements.....	15
	E. Building Design.....	15
	F. Sustainable and Green Components.....	23
	G. Landscape Standards.....	23
VII.	Conclusion.....	24

EXHIBITS

EXHIBIT A (1-12)	PROPOSED DEVELOPMENT
EXHIBIT B	CURRENT FUTURE LAND USE
EXHIBIT C	ZONING
EXHIBIT D	INDIVIDUAL TENANT SIGNAGE
EXHIBIT E	OVERALL PROJECT SIGNAGE
EXHIBIT F	BANK DRIVE-THRU STACKING PLAN
EXHIBIT G	MONUMENT SIGN SETBACK
EXHIBIT H	LEEDS WORKSHEET

I. Introduction

A. Project Description

The Promenade at Coconut Creek is located on a 22.98 net acre (28.5 acre gross) property located at the southwest corner of Lyons Road and Wiles Road (Exhibit A1-A12). The project is a mixed-use development that will include up to 434,000 SF of commercial space, to include retail, restaurants, a bank with associated drive thru banking facilities, office space and an up to 1,600-seat movie theater with a restaurant and lounge.

The project is designed to meet the intent of the new urbanism concept and the MainStreet Design Standards. It is also the objective of the Developer to seek LEED Certification of the project for mixed-use design (with core and shell certification).

The design of the project is driven by considerations of the commercial viability of the retail, office and entertainment components, convenience of parking of various end-users, security through natural surveillance, new-urbanism concepts that encourage active pedestrian use and connectivity, principles of sensible and sustainable designs, exposure of the development to frontage streets for the retail component, and generous public gathering places that will create ambience for a successful MainStreet mixed-use development.

The proposed change will reinforce the partially completed shopping center as a place for residents and visitors to the City of Coconut Creek to work, play, dine and entertain.

B. Justification Statement

1. **The proposed change is not contrary to the Comprehensive Plan.** This project will continue the direct implementation of the City's MainStreet Regional Activity Center and will enhance and reinforce the existing shopping center as a family oriented mixed-use development with offices, shopping, restaurant and entertainment venues. The project is consistent with the intent of the Planned MainStreet Development District (PMDD) regulations for the implementation of the use, design of the structures, and land design within the overall MainStreet Project Area (MSPA). The project will advance the existing uses within the Promenade to draw additional customers and ensure the success of the project. The project will advance the following goals, objectives and policies of the Comprehensive Plan:

Goal II - 2.0.0

Provide a broad range of convenient, accessible and attractive commercial, office and commercial recreation facilities sufficient to serve permanent and seasonal populations.

Objective II-2.1.0

Accommodate office, retail uses and other activities needed for the provision of goods and services to permanent and seasonal population.

Policy II-2.4.1

Maintain through the Land Development Code districts which permit different intensities of commercial and office development to provide the flexibility necessary to achieve greater compatibility with surrounding land uses and thoroughfare level of service standards.

Objective II-5.3.0

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into area where necessary regional and community facilities and services exist.

Policy II-5.3.1

Maintain and continue to implement provisions in the Land Development Code designed to ensure that new development is directed to areas which have the land use, water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner.

Policy II-7.2.1

The City shall encourage planned commercial or mixed-use centers within non-residential redevelopment areas.

Global II-9.0.0

Promote the efficient use of public facilities and services through planned communities and mixed land use activity centers to achieve a beautiful and functional community.

Objective II-9.1.0

Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order

to promote planned communities and activity centers designed for efficient use of public services and facilities.

Policy II-9.1.1.

Encourage the use of mixed land use development regulations, including planned unit developments, in those areas where compatible mixed land use patterns currently exist or are planned.

Policy II-9.1.3

In order to create aesthetically pleasing living, shopping, working and recreational environments, Coconut Creek shall develop, as needed, and continue to implement land development regulations designed to maximize opportunities for the application of innovative site planning concepts.

Policy II-9.1.4

Facilitate rezoning associated with MainStreet project consistent with the Regional Activity Center land use designation and the MainStreet Design Standards.

2. **The proposed change will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.** The proposed change allows the property to continue to be developed in accordance with the City's Regional Activity Center designation and consistent with the City's goals for this area. Eventually, surrounding properties will be rezoned to the same zoning designation. Therefore, this rezoning, rather than creating an unrelated and incompatible district, will further the development of the RAC as desired by the City.
3. **The proposed change will not substantially impact public facilities including schools, utilities and streets.** All impacts to all public facilities will be reduced by the change except that there will be a slight increase to solid waste impacts. A summary of the impact of the project on public facilities is provided here and impacts are more-fully analyzed in Section III, below:
 - Roads - A updated traffic analysis reflecting a reduction in peak hour trips is included Section III.
 - Water and Wastewater Service - The elimination of the residential use and addition of the proposed movie theater result in a reduction of anticipated water and sewer demand.
 - Drainage and Stormwater Management Systems - The

drainage system for the entire PMDD is fully-constructed and in place.

- Solid Waste - Due to a change in generation rates, this proposed change results in a minor increase in solid waste demand.
- Schools - The elimination of the residential component of the project also eliminates any impact upon public school facilities.

4. **The proposed change will be justified by external land use conditions.** The conditions external to the project have been constructed in furtherance of the RAC development, of which this PMDD is an integral part. The construction of Cullum Road and the drainage system for the Promenade PMDD area have been completed. This project addresses the City's desire to create a vibrant downtown within the RAC and to implement adjustments and revisions necessary to ensure its continued growth and success.
5. **The proposed change will not create or excessively increase automobile and vehicular traffic congestion.** The proposed mixed-use development provides opportunities and lifestyle choices for the visitors to the Promenade and the residents of the City of Coconut Creek at large, to work, shop, dine and be entertained all within the development, thus reducing automobile use and vehicular congestion. The traffic analysis provided in Section III demonstrates that impacts results from the change proposed with this application.
6. **The proposed change will not create a storm drainage problem for other properties.** The storm drainage for the proposed property was included as part of the computation for retention capacity for Evergreen Lake, part of the Cocomar Water Control District, located north of Wiles Road and west of the subject property. The storm drainage of the development will be collected by exfiltration trenches on-site, discharge to existing underground drainage pipes on Wiles Road, and conveyed to Evergreen Lake in accordance with the City, County, and Cocomar Water Control District requirements
7. **The proposed change will not adversely affect surrounding living conditions.** The proposed development is bounded by Wiles Road on its north, Lyons Road on its east, Cullum Road on its south and the Monarch High School to its west. The project will enhance surrounding living conditions by contributing to the continued growth and success of the RAC, providing a walkable, vibrant multi-use commercial and entertainment destination. The

addition of an upscale smartly designed movie theater housing a restaurant and a change in building design for the other remaining vacant commercial area with both well integrated to the existing center will provide a needed family entertainment venue for the community and will continue to provide a diversity of shopping experiences..

8. **The proposed change will not adversely affect environmental quality.** The completed portion of this project has been designed and constructed in accordance with all applicable environmental regulations and permits; the proposed change will similarly be designed and built to integrate with the existing project and the current environmental standards. The project has been designed to satisfy the City's desires for "green" development and building techniques.
9. **The proposed change will not adversely affect other property values.** The proposed development is consistent with the permitted uses and intensities of the RAC and the PMDD regulations. As part of the integrated RAC development, this property will have no adverse impact on values of the surrounding properties. Rather, it will enhance the surrounding values and be enhanced by similar development throughout the RAC area.
10. **The proposed change will not be a deterrent to improvement or development of other property.** This development has become an example of the type of quality dining and shopping that the City has been working to attract to MainStreet. The addition of the theater and the change in building design to provide a vibrant commercial use on the opposite side of the project will support the viability of the project. The success of this project serves as a catalyst and example for the rest of MainStreet to develop in a similar manner. The dining, entertainment and shopping opportunities also enhance the opportunity for attracting quality residential uses to MainStreet.
11. **The proposed change will not constitute a special privilege to an individual owner.** The proposed change is consistent with the PMDD regulations, which are available for the benefit of all owners within the RAC, and, therefore, will not constitute a special privilege to an individual Owner.

II. Existing Conditions

The subject property has been substantially developed consistent with the original PMDD rezoning approval. The remaining vacant land, referred to as a future residential phase in the original approval, is now proposed for development as a movie theater with restaurant and lounge. The Promenade PMDD parcel fronts on two major roadways and is backed by Monarch High School. These intense surrounding activities make the remaining vacant land within the PMDD extremely attractive to commercial uses and less attractive for residential development. When the new theater chain was looking for unique locations in Florida to develop its upscale movie theater concept, it chose the Promenade for its urban feel, commercial accessibility and access to major highways. Although this site was originally approved for residential use both the owner of the center and the theater operator have approached this opportunity with the firm belief that the proposed upscale theater in this location will both draw patrons to the existing shopping and restaurants and that the existing restaurants and shopping will provide the type of experiences that will keep patrons coming to the theater. This change offers the opportunity for an exciting and integrated dining entertainment and shopping experience for the citizens of Coconut Creek right now. Although the residential has been replaced, this project will continue to brand MainStreet as an exciting location for living and will therefore enhance the residential experience that can be enjoyed in the rest of MainStreet.

A. Natural Features

There are no unique natural features on the property that would limit development. The topography of the City of Coconut Creek is relatively flat with the natural ground elevations ranging from 12 to 16 feet above mean sea level. Elevations on the subject property are between 13 and 16 feet above mean sea level. Hallandale fine sand is the predominant soil on the subject property and in the immediate vicinity. There are no Broward County Wellfields, wetlands or other environmentally significant areas within the subject property.

B. Existing Improvements

The subject property currently has nine completed and occupied buildings and two garages. The existing development and proposed development is depicted on revised Exhibit A-11.

C. Future Land Use and Zoning

Future Land Use - The subject property is designated Regional Activity Center (RAC) on the City of Coconut Creek and Broward Future Land Use maps. Exhibit B depicts the land use plan designations on the subject property and the surrounding properties within one-quarter mile.

Zoning - The property is currently zoned PMDD (Planned MainStreet Development District). Exhibit C depicts the zoning designations on the subject property and the surrounding properties within one-quarter mile.

III. Services / Fiscal Impact

A. Analysis of Public Facilities

1. **Roads**

This property is bound on the north by Wiles Road and on the east by Lyons Road. Wiles Road is a 4-lane facility between State Road 7 and the Florida Turnpike. State Road 7 in the vicinity of the subject property is 6-lanes between the Palm Beach County line and Southgate Boulevard. Lyons Road is also 6-lane facility between Sample Road and the Palm Beach County line.

Access to the property will be provided via Wiles Road, Lyons Road and Cullum Road. The proposed curb cuts on the County roads serving the site, Wiles Road and Lyons Road, are consistent with those shown on the Green Farm Replat and have been approved by Broward County. There is one full access each for Lyons Road and Wiles Road.

Traffic volume, capacity and level of service data for 2009 and 2035 are provided below as provided by Broward Metropolitan Planning Organization.

2009 TRAFFIC				
Road	No. Lanes	Volume	Capacity	LOS
<u>Wiles Road</u>				
East of SR 7	4	14,500	34,865	B
East of Lyons Road	4	7,500	34,865	B
<u>SR 7</u>				
North of Sample Road	6	46,500	50,300	D
North of Wiles Road	6	53,000	50,300	E
<u>Lyons Road</u>				
North of Sample Road	6	37,500	50,300	C
North of Wiles Road	6	38,500	50,300	C
Source: Broward Metropolitan Planning Organization, April 2011				

2035 TRAFFIC				
Road	No. Lanes	Volume	Capacity	LOS
<u>Wiles Road</u>				
East of SR 7	4	25,184	34,865	B
East of Lyons Road	4	38,037	34,865	F
<u>SR 7</u>				
North of Sample Road	6	41,907	50,300	D
North of Wiles Road	6	56,343	50,300	F
<u>Lyons Road</u>				
North of Sample Road	6	49,593	50,300	D
North of Wiles Road	6	42,966	50,300	D

Source: Broward Metropolitan Planning Organization, April 2011.

The following table depicts what is presently approved within the plat compared with the proposed changes. The result is a decrease of 41 peak hour trips.

Current Plat Note - Amended 2007		
Rate	Size	Trips (PM Peak Hour)
$\ln(T) = 0.660\ln(FA) + 3.403$	244,000 s.f commercial use	1132
25.82 / 1,000 s.f.	6,000 s.f. bank use	155
$\ln(T) = 0.737\ln(FA) + 1.831$	125,000 s.f. office use	219
0.37 / unit	456 high rise residential units	169
	Total:	1675

Rates based on Broward County Traffic Trip Rates by Land Use Effective December 8, 2009 for retail/commercial, bank and office land use, theaters are considered commercial.

September 2012 Rezoning Application		
Rate	Size	Trips (PM Peak Hour)
$\ln(T) = 0.660\ln(FA) + 3.403$	244,000 s.f commercial use	1132
25.82 / 1,000 s.f.	6,000 s.f. bank use	155
$\ln(T) = 0.737\ln(FA) + 1.831$	125,000 s.f. office use	219
0.08/seat	1,600 seat theater	128
	Total:	1634

Rates based on Broward County Traffic Trip Rates by Land Use Effective December 8, 2009 for retail/commercial, bank and office land use. Theater rate provided by BCEP&GMD, Development Services Division staff.

Difference
1,634 proposed
-1,675 previously approved
41 fewer peak hour trips

2. **Water and Wastewater Service**

The anticipated water and wastewater generated by the project is shown below:

PROJECTED WATER DEMAND		
Use	Rate	Projected Flow
Retail – 244,000 square feet	x .185 gpd/square foot	= 45,140 GPD
Office – 125,000 square feet	x .2 gpd/square foot	= 25,000 GPD
Theater – 1,600 seats	x 5 gpd/per seat	= 8,000 GPD
Bank-6,000 square feet	x .212 gpd/square foot	=1,272 GPD
TOTAL		= 79,412 GPD

Source: City of Coconut Creek Comprehensive Plan (Last revised April 2012)

PROJECTED WASTEWATER DEMAND		
Use	Rate	Projected Flow
Retail – 244,000 square feet	x .185 gpd/square foot	= 44,140 GPD
Office – 125,000 square feet	x .2 gpd/square foot	= 25,000 GPD
Theater – 1,600 Seats	x 5 gpd/seat	= 8,000 GPD
Bank- 6,000 square feet	x.212 gpd/square foot	= 1,272 GPD
TOTAL		= 79,412 GPD

Source: City of Coconut Creek Comprehensive Plan (Last revised April 2012)

3. **Drainage**

The property lies within the Wiles Road Sub-basin of the Cocomar Water Control District. A conceptual permit has been issued by the Broward County Department of Natural Resources for the Wiles Road Sub-basin. Pursuant to this permit, a lake on an adjoining property located north of Wiles Road and across from the high school will serve the property. In addition, exfiltration system will be utilized to meet the required 1/2" pretreatment requirement. A

detailed drainage plan will be provided as part of the site plan review in accordance with the appropriate state, county and city criteria. Construction of on-site drainage exfiltration trenches and conveyance systems connecting to the Wiles Road system has been completed during the previous phase of construction. Additional exfiltration trench and conveyance systems will be completed during future construction phases.

4. **Solid Waste**

The solid waste hauling services for the subject property are provided by All Service Refuse under contract to the City. The City of Coconut Creek is served by the North Broward County Resource Recovery Facility and the North Disposal Landfill. The City’s garbage and a portion of the trash is treated at the resource recovery facility. The anticipated waste generated by this project is outlined below:

SOLID WASTE GENERATION CALCULATION		
Use	Rate	Projected Flow
Retail – 244,000 square feet	x 4 lb/100 s.f./day	= 9,760 Lbs/day
Office/Bank – 131,000 square feet	x 1 lb/100 s.f./day	= 1,310 Lbs/day
Theater – 59,000 square feet	x 4lbs/100 s.f./day	= 2,360 Lbs/day
TOTAL		= 13,430 Lbs/day

Source: City of Coconut Creek Comprehensive Plan

5. **Utilities**

All utilities within the PMDD including electric, cable and telephone will be provided by underground means pursuant to Section 13-262, Electrical Systems; Section 13-263, Telephone and Cable Television; and Section 13-270, Other Utilities of the City Code of Ordinances. Final plans will reflect coordination with landscape designs, to avoid future maintenance problems, where possible.

B. Fiscal Impact Analysis

The proposed use will generate an additional tax base to the City of Coconut Creek as identified below:

Estimated Fiscal Impact		
City Tax Revenue from Existing Development		
Ad Valorem		\$286,948.00
Non Ad Valorem		\$175,474.00
Estimated City Ad Valorem Tax Revenue from Proposed Development		
	Site Construction Costs	\$ 915,000
	Construction Costs	\$ 5,450,000
	Tenant Improvements	\$4,175,000
	Soft Costs	\$ 800,000
TOTAL ESTIMATED COSTS		\$11,340,000.00
City Tax	@ 6.3857 millage rate	\$ 72,413.84

IV. Dedications

All land dedications required by the City, County or other governmental agencies are provided on the recorded plat for the subject property: Green Farm Replat, Plat Book 173, Page 116 of the Public Records of Broward County, Florida.

V. Phasing

The project phasing is depicted on Exhibit A-11 – Project Phasing.

Phase I has been completed.

Phase II the Movie Theater will begin construction in 2013.

Phase III which is the remaining commercial shown as Buildings G and K are expected to commence with the filing of a building permit application by January 31, 2016, with a provision for the staff to be authorized to extend that date by 18 months without amendment to this PMDD.

VI. Deviations

Site plan approval and sub-division approval may be granted for developments which deviate from the enacted PMDD rezoning development plan if all of the following criteria are met:

1. If plat restrictions/conditions are modified, if necessary, a PMDD amendment will not be required.
2. The deviations do not increase the non-residential floor area of any PMDD land use module by more than twenty (20) percent. See section 13-357(2)(e) for an explanation of PCD land use module. Note that the commercial component on the site plan is less than the requested square footage in the Project Description; this has been done to accommodate a potential increase in the commercial square footage, and associated parking, based on market demand.
3. The deviations do not increase the amount of average daily traffic and peak hour traffic generated on a specific arterial road by more than twenty (20) percent.
4. The deviations do not substantially alter the size and location of land use modules, streets or other significant development features.
5. The deviations do not substantially alter the nature or effect of maintenance agreements.

Additionally, pursuant to Sec. 13-549 and with respect to modifications to an approved site plan:

Modifications to an approved site plan may be permitted by the administrative approval of the Director of Community Development. Such approval will only be granted in accordance with the following standards:

- (1) The modification does not substantially alter the intent and character of an approved site plan;
- (2) Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
- (3) Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
- (4) Any modification shall not substantially alter approved on or off-site schematic engineering.

VII. MainStreet Design Standards

A. Alternate Solutions

Alternate design solutions are included in this PMDD which are described in this Section VII. These alternates meet the intent and overall concept of MainStreet and have been proposed to achieve following:

1. Creativity in design to achieve the intended objectives of the City and the Developer for a successful RAC mixed-use development.
2. Best utilize the assets offered by the property and maximize the development potential of a successful project.
3. Better utilize the open space by effectively distributing them throughout the development as activity nodes.
4. Encourage the sense of interaction, energy and synergy between pedestrian and vehicular movement and connectivity.
5. Maximize necessary exposures for retail tenants and attract attention as a destination with visual connections through view corridors.
6. Minimize the impact of the required perimeter landscape buffer as a visual and psychological barrier to the development which is critical for a design to create a successful interactive new-urban mixed-use development.
7. Provide an identity for the development, thereby the Planned MainStreet Development District, and the City of Coconut Creek.
8. Locate convenient parking close to the entrances of retail space dictated by retail tenants for a development with intensity that is between a high density metropolitan area and a low density sub-urban retail center.

New Alternative Solutions Proposed in this Application			
Design Standard	Required	Provided	Explanation and Alternative Solution
Right of Way and Typical Sections			
Driveway separation Cullum Road	300-foot driveway separation 50-foot throat	A new driveway with a 130-foot driveway separation 25-foot throat	The driveway separates visitor traffic from service access and provides choices for dispersal of traffic at peak demand.
Building Design:			
Setback Cullum Road	Maximum setback is 10 feet	91 feet	Previously approved for this PMDD. Provides parking critical to success of retailers and additional landscape buffer.
Setback West (Rear) Property Line/ Future Planned Road D	Maximum setback for stories 1 and 2 is 10 feet	77 feet 7 inches	Previously approved for office building. The same setback is being applied to the movie theater for consistency and to create a service drive and loading area.
Fenestration	50% of wall area for first 10 feet of height	13% is provided for the movie theater	Extensive ground floor glazing is not suitable for movie theater use, but it is maximized at the theater lobby entrance, lounge and restaurant area.
Rooftops	40% green roof	0% green roof, but alternatives are provided	Alternative provided is use of light color/high albedo roof materials.
Signage	City Land Development Code except where modified by Design Guidelines	Alternative signage plan previously approved for PMDD	Previously approved. This amendment adds a sign at new Cullum Road driveway to the approved sign plan.
Location of Uses	Uses oriented to the street	Movie theater use oriented toward shopping center/plaza	Orientation provides direct pedestrian connection between theater and retail/restaurant uses in the Promenade.

Sustainable and Green Components			
Tree Canopy	40% tree canopy coverage city-wide	36% provided onsite	City-wide standard cannot be achieved on this single property. Urbanized nature of project does not accommodate greater number of trees.
Green Roof	40% green roof	0% green roof, but alternatives are provided	See “rooftop” discussion above.

B. Streetscape Requirements

1. Both Lyons Road and Wiles Road are classified as Frontage Streets. A 18-foot greenway with a 12-foot pathway has been completed that meets the buffer requirement. In addition, a 13'6" average pedestrian arcade with landscape, hardscape, site furnishings including but not limited to benches, bicycle racks and outside dining area is provided along the retail space.
2. Cullum Road is classified as a Street Type F, and the required 10-foot landscape buffer is provided.
3. With the exception of service roads, most major internal private road ways within the development will have on-street parallel parking, 13'6" average pedestrian arcades with landscape and site furnishings including but not limited to benches, bicycle racks, and outside dining area joining plazas and activity nodes spread throughout the development. These improvements are completed with regard to the existing development and will be similarly provided for the movie theater project. The Applicant will work with the City during the next site plan approval phase to identify traffic calming that can be employed on the internal north-south private roadways.

C. Right-of-way and Typical Sections

Except as discussed below for Cullum Road, all existing rights-of-way and Typical Sections comply with or exceed the MainStreet Design Standards and any additional road improvements will similarly comply with the Standards. (See Exhibit A-7 and A-8).

Regarding Cullum Road, the original developer requested and obtained relief in connection with a prior approval from the 300 foot driveway separation requirement for two proposed curb cuts along Cullum Road and the 50 foot throat requirement (Sections 13-399(k) and 13-399(q)). The development proposed in this application will require two new curb cuts along Cullum Road (in addition to one existing, which will be relocated), and the applicant therefore requests similar relief, i.e. reduction of the driveway separation requirement from 300 feet to not-less-than 130 feet (measured centerline to centerline), and shortening of the driveway throat depth from 50 feet to approximately 25 feet.

D. Plaza and Open Space Requirements

The proposed development will exceed the Plaza and Open Space Requirements of the Main Street Design Standards. (See Exhibit A-9):

Required Open Space (all previous areas)	Area	%	Open Space (hardscape/non-pervious)	Area	%
Total Site Area	1,001,053	100	Total Site Area	1,001,053	100
Total (required)	160,169	16	Total (required)	200,211	20
Total (provided as below)	174,386	17.4	Total (provided as below)	250,680	25
Perimeter Greenways Trails	52,569	5.3	Perimeter Greenways Trails	14,713	1.5
Landscape Buffers	22,396	2.2	Plazas	139,418	13.9
Other Pervious Areas	99,420	9.9	Pedestrian Arcades	96,549	9.6

The Landscape/Green Area within plazas and pedestrian areas is 102,838 square feet, which equals 43%.

E. Building Design

1. **Use, Density and Height:**

The constructed and proposed mixed-use retail and office is consistent with the intent of the MainStreet Design Standards. A movie theater with a maximum height of fifty (50) feet is proposed to replace the previous residential buildings, which were approved for up to 8 stories. Therefore, the project as revised will include reduced heights as compared to the original PMDD approval.

Maximum Building Height: 6 stories or 75 feet, whichever is less. The project complies with this standard.

Maximum FAR:

Single use commercial building: 0.3 X gross lot area
Single use office building: 1.5 X gross lot area

The FAR shall be complied with on an overall basis for the entire project subject to the PMDD and Unity of Control rather than on the basis of any parcels created by future changes in ownership.

The FAR calculated on the overall site for each of the two uses is:

Commercial: 300,320 SF of building area/1,001,053 SF net site area = .30 FAR (Note that the Master Plan limits the 309,000 SF of commercial use so that no more than 300,250 SF may be building square footage.)
Office: 125,000 SF/1,001,053 SF net site area = .12 FAR

The PMDD shall allow an FAR of 0.3 for commercial use calculated on the overall site and an FAR of 1.5 for office calculated on the overall site.

2. **Setbacks:**

• Lyons Road and Wiles Road:

The proposed design meets the MainStreet Design Standards of the Frontage Streets. The required minimum setback is 18 feet. The provided setback is 100 feet.

The primary project signage setback at main vehicular entrance from Wiles Road will be 0 feet from the public right-of-way line. The setback relief for the sign on Lyons Road is requested due to the unique condition of the property line. When the property line was platted, Broward County required a southbound turn lane with a dedication of an additional 12 feet. This results in the configuration on the attached Exhibit G. Effectively, there will be a setback from Lyons Road itself.

• Cullum Road:

The proposed setback on Cullum Road is a deviation from the MainStreet Design Standards. The required maximum setback for stories 1 and 2 is 10 feet. A 91 foot setback has been provided for the retail buildings to accommodate required minimum parking for tenants and additional landscape buffer. That same setback will be used for the theater.

No parking garage is proposed on Cullum Road.

• West (Rear) Property Line / Future Planned Road D:

The required maximum setback for stories 1 and 2 is 10 feet. 77'7" is provided for the office building to allow service access 77'7" is also provided for the movie theater for consistency.

The required parking garage setback of 15 feet is provided.

It is proposed that parcels within the PMDD that are developed in accordance with the PMDD Master Plan with an individual use, such as the bank or movie theater parcel, shall not be subject to the typical MainStreet setback standards and shall have internal building and parking setbacks of zero feet. This relates only to property line setbacks internal to the project and not to the perimeter, and will ensure that these parcels, if conveyed separately, continue to be treated as conforming uses. See Exhibit A-12.

3. **Street Orientation:**

All street frontages of the existing development are, and the proposed

development will be, lined with habitable space with transparency and pedestrian arcades with a variety of canopies, awnings, plazas, outside seating and breezeways, all of which provides a clear sense of pedestrian and vehicular orientation and connectivity. The movie theater will provide transparency at the entrance lobby, restaurant and lounge.

All ground floor space will have external entrances directly accessible from public sidewalks or a pedestrian arcade.

4. **Location of Uses:**

Lyons Road and Wiles Road are lined with retail use. An office building of up to 6 stories is located at the terminus of the north-south and east-west access road. The movie theater is located at the southwest corner of the property. The bank and associated drive-thru banking facilities are located in the northern portion of the site along Wiles Road.

The locations of the office building and the movie theater are designed to allow separate access and security for the occupants while allowing direct walkable access to the retail buildings.

Although the movie theater is located at the southwest corner of the property, the entrance lobby and a restaurant and lounge are located at the northeast corner building adjacent to a landscape plaza connected to the existing office building that will provide a direct pedestrian interaction with the existing shopping center.

Parking garages and lots are lined with habitable space and mostly concealed from public view.

5. **Solar Orientation:**

A parking garage and the retail service areas are oriented to the west to minimize openings and heat gain. The entire northern frontage is lined with retail space to take advantage of northern exposure with no heat gains. Most of the internal streets are organized on an east-west axis.

There will be minimum openings on the west facing façade of the movie theater to minimize solar gain. There will be glazed openings on the northern and eastern façade of the movie theater where the entrance lobby, restaurant and lounge will be located.

6. **Shading:**

The pedestrian arcade of the retail buildings will have a variety of awnings, canopies and shade trees. Shade trees will be provided in all

open areas and plazas.

7. **Air Movement:**

Courtyards, plazas and breezeways are located throughout the existing and proposed development to provide natural air flow and act as visual clues for pedestrian orientation.

8. **Materials and Exterior Finishes:**

The design of the buildings will take into consideration the function, scale, and a cohesive imagery of the development as well as the district.

Transparent glass will be used on street level. A minimum of two materials will be used on the exterior with other accents and articulation. Building materials will be specified for the construction of selective components of the proposed development such that LEEDS certification is achieved.

The architectural expression, composition, scale, finishes and colors of the new Movie Theater will be designed to complement the existing shopping center.

9. **Fenestration:**

The design of the fenestration of the buildings will comply with the MainStreet Design Standards regarding location, size, height and percentage of openings.

The proposed movie theater does not have 50% of the wall area for the first 10 feet of height due to the function of the proposed use. The amount of glazing is however maximized at the theater lobby entrance, lounge and restaurant to promote pedestrian interaction and provide natural surveillance. The composition of the building façade is designed to break down the building mass and articulated to add architectural interest.

10. **Articulation:**

The building placement and design of the development is designed to breakup the massing and façade of the buildings. Building corners are set back to provide open space for inviting plazas, landscape and pedestrian amenities.

Arcade, awning and canopy designs will comply with the intent of the MainStreet Design Standards. North-south facing awnings shall be a minimum of 4 feet and awnings facing east-west shall be 6 feet. This

provides for appropriate shading and distinctions between tenants.

11. **Rooftops:**

While the Developer intends to seek LEED certification for the project as a green mixed-use development; it is not practical to utilize a “green” roof on the commercial buildings which have no recreation space or visibility to the public. The installation of green roofs on commercial buildings of the type developed and planned for the Promenade present structural and construction difficulties as well as maintenance issues without a resulting benefit either in terms of public enjoyment or LEED certification.

The cost of achieving green roofs has been utilized to achieve a green design for the entirety of the development. The benefit energy conservation provided by a green roof, will be achieved through the use of light colored high albedo materials for the commercial roofs.. A green screen will provide a visible display of green for public enjoyment and a sculptural wind turbine will create energy and educate the public on renewable energy sources.

All roof top mechanical equipment will be screened.

12. **Signage:**

Individual Tenant Signage will meet MainStreet standards except for the following site specific standards which are also illustrated in Exhibit D – Individual Tenant Signage:

A Major Tenant shall be defined as having at least 10,000 square feet of gross leasable space for the purpose of determining permitted signage square footage.

- a. The maximum sign area for a major tenant shall be 325 square feet.
- b. National tenants with different concepts located within the same demised leasable area shall be permitted a sign for each concept so long as each concept has its own front door (i.e. Gap, Gap Kids, Gap Womens or Talbots, Talbots Petite, Talbots Kids).
- c. Interior signage shall be located a minimum of 3’ from any storefront/window display opening and shall have no maximum size.
- d. There should be no more than four (4) major tenant signs in

the development at one particular time.

Overall Project Signage will meet MainStreet standards except for the following site specific standards which are also illustrated in Exhibit E – Overall Project Signage.:

A typical “lifestyle center” is laid out in a “U” or “L” shape, which provides for unobstructed visibility of tenant signage from the major roadways, entrances and parking fields. The layout of Promenade at Coconut Creek is that of a “town center” or “downtown,” which creates interior streets and walkways, which provide no exposure or visibility from Lyons or Wiles Roads for the many national retailers whose locations are inside the Project. To ensure the initial and long term success of these retailers, as well as the major restaurants and cafes located in the rear of the Project, signage must be available to them on the major roadways and entrances. Development is requesting four multi-tenant signs each containing not more than seven (7) tenant panels at each of the three vehicular entrances on Wiles Road and Lyons Road. One will be located at the Wiles Road vehicular entrance, two will be located at the north Lyons Road main vehicular entrance, and one will be located at the south Lyons Road secondary entrance.

- a. Primary Monument Ground Signs shall be two-sided and include overall project named at the main entrance drives on Lyons Road and Wiles Road.
 - i. Primary Monument Sign shall be a maximum of four (4) feet in height and twenty (20) feet in length excluding a base not exceeding two feet six inches in height.
 - ii. Total square footage of sign face shall be a maximum of eighty (80) square feet per side, excluding an announcement of the project being a LEED certified development.
 - iii. Individual tenant panels shall have uniform dark opaque background and uniform light colored internally illuminated lettering and/or logos. Tenants shall be permitted to utilize the font and/or logo associated with their brand identity.

