

NOTE: NO MODIFICATIONS TO EXISTING LANDSCAPING, PAVEMENT OR CURBING

DEVELOPER: AMERCO REAL ESTATE / U-HAUL CO. OF FLORIDA
 CONTACT: DAVID POLLOCK
 2727 N CENTRAL AVE #9N
 PHOENIX, AZ 85004
 602-263-6502 EXT: 615126

PROJECT NAME: STORAGE T.I. @ COCONUT CREEK
 MUNICIPALITY: COCONUT CREEK, FL
 PROJECT ADDRESS: 5431 JOHNSON ROAD
 PARCEL ID: 484206-44-0010
 LAND AREA: 202,963 S.F. (4.659 ACRES)
 BUILDING FOOTPRINT: 73,917 S.F.
 LANDSCAPE: 66,095 S.F.
 PAVING & SIDEWALK: 62,951 S.F.

BUILDING AREA:
 1ST FLOOR: 73,917 S.F.
 2ND FLOOR: 48,422 S.F.
 3RD FLOOR: 48,422 S.F.
 TOTAL GROSS S.F.: 170,761 S.F.

TOTAL LOT COVERAGE: 73,917 / 202,963 = 36.42%
 FLOOR AREA RATIO: 170,761 / 202,963 = 84.13%
 IMPERVIOUS SURFACE: 136,868 / 202,963 = 66.743%

LANDSCAPING REQUIRED:
 20% MIN OPEN SPACE REQ'D = 40,593 S.F. - 66,095 S.F. EXISTING
 20' LANDSCAPE BUFFER REQ'D - 20' BUFFER EXISTING
 2 TREES & 5 SHRUBS PER 1000 S.F. REQ'D & IS EXISTING
 REPLACE ALL DAMAGED OR REMOVED PLANT MATERIALS PER LOCAL ARBORIST DIRECTIONS

ZONING PER LAND DEVELOPMENT CODE: IO-1 INDUSTRIAL OFFICE
 LAND USE PER GENERAL PLAN: INDUSTRIAL
 PLAT NAME: COCONUT CREEK SELF STORAGE PLAT
 PLAT DATE: RECORDED 3 / 12 / 2008
 PLAT NUMBER: PLAT BOOK 177, PAGES 175 - 176
 EXISTING USE: SELF STORAGE WAREHOUSE W/ 30% ANCILLARY OFFICE OR COMMERCIAL
 PROPOSED USE: SELF STORAGE WAREHOUSE W/ ACCESSORY TRUCK RENTAL
 SPECIAL LAND USE: REQUEST APPROVAL OF A SPECIAL LAND USE PERMIT TO ALLOW TRUCK AND TRAILER RENTAL AS AN ACCESSORY USE TO ALLOW A.R.E.C.'S NEW U-HAUL SELF STORAGE & MOVING CENTER OF COCONUT CREEK
 SITE PLAN MOD: REQUEST APPROVAL OF A SITE PLAN MODIFICATION TO THE SITE PLAN, BUILDING DESIGN, ETC. TO ALLOW A.R.E.C.'S NEW U-HAUL SELF STORAGE & MOVING CENTER OF COCONUT CREEK APPLICATION INCLUDES NEW ELEVATOR, NEW SELF-STORAGE (NOT OCCUPIABLE SPACE), NEW CUSTOMER STORAGE PARKING SPACES, AND NEW DISPATCH & RECEIVING BAY.

SITE PLAN GENERAL NOTES:
 1. CONSTRUCTION TRAILER SHALL NOT BE LOCATED ADJACENT TO MAJOR THOROUGHFARES.
 2. ALL NEW MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
 3. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH PARKING ANALYSIS AND PARKING PLAN DATA AS NOTED.
 4. ALL SIGNS ARE SUBJECT TO THE STANDARDS OF SUBDIVISION 5 REGULATIONS FOR THE USE AND CONTROL OF SIGNS.
 5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