- b. Secondary Monument Ground Sign
 - i. Sign shall be single sided only identify name of overall project.
 - ii. Sign height shall be a maximum of 8 feet and sign length shall be a maximum of 28 feet.
 - iii. There shall be a total of such signs one at the corner

of Lyons and Wiles and one at the corner of Lyons and Cullum Road.

- iv. Total square footage of sign face shall be a maximum of 175 square feet.
- c. Movie Theater Monument “Designer” Sign
- i. There shall be a double-sided Designer Sign at the corner of Lyons Road Cullum Road and the second curb cut on Cullum Road west of Lyons Road.
 - ii. The design of the signs shall be sculptural and in a similar vocabulary of the building architecture of the project that reflects the quality of the development, and enhances the visual interest and experiences of visitors to the project.
 - iii. Maximum Height shall not exceed fourteen (14) feet.
 - iv. Total square footage of each sign face shall not exceed eighty (80) square feet.
- d. Pedestrian Directory Sign
- i. The number and location of such signs shall be as approved in the Administrative Approval Process approved by the City of Coconut Creek. These signs will not be located along the perimeter and shall be internal to the site.
- e. Vehicular Directional Sign
- i. There shall be no maximum number of such signs; however, the number and location of such signs shall be Administratively approved by the City of Coconut Creek.
- f. "Multi-Tenant Sign"
- i. The design of Multi-Tenant Signs shall be sculptural and in the same vocabulary of the building architecture of the project that reflects the quality of the development, and enhances he visual interests and experiences of visitors to the project.
 - ii. Each Multi-Tenant Sign shall have no more than nine tenant signs.
 - iii. Maximum height of any structure for the Multi-Tenant Sign shall not exceed fourteen (14) feet.
 - iv. Each tenant sign shall not exceed eight (8) square feet.
 - v. Tenant signs shall have a variation of size, shape and color, creativity for the design of each

individual tenant sign is encouraged.

- g. Office Building Wall Signs
 - i. One Wall Sign mounted flat against the face of an exterior wall is permitted for each office building.
 - ii. Office Building Wall signs shall not be mounted to protrude above any building parapet wall or mechanical equipment screen wall.
 - iii. Each Office Building Wall Sign shall not exceed two hundred (200) square feet.
- h. Office Building Ground Signs
 - i. One Ground Sign is permitted at the main entry to each office building.
 - ii. Each Office Building Ground Sign shall not exceed eighty (80) square feet.

13. **Lighting:**

Lighting will be designed to comply with the intent of the MainStreet Design Standards.

14. **Parking:**

The retail, movie theater and office components are designed with a minimum 3 spaces per 1,000 SF ratio.

All parking area designs and dimensions will comply with the MainStreet Design Standards.

To the greatest extent possible, all parking garages and lots are lined with habitable space or concealed with innovative designs and visual screening devices.

As it relates to the stacking requirements within the City Code, due to the unique interrelationships of the lifestyle center that is being developed on the site, the bank drive thru facilities will accommodate 3 stacked cars prior to those lanes merging into a single stacked lane which can accommodate 6 cars for a total of 15 stacking spaces for 3 drive-thru lanes. Additionally, the main access lane will be a minimum of 12' in width. The arrangement of the stacking and the width of the main access drive will be adequate in relationship to the many uses occurring on the property. Please see Exhibit F – Bank Drive-thru Stacking Plan.

15. **Service Areas and Refuse:**

All service and refuse areas are located and screened from public view.

16. Pedestrian Access/Connectivity:

The entire project is designed to provide pedestrian access throughout and connections to adjacent public sidewalks. All buildings are connected with landscaped pedestrian-friendly sidewalks with amenities including, but not limited to, shade structures, seating areas and fountains. The location of the proposed movie theater and its lobby is designed to have a direct relationship with the existing shopping center with pedestrian connectivity.

The southern façade of the movie theater is set at the established building line along Cullum Road to allow the movie theater to have a direct pedestrian connection to the existing shopping center. The new east-west access road connecting Lyons Road with Cullum Road will feed and reinforce the center of gravity and activities of the established vehicular and pedestrian circulation pattern of the one-way loop.

All parking garages and lots are distributed and designed to minimize walking distance between allocated parking spaces and the destination of the intended end-users.

F. Sustainable and Green Components

The Developer will seek Core and Shell LEED Certification by the U.S. Green Building Council for the project as a green mixed-use development. Exhibit H – LEEDS Worksheet, indicates sustainable design components that will be considered. As a part of or in addition to the Core and Shell certification the Master Developer will require the installation of HVAC systems with Enhanced Refrigerant management in all retail, bank and office users. Residential and restaurant users shall be encouraged to utilize low flow plumbing fixtures.

G. Landscape Standards

The applicant is requesting a site specific design standard with regard to landscaping, consistent with the standards approved in connection with the original PMDD rezoning. The project is designed to be a pedestrian-friendly, new-urbanism development which allows for “work and play” within the project. As such, much of the activity will take place within the interior of the site – and the interior of the site is heavily planted with landscaping and aesthetically designed hardscaping. This is in dramatic contrast to many developments which have landscaping along the perimeter of the development. The Design Guidelines call for significant landscaping on the frontage and along the perimeter of the development. This causes significant visibility issues for the tenants and the reduces the value for way-finding of signage (used to identify the tenants in the

interior and back of the center). It is imperative to the success of the tenants and the overall development that the tenants have visibility from the street and that the activity and aesthetics of the interior of the project be visible from the street in order to draw in the consumer. The quality of the landscaping and hardscaping will be consistent with the high quality and sophistication of the tenant base and design of the project.

The requested site specific landscaping design standards are as follows:

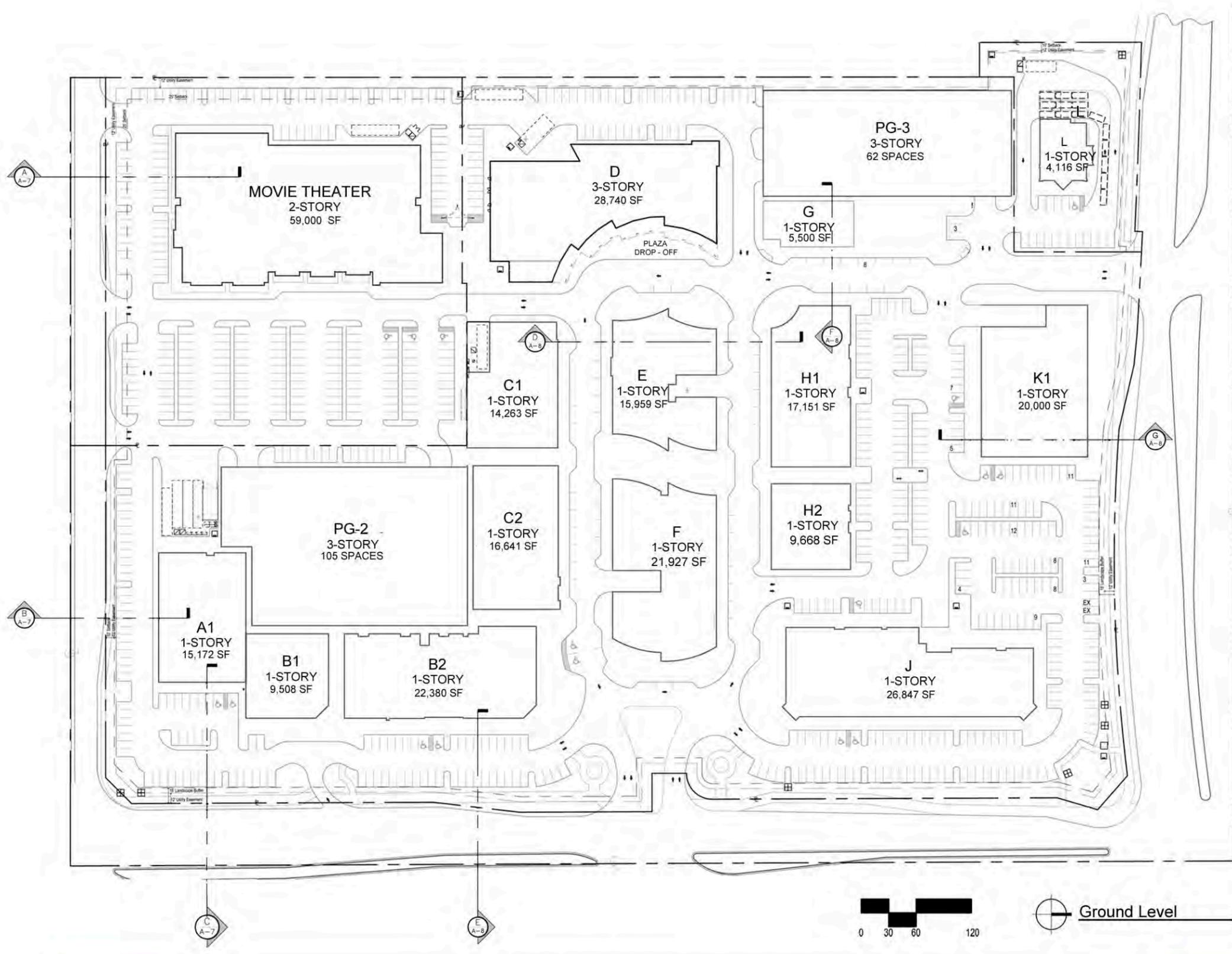
- Shrub / Groundcover / Turf: Coverage in all pervious areas.
- Royal Palm Trees: In sidewalk plant beds, no more than thirty (30') feet on center.

The requested site specific landscape requirements for Frontage Road (Perimeter) Greenway are as follows:

- Shrub / Groundcover: Coverage to be in all pervious areas. Height of shrubs shall not exceed 30" between Parking and Frontage Roadway to maintain clear visibility for safety. Approximately 60% of area between parking and sidewalk to be ground cover.
- Palms: Royal Palms to be used as Street Trees no more than thirty (30') feet on center and other palms can be used in addition to shade and accent tree requirements, but not as a replacement.
- Shade Trees: To Be Royal Palms planted no more than thirty (30') feet on center between Parking and Frontage Roadway. Additionally, three Oak clusters are incorporated along the Lyons and Wiles greenway.
- Accent Trees: Will be provided at key entrances to site to accentuate such areas.

VII. Conclusion

The Promenade at Coconut Creek PMDD as it has developed to-date exists as a high quality, mixed-use project consisting of office and commercial uses. The success of the project so far can be attributed, in part, to its consistency with the well-conceived vision of the City and the goals, objectives and policies of the City and County land use plans. The fine-tuning of this project to include the new movie theater use and other adjustments described in this application will continue to promote and enhance the City's vision of a substantial economic base within the community and will enhance the City's tax revenues.



PROJECT DATA

	EXISTING	PROPOSED	FUTURE	CANOPY (EXIST.)	CANOPY (PROP.)	TOTAL
COMMERCIAL						
GROUND FLOOR COMMERCIAL USE	198,256		14,013	5,631	600	218,500
MOVIE THEATER		59,000				59,000
BLDG G		5,500				5,500
BLDG K		20,000				20,000
BANK	4,116		1,146	738		6,000
TOTAL COMMERCIAL	202,372	84,500	15,159	6,369	600	309,000
OFFICE						
OFFICE USE	49,154	0	75,846			125,000
TOTAL OFFICE						125,000
	251,526	84,500	91,005	6,369	600	
SUBTOTAL	336,026		91,005		6,969	
TOTAL GROSS AREA						434,000

NET SITE AREA:	1,001,053 SF (22.98 AC)	1,001,053 SF (22.98 AC)
-----------------------	-------------------------	-------------------------

PARKING

REQUIRED
PER MAINSTREET DESIGN STANDARDS
3 SPACES PER 1000

COMMERCIAL PARKING REQUIRED (FOR EXISTING AND PROPOSED BUILDING AREA): 1008 SPACES

PROPOSED

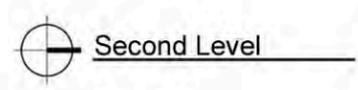
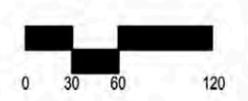
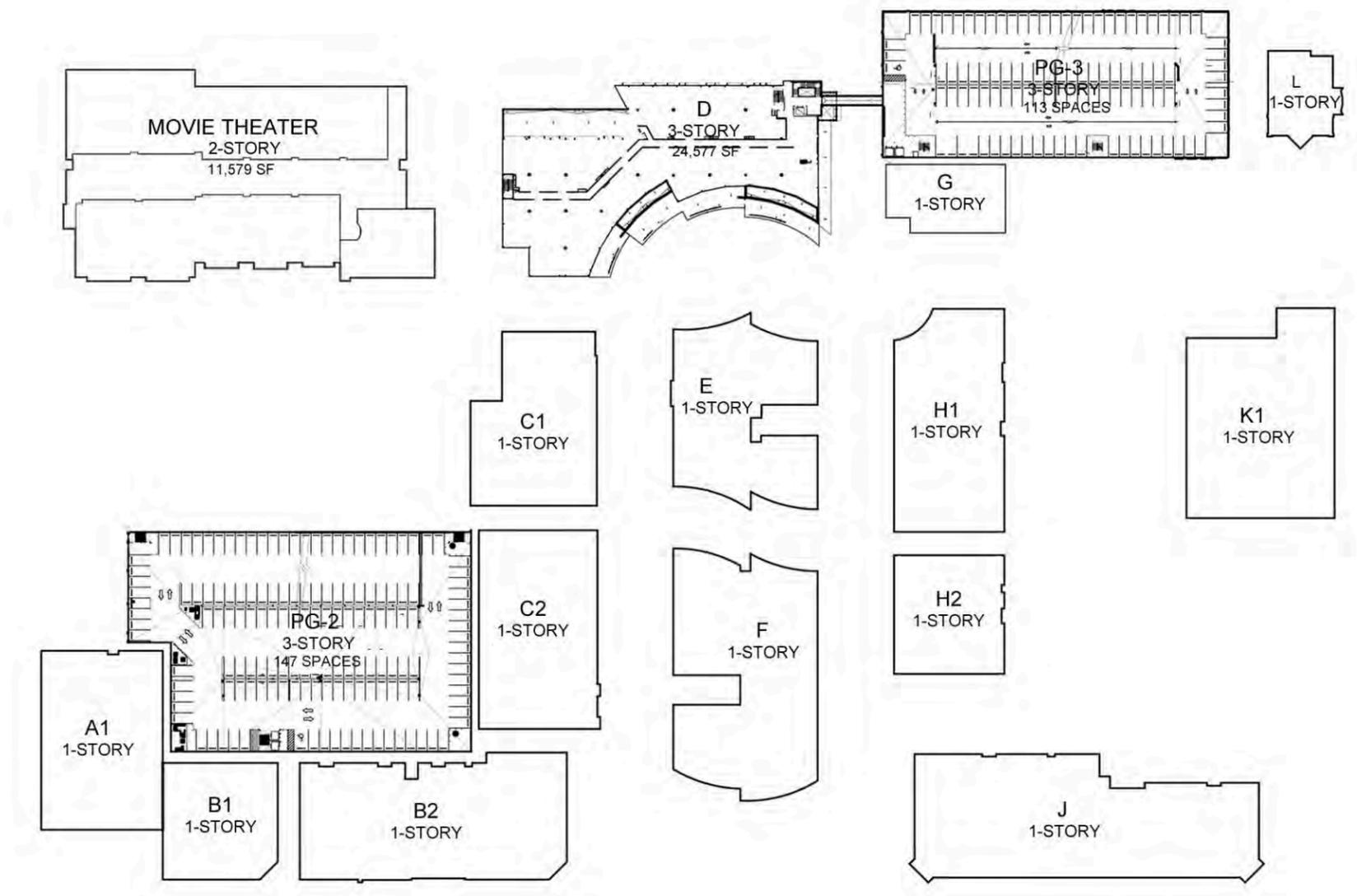
EXISTING PARKING:	
PG-2	342 SPACES
PG-3	276 SPACES
SURFACE:	535 SPACES
TOTAL EXISTING	1153 SPACES
PROPOSED ADDITIONAL SURFACE	
PARKING ADDED	216 SPACES
TOTAL PARKING PROVIDED	1369 SPACES

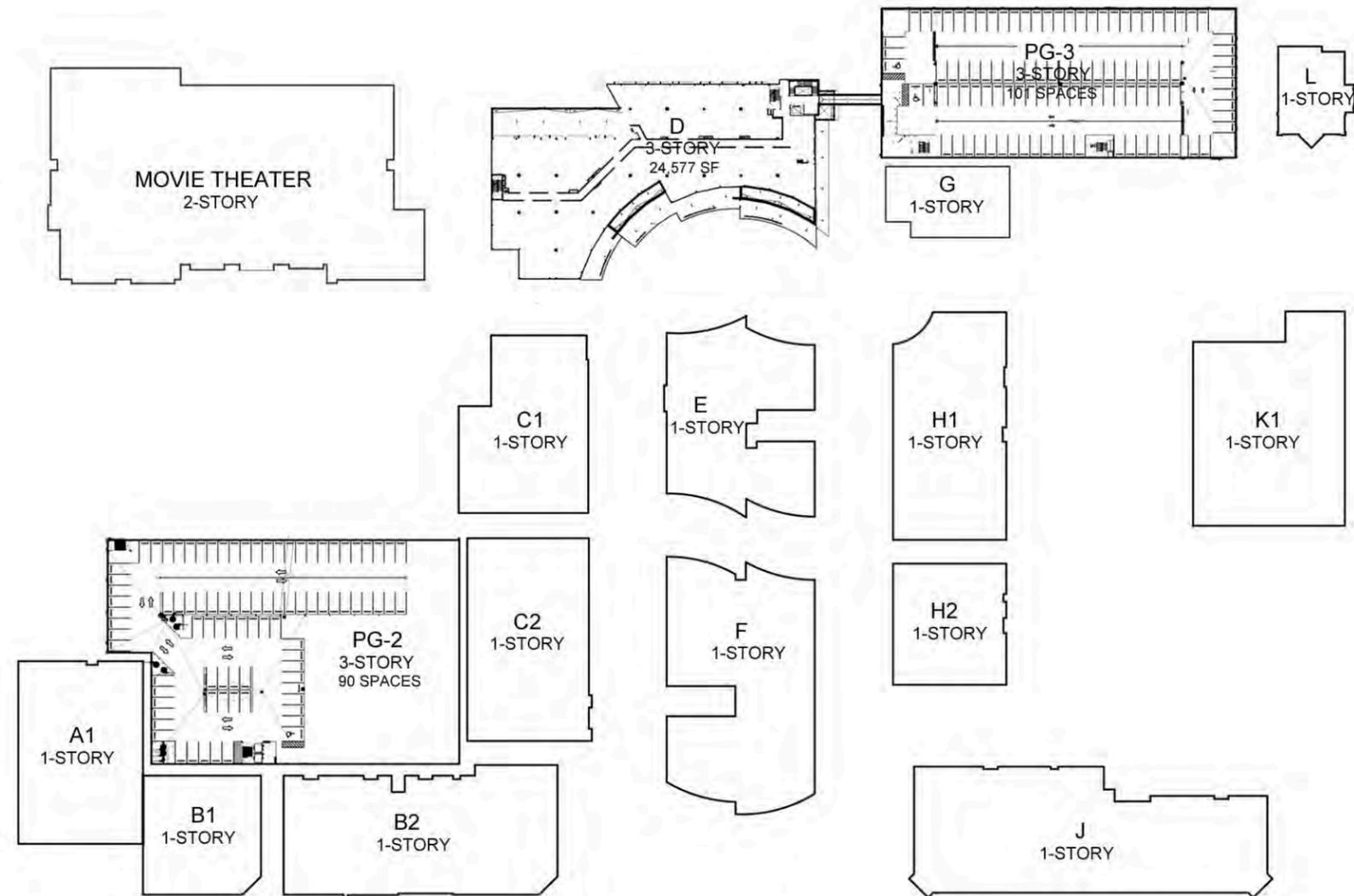
OPEN SPACE

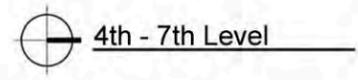
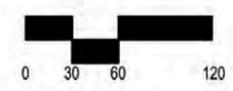
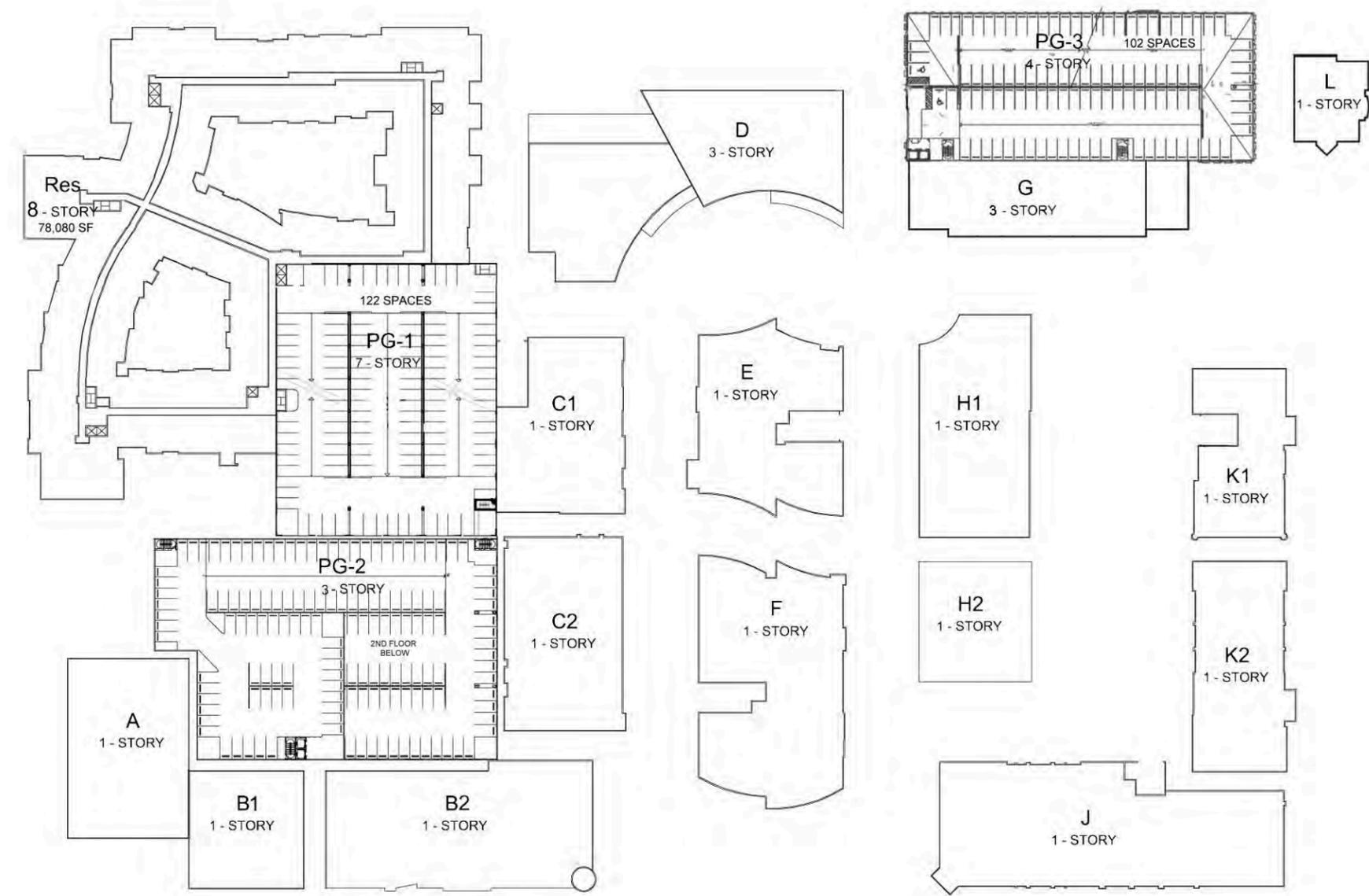
Required Open Space (all previous areas)	Area	%	Open Space (hardscape/non-pervious)	Area	%
Total Site Area	1,001,053	100	Total Site Area	1,001,053	100
Total (required)	160,168.48	16	Total (required)	200,210.60	20
Total (provided as below)	174,386.34	17.42	Total (provided as below)	250,680.05	25.04
Perimeter Greenways Trails	525,68.91	5.25	Perimeter Greenways	14,713	1.46
Landscape Buffers	22,396.44	2.24	Plazas	139,417.89	13.92
Other Pervious Areas	99,420.99	9.93	Pedestrian Arcades	96,549.16	9.64

The Landscaping/Green area within plazas and pedestrian areas is 102,838 SF = 43%









LYONS WILES PMDD

City of Coconut Creek, Florida
 DH+P # - 2005113

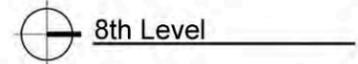
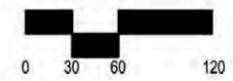
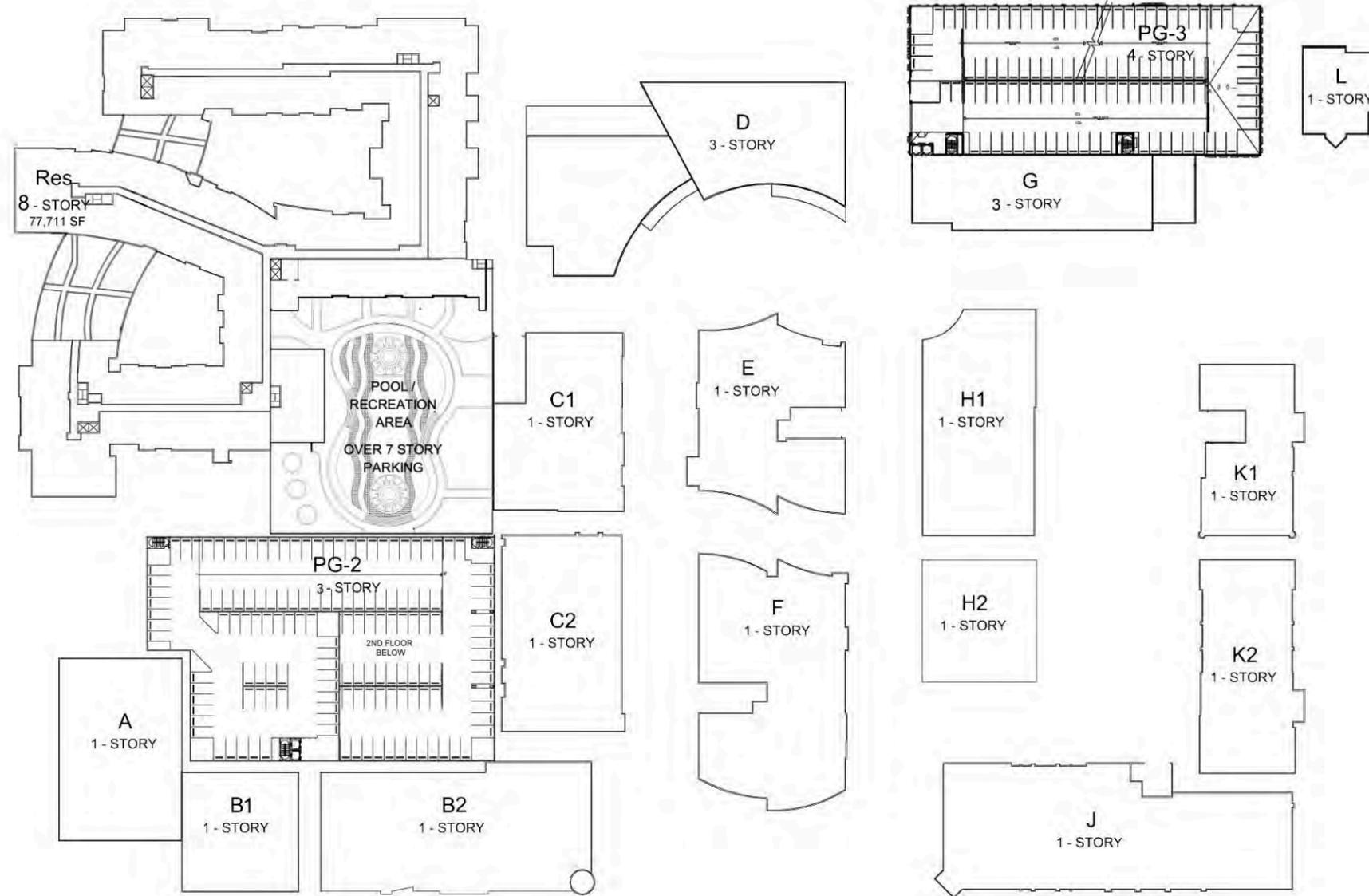
ALL RIGHTS RESERVED

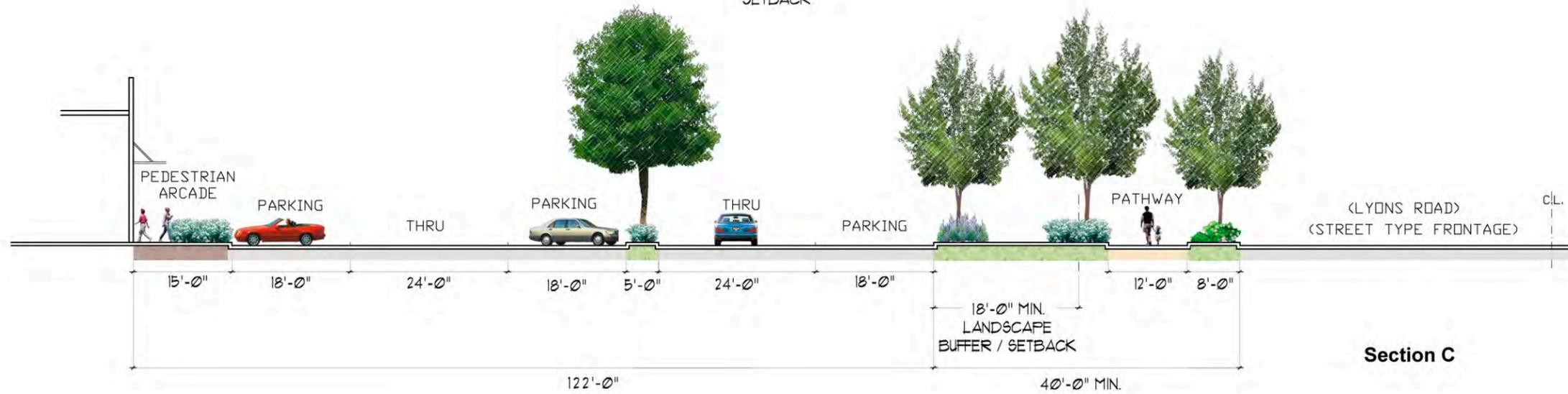
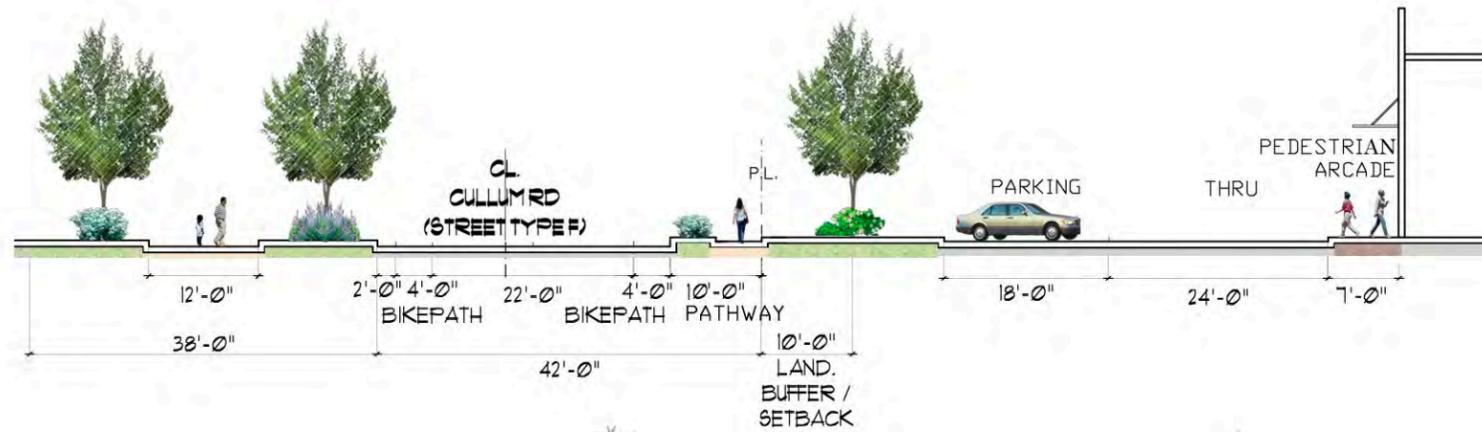
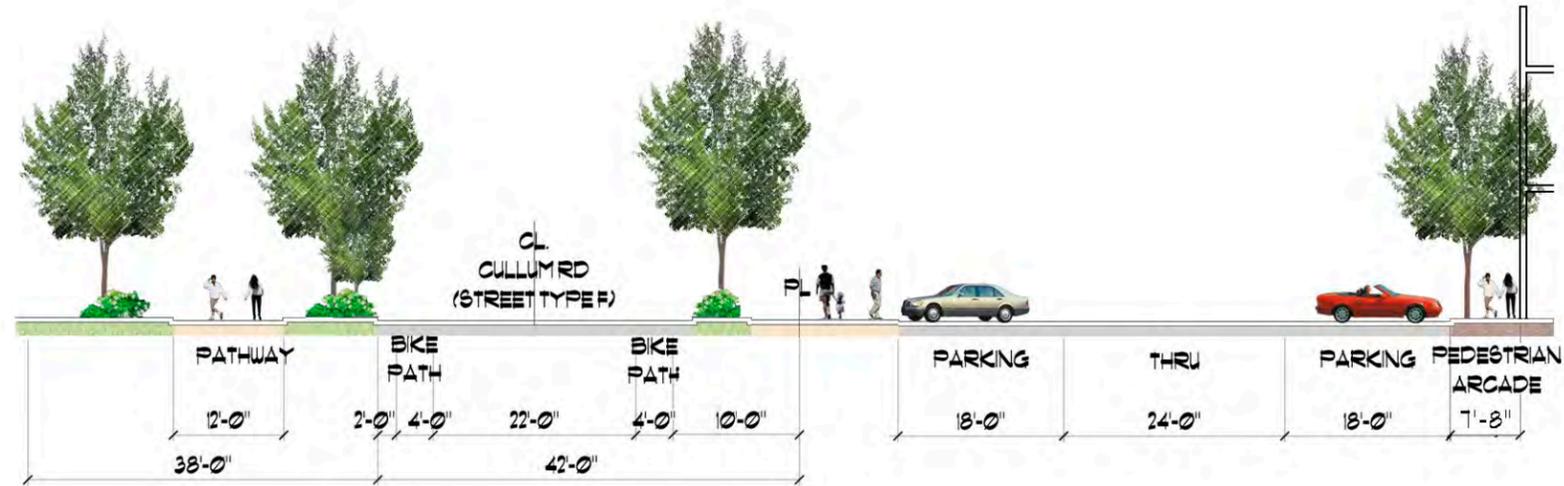
11.26.07
 P&Z REVISIONS #8

Architecture Planning Interiors Environmental Graphics
DORSKY HODGSON + PARTNERS
 CLEVELAND FORT LAUDERDALE WASHINGTON DC

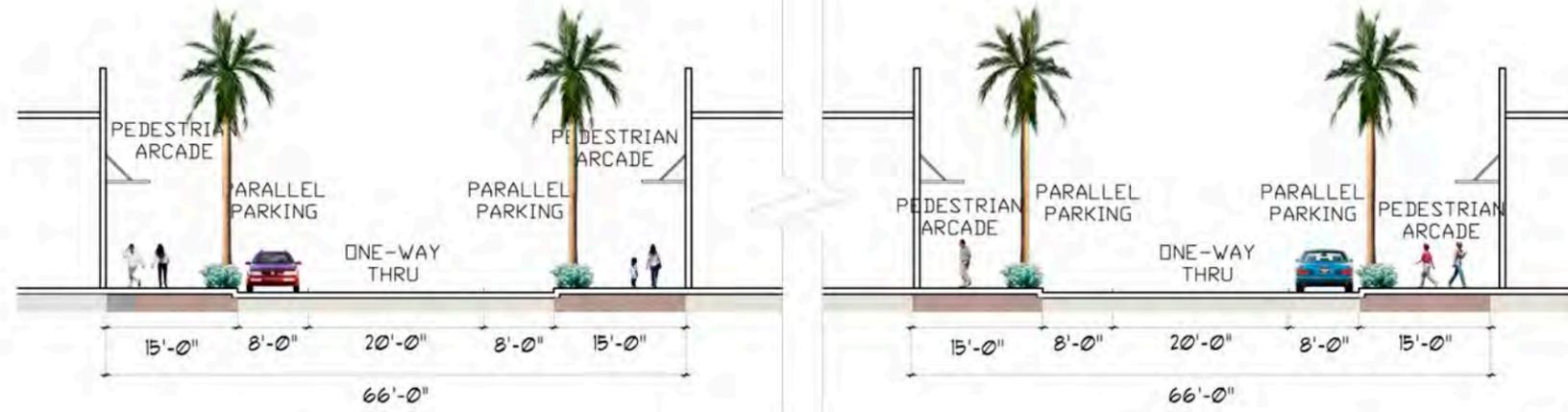


A - 5
 (A-4) NOT USED

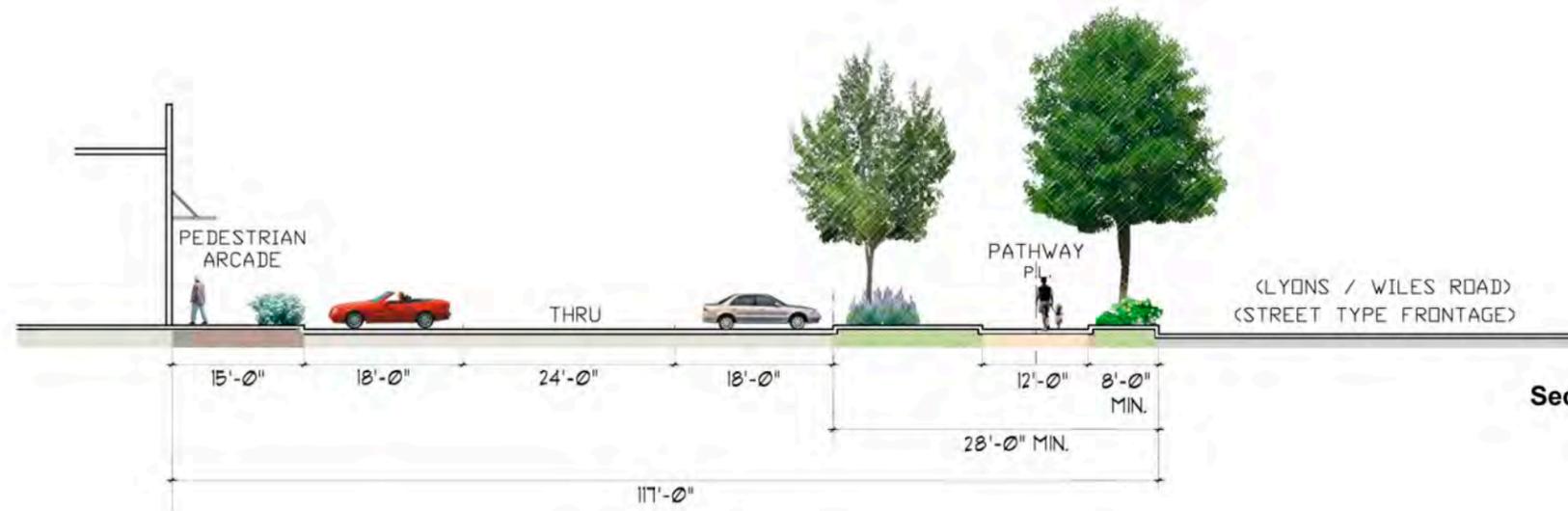




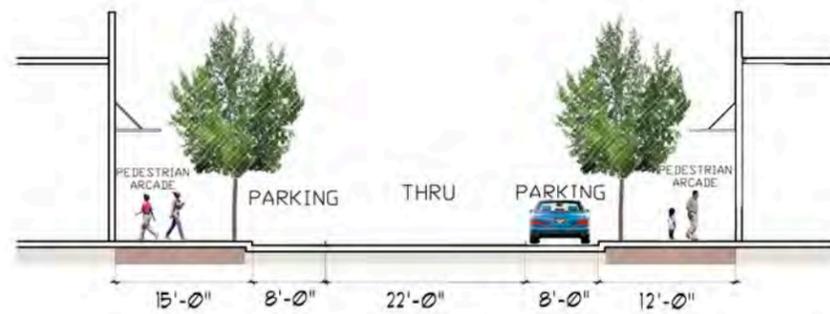
Sections A, B, and C



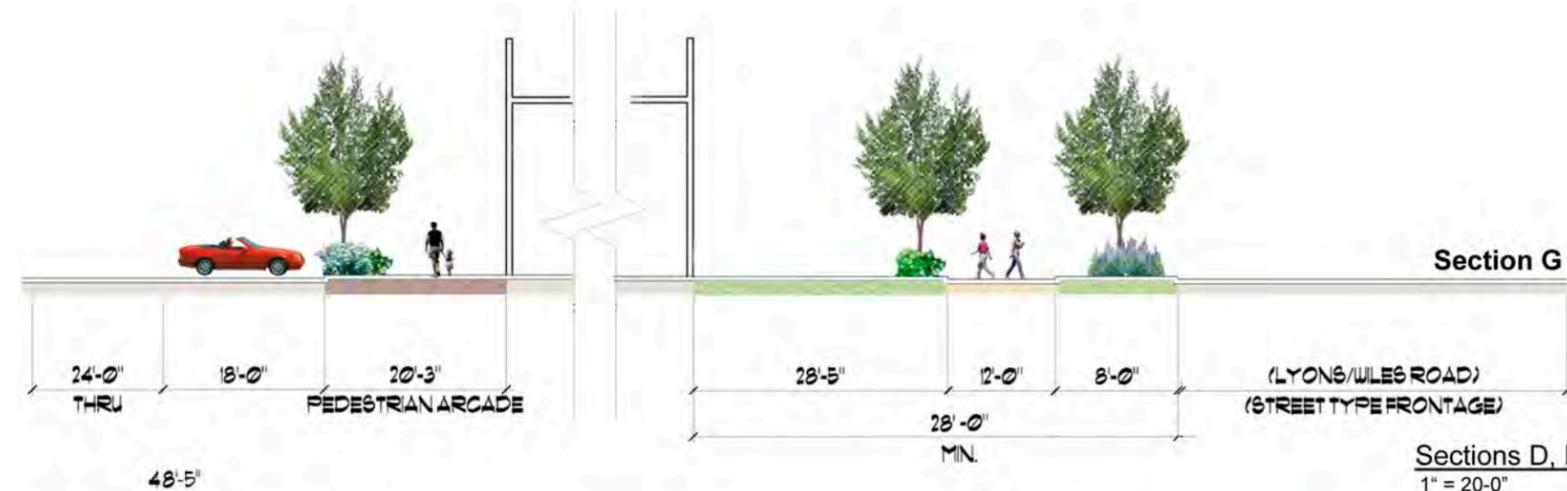
Section D



Section E

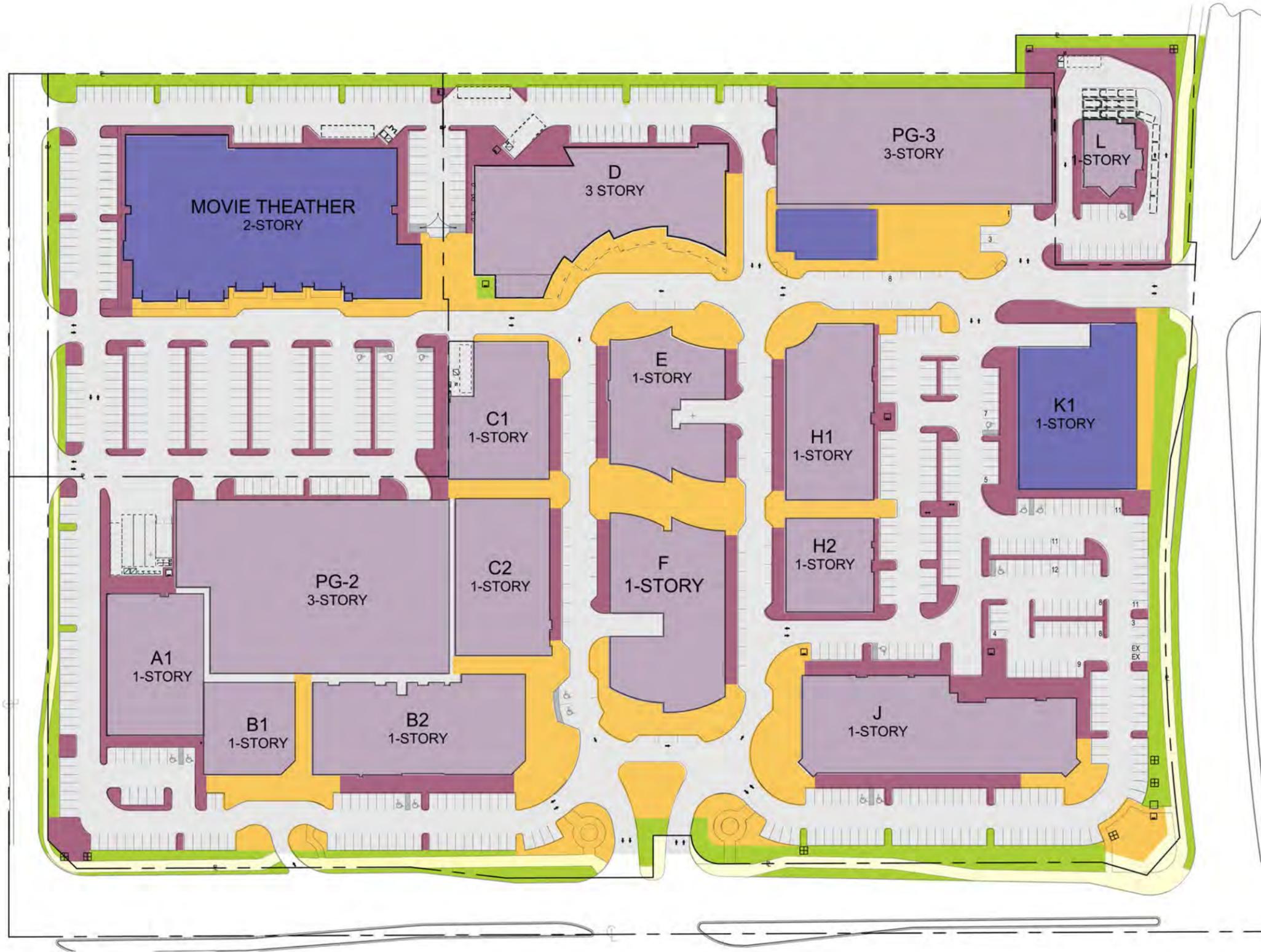


Section F



Section G

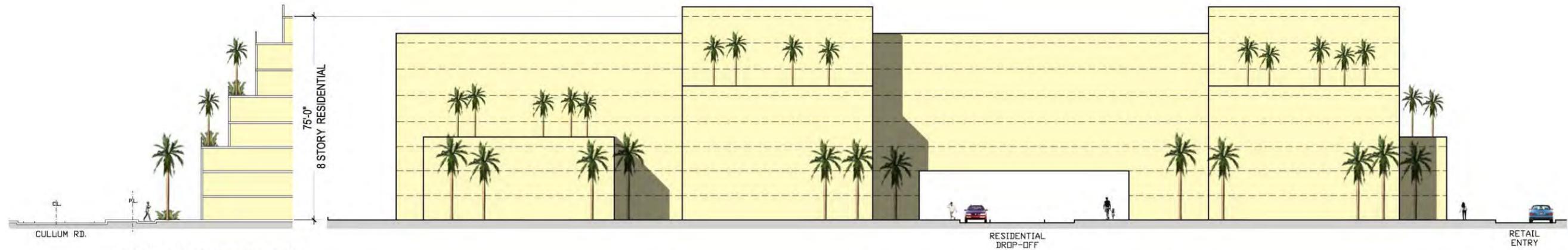
Sections D, E, F and G
1" = 20'-0"



OPEN SPACE					
Required Open Space	Area	%	Open Space	Area	%
(all previous areas)			(hardscape/non-pervious)		
Total Site Area	1001053	100	Total Site Area	1001053	100
Total (required)	160168.48	16	Total (required)	200210.6	20
Total (provided as below)	174386.34	17.42	Total (provided as below)	250680.05	25.04
Perimeter Greenways Trails	52568.91	5.25	Perimeter Greenways Trails	14713	1.46
Landscape Buffers	22396.44	2.24	Plazas	139417.89	13.92
Other Pervious Areas	99420.99	9.93	Pedestrian Arcades	96549.16	9.64

The Landscape/Green Area within plazas and pedestrian areas is 102,838 SF which equals to 43% of Open Space

- PERIMETER GREENWAYS TRAILS/NON PERVIOUS
14,713 SF
- PERIMETER GREENWAYS TRAILS/LANDSCAPE BUFFER
AREA (74,965 SF)
- PLAZA AREAS
(139,417 SF)
- PEDESTRIAN
ARCADES (96,549 SF)
- PROPOSED
BUILDING
- EXISTING
DEVELOPMENT

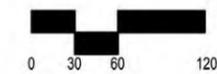


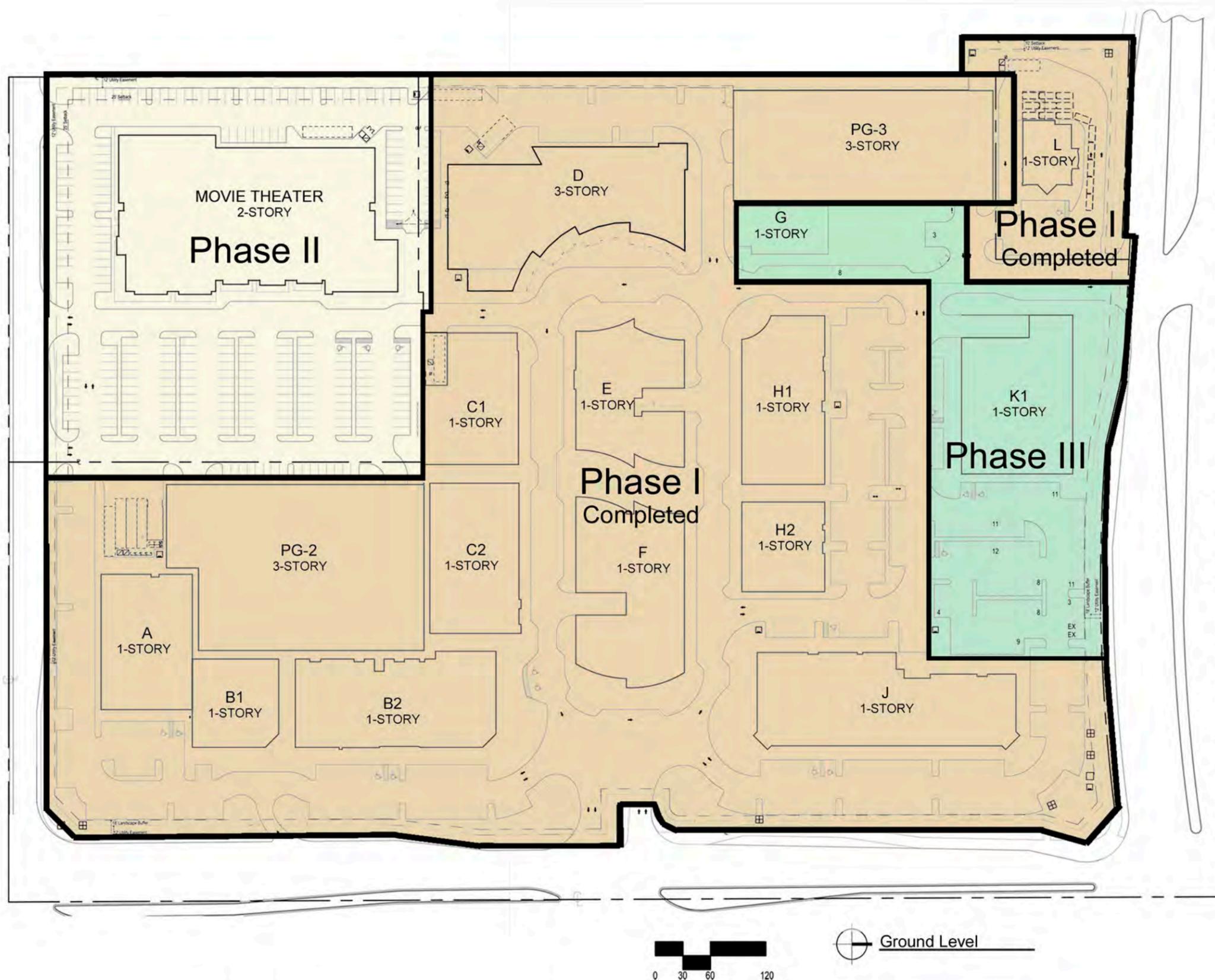
BUILDING SECTION

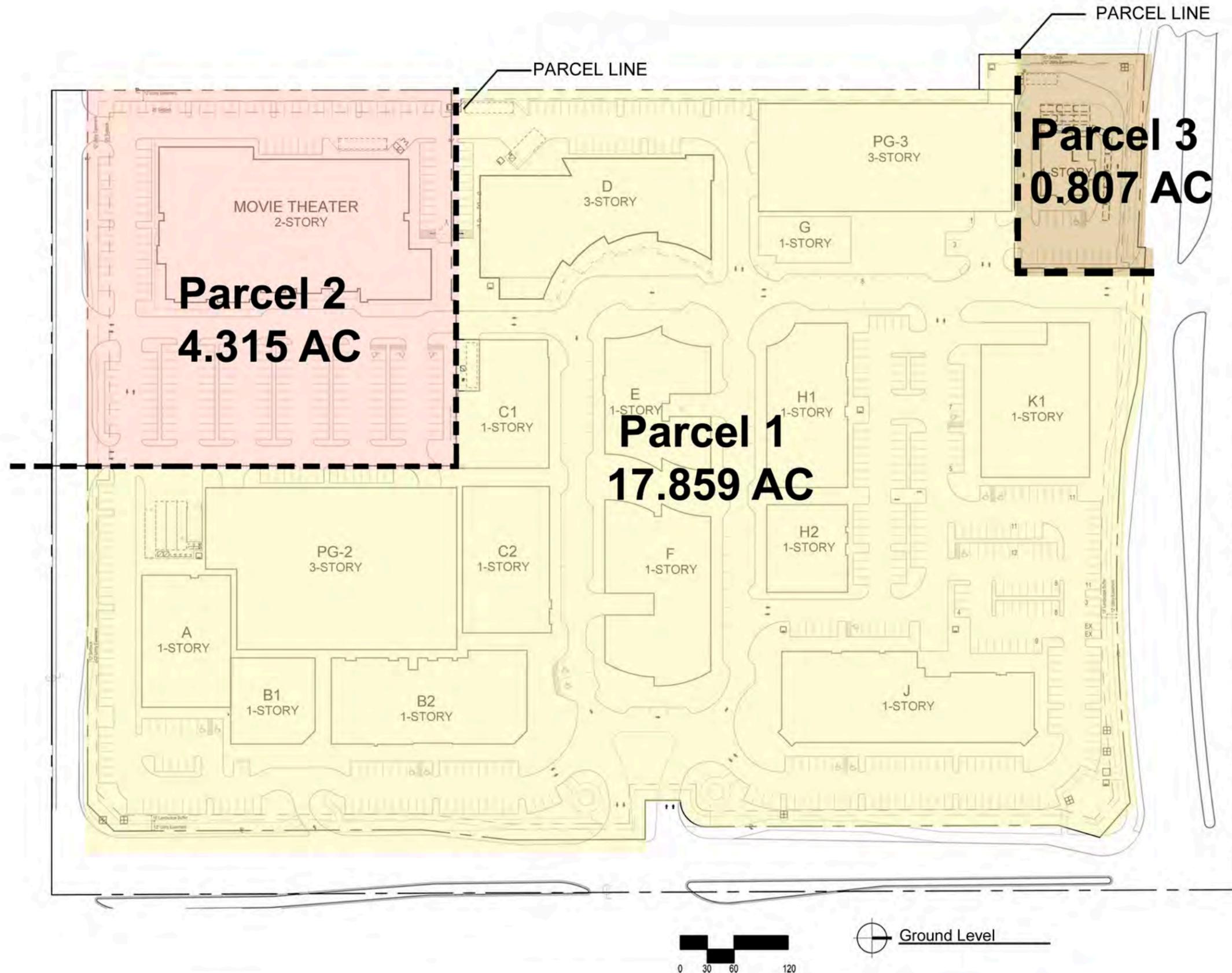
Proposed 5 - 8 Story Massing (South Elevation)

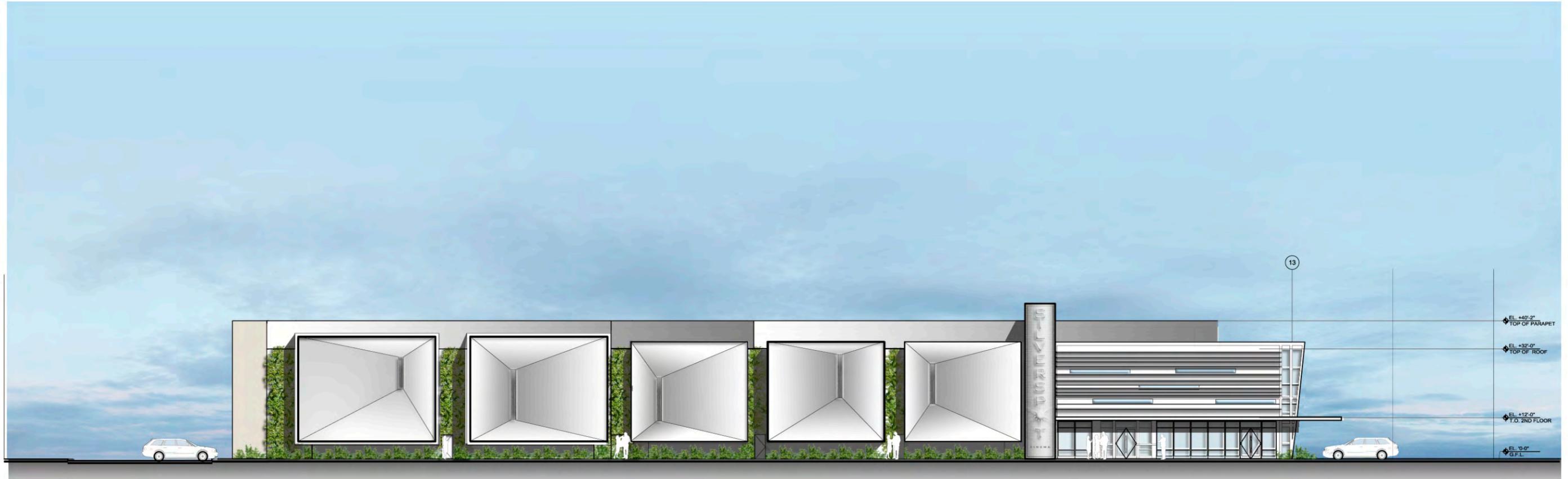
Building Height / Massing Comparison Exhibit

1"= 40'-0"









EAST ELEVATION

THE PROMENADE AT COCONUT CREEK PMDD

City of Coconut Creek, Florida
DYI # 201115

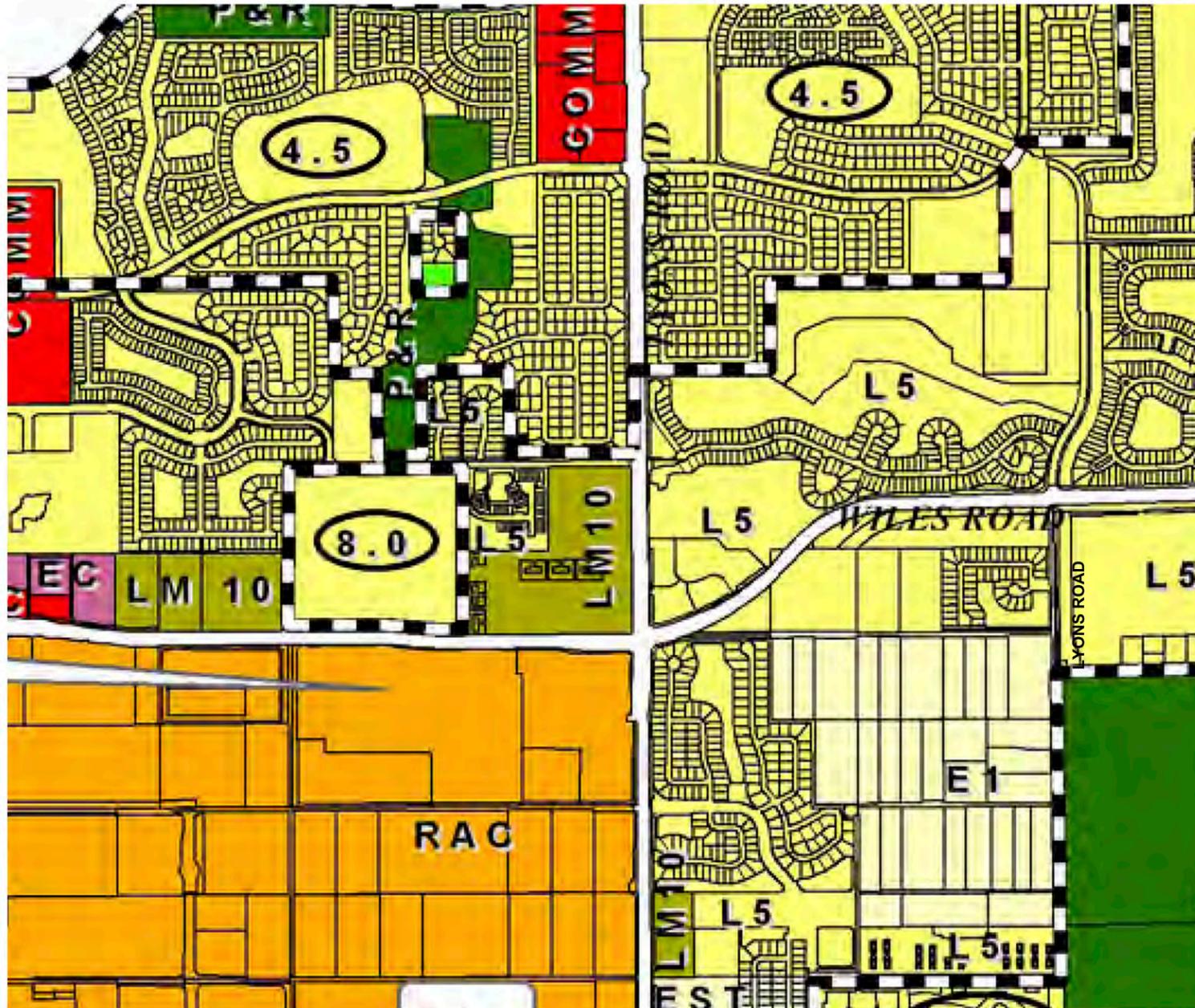
12.14.12

ALL RIGHTS RESERVED

PMDD MODIFICATION

DORSKY + YUE INTERNATIONAL ARCHITECTURE

CLEVELAND P: 216.468.1850 F: 216.464.3610	FORT LAUDERDALE P: 954.703.7830 F: 954.524.8604	WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347
---	---	---



Legend

LAND USE

- | | | |
|--|-------------------------------|----------------------------|
| | EST 1.0 | Residential Estate 1 DU/Ac |
| | LOW 3.0 | Residential 3 DU/Ac |
| | LOW 5.0 | Residential 5 DU/Ac |
| | LOW 6.0 | Residential 6 DU/Ac |
| | LOW-MED 8.0 | Residential 8 DU/Ac |
| | LOW-MED 10.0 | Residential 10 DU/Ac |
| | MED 16.0 | Residential 16 DU/Ac |
| | RAC | Regional Activity Center |
| | COMM (C) | Commercial |
| | IND | Industrial |
| | OP | Office/Professional |
| | EC | Employment Center |
| | P&R | Parks & Recreation |
| | CON | Conservation |
| | COM REC | Commercial Recreation |
| | COM FAC | Community Facilities |
| | U | Utilities |
| | T | Transportation (Major) |
| | X.XX | Residential Irregular |
| | CITY BOUNDARY | |
| | UNINCORPORATED BROWARD COUNTY | |
| | FLEX ZONE BOUNDARY | |

EXHIBIT B

SCALE: N.T.S.



THE PROMENADE AT COCONUT CREEK PMDD

City of Coconut Creek, Florida
DYI # 201115

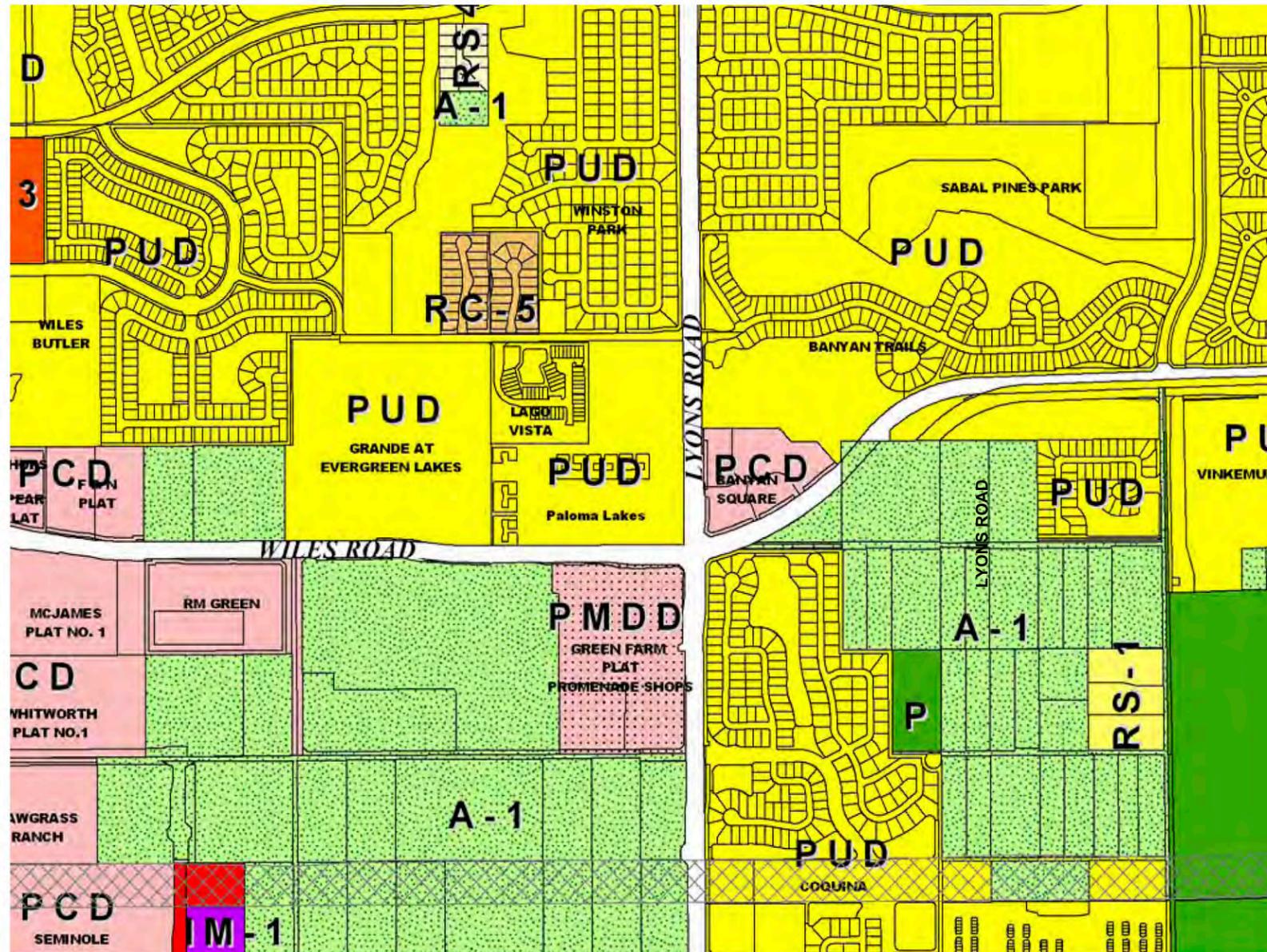
ALL RIGHTS RESERVED

09.25.12
PMDD MODIFICATION

DORSKY + YUE INTERNATIONAL ARCHITECTURE

CLEVELAND P: 216.468.1850 F: 216.464.3610
FORT LAUDERDALE P: 954.703.7830 F: 954.524.8604
WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347

CURRENT FUTURE LAND USE



**Legend
ZONING**

	A - 1	Agricultural District
	A - E	Agricultural Estate District
	RS - 1	Residential Single-Family Detached - 1 DU/Ac
	RS - 3	Residential Single-Family Detached - 3 DU/Ac
	RS - 4	Residential Single-Family Detached - 4 DU/Ac
	RS - 5	Residential Single Family Detached - 5 DU/Ac
	RC - 5	Residential Cluster - 5 DU/Ac
	RC - 8	Residential Attached - 8 DU/Ac
	RM - 10	Residential Multiple-Family - 10 DU/Ac
	PUD	Planned Unit Development
	MH - 1	Mobile Home Park
	O - 2	Local Office
	O - 3	Regional Office
	B - 2	Convenience Shopping
	B - 3	Community Shopping
	B - 4	Regional Shopping
	PMDD	Planned Mainstreet Development District
	PCD	Planned Commerce District
	IO - 1	Industrial Office
	IM - 1	Industrial Manufacturing
	GC	Golf Course District
	CF	Community Facility District
	P	Parks and Recreation District
	PRESERVE	Preserve
	ROAD	Road
	SZ - 1	Special Zoning Overlay Area No. 1
	SU	Special Utility Overlay Area

EXHIBIT C

SCALE: N.T.S



THE PROMENADE AT COCONUT CREEK PMDD

City of Coconut Creek, Florida
DYI # 201115

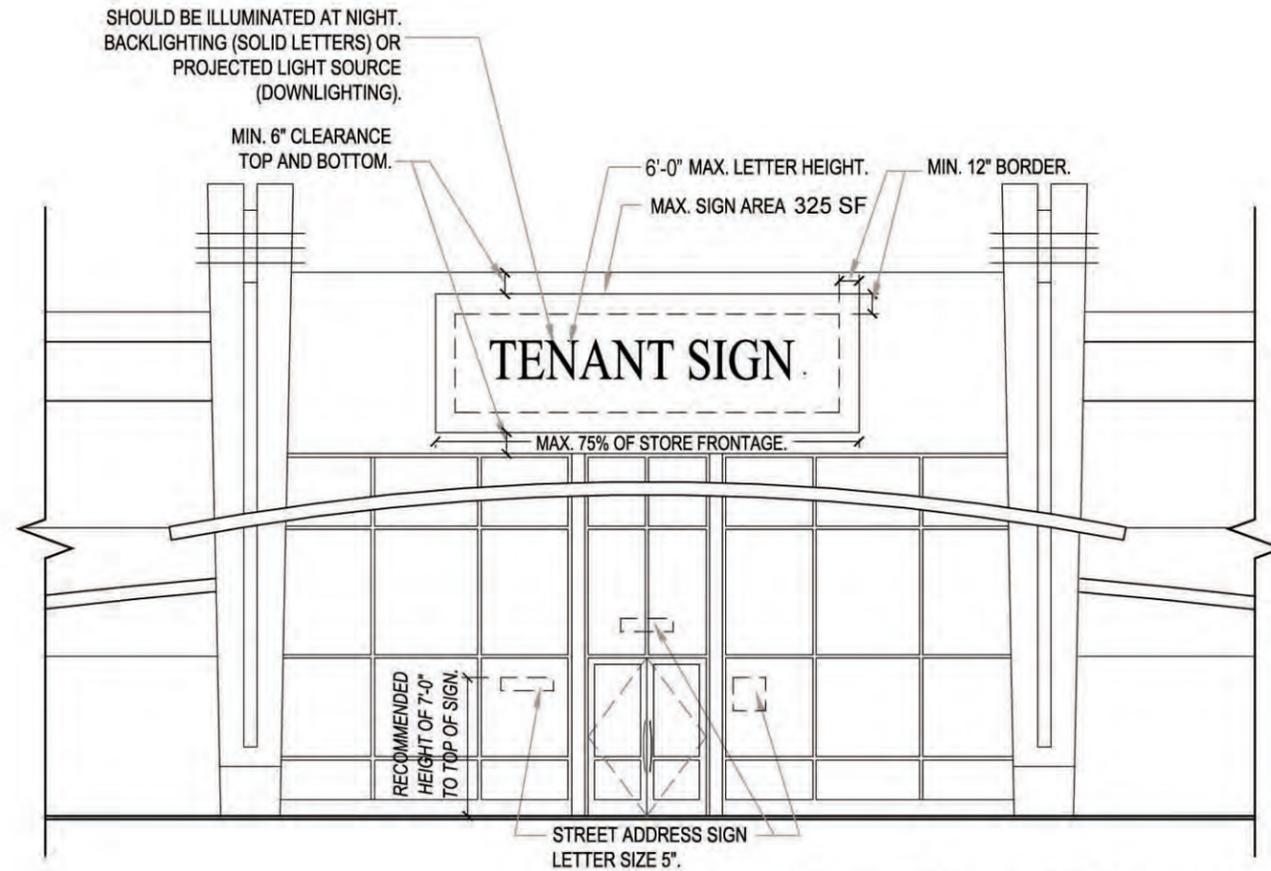
ALL RIGHTS RESERVED

09.25.12
PMDD MODIFICATION

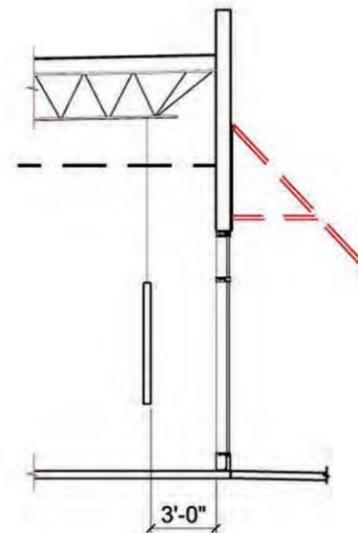
**DORSKY + YUE INTERNATIONAL
ARCHITECTURE**

CLEVELAND P: 216.468.1850 F: 216.464.3610
FORT LAUDERDALE P: 954.703.7830 F: 954.524.8804
WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347

ZONING



Major Tenant Facade Signage

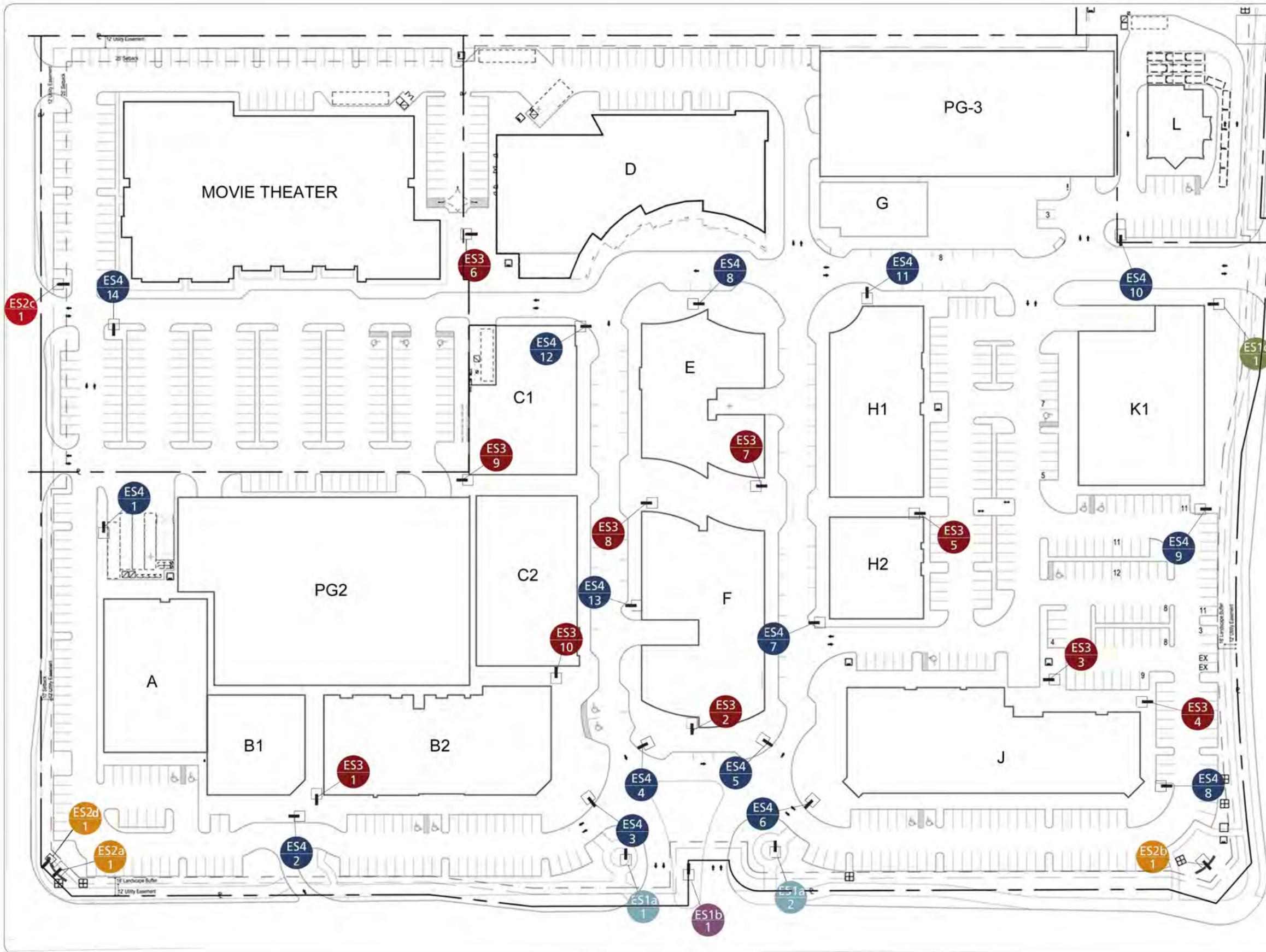


SIGNS LESS THAN 3'-0" FROM INTERIOR OF WINDOW MAY ONLY TAKE UP TO 25% OF TOTAL WINDOW AREA.

Interior Signage



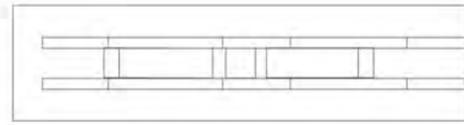
Co-Branding Signage



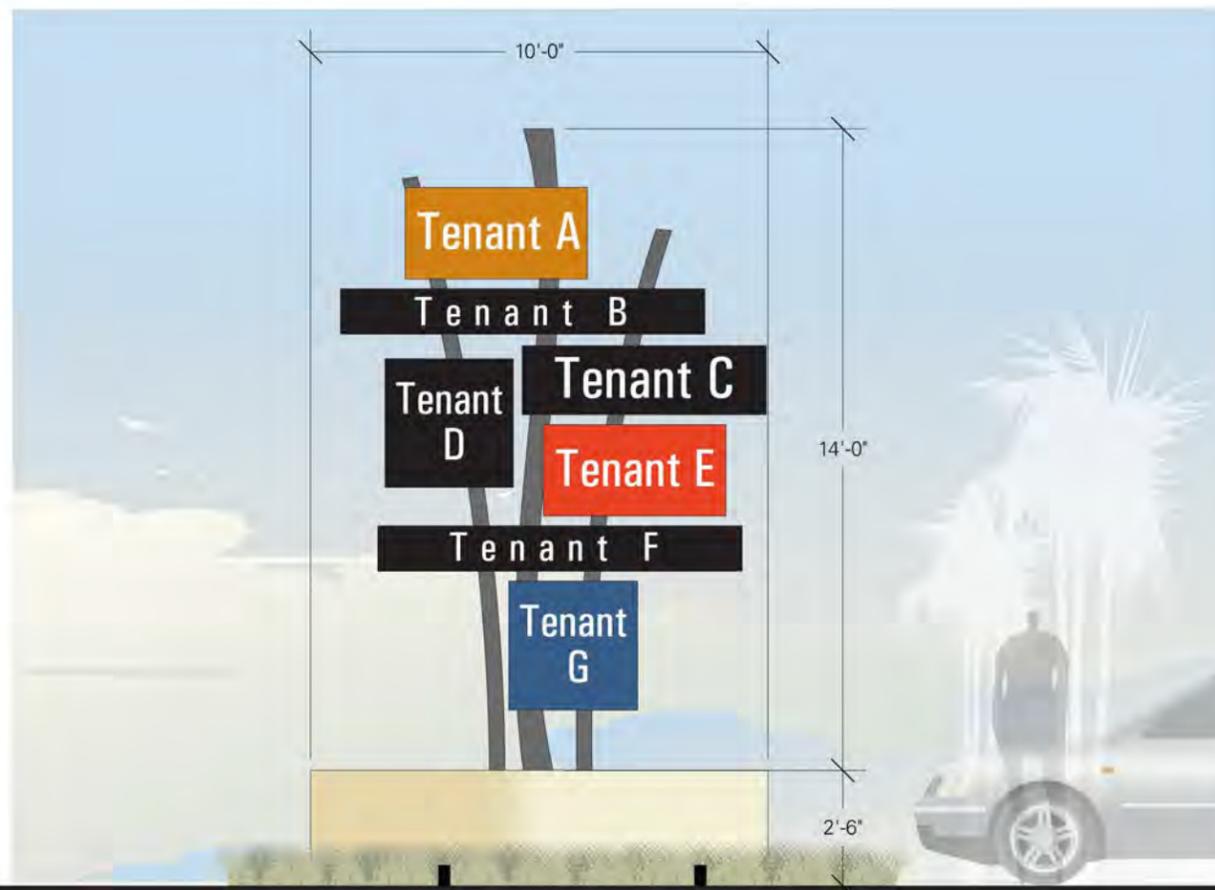
Symbol Key Legend

ES1a	Multi-Tenant Signs
ES1b	Primary Monument Ground Sign
ES1c	Monument Ground Sign @ Wiles
ES2a-b	Monument Sign @ Corner
ES2c	Secondary Monument Sign
ES2d	Monument Sign @ Corner
ES3	Pedestrian Directory Sign
ES4	Vehicular Directional Sign
ES3	— Sign Type Designation/Sheet No.
2	— Sign Quantities

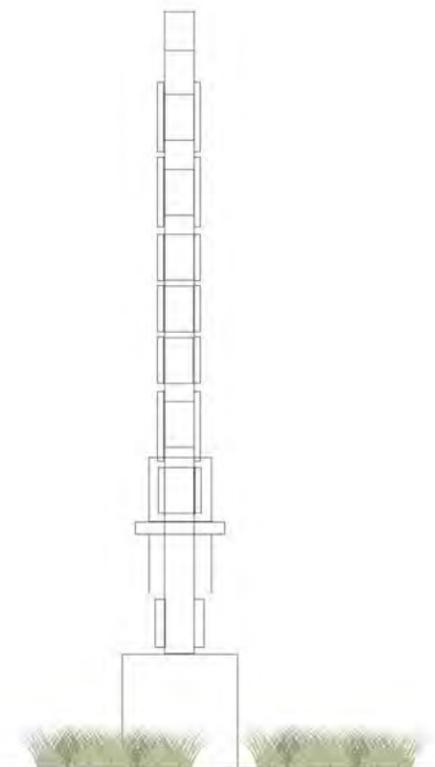




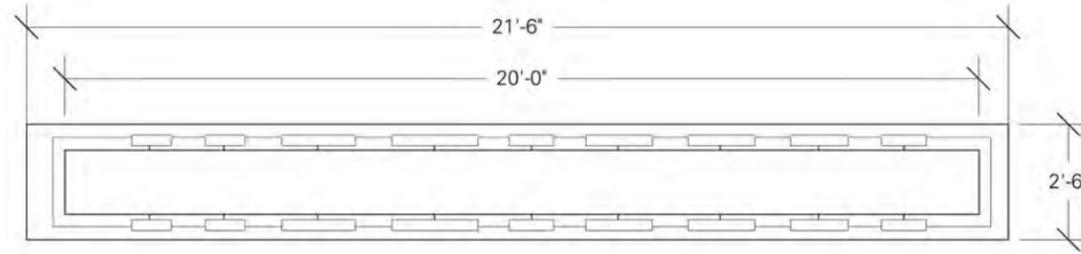
3 Plan
Scale: 1/4"=1'-0"



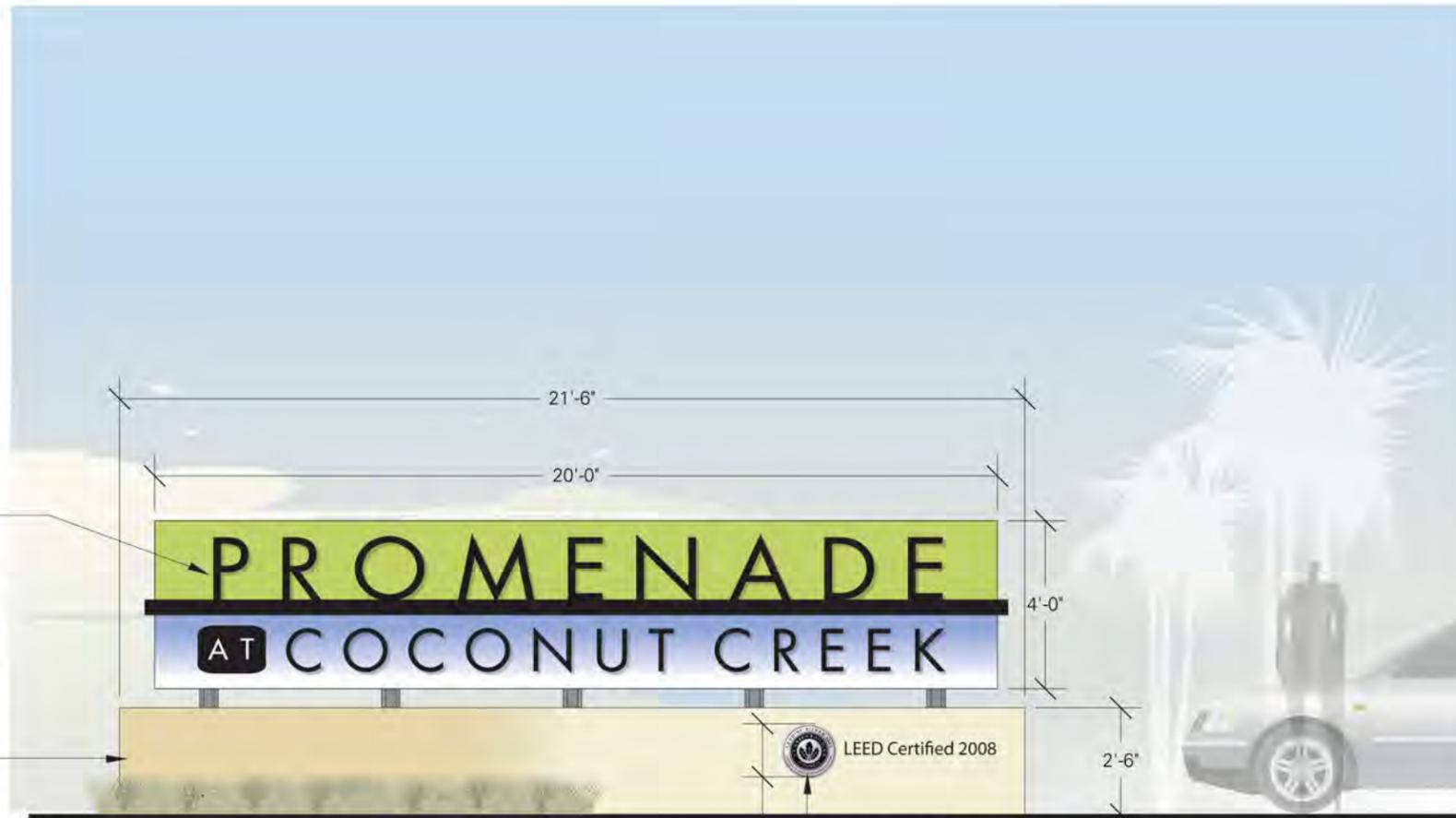
1 Elevation
Scale: 1/4"=1'-0"



2 Profile
Scale: 1/4"=1'-0"



3 Plan
Scale: 1/4"=1'-0"

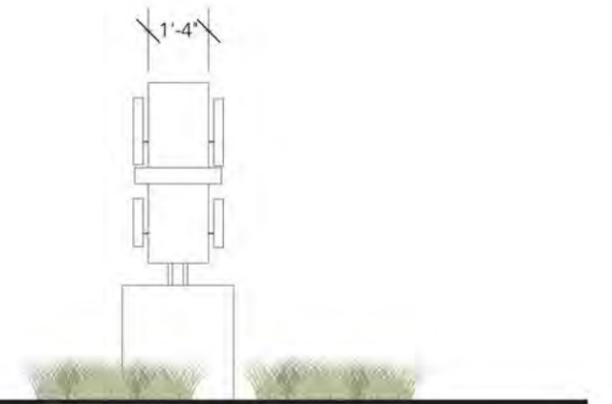


Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.

1 Elevation
Scale: 1/4"=1'-0"

LEED Certified 2008
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.



2 Profile
Scale: 1/4"=1'-0"



THE PROMENADE AT COCONUT CREEK PMDD

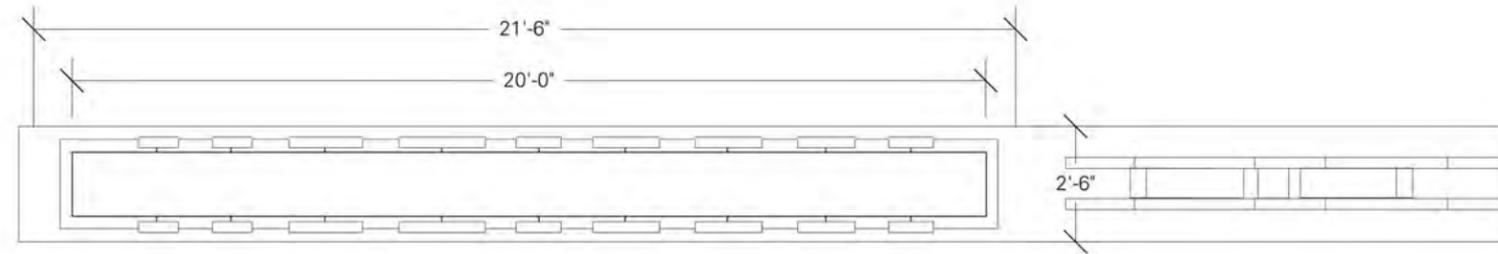
City of Coconut Creek, Florida
DYI # 201115

ALL RIGHTS RESERVED

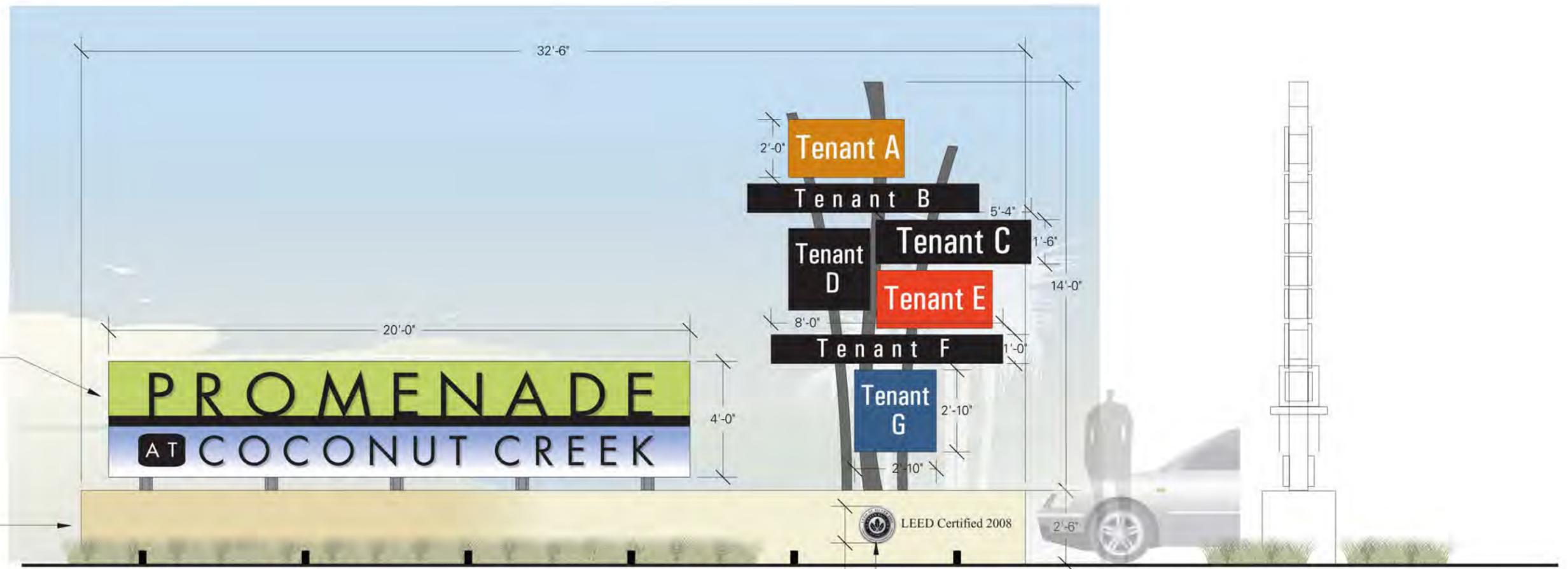
02.22.13
PMDD MODIFICATION

DORSKY + YUE INTERNATIONAL ARCHITECTURE

CLEVELAND P: 216.466.1950 F: 216.464.3810	FORT LAUDERDALE P: 954.703.7830 F: 954.524.8804	WASHINGTON D.C. P: 202.776.0400 F: 202.776.6347
---	---	---



3 Plan
Scale: 1/4"=1'-0"



Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.

1 Elevation
Scale: 1/4"=1'-0"

LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.

2 Profile
Scale: 1/4"=1'-0"



THE PROMENADE AT COCONUT CREEK PMDD

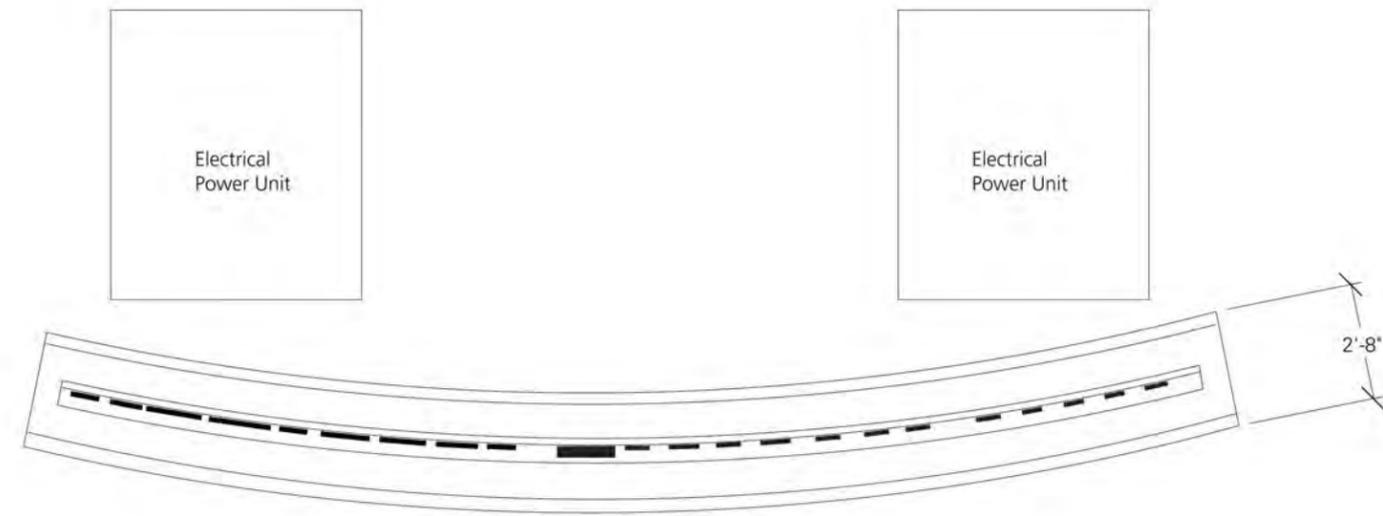
City of Coconut Creek, Florida
DYI # 201115

ALL RIGHTS RESERVED

02.22.13
PMDD MODIFICATION

DORSKY + YUE INTERNATIONAL ARCHITECTURE

CLEVELAND P: 216.466.1950 F: 216.464.3810	FORT LAUDERDALE P: 954.703.7830 F: 954.524.8604	WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347
---	---	---

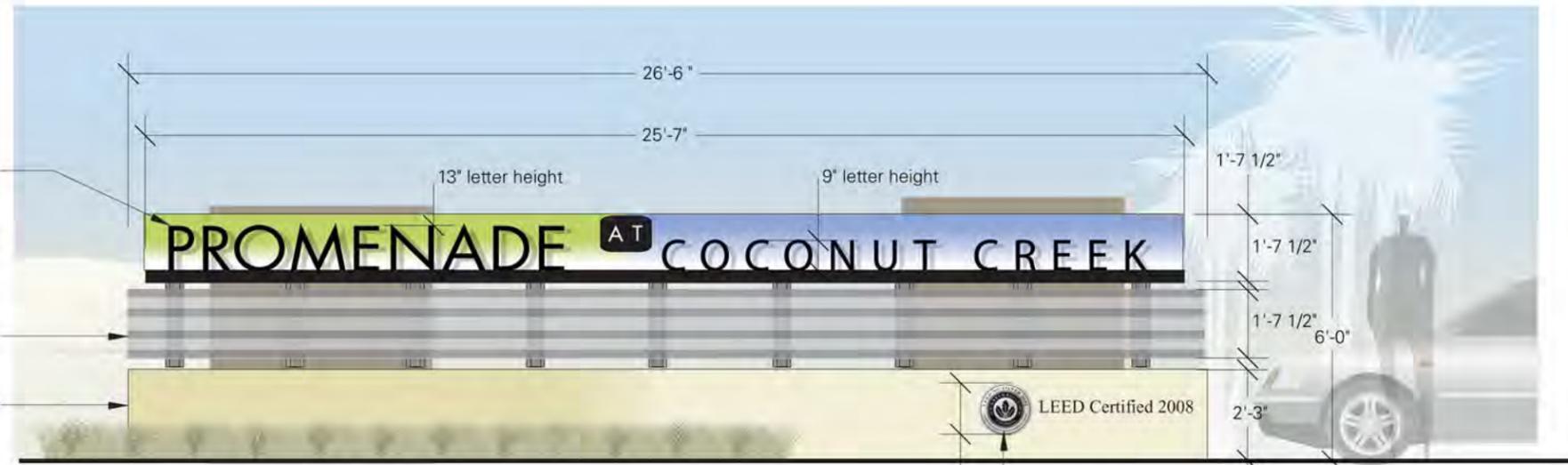


3 Plan
Scale: 1/4"=1'-0"

Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

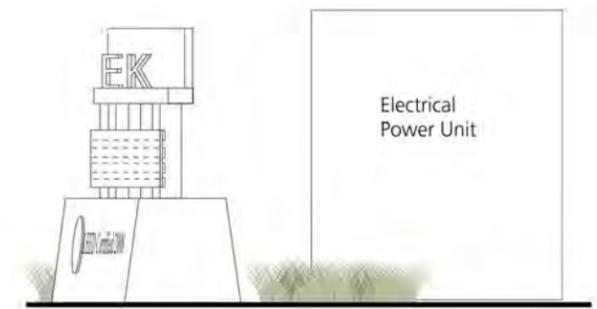
Perforated Metal Panel
Painted, perforated metal sign background panel is mounted in back of the tenant identity panels.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.



1 Elevation
Scale: 1/4"=1'-0"

LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.



2 Profile
Scale: 1/4"=1'-0"



THE PROMENADE AT COCONUT CREEK PMDD

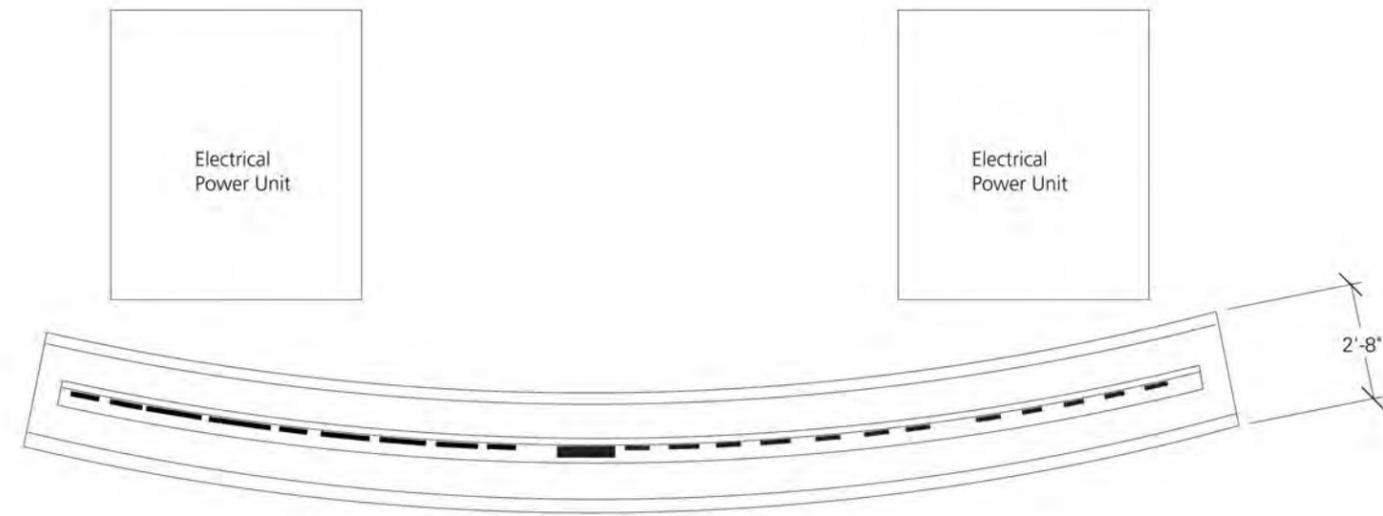
City of Coconut Creek, Florida
DYI # 201115

ALL RIGHTS RESERVED

02.22.13
PMDD MODIFICATION

DORSKY + YUE INTERNATIONAL ARCHITECTURE

CLEVELAND P: 216.466.1950 F: 216.464.3810	FORT LAUDERDALE P: 954.703.7830 F: 954.524.8804	WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347
---	---	---

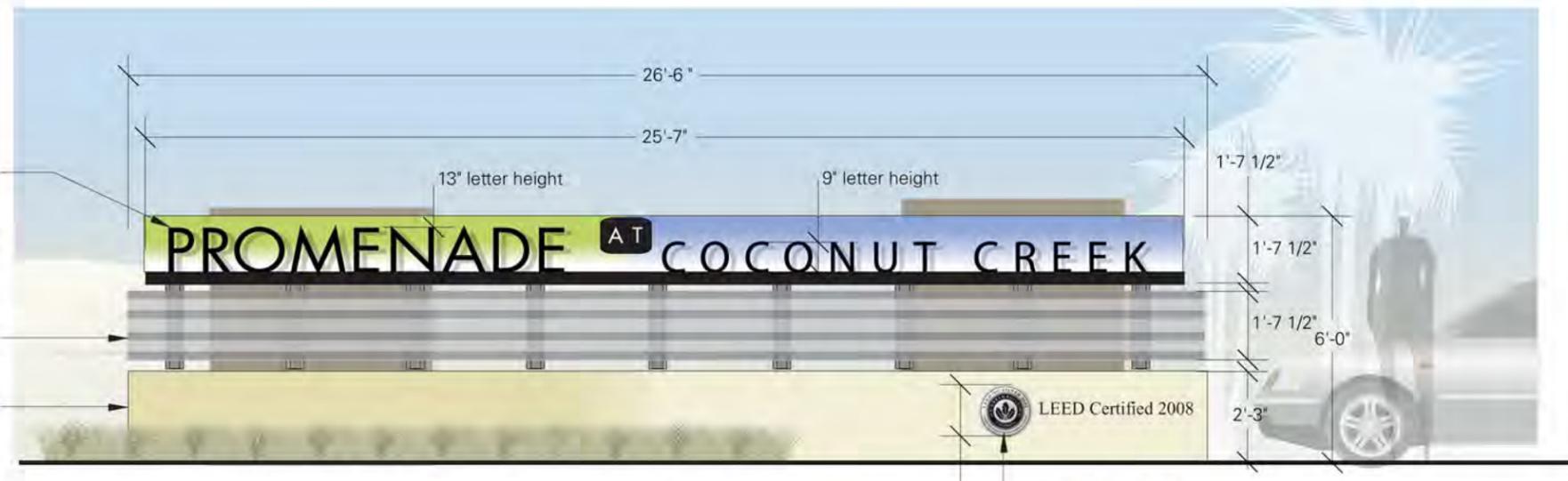


3 Plan
Scale: 1/4"=1'-0"

Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

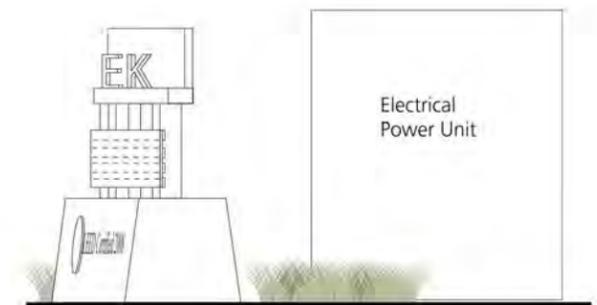
Perforated Metal Panel
Painted, perforated metal sign background panel is mounted in back of the tenant identity panels.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.

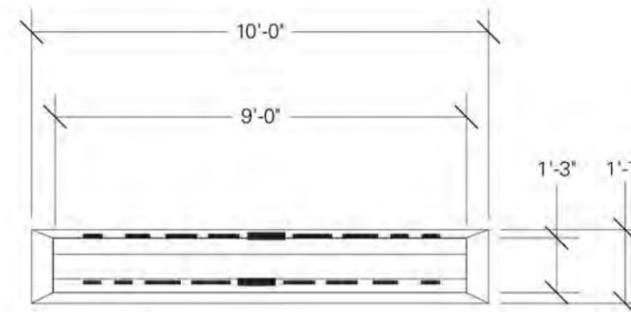


1 Elevation
Scale: 1/4"=1'-0"

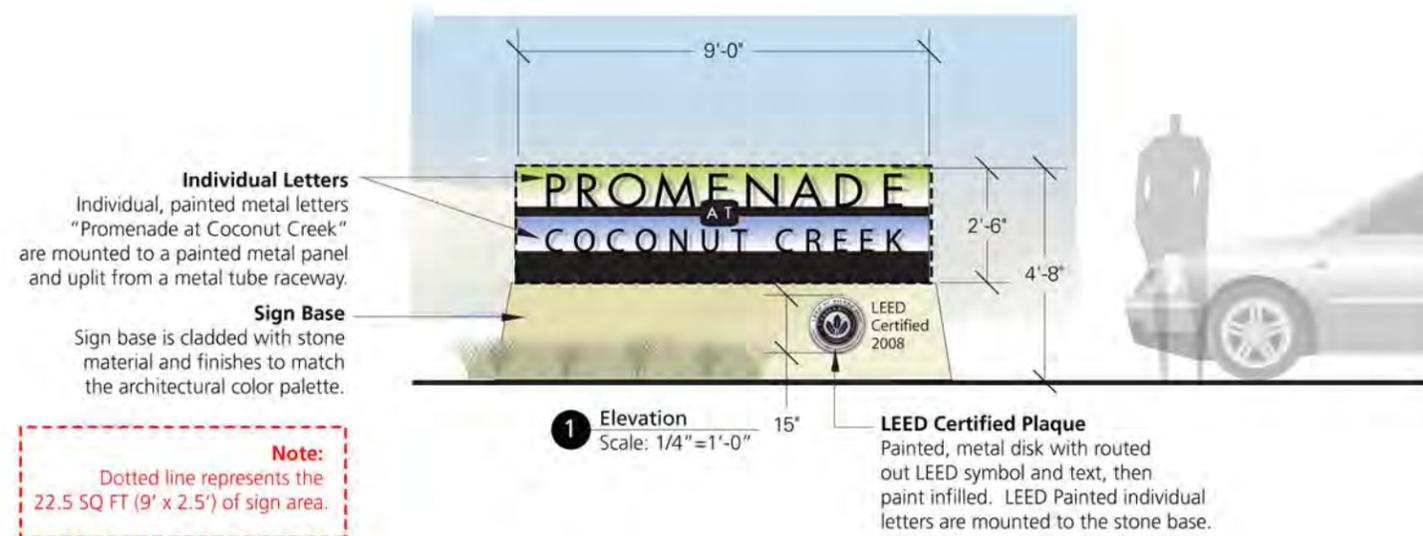
LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.



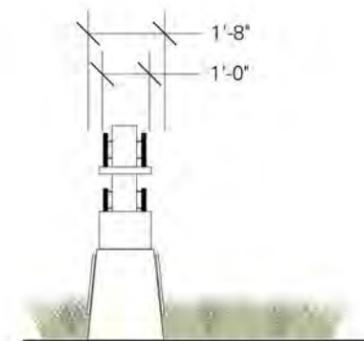
2 Profile
Scale: 1/4"=1'-0"



3 Plan
Scale: 1/4"=1'-0"



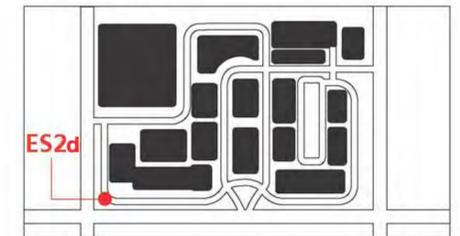
1 Elevation
Scale: 1/4"=1'-0"



2 Profile
Scale: 1/4"=1'-0"



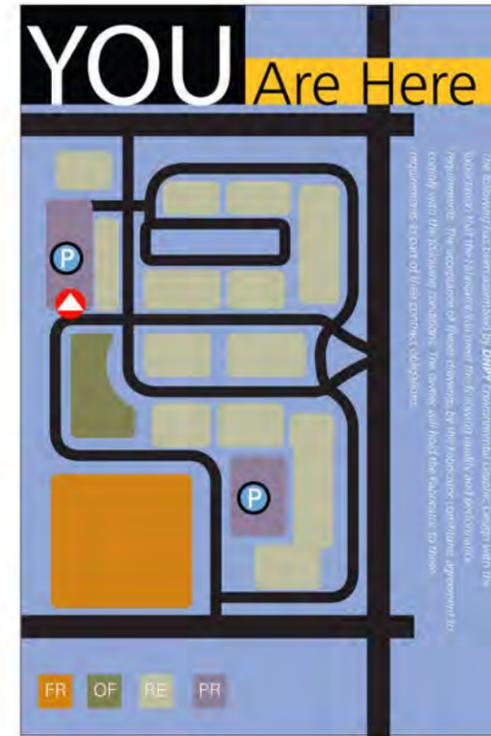
Key Location Plan



Elevation
Scale: 1/4"=1'-0"



3 Identification Panel Enlargement
Scale: NTS

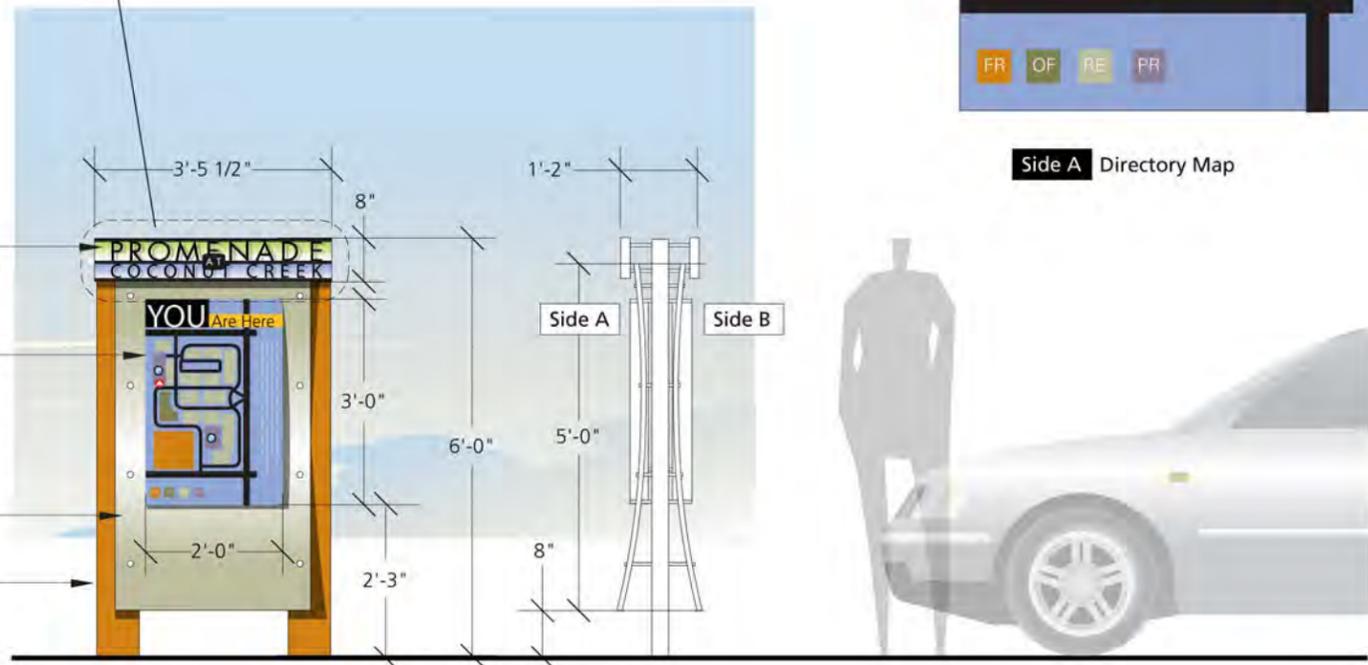


Side A Directory Map



Side B LEED Information

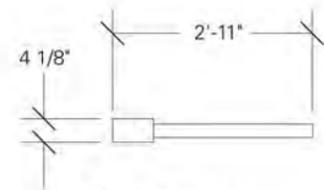
- Identity Panel**
Painted metal background panel with pin mounted individual letters "Promenade At Coconut Creek".
- Directory**
Internally-illuminated directory map and LEED certification information panel 24"x36" with printed, changeable insert film inlay.
- Background Sign Panel**
Curved acrylic 3Form panel.
- Sign Structure**
Painted metal sign structure frame support.



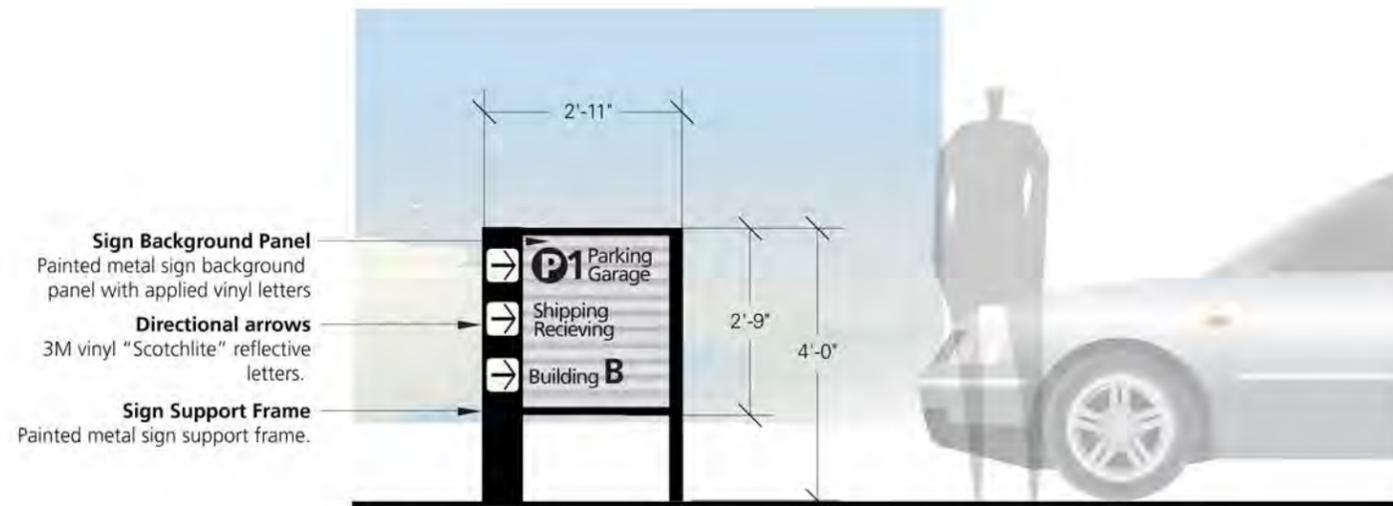
1 Elevation
Scale: 3/8"=1'-0"

2 Profile
Scale: 3/8"=1'-0"



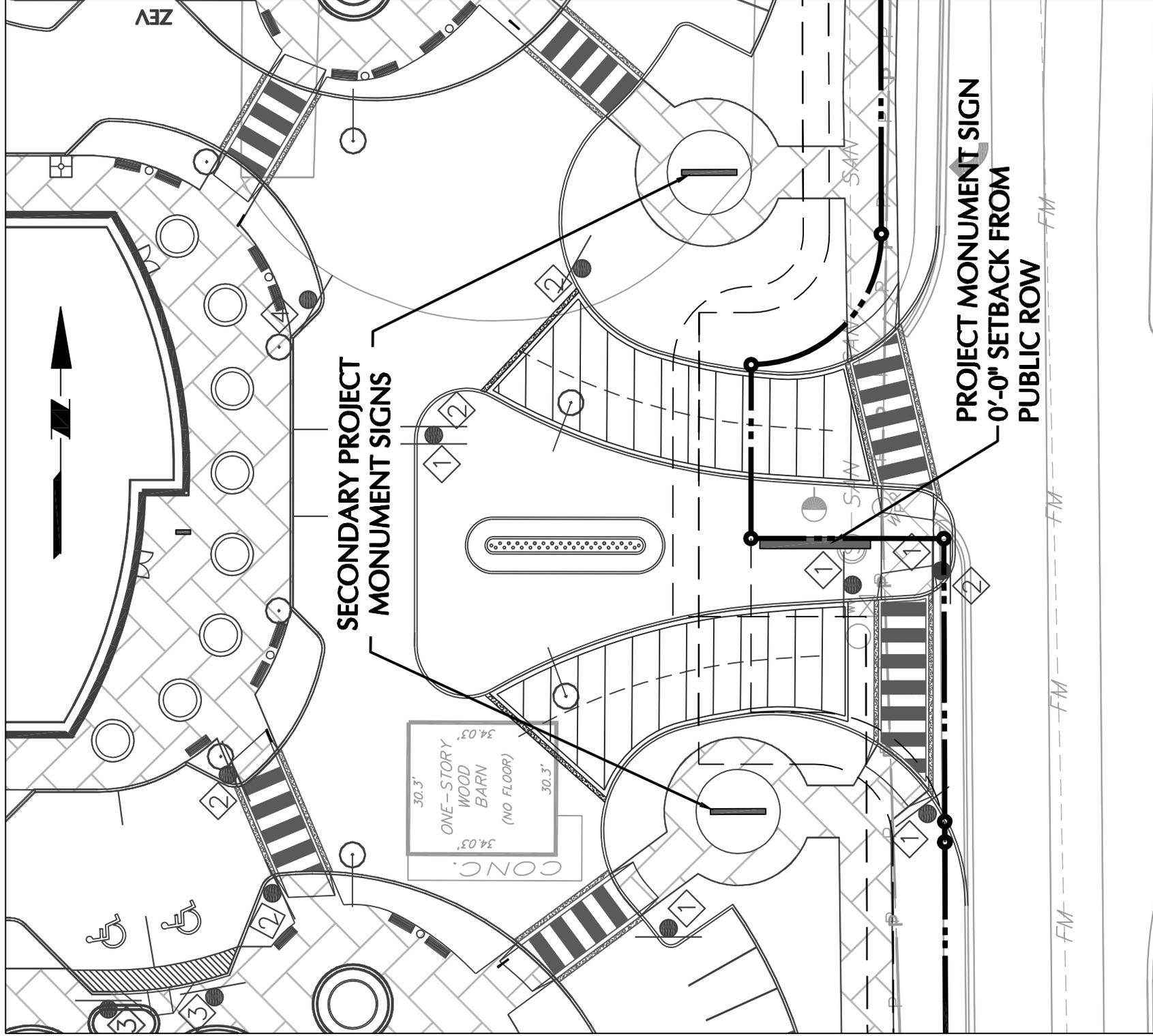


2 Plan
Scale: 3/8" = 1'-0"



1 Elevation
Scale: 3/8" = 1'-0"

ZEV



**SECONDARY PROJECT
MONUMENT SIGNS**

**PROJECT MONUMENT SIGN
0'-0" SETBACK FROM
PUBLIC ROW**

30.3'
ONE-STORY
WOOD
BARN
(NO FLOOR)
CON.C.
34.03' 34.03' 30.3'

⊕ 1350.00

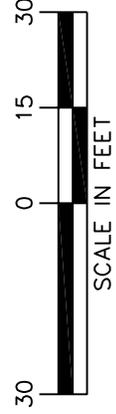


EXHIBIT C

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

Pls Avail	Yes	Probable	Maybe	Not Prob'le	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX
-----------	-----	----------	-------	-------------	----	------------------------	----------------	-------	-------	-----------	-----------	-----	------------	------------	----------	--	------------------------

Project Information Forms

Form #	Design	Form Title	Description	Pls Avail	Yes	Probable	Maybe	Not Prob'le	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX	
Form 1	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.							LEED Admin			X	X			X	X				
Form 2	Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.							LEED Admin							X					
Form 3	Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.							LEED Admin		X					X					
Form 4	Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.							LEED Admin		X					X					

Sustainable Sites

Prereq #	Design	Activity	Description	Pls Avail	Yes	Probable	Maybe	Not Prob'le	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX	
Prereq 1	Constr	Construction Activity Pollution Prevention	Create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the project. The ESC Plan shall conform to the erosion and sedimentation requirements of the 2003 EPA Construction General Permit OR local erosion and sedimentation control standards and codes, whichever is more stringent.							Civil			X								Drawings to document the erosion and sedimentation control measures implemented on the site. Narrative to describe the Erosion and Sedimentation control measures implemented on the project. If a local standard has been followed, provide specific information to demonstrate that the local standard is equal to or more stringent than the referenced NPDES program.	
Credit 1	Design	Site Selection	Do not develop buildings, hardscape, roads or parking areas on portions of sites that meet any one of the following criteria: * Prime farmland as defined by the US Dept. of Agriculture in the US Code of Federal Regulations. * Previously undeveloped land whose elevation is lower than 5 feet above the elevation of the 100-year flood as defined by FEMA. * Land which is specifically identified as habitat for any species on Federal or State threatened or endangered lists. * Within 100 feet of any wetlands as defined by US Code of Federal Regulations and isolated wetlands or areas of special concern identified by state or local rule, OR within setback distances from wetlands prescribed in state or local regulations as defined by local or state rule or law, whichever is more stringent. * Previously undeveloped land that is within 50 feet of a water body, defined as seas, lakes, rivers, streams and tributaries which support or could support fish, recreation or industrial use, consistent with the terminology of the Clean Water Act. * Land which prior to acquisition for the project was public park land, unless land of equal or greater value as parkland is accepted in trade by the public landowner.	1	1					Civil			X								None.	
Credit 2	Design	Development Density & Community Connectivity	OPTION 1: Construct or renovate building on a previously developed site and in a community with a minimum density of 60,000 square feet per acre net. OPTION 2: Construct or renovate building on a previously developed site and within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net and within 1/2 mile of at least 10 basic services and with pedestrian access between the building and the services.	5	5					LEED Admin			X				X				Site vicinity map showing project location, 1/2 mile radius, and location of residential area (avg 10 units/acre) and 10 basic neighborhood services.	
Credit 3	Design	Brownfield Redevelopment	Develop on a site documented as contaminated (by means of an ASTM E1903-97 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program) OR on a site classified as a brownfield by a local, state or federal government agency.	1					1	Contractor								X			Narrative describing the site contamination and remediation efforts undertaken by the project.	
Credit 4.1	Design	Alternative Transportation: Public Transportation Access	OPTION 1: Locate project within 1/4 mile of an existing (or planned and funded) commuter rail, light rail or subway station. OPTION 2: Locate project within 1/4 mile of one or more stops for two or more public or campus bus lines usable by building occupants.	6	6					LEED Admin							X				Bus Service: Site vicinity drawing showing the project site and the location of all bus stops. Listing of each bus line that serves the site vicinity and the distance from the bus stop to the project site.	
Credit 4.2	Design	Alternative Transportation: Bicycle Storage & Changing Rooms	CASE 1 (non-residential): Provide secure bicycle racks or storage (within 200 yards of the building) for 5% or more of all building users (measured at peak periods), and provide shower and changing facilities in the building or within 200 yards of a building entrance, for 0.5% of full-time equivalent occupants. CASE 2 (residential): Provide covered storage facilities for securing bicycles for 15% or more of building occupants.	1	1					Arch				X							FTE occupancy and transient occupancy. Drawings showing the location(s) of the secure bicycle storage areas and shower/changing facilities. Quantity of bicycle storage spaces and their distance from building entry. Plus... Option 1: Quantity of shower/changing facilities and their distance from building entry.	
Credit 4.3	Design	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	OPTION 1: Provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site. OPTION 2: Install alternative-fuel refueling stations for 3% of the total vehicle parking capacity of the site. OPTION 3: Provide low-emitting and fuel-efficient vehicles for 3% of FTE occupants. OPTION 4: Provide building occupants access to a low-emitting or fuel-efficient vehicle-sharing program (see requirements in reference guide).	3	3					Civil		X	X	X							Option 2: Total parking capacity Quantity of preferred parking spaces. Drawings showing the location(s) of the preferred parking spaces.	

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

Pls Avail
 Yes
 Probable
 Maybe
 Not Prob'le
 No

Primary
 Responsibility

Remarks/ Tasks

Owner
 Civil
 Landscape
 Architect
 MEP
 LEED Admin
 Contractor
 Cx Agent

Items needed in addition to or within LEED Letter Template

Dated Comments - XX/XX

Project Information Forms																						
Form #	Design	Form Title	Confirm the project complies with the Minimum Program Requirements.	Pls Avail	Yes	Probable	Maybe	Not Prob'le	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	Cx Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX	
Form 1	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.	Read						LEED Admin		X	X				X	X				
Form 2	Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.	Read						LEED Admin							X					
Form 3	Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.	Read						LEED Admin		X					X					
Form 4	Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.	Read						LEED Admin		X					X					
Credit 4.4	Design	Alternative Transportation: Parking Capacity	CASE 1 (non-residential): OPTION 1: Size parking capacity to not exceed minimum local zoning requirements. Provide preferred parking for carpools or vanpools for 5% of the total parking spaces. OPTION 2 (non-residential with parking less than 5% of FTE occupancy): Provide preferred parking for carpools or vanpools for 5% of total provided parking spaces. OPTION 3: Provide no new parking. CASE 2 (residential): OPTION 1: Size parking capacity to not exceed minimum local zoning requirements, AND, provide infrastructure and support programs to facilitate shared vehicle usage such as carpool drop-off areas, designated parking for carpools, or car-share services, ride boards, and shuttle services to mass transit. OPTION 2: Provide no new parking. CASE 3 (mixed-use): OPTION 1: Mixed-use buildings with less than 10% commercial area must be considered residential and adhere to the residential requirements in Case 2. For mixed-use buildings with more than 10% commercial area, the commercial space must adhere to non-residential requirements in Case 1 and the residential component must adhere to residential requirements in Case 2. OPTION 2: Provide no new parking.	2					2	Civil		X	X	X							Total parking capacity Quantity of preferred parking spaces. Drawings showing the location(s) of the preferred parking spaces.	
Credit 5.1	Constr	Site Development: Protect or Restore Habitat	OPTION 1 (greenfield sites): Limit all site disturbance to 40 feet beyond the building perimeter, 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter, 15 feet beyond primary roadway curbs and main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the paved area. OPTION 2 (previously developed sites): Restore or protect a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation.	1						Civil		X	X									
Credit 5.2	Design	Site Development: Maximize Open Space	OPTION 1 (exceed zoning requirements): Reduce the development footprint (defined as entire building footprint, hardscape, access roads and parking) and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%. OPTION 2 (no zoning requirements): Provide vegetated open space area adjacent to the building that is equal to the building footprint. OPTION 3 (zoning requirement with no open space requirement): Provide vegetated open space equal to 20% of the project's site area.	1					1	Civil		X	X								Site drawings showing the dedicated vegetated open space. Plus... Option 1: Area of open space required by local zoning code. Area of vegetated open space provided. Option 2: Area of vegetated open space provided. Option 3: Area of vegetated open space provided.	
Credit 6.1	Design	Stormwater Design: Quantity Control	OPTION 1 (existing imperviousness less than or equal to 50%): Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate for the one- and two-year, 24-hour design storms. OR implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity control strategies. OPTION 2 (existing imperviousness greater than 50%): Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year, 24-hour design storm.	1	1					Civil		X	X								Option 2: Pre-development site runoff rate. Pre-development site runoff quantity. Post-development site runoff rate. Post-development site runoff quantity.	
Credit 6.2	Design	Stormwater Design: Quality Control	Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices (BMPs). BMPs used to treat runoff must be capable of removing 80% of the average annual post development total suspended solids load based on existing monitoring reports.	1					1	Civil		X									Non-structural controls: List of BMP's, including a description of the function of each BMP and the percent annual rainfall treated. Structural controls: List of structural controls, including a description of the pollutant removal of each control and the percent annual rainfall treated.	
Credit 7.1	Constr	Heat Island Effect: Non-Roof	OPTION 1 (reflective paving, shading, and/or open grid pavement): Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): * Shade (within 5 years of occupancy) * Shade from structures covered by solar panels that produce energy used to offset some non-renewable resource use. * Shade from architectural devices or structures with an SRI of at least 29. * Paving materials with an SRI of at least 29 * Open grid pavement system OPTION 2 (covered parking): Place a minimum of 50% of parking spaces under cover (defined as underground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29.	1	1					Arch		X	X	X							Site drawings showing the location of specific materials/shaded areas Total area of SRI-compliant/shaded/open grid materials Listing of materials and their SRI values	

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

Pls Avail	Yes	Probable	Maybe	Not probable	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent
-----------	-----	----------	-------	--------------	----	------------------------	----------------	-------	-------	-----------	-----------	-----	------------	------------	----------

Items needed in addition to or within LEED Letter Template

Dated Comments - XX/XX

Project Information Forms

Form #	Design	Form Title	Description	Req'd	Met	Points	Category	Responsible	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Comments
Form 1	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.	Req'd			LEED Admin		X	X				X	X		
Form 2	Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.	Req'd			LEED Admin							X			
Form 3	Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.	Req'd			LEED Admin		X					X			
Form 4	Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.	Req'd			LEED Admin		X					X			
Credit 7.2	Design	Heat Island Effect: Roof	OPTION 1 (reflective roofing): Use roofing materials having an SRI of at least 78 for low-slope and 29 for steep-slope for a minimum of 75% of the roof surface. OPTION 2 (green roof): Install a vegetated roof for at least 50% of the roof area. OPTION 3 (combined): Install a combination of high albedo and vegetated roof that meets the combined requirements.	1	1		Arch						X				Roof drawings showing the location of specific roof materials. Total area of installed SRI compliant roofing materials Listing of installed roofing materials and their SRI values
Credit 8	Design	Light Pollution Reduction	FOR INTERIOR LIGHTING All non-emergency interior lighting, with a direct line of sight to any openings in the envelope (translucent or transparent), shall have its input power reduced (by automatic device) by at least 50% between the hours of 11 PM and 5 AM. After hours override may be provided by a manual or occupant sensing device provided that the override test no more than 30 minutes. OR All openings in the envelope (translucent or transparent) with a direct line of sight to any non-emergency lighting shall have shielding (for a resultant transmittance of less than 10%) that will be controlled/closed by an automatic device between the hours of 11 PM and 5 AM. FOR EXTERIOR LIGHTING Only light areas as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004. All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requirements for that specific zone.	1	1		Electrical						X				Lighting drawings (interior and site) to document the location and type of fixtures installed. Interior drawings should clearly show exterior building surfaces to confirm that the maximum candela from interior fixtures does not intersect transparent or translucent building surfaces. Confirmation that the interior lighting design has been evaluated to ensure that the maximum candela from each interior luminaire intersects opaque interior surfaces and does not exit through windows, or that automatic controls have been installed to turn off interior lighting during non-occupied hours. For projects with no interior lighting: Confirm that no exterior lighting has been installed. For projects with interior lighting: Complete the Lighting Power Density tables for both exterior site lighting and facade/landscape lighting. The following data will be required to complete the template: location and ID of each installed exterior luminaire, site area to be illuminated by the luminaire, installed LPD, and ASHRAE allowable LPD. Confirm the site zone classification for the project. Complete the Site Lumen Calculation. The following data will be required to complete the template: luminaire type/ID, quantity installed, initial lamp lumens per luminaire, initial lamp lumens above 90 degrees from nadir. A narrative that includes specific information regarding the light trespass analysis conducted to determine compliance.

Water Efficiency

Form #	Design	Form Title	Description	Req'd	Met	Points	Category	Responsible	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Comments
Prereq 1	Design	Water Use Reduction: 20% Reduction	Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the requirements of the Energy Policy Act of 1992, Energy Policy Act of 2005, and Uniform Plumbing Code/International Plumbing Code 2006.	Req'd			Plumbing							X			Calculate occupants. Calculate design case water usage. Calculate baseline water usage. Narrative describing the potable water reduction strategies employed.
Credit 1.1 and 1.2	Design	Water Efficient Landscaping: Reduce by 50% or 100% (No Potable Water Use or No Irrigation) 50% = 2 pt, 100% = 4 pts	OPTION 1 (2 pts): Reduce potable water consumption for irrigation from a calculated mid-summer baseline case. Reductions shall be attributed to plant species factor and/or irrigation efficiency. OPTION 2 (4 pts): Meet the requirements for Option 1, and: PATH 1: Use only captured rainwater, recycled wastewater, recycled graywater or water treated and conveyed by a public agency specifically for nonpotable uses for irrigation. PATH 2: Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within 1 year of installation.	4	2		Landscape			X							Landscape plan plus... OPTIONS 1 through 3: Calculated baseline Total Water Applied. Calculated design case Total Water Applied. Total non-potable water supply available for irrigation purposes. Narrative describing the landscaping and irrigation design strategies employed, description of the water use calculation methodology used to determine savings, and for projects using non-potable water, specific information regarding source and available quantity of non-potable supplies. OPTION 4: None.
Credit 2	Design	Innovative Wastewater Technologies	OPTION 1: Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures or non-potable water. OPTION 2: Treat 50% of wastewater on-site to tertiary standards. Treated water must be infiltrated or used on-site.	2	1		Plumbing						X				
Credit 3.1 and 3.2	Design	Water Use Reduction: 30%, 35% or 40% Reduction 30% = 2 points, 35% = 3 pts, 40% = 4 pts	Employ strategies that in aggregate use a percentage less water than the water use baseline calculated for the building (not including irrigation) after meeting the requirements of the Energy Policy Act of 1992, Energy Policy Act of 2005, and Uniform Plumbing Code/International Plumbing Code 2006.	4	4		Plumbing						X				Calculate occupants. Calculate design case water usage. Calculate baseline water usage. Narrative describing the potable water reduction strategies employed.

Energy & Atmosphere

Form #	Constr	Form Title	Description	Req'd	Met	Points	Category	Responsible	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Comments
Prereq 1	Constr	Fundamental Commissioning of the Building Energy Systems	* Designate in individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities. * The Owner shall document the Owner's Project Requirements (OPR). The design team shall develop the Basis of Design (BOD). The CxA shall review these documents for clarity and completeness. The Owner and design team shall be responsible for updates to their respective documents. * Develop and incorporate commissioning requirements into the construction documents. * Develop and implement a commissioning plan. * Verify the installation and performance of the systems to be commissioned. * Complete a summary commissioning report.	Req'd			CxA		X						X		Narrative description of the systems that were commissioned and the results of the commissioning process.

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

P/S Avail
 Yes
 Probable
 Maybe
 Not Prob
 No

Primary
 Responsibility

Remarks/ Tasks

Owner
 Civil
 Landscape
 Architect
 MEP
 LEED Admin
 Contractor
 Cx Agent

Items needed in addition to or within LEED Letter Template

Dated Comments - XX/XX

Project Information Forms													
Form	Design	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd	
Form 1	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.									LEED Admin	
Form 2	Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.									LEED Admin	
Form 3	Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.									LEED Admin	
Form 4	Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.									LEED Admin	
Credit 1	Design	Outdoor Air Delivery Monitoring	<p>Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements. Configure all monitoring equipment to generate an alarm when the airflow values or CO2 levels vary by 10% or more from the design values via either a BAS alarm to the building operator or a visual/audible alert to the building occupants.</p> <p>OPTION 1 (mechanically ventilated): Monitor CO2 concentrations within all densely occupied spaces (25 people/1000 sf). CO2 monitors must be between 3 and 6 feet above the floor. For each mechanical ventilation system, provide a direct outdoor airflow measurement device capable of measuring the outdoor airflow rate with an accuracy of +/- 15% of the design minimum outdoor air rate, as defined by ASHRAE 62.1-2007.</p> <p>OPTION 2 (naturally ventilated): Monitor CO2 concentrations within all densely occupied spaces (25 people/1000 sf). CO2 monitors must be between 3 and 6 feet above the floor. One CO2 sensor may be used to monitor multiple spaces if the natural ventilation design uses passive stack(s) or other means to induce airflow through those spaces equally and simultaneously without intervention by building occupants.</p>	1	1							Mechanical	<p>Option 1: Drawings/Narrative describing the project's ventilation design and CO2 monitoring system, including specific information regarding location and quantity of installed monitors, operational parameters and setpoints.</p>
Credit 2	Design	Increased Ventilation	<p>CASE 1 (mechanically ventilated): Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007 as determined by Eqp1.</p> <p>CASE 2 (naturally ventilated): Design natural ventilation systems for occupied spaces to meet the recommendations set forth in the Carbon Trust 'Good Practice Guide 237' (1998). Determine that natural ventilation is an effective strategy for the project by following the flow diagram process shown in the reference guide.</p> <p>OPTION 1: Use diagrams and calculations to show that the design of the natural ventilation systems meets the requirements set forth in the CIBSE Applications Manual 10, 2005, Natural Ventilation in Non-domestic Buildings.</p> <p>OPTION 2: Use a macroscopic, multizone, analytic model to predict that room-by-room airflows will effectively naturally ventilate, defined as providing the minimum ventilation rates required by ASHRAE Standard 62.1-2007 (with errata but without addenda) for at least 90% of occupied spaces.</p>	1								Mechanical	<p>Option 1: Narrative describing the project's ventilation system design, including specific information regarding the fresh air intake volume for each specific occupied zone to demonstrate that the design exceeds the referenced standard.</p>
Credit 3.1	Constr	Construction IAQ Management Plan: During Construction	<p>Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows:</p> <ul style="list-style-type: none"> * During construction meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines For Occupied Buildings Under Construction, 2nd Edition 2007, ANSI/SMACNA 09S-2008 (Chapter 3). * Protect stored on-site or installed absorptive materials from moisture damage. * If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 must be used at each return air grill, as determined by ASHRAE 52.2-1999. Replace all filtration media immediately prior to occupancy. 	1	1							Contractor	<p>IAQ Management Plan</p> <p>Photos showing the implemented construction IAQ practices.</p> <p>List of all filtration media installed during construction including manufacturer, model #, MERV rating, and location.</p>
Credit 3.2	Constr	Construction IAQ Management Plan: Before Occupancy	<p>OPTION 1a (flush-out prior to occupancy): After construction ends, prior to occupancy and with all interior finishes installed, perform a building flush-out by supplying a total air volume of 14,000 cf of outdoor air per sf of floor area while maintaining an internal temperature of at least 60F and relative humidity no higher than 60%.</p> <p>OPTION 1b (flush-out with early occupancy): Perform a building flush-out by supplying a minimum of 3,500 cf of outdoor air per sf of floor area a minimum of 3 hours prior to occupancy and during occupancy, until a total of 14,000 cf of outside air has been delivered to the space.</p> <p>OPTION 2 (IAQ testing): Conduct baseline IAQ testing, after construction ends and prior to occupancy, using testing protocols consistent with the US Environmental Protection Agency Compendium of Methods for the Determination of Air Pollutants in Indoor Air.</p>	1	1							Mechanical	<p>Option 1a and 1b: Narrative describing the flush-out process including data regarding temperature, airflow and duration of flush-out.</p> <p>Option 2: IAQ testing report</p> <p>Narrative describing the project's pre-occupancy and post-occupancy flush-out process including data regarding airflow and duration of flush-out.</p>
Credit 4.1	Constr	Low-Emitting Materials: Adhesives & Sealants	All adhesives and sealants used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the reference standards.	1	1							Arch	<p>Listing of each indoor adhesive, sealant and sealant primer product used on the project, including the manufacturer's name, product name, specific VOC data for each product, and the corresponding allowable VOC from the referenced standard.</p> <p>A listing of each indoor aerosol adhesive product used on the project, including the manufacturer's name, product name, specific VOC data for each product, and the corresponding allowable VOC from the referenced standard.</p>
Credit 4.2	Constr	Low-Emitting Materials: Paints & Coatings	Paints and coatings used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the reference standards.	1	1							Arch	<p>Listing of each indoor paint and coating used on the project, including the manufacturer's name, product name, specific VOC data for each product, and the corresponding allowable VOC from the referenced standard.</p>

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

Pls Avail
 Yes
 Probable
 Maybe
 Not probable
 No

Primary Responsibility
 Remarks/ Tasks

Owner
 Civil
 Landscape
 Architect
 MEP
 LEED Admin
 Contractor
 Cx Agent

Items needed in addition to or within LEED Letter Template

Dated Comments - XX/XX

Project Information Forms																						
Form	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.	Pls Avail	Yes	Probable	Maybe	Not probable	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	Cx Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX	
Form 1	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.							LEED Admin		X	X				X	X				
Form 2	Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.							LEED Admin							X					
Form 3	Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.							LEED Admin		X					X					
Form 4	Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.							LEED Admin		X					X					
Credit 4.3	Constr	Low-Emitting Materials: Flooring Systems	All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus Program. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 60 g/L. AND All of the hard surface flooring must be certified as compliant with the FloorScore standard (most current version) by an independent third-party. Flooring products covered by FloorScore include vinyl, linoleum, laminate flooring, wood flooring, ceramic flooring, rubber flooring, wall base, and associated sundries. An alternative compliance path using FloorScore is acceptable for credit achievement according to the following stipulations. 100% of the non-carpet finished flooring must be FloorScore-certified, and it must comprise, at minimum, at least 25% of the finished floor area. Potential examples of unfinished flooring include floors in mechanical rooms, electrical rooms, and elevator service rooms AND Concrete, wood, bamboo, and cork floor finishes such as sealer, stain and finish must meet the requirements of South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. AND Tile setting adhesives and grout must meet South Coast Air Quality Management District (SCAQMD) Rule #1168. VOC limits correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005. OR All flooring products will meet the testing and product requirements of the California Department of Public Health Standard Practice for the Testing Of Volatile Organic Emissions From Various Sources Using Small-Scale OR All flooring products will meet the testing and product requirements of the California Department of Public Health Standard Practice for the Testing Of Volatile Organic Emissions From Various Sources Using Small-Scale	1	1					Arch							X	X			Listing of each carpet product installed in the building, with confirmation that each product complies with the CRI Green Label Plus testing program. Listing of each carpet cushion product installed in the building, with confirmation that each product complies with the CRI Green Label testing program.	
Credit 4.4	Constr	Low-Emitting Materials: Composite Wood & Agrifiber Products	Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde.	1					1	Arch							X	X			Listing of each composite wood and agrifiber product installed in the building interior, including the manufacturer's name and product name.	
Credit 5	Design	Indoor Chemical & Pollutant Source Control	Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas. * Employ permanent entryway systems at least ten feet long in the primary direction of travel to capture dirt and particulates from entering the building at regular entry points directly connected to the outdoors. Acceptable entryway systems include permanently installed grates, grilles, or slatted systems that allow for cleaning underneath. Roll-out mats are only acceptable when maintained on a weekly basis by a contracted service organization. * Where hazardous gases or chemicals may be present or used (including garages, housekeeping/laundry areas and copying/printing rooms), exhaust each space sufficiently to create negative pressure with respect to adjacent spaces with the doors to the room closed. For each of these spaces, provide self-closing doors and deck to deck partitions or a hard lid ceiling. * In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better. Filtration should be applied to process both return and outside air that is to be delivered as supply air. * Provide containment (a closed container for storage for off-site disposal in a regulatory compliant storage area, preferably outside the building) for appropriate disposal of hazardous liquid wastes in places where water and chemical concentrate mixing occurs.	1		1				Arch				X	X						Listing of each entryway product installed in the building including manufacturer, model number and system description. Drawings showing the location of the installed entryway systems. Listing of chemical use rooms including description of room separation. Drawings showing the location of chemical usage areas, room separations, and the associated exhaust systems. Listing of the installed filters including manufacturer, model number, MERV rating, and location.	
Credit 6.1	Design	Controllability of Systems: Lighting	Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. AND provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences.	1	1					Electrical						X	X				For individual workstation controls: quantity of individual workstations and lighting controls. For shared multi-occupant space control: listing of the project's group multi-occupant spaces and a description of the installed lighting controls. Narrative describing the project's lighting control strategy, including data regarding the type and location of individual controls and the type and location of controls provided for shared multi-occupant spaces.	
Credit 6.2	Design	Controllability of Systems: Thermal Comfort	Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable window must meet the requirements of ASHRAE 62.1-2007, paragraph 5.1, Natural Ventilation AND provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences.	1	1					Mechanical						X					For individual workstation controls: quantity of individual workstations and thermal controls. For shared multi-occupant space control: listing of the project's group multi-occupant spaces and a description of the installed thermal controls. Narrative describing the project's thermal control strategy, including data regarding the type and location of individual and shared group-occupancy controls.	
Credit 7.1	Design	Thermal Comfort: Design	Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation.	1	1					Mechanical						X					Data regarding seasonal temperature and humidity design criteria. Narrative describing the method used to establish the thermal comfort conditions for the project and how the systems design addresses the thermal criteria, and including specific information regarding compliance with the referenced standard.	

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

Pls Avail
 Yes
 Probable
 Maybe
 Not Prob
 No

Primary Responsibility

Remarks/ Tasks

Owner
 Civil
 Landscape
 Architect
 MEP
 LEED Admin
 Contractor
 Cx Agent

Items needed in addition to or within LEED Letter Template

Dated Comments - XX/XX

Project Information Forms

Form #	Design	Form Title	Description	Pls Avail	Yes	Probable	Maybe	Not Prob	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	Cx Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX	
Form 1	Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.	Read						LEED Admin		X	X				X	X				
Form 2	Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.	Read						LEED Admin							X					
Form 3	Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.	Read						LEED Admin		X					X					
Form 4	Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.	Read						LEED Admin		X					X					

Credit #	Design	Credit Title	Description	Pls Avail	Yes	Probable	Maybe	Not Prob	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	Cx Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX	
Credit 7.2	Design	Thermal Comfort, Verification	Provide a permanent monitoring system to ensure building performance to the desired comfort criteria as determined by EQ Credit 7.1, Thermal Comfort: Design. Agree to implement a thermal comfort survey of building occupants within a period of six to 18 months after occupancy. This survey should collect anonymous responses about thermal comfort in the building including an assessment of overall satisfaction with thermal performance and identification of thermal comfort-related problems. Agree to develop a plan for corrective action if the survey results indicate that more than 20% of occupants are dissatisfied with thermal comfort in the building. This plan should include measurement of relevant environmental variables in problem areas in accordance with ASHRAE Standard 55-2004 (with errata but without addenda). This credit is not applicable to residential projects. Thermal Comfort: Verification, is contingent on the successful completion and award of the credit -Thermal Comfort: Design.	1						Mechanical		X					X				Narrative describing the survey planned for the validation of the thermal comfort conditions for the project, including a specific description of the provisions for creating a plan for corrective action. Must earn EQ Credit 7.1 Thermal Comfort Design to earn EQ Credit 7.2	
Credit 8.1	Design	Daylight & Views, Daylight 75% of Spaces	OPTION 1 - Daylight Simulation Model: Demonstrate through computer simulations that 75% or more of all regularly occupied spaces areas achieve daylight illuminance levels of a minimum of 25c and a maximum of 500 fc in a clear sky condition on September 21 at 9:00 am and 3:00 pm; areas with illuminance levels below or above the range do not comply. OPTION 2 - Prescriptive: Use a combination of side-lighting and/or top-lighting to achieve a total Daylighting Zone that is at least 75% (1 point) of all the regularly occupied spaces, according to the requirements in the reference guide. OPTION 3 - Daylight Measurement: Demonstrate, through records of indoor light measurements, that a minimum daylight illuminance level of 25 footcandles has been achieved in at least 75% of all regularly occupied areas. Measurements must be taken on a 10-foot grid for all occupied spaces and must be recorded on building floor plans. OPTION 4 - Combine Options 1, 2 & 3 to document the minimum daylight illumination in at least 75% of all regularly occupied spaces.	1		1				Arch					X						Narrative describing any special occupancy areas that have been excluded from compliance, including a detailed description of the space function and an explanation as to why the inclusion of daylight would hinder the normal tasks/function of each excluded area... OPTION 1: Occupied space area, area of each type of glazing, visible light transmittance for each glazing type. OPTION 2: Total regularly occupied space area that achieves a simulated minimum of 25 fc. Drawings showing the illumination simulation results. Simulated time of day and weather conditions used, software used, and the calculation method for determining the final daylighting area. OPTION 3: Total regularly occupied space area that achieves a measured minimum of 25 fc. Drawings showing the illumination simulation results. Actual time of day and weather conditions, measurement equipment used, and the calculation method for determining the final daylighting area.	
Credit 8.2	Design	Daylight & Views, Views for 90% of Spaces	Achieve direct line of sight to the outdoor environment via vision glazing between 2'-6" and 7'-6" above finish floor for building occupants in 90% of all regularly occupied areas.	1				1		Arch				X						Occupied space area and area of each occupied space with direct access to views. Drawings showing the line of sight from interior spaces through exterior windows in both plan and sectional views. Narrative describing any special occupancy areas that have been excluded from compliance, including a detailed description of the space function and an explanation as to why the inclusion of views would hinder the normal tasks/function of each excluded area.		

Innovation & Design Process

Credit #	Design	Credit Title	Description	Pls Avail	Yes	Probable	Maybe	Not Prob	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	Cx Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX
Credit 1.1	Design	Innovation in Design:		1		1				Owner		X					X			Statement of purpose, written training program, documentation of housekeeping policies and environmental cleaning solution specifications, including a list of approved and prohibited chemicals and practices.	
Credit 1.2	Design	Innovation in Design:		1		1				Owner		X		X	X					Letter listing intent, proposed requirements for compliance, proposed submittals, and design approach.	
Credit 1.3	Design	Innovation in Design:		1		1				LEED Admin					X	X				Letter listing intent, proposed requirements for compliance, proposed submittals, and design approach.	
Credit 1.4	Design	Innovation in Design:		1		1				Contractor						X	X			Letter listing intent, proposed requirements for compliance, proposed submittals, and design approach.	
Credit 1.5	Design	Innovation in Design:		1		1				Contractor					X	X				Letter listing intent, proposed requirements for compliance, proposed submittals, and design approach.	
Credit 2	Const	LEED Accredited Professional		1		1				LEED Admin							X			Description of the LEED AP's project role. Copy of LEED AP certificate.	

Regional Priority

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
 Location: Coconut Creek, FL
 Certification Goal:
 Size (GSF):
 Date:

P/E Avail	Yes	Probable	Maybe	Not probable	No	Primary Responsibility	Remarks/ Tasks	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX
-----------	-----	----------	-------	--------------	----	------------------------	----------------	-------	-------	-----------	-----------	-----	------------	------------	----------	--	------------------------

Project Information Forms

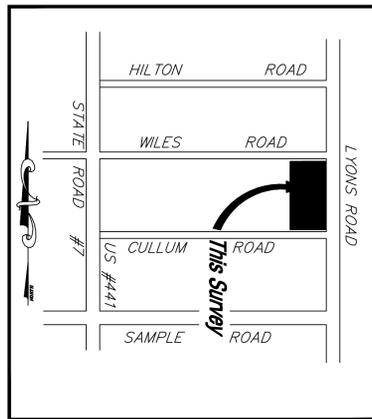
Form	Design	Form Description	Req'd	Rec'd	Points	Responsible	Owner	Civil	Landscape	Architect	MEP	LEED Admin	Contractor	CR Agent	Items needed in addition to or within LEED Letter Template	Dated Comments - XX/XX
Form 1	Design	Minimum Program Requirements Confirm the project complies with the Minimum Program Requirements.				LEED Admin		X	X			X	X			
Form 2	Design	Project Summary Details Provide details on the project GSF, site area, building footprint, budget, etc.				LEED Admin						X				
Form 3	Design	Occupant and Usage Data Input occupant and usage data, including GSF by space usage type.				LEED Admin		X				X				
Form 4	Design	Schedule and Overview Documents Provide key points in the project schedule, and upload general project drawings as required.				LEED Admin		X				X				
Credit 1.1		Regional Priority Credit Earn one of the six Regional Priority credits (credits identified as having additional regional environmental importance by the USGBC Regional Councils and Chapters for the project's location). A database of Regional Priority credits and their geographic applicability is available on the USGBC website - www.usgbc.org. One point is awarded for each Regional Priority credit earned. No more than 4 Regional Priority credits may be earned. Non-U.S. projects are not eligible for Regional Priority credits.	1		1	LEED Admin						X				
Credit 1.2		Regional Priority Credit Earn one of the six Regional Priority credits (credits identified as having additional regional environmental importance by the USGBC Regional Councils and Chapters for the project's location). A database of Regional Priority credits and their geographic applicability is available on the USGBC website - www.usgbc.org. One point is awarded for each Regional Priority credit earned. No more than 4 Regional Priority credits may be earned. Non-U.S. projects are not eligible for Regional Priority credits.	1		1	LEED Admin						X				
Credit 1.3		Regional Priority Credit Earn one of the six Regional Priority credits (credits identified as having additional regional environmental importance by the USGBC Regional Councils and Chapters for the project's location). A database of Regional Priority credits and their geographic applicability is available on the USGBC website - www.usgbc.org. One point is awarded for each Regional Priority credit earned. No more than 4 Regional Priority credits may be earned. Non-U.S. projects are not eligible for Regional Priority credits.	1		1	LEED Admin						X				
Credit 1.4		Regional Priority Credit Earn one of the six Regional Priority credits (credits identified as having additional regional environmental importance by the USGBC Regional Councils and Chapters for the project's location). A database of Regional Priority credits and their geographic applicability is available on the USGBC website - www.usgbc.org. One point is awarded for each Regional Priority credit earned. No more than 4 Regional Priority credits may be earned. Non-U.S. projects are not eligible for Regional Priority credits.	1		1	LEED Admin						X				

POINT TOTALS: 110

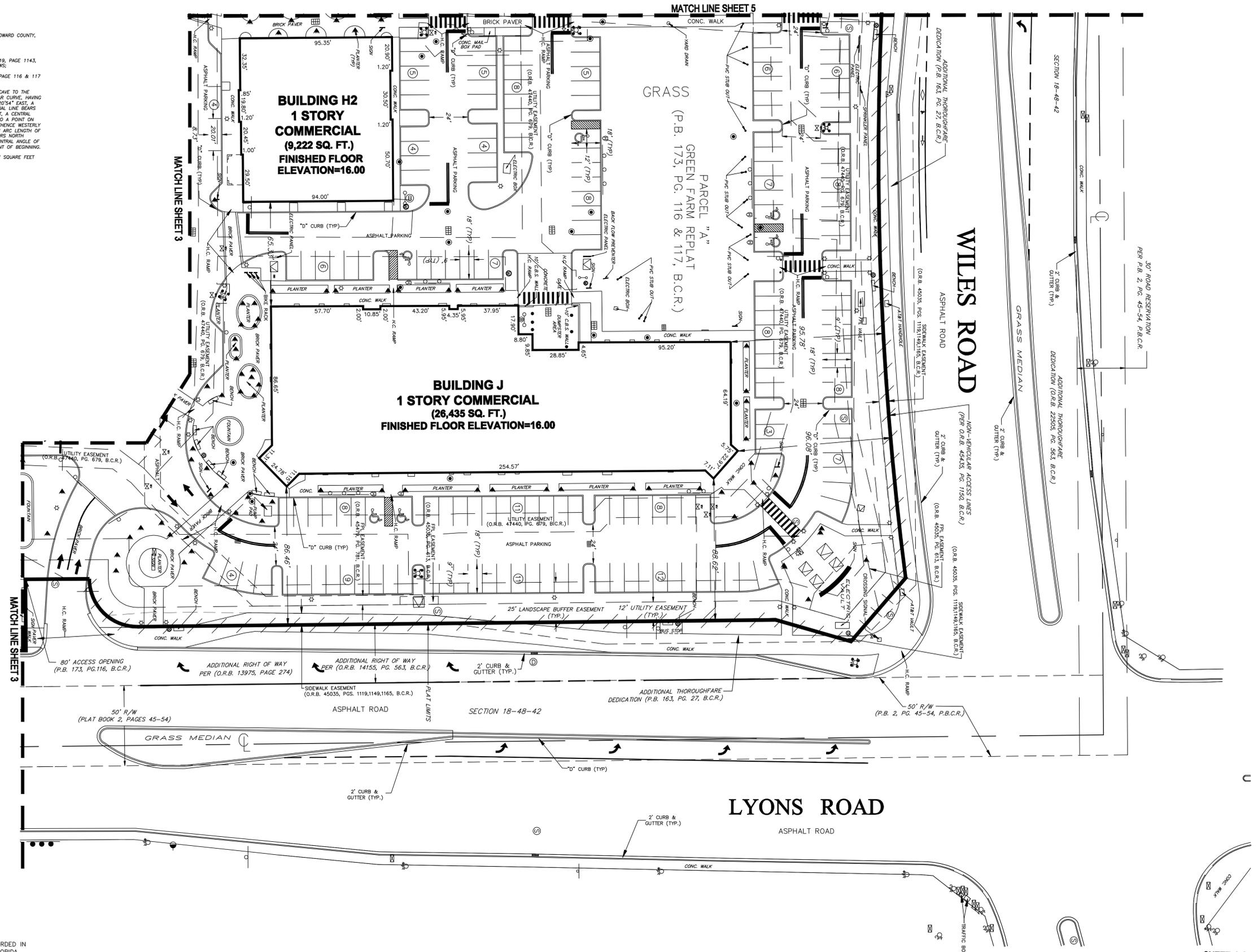
38	7		
	19		
		5	10

LEGAL DESCRIPTION:
 PARCEL "A", GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 LESS AND EXCEPT:
 THE FOLLOWING LAND AS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 45619, PAGE 1143, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF PARCEL "A", GREEN FARM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 00°59'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 01°18'24" AND AN ARC LENGTH OF 233.11 FEET; THENCE NORTH 02°20'54" EAST, A DISTANCE OF 8.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,787.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 90.00 FEET; THENCE SOUTH 02°20'54" WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°52'33" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 01°18'24" AND AN ARC LENGTH OF 233.11 FEET; THENCE NORTH 02°20'54" EAST, A DISTANCE OF 8.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,787.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 90.00 FEET; THENCE SOUTH 02°20'54" WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°52'33" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 01°18'24" AND AN ARC LENGTH OF 233.11 FEET; THENCE NORTH 02°20'54" WEST, A DISTANCE OF 8.89 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 999,307 SQUARE FEET (22.94 ACRES) MORE OR LESS.

- LEGEND:
- M/N INDICATES MONUMENT
 - P/B INDICATES FINISH
 - R/W INDICATES RIGHT OF WAY
 - D/H INDICATES OVERHEAD
 - P.P. INDICATES POWER POLE
 - REF. PT. INDICATES REFERENCE POINT
 - P. D. B. INDICATES POINT OF BEGINNING
 - O. R. B. INDICATES OFFICIAL RECORD BOOK
 - D. C. INDICATES DRAINAGE EASEMENT
 - S. C. E. INDICATES STREET LIGHT EASEMENT
 - F.P.L. INDICATES FLORIDA POWER & LIGHT
 - P. B. INDICATES PLAT BOOK
 - P.E. INDICATES PAGE
 - I/R INDICATES IRON ROD
 - N/D INDICATES NAIL IN DISK
 - CONC. INDICATES CONCRETE
 - EL. INDICATES ELEVATION
 - C. B. INDICATES CATCH BASIN
 - M.H. INDICATES MANHOLE
 - G.V. INDICATES GATE VALVE
 - L. A. E. INDICATES LIMITED ACCESS EASEMENT
 - H.H. INDICATES HANDHOLE
 - H.C. INDICATES HANDICAP
 - P. R. M. INDICATES PERMANENT REFERENCE MONUMENT
 - P. B. C. R. INDICATES PALM BEACH COUNTY RECORDS
 - B. C. R. INDICATES BROWARD COUNTY RECORDS
 - P. D. C. INDICATES POINT OF COMMENCEMENT
 - B. C. R. INDICATES BROWARD COUNTY RECORDS
 - D. P. INDICATES EDGE OF PAVEMENT
 - ELEC. INDICATES ELECTRIC
 - U. E. INDICATES UTILITY EASEMENT
 - INDICATES DRAINAGE MANHOLE
 - INDICATES CABLE TV
 - INDICATES POLE ANCHOR
 - INDICATES WATER VALVE
 - INDICATES FIRE HYDRANT
 - INDICATES LIGHT POLE OR WALK LIGHT
 - INDICATES WOOD POWER POLE
 - INDICATES CONCRETE POWER POLE
 - INDICATES FIBER OPTIC RAISER
 - INDICATES CATCH BASIN
 - INDICATES P. U. L. PAD
 - INDICATES EXISTING ELEVATION
 - INDICATES VENT TUBE
 - INDICATES SIAMESE CONNECTION
 - INDICATES SANITARY CONNECTION
 - INDICATES GREASE TRAP MANHOLE
 - INDICATES CONCRETE COLUMN
 - INDICATES FULLER MATCH
 - INDICATES BACK FLOW PREVENTER
 - INDICATES SINGLE POLE SIGN
 - INDICATES DOUBLE POLE SIGN
 - INDICATES NUMBER OF PARKING SPACES
 - INDICATES CLEAN-OUT
 - INDICATES DOUBLE DETECTOR CHECK VALVE
 - INDICATES GAS VALVE
 - INDICATES BELL JAR
 - INDICATES SANITARY MANHOLE
 - INDICATES CENTERLINE
 - INDICATES WATER METER
 - INDICATES ELECTRIC HANDHOLE
 - INDICATES NON-VEHICULAR ACCESS LINE
 - INDICATES HANDICAP SIGN
 - INDICATES TREE/PLANTER LIGHT
 - INDICATES TRASH CAN

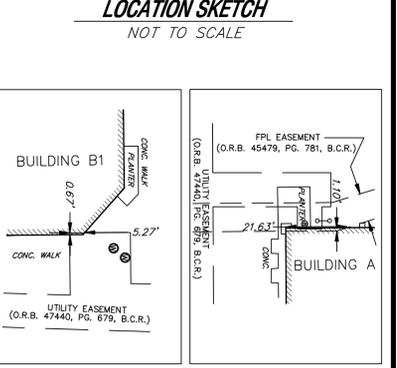
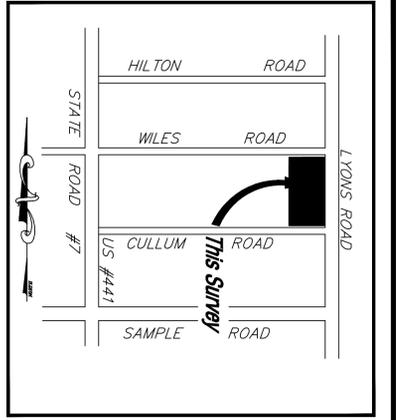
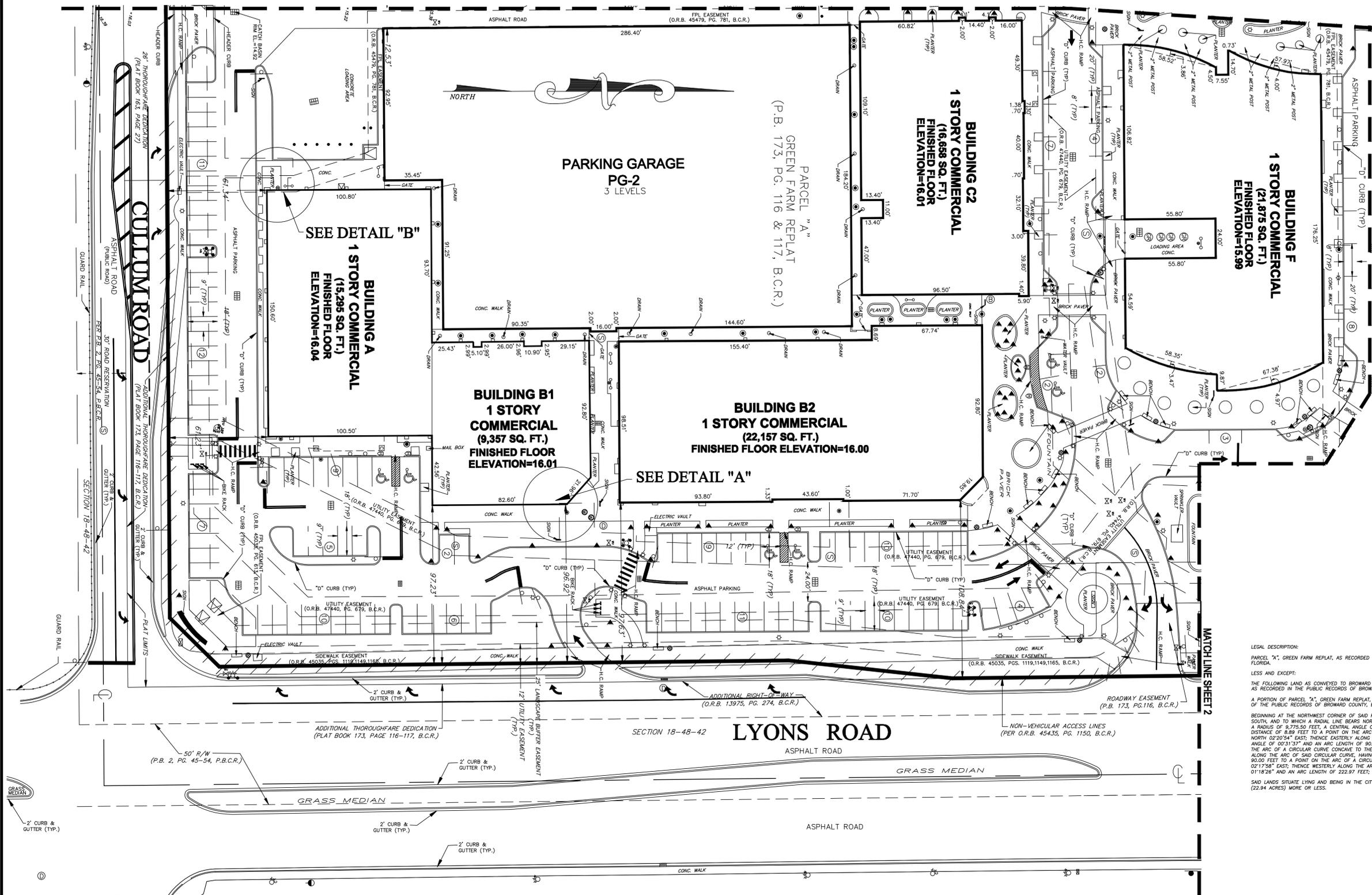


- SURVEY NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED.
 - THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
 - THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB 6935" UNLESS OTHERWISE NOTED.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
 - THIS PROPERTY LIES IN FLOOD ZONE "X", BASE ELEVATION "A", PER FLOOD INSURANCE RATE MAP NO. 12011C0115 F, COMMUNITY PANEL NO. 120031, DATED AUGUST 18, 1992, INDEX MAP DATED OCTOBER 2, 1997.
 - THIS SURVEY CONSISTS OF FIVE (5) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
 - THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS, SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
 - BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 2755 ELEVATION=15.348.



MAP OF BOUNDARY SURVEY				A PORTION OF PARCEL "A"			
FOR: GARRISON COCONUT CREEK, LLC				GREEN FARM REPLAT			
				(P.B. 173, PG. 116 & 117, B.C.R.)			
REVISIONS	DATE	BY	CKD	FB/PG	SCALE:	JOB NO:	05-272F
					1" = 30'		
					FB/PG:		CAD. LANGEN\05-
					N/A		-272FINAL SHEET
REVISE TOPO ELEVATIONS	11/5/12	RRM	TD	FILE	DRAWN BY:	DATE:	7/22/10
UPDATE SURVEY/ADD TOPO	9/21/12	RRM	TD	FILE	MM/RRM		
UPDATE SURVEY	5/10/12	RRM	TD	FILE	CKD. BY:	PROB. FILE:	LANGEN
UPDATE SURVEY	8/13/11	RRM	TD	FILE	TD		

DAVID & GERCHAR, INC.
 SURVEYORS AND MAPPERS
 12075 N.W. 40th Street, Bay 1
 Coral Springs, Florida 33065
 (954)340-4025 • Fax: (954)340-8584



LEGAL DESCRIPTION: PARCEL "A", GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- LEGEND: INDICATES MONUMENT, INDICATES FIND, INDICATES RIGHT OF WAY, INDICATES OVERHEAD, INDICATES POWER POLE, INDICATES POINT OF BEGINNING, INDICATES OFFICIAL RECORD BOOK, INDICATES DRAINAGE EASEMENT, INDICATES STREET LIGHT EASEMENT, INDICATES FLORIDA POWER & LIGHT, INDICATES PLAT BOOK, INDICATES PAGE, INDICATES IRON ROD, INDICATES WALL IN RISK, INDICATES CONCRETE, INDICATES ELEVATION, INDICATES CATCH BASIN, INDICATES MANDIBLE, INDICATES GATE VALVE, INDICATES LIMITED ACCESS EASEMENT, INDICATES HANDHOLE, INDICATES HANDICAP.

MAP OF BOUNDARY SURVEY FOR: GARRISON COCONUT CREEK, LLC

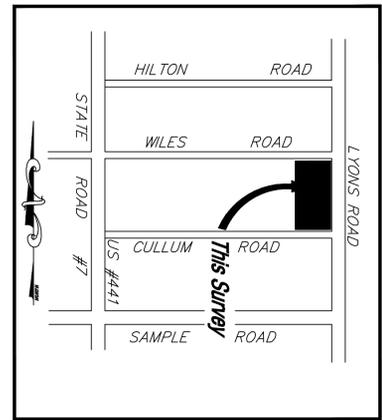
Table with columns: REVISIONS, DATE, BY, CKD, FB/PG, SCALE, JOB NO. Includes revision history for TOPO ELEVATIONS, SURVEY ADD TOPO, PLAT BOOK, and DETAILS 'A' & 'B'.

A PORTION OF PARCEL "A" GREEN FARM REPLAT (P.B. 173, PG. 116 & 117, B.C.R.)

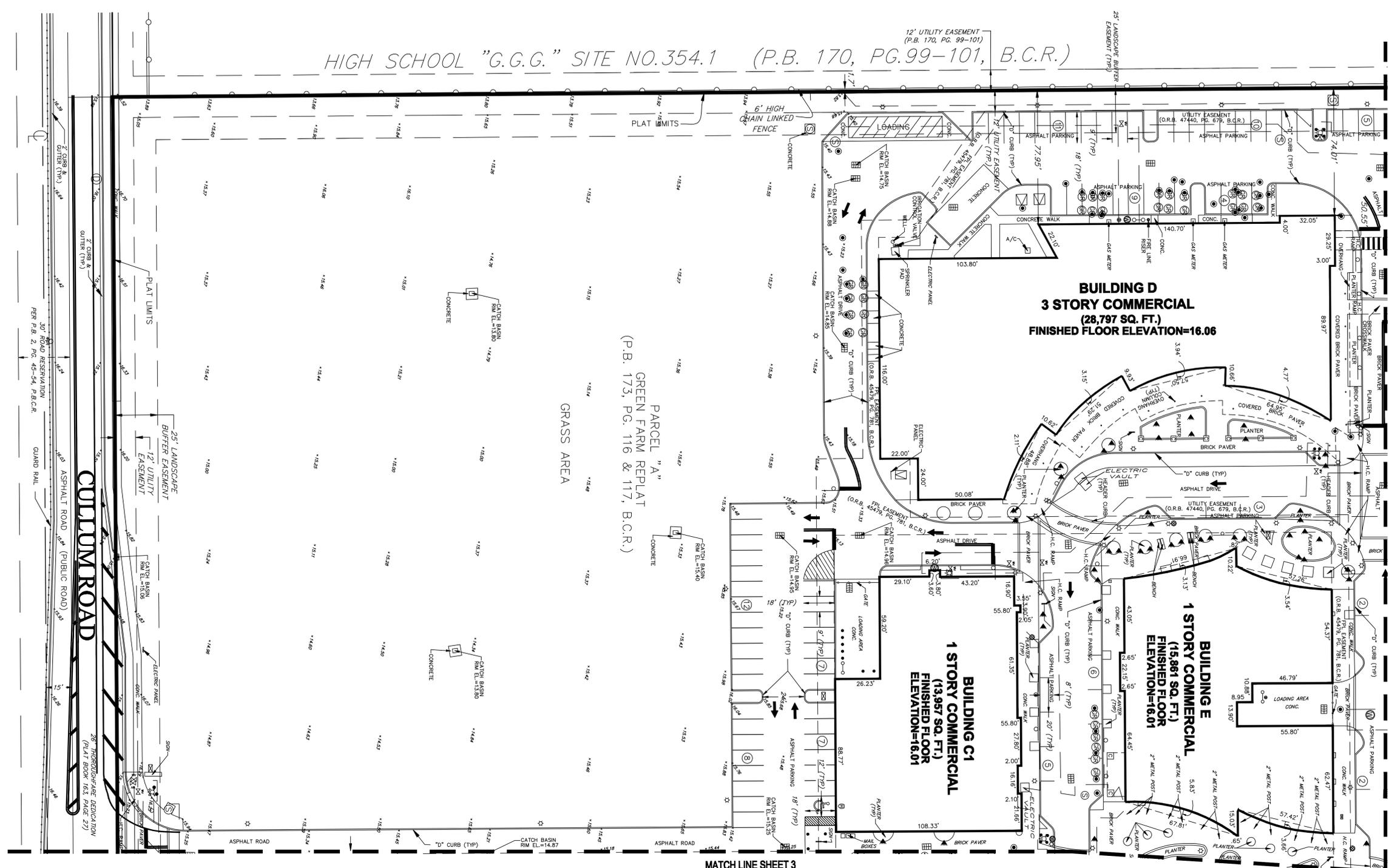
Table with columns: DATE, BY, CKD, FB/PG, SCALE, JOB NO. Includes job information for 05-272F and 7/22/10.

DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS. 12075 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065. (954)340-4025 Fax: (954)340-8584

HIGH SCHOOL "G.G.G." SITE NO.354.1 (P.B. 170, PG.99-101, B.C.R.)



LOCATION SKETCH
NOT TO SCALE



- LEGEND:
- M.N. INDICATES MONUMENT
 - F.N.D. INDICATES FOUND
 - R/W INDICATES RIGHT OF WAY
 - O.V.R. INDICATES OVERHEAD
 - P.P. INDICATES POWER POLE
 - REF. PT. INDICATES REFERENCE POINT
 - P.O.B. INDICATES POINT OF BEGINNING
 - O.R.B. INDICATES OFFICIAL RECORD BOOK
 - B.E. INDICATES DRAINAGE EASEMENT
 - S.L.E. INDICATES STREET LIGHT EASEMENT
 - F.P.L. INDICATES FLORIDA POWER & LIGHT
 - P.B. INDICATES PLAT BOOK
 - PG. INDICATES PAGE
 - I/R INDICATES IRON ROD
 - N/D INDICATES NAIL IN DISK
 - C.N.C. INDICATES CONCRETE
 - EL. INDICATES ELEVATION
 - C.B. INDICATES CATCH BASIN
 - M.H. INDICATES MANHOLE
 - G.V. INDICATES GATE VALVE
 - L.A.E. INDICATES LIMITED ACCESS EASEMENT
 - H.H. INDICATES HANDHOLE
 - H.C. INDICATES HANDICAP
 - P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
 - P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
 - B.C.R. INDICATES BROWARD COUNTY RECORDS
 - D.C. INDICATES DADE COUNTY RECORDS
 - D.C.R. INDICATES DADE COUNTY RECORDS
 - E.D.P. INDICATES EDGE OF PAVEMENT
 - E.L.E. INDICATES ELECTRIC
 - E.L.E.C. INDICATES ELECTRICITY EASEMENT
 - INDICATES DRAINAGE MANHOLE
 - INDICATES CABLE TV
 - INDICATES POLE ANCHOR
 - INDICATES WATER VALVE
 - INDICATES FIRE HYDRANT
 - INDICATES LIGHT POLE OR WALK LIGHT
 - INDICATES WOOD POWER POLE
 - INDICATES CONCRETE POWER POLE
 - INDICATES FIBER OPTIC RAISER
 - INDICATES CATCH BASIN
 - INDICATES F.P.L. PAD
 - INDICATES VENT TUBE
 - INDICATES SIAMESE CONNECTION
 - INDICATES SANITARY CONNECTION
 - INDICATES GREASE TRAP MANHOLE
 - INDICATES CONCRETE COLUMN
 - INDICATES FILLER MATCH
 - INDICATES BACK FLOW PREVENTER
 - INDICATES SINGLE POLE SIGN
 - INDICATES DOUBLE POLE SIGN
 - INDICATES NUMBER OF PARKING SPACES
 - INDICATES CLEAN-OUT
 - INDICATES DOUBLE DETECTOR CHECK VALVE
 - INDICATES GAS VALVE
 - INDICATES BOLLARD
 - INDICATES SANITARY MANHOLE
 - INDICATES CENTERLINE
 - INDICATES WATER METER
 - INDICATES ELECTRIC HANDHOLE
 - INDICATES NON-VEHICULAR ACCESS LINE
 - INDICATES HANDICAP SIGN
 - INDICATES TREE/PLANTER LIGHT
 - INDICATES TRASH CAN
 - INDICATES EXISTING ELEVATION

LEGAL DESCRIPTION:
 PARCEL "A", GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 LESS AND EXCEPT:
 THE FOLLOWING LAND AS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 45618, PAGE 1143, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF PARCEL "A", GREEN FARM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°59'31" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 01°18'28" AND AN ARC LENGTH OF 223.11 FEET; THENCE NORTH 02°20'54" EAST, A DISTANCE OF 8.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,787.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 80.00 FEET; THENCE SOUTH 02°20'54" WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°52'33" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.70 FEET, A CENTRAL ANGLE OF 00°31'39" AND AN ARC LENGTH OF 90.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°17'56" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,772.60 FEET, A CENTRAL ANGLE OF 01°18'26" AND AN ARC LENGTH OF 223.87 FEET; THENCE NORTH 02°25'01" WEST, A DISTANCE OF 2.91 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 999,307 SQUARE FEET (22.94 ACRES) MORE OR LESS.

- SURVEY NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED.
 - THIS SURVEY IS CLASSIFIED AS A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
 - THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB 6935" UNLESS OTHERWISE NOTED.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
 - THIS PROPERTY LIES IN FLOOD ZONE "X", BASE ELEV.=N/A; PER FLOOD INSURANCE RATE MAP NO. 12011C0115 F, COMMUNITY PANEL NO. 120031, DATED AUGUST 18, 1992, INDEX MAP DATED OCTOBER 2, 1997.
 - THIS SURVEY CONSISTS OF FIVE (5) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
 - THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS, SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
 - BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 2755 ELEVATION=15.348.

MAP OF BOUNDARY SURVEY
 FOR: GARRISON COCONUT CREEK, LLC

A PORTION OF PARCEL "A"
 GREEN FARM REPLAT
 (P.B. 173, PG. 116 & 117, B.C.R.)

REVISIONS	DATE	BY	CKD	FB/PG	SCALE:	JOB NO.:
REVISE TOPO ELEVATIONS	11/5/12	RRM	TD	FILE	1" = 30'	05-272F
UPDATE SURVEY/ADD TOPO	9/21/12	RRM	TD	FILE	FB/PG: N/A	CAD. LANGEN\05-272FINAL SEET 3
UPDATE SURVEY	5/10/12	RRM	TD	FILE	DRAWN BY: MMM/RRM	DATE: 7/22/10
UPDATE SURVEY	5/13/11	RRM	TD	FILE	CKD. BY: TD	PROB. FILE: LANGEN

DAVID & GERCHAR, INC.
 SURVEYORS AND MAPPERS
 12075 N.W. 40th Street, Bay 1
 Coral Springs, Florida 33065
 (954)340-4025 Fax: (954)340-8584



LOCATION SKETCH
NOT TO SCALE

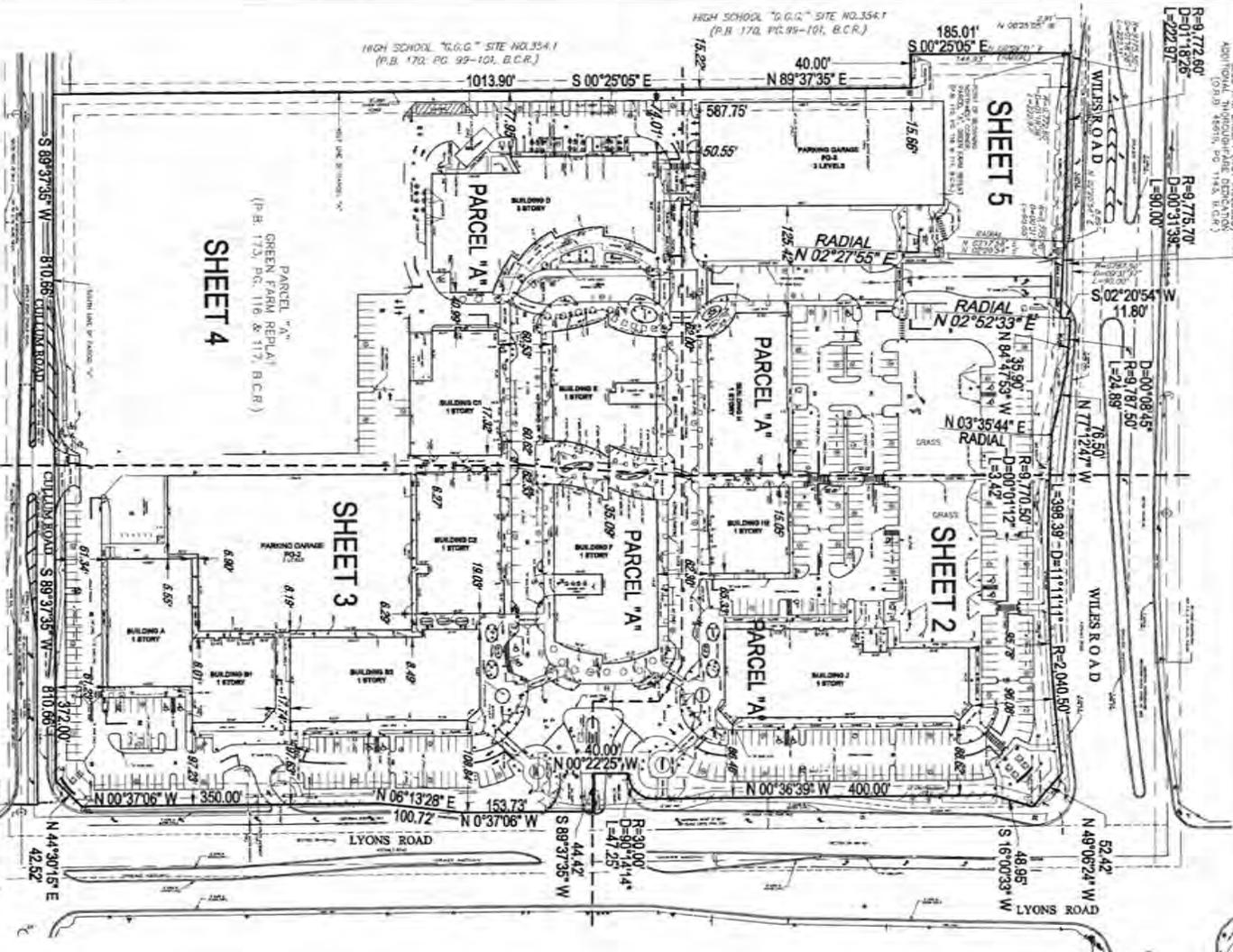
DATE: 12/22/2011
DRAWN BY: J. G. G. SITE NO. 354-1
PROJECT: HIGH SCHOOL "G.G.G." SITE NO. 354-1 (P.B. 173, PG. 99-101, B.C.R.)

THIS SURVEY IS CONDUCTED TO RECONSTRUCT THE BOUNDARY OF PARCEL "A" AS SHOWN ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE BOUNDARY OF PARCEL "A" IS SHOWN ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE BOUNDARY OF PARCEL "A" IS SHOWN ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE BOUNDARY OF PARCEL "A" IS SHOWN ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE BOUNDARY OF PARCEL "A" IS SHOWN ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		
11	REVISION		
12	REVISION		
13	REVISION		
14	REVISION		
15	REVISION		
16	REVISION		
17	REVISION		
18	REVISION		
19	REVISION		
20	REVISION		
21	REVISION		
22	REVISION		
23	REVISION		
24	REVISION		
25	REVISION		
26	REVISION		
27	REVISION		
28	REVISION		
29	REVISION		
30	REVISION		
31	REVISION		
32	REVISION		
33	REVISION		
34	REVISION		
35	REVISION		
36	REVISION		
37	REVISION		
38	REVISION		
39	REVISION		
40	REVISION		
41	REVISION		
42	REVISION		
43	REVISION		
44	REVISION		
45	REVISION		
46	REVISION		
47	REVISION		
48	REVISION		
49	REVISION		
50	REVISION		
51	REVISION		
52	REVISION		
53	REVISION		
54	REVISION		
55	REVISION		
56	REVISION		
57	REVISION		
58	REVISION		
59	REVISION		
60	REVISION		
61	REVISION		
62	REVISION		
63	REVISION		
64	REVISION		
65	REVISION		
66	REVISION		
67	REVISION		
68	REVISION		
69	REVISION		
70	REVISION		
71	REVISION		
72	REVISION		
73	REVISION		
74	REVISION		
75	REVISION		
76	REVISION		
77	REVISION		
78	REVISION		
79	REVISION		
80	REVISION		
81	REVISION		
82	REVISION		
83	REVISION		
84	REVISION		
85	REVISION		
86	REVISION		
87	REVISION		
88	REVISION		
89	REVISION		
90	REVISION		
91	REVISION		
92	REVISION		
93	REVISION		
94	REVISION		
95	REVISION		
96	REVISION		
97	REVISION		
98	REVISION		
99	REVISION		
100	REVISION		

- SURVEY NOTES:
- 1) BOUNDARY SHOWN HEREON ARE BASED ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - 2) UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED.
 - 3) THIS SURVEY IS CLASSIFIED AS "MAP OF BOUNDARY SURVEY" OF CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 410.027, FLORIDA STATUTES AS AMENDED.
 - 4) THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT A SURVEYOR'S AND ORIGINAL UNDELETED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 5) ALL PROPERTY CORNERS ARE SET 1/2" HIGH RED WOOD CAP STAMPED "J.G.G." UNLESS OTHERWISE NOTED.
 - 6) ELEVATIONS SHOWN HEREON ARE BASED ON THE DATUM OF GEODESIC SURFACE, DATUM 1988/1985 OF 1988.
 - 7) THIS PROPERTY LIES IN PLUSS ZONE "C" (SEE 2247-114-10), PER FLORIDA INSURANCE RATE MAP NO. 2207-2011A, COUNTY OF BROWARD, FLORIDA, EFFECTIVE 10/1/2011. THIS MAP SHOULD BE USED IN CONJUNCTION WITH THE 2011 ZONING ORDINANCE OF BROWARD COUNTY, FLORIDA.
 - 8) THIS SURVEY COVERS THE (0) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
 - 9) THE UNDERGROUND AND SURFACE AREAS OF THE PROPERTY ARE NOT SHOWN ON THIS MAP. THE INFORMATION REFLECTED HEREON PERTAINS TO THE BOUNDARY OF THE PROPERTY. ANY CHANGES TO THE BOUNDARY, INCLUDING ANY ADJUSTMENTS, ARE NOT SHOWN ON THIS MAP. THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND COURTESY BY OTHER APPROPRIATE TITLE INVESTIGATIONS. LANDS SHOWN HEREON WERE NOT ADJUSTED FOR RECORDS OF ANY AREAS OR BASEMENTS OF RECORD.
 - 10) BENCHMARK OF BROWARD COUNTY BENCHMARK 7755 IS ELEVATION 152.248.

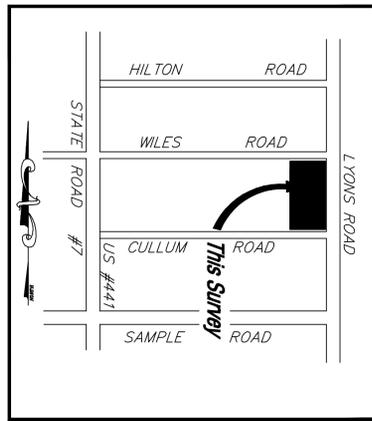


MAP OF BOUNDARY SURVEY
FOR: GARRISON COCONUT CREEK, LLC

A PORTION OF PARCEL "A"
GREEN FARM REPLAT
(P.B. 173, PG. 116 & 117, B.C.R.)

NO.	DATE	BY	CHK	FILED	SCALE	JOB NO.
1	11/13/11	JG	JK	FILE	1" = 40'	11-277
2	11/13/11	JG	JK	FILE	1" = 40'	11-277
3	11/13/11	JG	JK	FILE	1" = 40'	11-277
4	11/13/11	JG	JK	FILE	1" = 40'	11-277
5	11/13/11	JG	JK	FILE	1" = 40'	11-277
6	11/13/11	JG	JK	FILE	1" = 40'	11-277
7	11/13/11	JG	JK	FILE	1" = 40'	11-277
8	11/13/11	JG	JK	FILE	1" = 40'	11-277
9	11/13/11	JG	JK	FILE	1" = 40'	11-277
10	11/13/11	JG	JK	FILE	1" = 40'	11-277

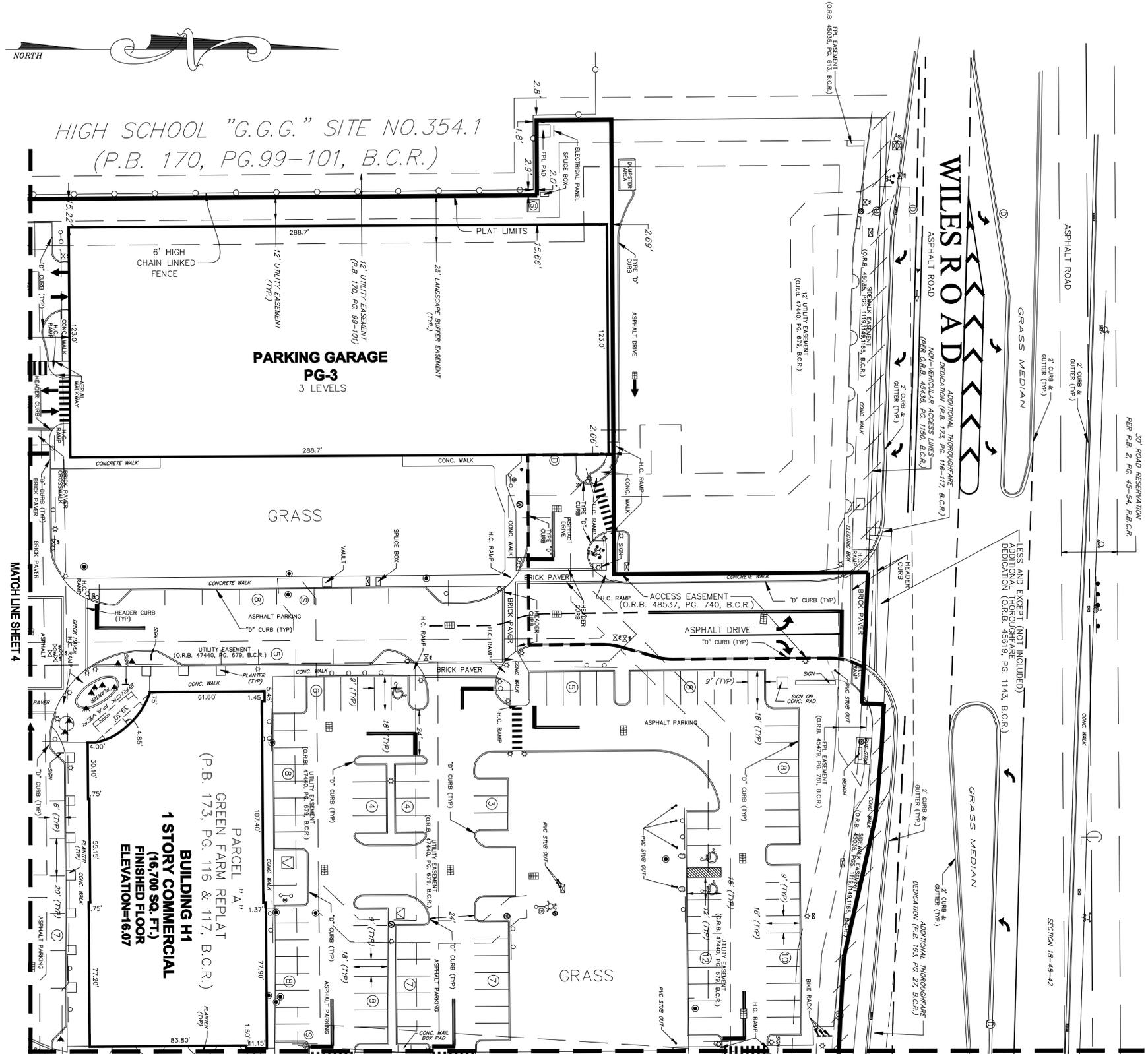
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
11111 N. W. 11th Ave., Suite 200
Fort Lauderdale, FL 33304
(954) 462-2222 Fax: (954) 462-2222



LOCATION SKETCH
NOT TO SCALE

LEGEND:

- | | | | | | |
|----------|-----------------------------------|------------------------------------|--|---|---------------------------------------|
| M.N. | INDICATES MONUMENT | P. R. M. | INDICATES PERMANENT REFERENCE MONUMENT | ⊕ | INDICATES VENT TUBE |
| F.N.D. | INDICATES FOUND | P. B. C. R. | INDICATES PALM BEACH COUNTY RECORDS | ⊕ | INDICATES SIAMESE CONNECTION |
| R/W | INDICATES RIGHT OF WAY | B. C. R. | INDICATES BROWARD COUNTY RECORDS | ⊕ | INDICATES GREASE TRAP MANHOLE |
| O.H. | INDICATES OVERHEAD | P. D. C. | INDICATES POINT OF COMMENCEMENT | ⊕ | INDICATES CONCRETE COLUMN |
| P.P. | INDICATES POWER POLE | D. C. R. | INDICATES DADE COUNTY RECORDS | ⊕ | INDICATES FILLER HATCH |
| REF. PT. | INDICATES REFERENCE POINT | E. D. P. | INDICATES EDGE OF PAVEMENT | ⊕ | INDICATES BACK FLOW PREVENTER |
| P. O. B. | INDICATES POINT OF BEGINNING | ELEC. | INDICATES ELECTRIC | ⊕ | INDICATES SINGLE POLE SIGN |
| O.R.B. | INDICATES OFFICIAL RECORD BOOK | U.E. | INDICATES UTILITY EASEMENT | ⊕ | INDICATES DOUBLE POLE SIGN |
| D.E. | INDICATES DRAINAGE EASEMENT | INDICATES DRAINAGE MANHOLE | | ⊕ | INDICATES NUMBER OF PARKING SPACES |
| S.L.E. | INDICATES STREET LIGHT EASEMENT | INDICATES UTILITY EASEMENT | | ⊕ | INDICATES CLEAN-OUT |
| F.P.L. | INDICATES FLORIDA POWER & LIGHT | INDICATES DRAINAGE MANHOLE | | ⊕ | INDICATES DOUBLE DETECTOR CHECK VALVE |
| P.B. | INDICATES PLAT BOOK | INDICATES CABLE TV | | ⊕ | INDICATES GAS VALVE |
| P.S. | INDICATES PAGE | INDICATES POLE ANCHOR | | ⊕ | INDICATES BOLLARD |
| I.R. | INDICATES IRON ROD | INDICATES WATER VALVE | | ⊕ | INDICATES SANITARY MANHOLE |
| N/D | INDICATES NAIL IN DISK | INDICATES FIRE HYDRANT | | ⊕ | INDICATES CENTERLINE |
| CONC. | INDICATES CONCRETE | INDICATES LIGHT POLE OR WALK LIGHT | | ⊕ | INDICATES WATER METER |
| C.B. | INDICATES CATCH BASIN | INDICATES WOOD POWER POLE | | ⊕ | INDICATES ELECTRIC HANDHOLE |
| M.H. | INDICATES MANHOLE | INDICATES CONCRETE POWER POLE | | ⊕ | INDICATES NON-VEHICULAR ACCESS LINE |
| G.V. | INDICATES GATE VALVE | INDICATES FIBER OPTIC RAISER | | ⊕ | INDICATES HANDICAP SIGN |
| L.A.E. | INDICATES LIMITED ACCESS EASEMENT | INDICATES CATCH BASIN | | ⊕ | INDICATES TREE/PLANTER LIGHT |
| H.H. | INDICATES HANDHOLE | INDICATES F. P. L. PAD | | ⊕ | INDICATES TRASH CAN |
| H.C. | INDICATES HANDICAP | INDICATES EXISTING ELEVATION | | ⊕ | |



LEGAL DESCRIPTION:
 PARCEL "A", GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 LESS AND EXCEPT:
 THE FOLLOWING LAND AS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 45619, PAGE 1143, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF PARCEL "A", GREEN FARM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH AND TO WHICH A RADIAL LINE BEARS NORTH 00°58'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 01°18'28" AND AN ARC LENGTH OF 223.11 FEET; THENCE NORTH 02°20'54" EAST, A DISTANCE OF 8.85 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,787.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 90.00 FEET; THENCE SOUTH 02°20'54" WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 90.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°17'58" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,772.60 FEET, A CENTRAL ANGLE OF 01°18'26" AND AN ARC LENGTH OF 222.97 FEET; THENCE NORTH 00°25'05" WEST, A DISTANCE OF 2.91 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 999,307 SQUARE FEET (22.94 ACRES) MORE OR LESS.

- SURVEY NOTES:**
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - 2) UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED.
 - 3) THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
 - 4) THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 5) ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB 6935" UNLESS OTHERWISE NOTED.
 - 6) ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
 - 7) THIS PROPERTY LIES IN FLOOD ZONE "X", BASE ELEV.=N/A, PER FLOOD INSURANCE RATE MAP NO. 12011C0115 F, COMMUNITY PANEL NO. 120031, DATED AUGUST 18, 1992, INDEX MAP DATED OCTOBER 2, 1997.
 - 8) THIS SURVEY CONSISTS OF FIVE (5) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
 - 9) THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS, SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
 - 10) BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 2755 ELEVATION=15.348.

MAP OF BOUNDARY SURVEY				A PORTION OF PARCEL "A"			
FOR: GARRISON COCONUT CREEK, LLC				GREEN FARM REPLAT			
(P.B. 173, PG. 99-101, B.C.R.)				(P.B. 173, PG. 116 & 117, B.C.R.)			
REVISIONS		DATE	BY	CKD	FB/PG	SCALE:	JOB NO:
						1" = 30'	05-272F
						FB/PG:	CAD. LANGEN\05-
						N/A	-272FINAL SHEET
						DRAWN BY:	DATE:
						MMM/RRM	7/22/10
						CKD. BY:	PROB. FILE:
						TD	LANGEN
REVISE TOPO. ELEVATIONS		11/5/12	RRM	TD	FILE	DAVID & GERCHAR, INC.	
UPDATE SURVEY/ADD TOPO		9/21/12	RRM	TD	FILE	SURVEYORS AND MAPPERS	
UPDATE SURVEY		5/10/12	RRM	TD	FILE	12075 N.W. 40th Street, Bay 1	
UPDATE SURVEY		5/13/11	RRM	TD	FILE	Coral Springs, Florida 33065	
						(954)340-4025 • Fax: (954)340-8584	

HIGH SCHOOL "G.G.G." SITE NO.354.1 (P.B. 170, PG.99-101, B.C.R.)

HIGH SCHOOL "G.G.G." SITE NO.354.1 (P.B. 170, PG.99-101, B.C.R.)

PER SURVEY BY
DAVID & GERCHAR, INC.

USES	EXISTING BUILDING SF	PROPOSED BUILDING SF	FUTURE SF	EXISTING CANOPY SF	PROPOSED CANOPY SF	TOTAL SF
Ground Floor Commercial	188,354	5,500	1,000	5,831	600	211,285
2nd Floor Commercial	0	0	0	0	0	0
3rd Floor Commercial	0	0	0	0	0	0
Commercial Subtotal	188,354	5,500	1,000	5,831	600	211,285
Office Use	4,116	59,000	1,140	738	0	64,994
Movie Theater (up to 1800 seats)	0	0	0	0	0	0
Office Use	45,154	0	75,840	0	0	121,000
Total	237,624	64,500	76,840	6,569	600	386,133
Total Existing and Proposed Building	237,624	64,500	76,840	6,569	600	386,133

NOTES:

FIVE PERCENT (5%) OF ALL PARKING SPACES WILL BE ALLOCATED FOR LOW EMISSION AND FUEL EFFICIENT VEHICLES. THESE SPACES WILL BE LOCATED IN PREFERRED AREAS AND WILL HAVE SPACES IN FRONT OF EACH SPACE. STAGING "HYBRID ONLY" - NO SUV*. EXACT SPACES TO BE DESIGNATED AND COORDINATED WITH THE OWNER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

Parking Spaces	Ground	2nd	3rd	Total
Bldg. L	17	17	17	51
S. of Bldg. T	34	34	34	102
E. of Bldg. T	156	156	156	468
W. of Bldg. T	47	47	47	141
N. of Bldg. J	22	22	22	66
N. of Bldg. J	24	24	24	72
E. of Bldg. J	63	63	63	189
E. of Bldg. A	44	44	44	132
E. of Bldg. F	39	39	39	117
S. of Bldg. A	23	23	23	69
E. of Bldg. G	5	5	5	15
N.E. of Bldg. H1, H2	95	95	95	285
E. of Bldg. K	76	76	76	228
N. of Bldg. G	5	5	5	15
E. of Bldg. G	11	11	11	33
N. of Bldg. E, F	24	24	24	72
S. of Bldg. E, F	28	28	28	84
E. of Bldg. D	3	3	3	9
W. of Bldg. D	39	39	39	117
PG-3	62	112	102	276
PG-2	105	148	91	344
Total This Phase	918	259	193	1,370

Parking Req. (3 per 1,000 SF) 336,026 SF 1,008 spaces

Total Parking Prov. 1,369 spaces

Category	Count
Handicap Parking Count	27
H.C. Prov. (1,369 spaces x 0.2%)	27
H.C. Req.	30

Category	Area	%
Required Open Space (all previous areas)	1,001,053	100
Total Site Area	160,168.48	16
Total (provided as below)	174,386.34	17.42
Perimeter Greenways Trails	52,568.91	5.25
Landscape Buffers	22,396.44	2.24
Other Previous Areas	99,420.99	9.93

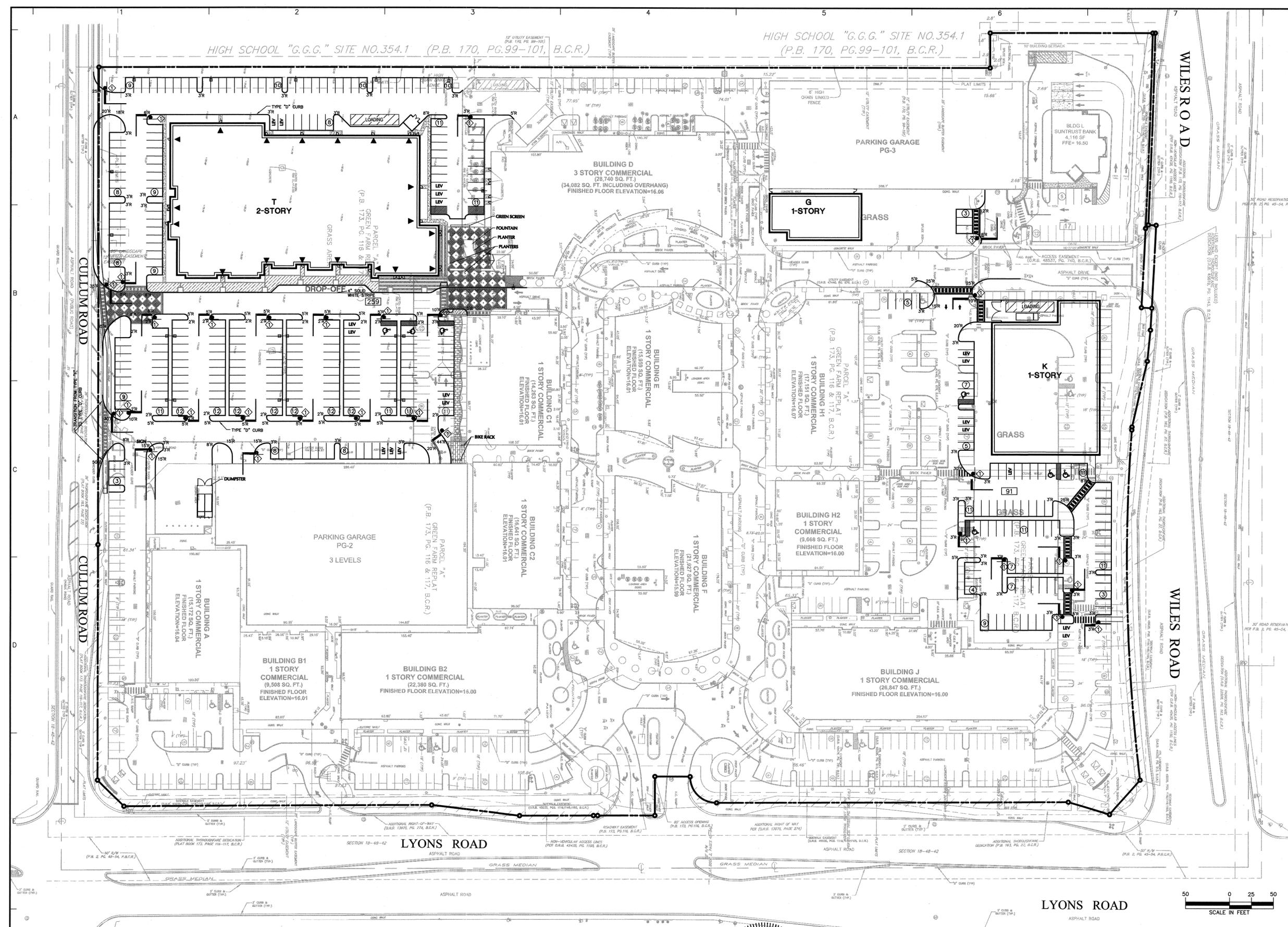
Category	Area	%
Open Space (hardscape/non-pervious)	1,001,053	100
Total Site Area	200,210.60	20
Total (provided as below)	250,680	25.04
Perimeter Greenways Trails	14,771.45	1.45
Plazas	139,417.89	13.92
Pedestrian Arcades	96,549.16	9.64

The Landscaping/Green area within plazas and pedestrian areas is 102,838 SF = 43%

- NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC. ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC REFERENCE DATUM 1988. PROPERTY IS LOCATED IN FLOOD ZONE "M" BASE ELEV. = N/A.
 - CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - RESERVED.
 - 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 "T" 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 AND COORDINATION WITH THE CITY.
 - 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/SEABACK ALONG LYONS AND WILES ROADS REQUIRED BY MAINSTREET STANDARDS HAS BEEN MOVED TO 18-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 8, 2008.
 - CONSTRUCTION OF CULLUM 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 PMDD APPROVAL.
 - POTENTIAL OUTDOOR DINING AREAS SHALL BE PERMITTED AT ALL SIDES OF BUILDINGS "E" & "F", AND IN FRONT OF BUILDING "D" PROVIDED THAT ADA REQUIRED CLEARANCES ARE MAINTAINED.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- BUILDING
- PROPOSED CURB (TYPE "D" & "T")
- SITE VISIBILITY TRIANGLE AREA
- STOP SIGN (R1-1)
- DO NOT ENTER SIGN (R5-1)
- ACCESSIBLE PARKING SPACE SIGN
- ONE WAY SIGN (R6-1)
- RIGHT TURN ONLY SIGN (R3-5)
- NO LEFT TURN (R3-2)
- STRAIGHT AND RIGHT TURN ARROW (R3-6)
- KEEP RIGHT (R4-7B)
- PARKING SPACE ROW COUNT
- PARKING SPACE AREA COUNT
- LOW EMISSIONS VEHICLES PARKING SPACES
- ACCESSIBLE CURB RAMP
- BENCH
- DECORATIVE HARDSCAPE/CROSSWALKS (REFER TO LANDSCAPE SITE PLAN AND DETAILS. SEE NOTE #9)
- PAINTED CROSSWALK
- AREA FREE OF SIGHT OBSTRUCTIONS (SIGHT VISIBILITY TRIANGLES)
- BIKE RACK
- DUMPSTER
- RECYCLE CONTAINERS
- TRASH COMPACTOR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE & DOMESTIC BACKFLOW PREVENTERS
- LIGHT FIXTURES



**SCHEMATIC-PMDD
SUBMISSION
NOT FOR CONSTRUCTION**

Date	Description	No.
02/22/13	REVISED PER PMDD COMMENTS DATED 01/07/13	3
01/29/13	REVISED TABLES	2
12/14/12	REVISED PER PMDD COMMENTS DATED 11/28/2012	1
Date	Description	No.
REVISIONS		

Professional Engineer Seal for Eric B. Schmitt, No. 62198, State of Florida. License No. 62196.

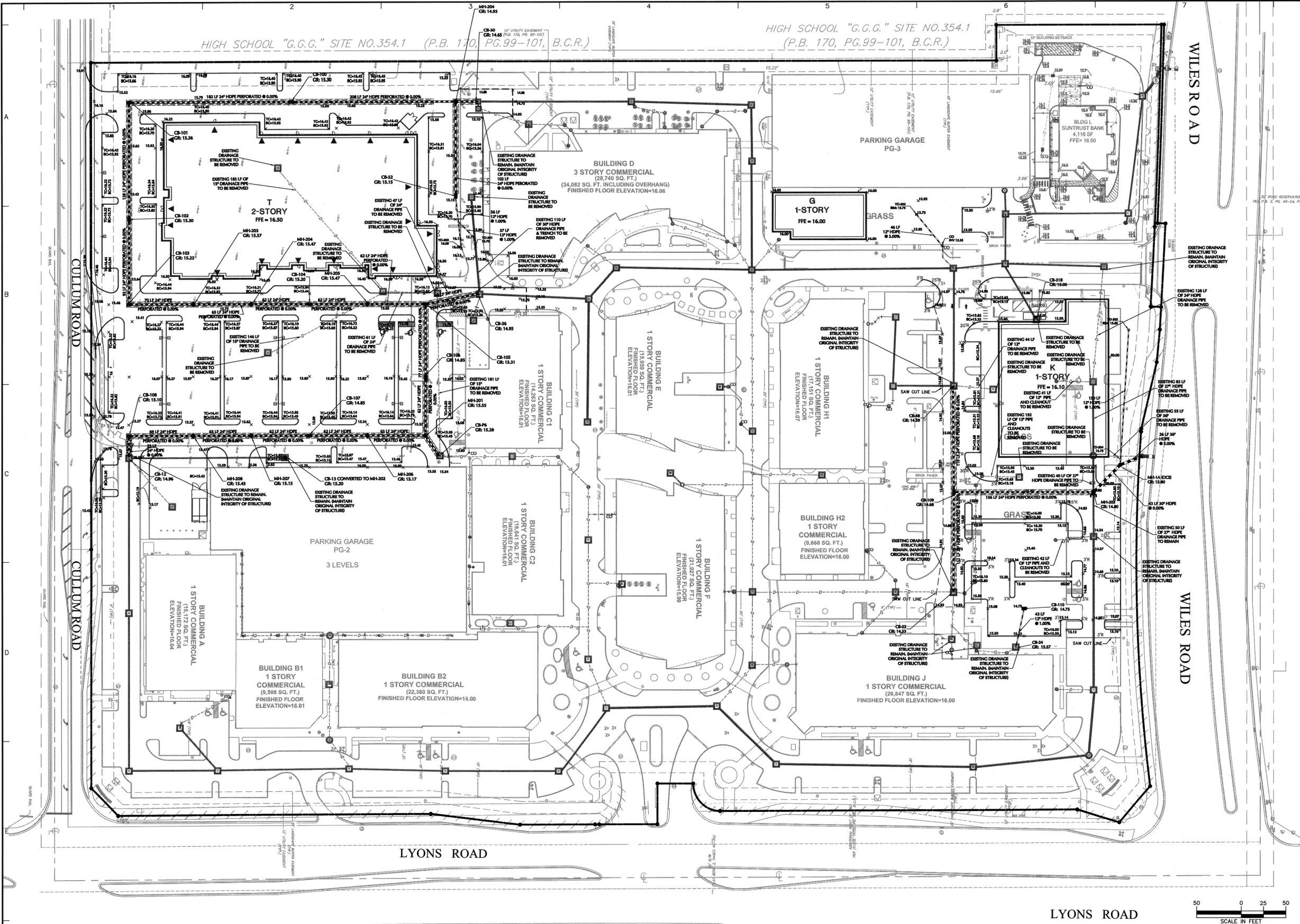
LANGAN
15150 N.W. 7th Court, Suite 200, Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
ABU DHABI ATYENS DUBAI
DUBAI ISTANBUL

Project: **THE PROMENADE AT COCONUT CREEK**
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: **SITE PLAN**
Project No. **006110506**
Date: **NOVEMBER 12, 2012**
Scale: **1" = 50'**
Drawn By: **TMR**
Chkd. By: **EBS**

Drawing No. **C-2**
Sheet 2 of x

NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING PROJECT NO. 006110506 THE PROMENADE AT COCONUT CREEK



PER SURVEY BY
DAVID & GERCHAR, INC.

NOTES:

- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC. ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
- REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
- 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.
- LONGITUDINAL SLOPES IN PAVED AREAS SHALL BE MINIMUM .4%.
- POLLUTION RETARDANT Baffles (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES. REFER TO DETAIL.

Storm Sewer
Min. Pipe Size
Pipe Material

15 IN.
HDPE

EXISTING UTILITIES AND DRAINAGE LOCATED BENEATH PROPOSED BUILDINGS "K" AND "T" WILL BE REMOVED OR RELOCATED AS NECESSARY.

LEGEND	
	PARCEL "A" BOUNDARY (PLAT LIMIT)
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CURB
	EXISTING CURB
	GAS LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	POWERLINE
	UTILITY EASEMENT
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED EXFILTRATION TRENCH
	EXISTING EXFILTRATION TRENCH
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT AND VALVE
	PROPOSED FIRE HYDRANT AND VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED SANITARY MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DOMESTIC WATER METER
	PROPOSED GRADES
	EXISTING GRADES

**SCHEMATIC-PMDD
SUBMISSION
NOT FOR CONSTRUCTION**

Date	Description	No.
12/14/12	REVISED PER PMDD COMMENTS DATED 11/28/2012	1
REVISIONS		

ERIC B. SCHWARTZ, P.E.
 PROFESSIONAL ENGINEER FL LIC. No. 62196

15150 N.W. 79th Court, Suite 200, Miami Lakes, FL 33016
 T: 781.294.7200 F: 781.294.7201 www.langan.com
 NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
 PENNSYLVANIA CONNECTICUT FLORIDA
 ABU DHABI ATHENS SOCHI
 DUBAI ISTANBUL
 Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and Landscaping Architecture, D.P.C.
 Langan International LLC
 (subsidiaries of Langan)
 FL CERTIFICATE OF AUTHORIZATION No. 00008601

Project
THE PROMENADE AT COCONUT CREEK
 CITY OF COCONUT CREEK
 BROWARD COUNTY FLORIDA

Drawing Title
PAVING GRADING AND DRAINAGE PLAN

Project No. 006110506	Drawing No. C-4
Date NOVEMBER 12, 2012	
Scale 1" = 50'	
Drawn By TMR	
Chkd. By EBS	Sheet 4 of x

PROJECT No. 006110506 THE PROMENADE AT COCONUT CREEK NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING LANGAN

PER SURVEY BY
DAVID & GERCHAR, INC.

Water Line Fitting Legend	
A	8" x 8" x 8" Tee
B	8" x 8" x 6" Tee
C	8" - 90° Bend
D	8" - 45° Bend
E	8" - 22.5° Bend
F	6" - 90° Bend
G	6" - 45° Bend
H	8" x 8" Cross
I	6" x 6" x 6" Tee
J	12" x 12" Cross

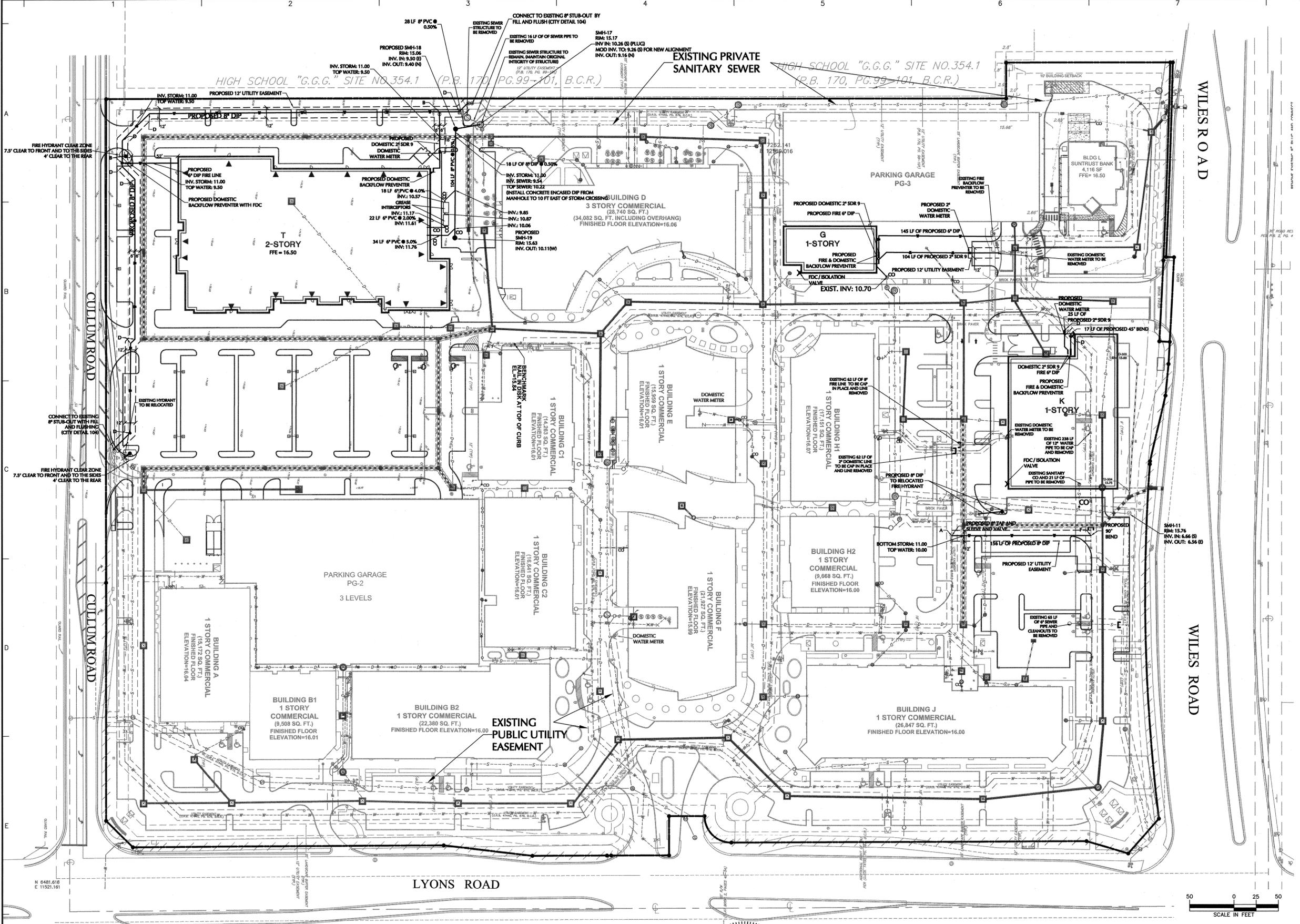
Water
Min. Pipe Size (On Site Main) 8 IN.
Min. Pipe Size (Fire Services) 6 IN.
Min. Pipe Size (Domestic Services) 2 IN.
Pipe Material (4" & Larger) Cement Lined DIP (CLASS 51)
Pipe Material (2" & Smaller) Polyethylene/ SDR 9

Max. Hydrant Spacing 300 FT Radius

- DESIGN NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC. ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - INSTALL MINIMUM TWO BOLLARDS BETWEEN BACKFLOW PREVENTER AND LOADING/COMPACTOR LOCATION. REFER TO BOLLARD DETAIL, SHEET C-9.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND EXCEPT FOR ELECTRICAL LINES WITH A RATE LOAD OF 23K OR GREATER, IF ANY EXIST.
 - PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED TO HAVE AT A MINIMUM A 10 FEET HORIZONTAL SEPARATION AND AN 18 INCH VERTICAL SEPARATION.
 - REFER TO DRAWINGS PREPARED BY THE MEP ENGINEER FOR PROPOSED ELECTRIC, TELEPHONE, CABLE AND GAS UTILITY DESIGN.
 - REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL NOTES.
 - ON-SITE WATER MAIN SHALL BE 8-INCH MINIMUM AND ALL WATER SERVICE CONNECTIONS FROM THE ON-SITE WATER MAIN TO THE BUILDINGS SHALL BE 8-INCH MINIMUM. PIPE SIZES SHALL BE CONFIRMED BY THE MEP AND FIRE PROTECTION DESIGNERS PRIOR TO INSTALLATION.
 - 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.
 - 6-INCH FIRE AND 2 INCH DOMESTIC BACKFLOW PREVENTERS SHALL BE INSTALLED ON ALL BUILDING SERVICE LINES WITHIN 5 FEET OF THE BUILDING.
 - ELECTRIC, TELEPHONE & CABLE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO CONSTRUCT THESE FACILITIES BASED ON OTHERS.
 - PIPED CONNECTIONS BETWEEN BACKFLOW PREVENTORS AND FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE INTERNAL TO THE BUILDING AND PER PLANS PREPARED BY THE MEP/FIRE PROTECTION CONSULTANT.

EXISTING UTILITIES AND DRAINAGE LOCATED BENEATH PROPOSED BUILDINGS "K" AND "T" WILL BE REMOVED OR RELOCATED AS NECESSARY.

LEGEND	
	PARCEL "A" BOUNDARY (PLAT LIMIT)
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CURB
	EXISTING CURB
	GAS LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	POWERLINE
	UTILITY EASEMENT
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED EXFILTRATION TRENCH
	EXISTING EXFILTRATION TRENCH
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT AND VALVE
	PROPOSED FIRE HYDRANT AND VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED SANITARY MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DOMESTIC WATER METER
	PROPOSED GRADES
	EXISTING GRADES



**SCHEMATIC-PMDD
SUBMISSION
NOT FOR CONSTRUCTION**

REVISIONS	Date	Description	No.
	02/22/13	REVISED PER PMDD COMMENTS DATED 01/07/2013	2
	12/14/12	REVISED PER PMDD COMMENTS DATED 11/28/2012	1

LANGAN
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com

ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Planning and Architecture, D.P.C.
Langan International LLC
Consolidated under the laws of the State of Florida

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
City of Coconut Creek, Florida

Drawing Title: WATER AND SEWER PLAN

Project No. 006110506
Date: NOVEMBER 12, 2012
Scale: 1" = 50'
Drawn By: TMR
Chkd. By: EBS

Drawing No. C-5
Sheet 5 of x

LANGAN
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com

ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Planning and Architecture, D.P.C.
Langan International LLC
Consolidated under the laws of the State of Florida

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
City of Coconut Creek, Florida

Drawing Title: WATER AND SEWER PLAN

Project No. 006110506
Date: NOVEMBER 12, 2012
Scale: 1" = 50'
Drawn By: TMR
Chkd. By: EBS

Drawing No. C-5
Sheet 5 of x

LANGAN
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com

ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Planning and Architecture, D.P.C.
Langan International LLC
Consolidated under the laws of the State of Florida

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
City of Coconut Creek, Florida

Drawing Title: WATER AND SEWER PLAN

Project No. 006110506
Date: NOVEMBER 12, 2012
Scale: 1" = 50'
Drawn By: TMR
Chkd. By: EBS

Drawing No. C-5
Sheet 5 of x

LANGAN
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com

ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Planning and Architecture, D.P.C.
Langan International LLC
Consolidated under the laws of the State of Florida

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
City of Coconut Creek, Florida

Drawing Title: WATER AND SEWER PLAN

Project No. 006110506
Date: NOVEMBER 12, 2012
Scale: 1" = 50'
Drawn By: TMR
Chkd. By: EBS

Drawing No. C-5
Sheet 5 of x

LANGAN
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com

ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Planning and Architecture, D.P.C.
Langan International LLC
Consolidated under the laws of the State of Florida

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
City of Coconut Creek, Florida

Drawing Title: WATER AND SEWER PLAN

Project No. 006110506
Date: NOVEMBER 12, 2012
Scale: 1" = 50'
Drawn By: TMR
Chkd. By: EBS

Drawing No. C-5
Sheet 5 of x

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506 NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING LANGAN