SITE DATA

ORIGINAL FACILITY ANALYSIS		PROPOSED U-HAUL ANALYSIS	
USERS:		USERS:	
1st FLOOR	OFFICE, RETAIL, MISC., RV AND STORAGE (NOT OCCUPIABLE SPACE)	1st FLOOR	RETAIL, MISC., RV AND STORAGE (NOT OCCUPIABLE SPACE)
2nd FLOOR	STORAGE (NOT OCCUPIABLE SPACE)	2nd FLOOR	STORAGE (NOT OCCUPIABLE SPACE)
3rd FLOOR	STORAGE (NOT OCCUPIABLE SPACE)	3rd FLOOR	STORAGE (NOT OCCUPIABLE SPACE)
USE AREA CALCULATIONS:		USE AREA CALCULATIONS:	
1st FLOOR	OFFICE = 1984 S.F. RETAIL = 3,566 S.F. MISC. = 407 S.F. RV = 19,150 S.F. STORAGE = 48,810 S.F. (NOT OCCUPIABLE SPACE)	1st FLOOR	OFFICE = 0 S.F. RETAIL = 3,044 S.F. MISC. = 2,088 S.F. RV = 19,150 S.F. STORAGE = 48,635 S.F. (NOT OCCUPIABLE SPACE)
2nd FLOOR	STORAGE = 48,422 S.F. (NOT OCCUPIABLE SPACE)	2nd FLOOR	STORAGE = 33,403 S.F. (NOT OCCUPIABLE SPACE)
3rd FLOOR	STORAGE = 48,422 S.F. (NOT OCCUPIABLE SPACE)	3rd FLOOR	STORAGE = 33,403 S.F. (NOT OCCUPIABLE SPACE)
STORAGE CAPACITY:	145,654 S.F. TOTAL BUILDING AREA: 73,917 S.F.	STORAGE CAPACITY:	116,441 S.F. TOTAL BUILDING AREA: 73,917 S.F.
PARKING CALCULATIONS:	OFFICE 1,983 S.F./300 = 6.6 SPACES PLUS 1 EMPLOYEE = 1 SPACE RETAIL & MISC. 3,973 S.F./300 = 13.2 SPACES STORAGE (1st FLOOR) 48,810/2,000 = 24.4	PARKING CALCULATIONS:	OFFICE 0 S.F./300 = 0 SPACES PLUS 1 EMPLOYEE = 1 SPACE RETAIL & MISC. 5,142 S.F./200 = 26 SPACES STORAGE = 19 SPACES
TOTAL PARKING SPACES REQUIRED = 45 TOTAL PARKING SPACES PROVIDED = 50		TOTAL PARKING SPACES REQUIRED = 46 TOTAL PARKING SPACES PROVIDED = 59 SPACES USED FOR EQUIPMENT = 13	
ORIGINAL STORAGE PLAN (TOTAL S.F.) = 145,654 S.F.		PROPOSED STORAGE PLAN (TOTAL S.F.) = 116,441 S.F.	
STORAGE PARKING FACTOR = 6.069 S.F./SPACE		STORAGE PARKING FACTOR = 6.069 S.F./SPACE	
ORIGINAL DEVELOPMENT PARKING REQUIREMENT FOR STORAGE = 145,654 S.F./6,069 = 24.4 SPACES		PROPOSED DEVELOPMENT PARKING REQUIREMENT FOR STORAGE = 116,441 S.F./6,069 = 19 SPACES	

SITEPLAN/1st LEVEL FLOORPLAN



UHAUL INTERNATIONAL
CENTER: 788028

STORAGE T.I. @ COCONUT CREEK
 5431 JOHNSON ROAD,
 COCONUT CREEK, FL 33073

AN APPLICATION TO ALLOW TRUCK RENTAL AS AN ACCESSORY USE AT THE APPROVED SELF STORAGE FACILITY LOCATED AT 5431 JOHNSON ROAD, COCONUT CREEK, FL.

AND

AN APPLICATION TO ALLOW MODIFICATIONS TO THE APPROVED SITE PLAN AND BUILDING DESIGN AT THE SELF STORAGE FACILITY LOCATED AT 5431 JOHNSON ROAD, COCONUT CREEK, FL.

The Land referred to in this Commitment is described as follows:
 Parcels A and B, Coconut Creek Self Storage Plat, according to the plat thereof, as recorded in Plat Book 177, Page 175 and 176, of the Public Records of Broward County, Florida.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 4293872, bearing an effective date of March 14, 2013.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exceptions items contained in Fidelity National Title Insurance Company, Commitment No. 4293872, bearing an effective date of March 14, 2013.

5. All matters as contained on the Plat of Coconut Creek Self Storage Plat, recorded in Plat Book 177, Page 175 and 176, of the Public Records of Broward County, Florida, AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

6. Restrictions, covenants, easements and conditions as set forth in the Declaration of Restrictive Covenants recorded March 27, 2006 in Official Records Book 41702, Page 1548. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

7. Agent of Record for Notice of Expiration of Findings of Adequacy recorded March 12, 2008 in Official Records Book 45179, Page 274. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

8. Easement in favor of Florida Power & Light Company, recorded November 6, 2008 in Official Records Book 45795, Page 1473. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

9. Water and Wastewater Agreement by and between Florida Tropic, Ltd. and the City of Coconut Creek, Florida, a municipal corporation, recorded January 7, 2009 in Official Records Book 45903, Page 1878. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

10. Utility Easement as set forth and described in that certain No. 2010-29 recorded October 12, 2010 in Official Records Book 47440, Page 533 and recorded October 12, 2010 in Official Records Book 47440, Page 548. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

FLOOD ZONE
 By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 12011C0105F, which bears an effective date of August 18, 1992 and is not in a Special Flood Hazard Area.

WETLANDS NOTE:
 No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

SHEET #	SHEET NAME
ARCHITECTURAL	
SP1	ARCHITECTURAL SITEPLAN AND 1st LEVEL FLOORPLAN
SP1.1	LANDSCAPE EQUIPMENT SCREENING PLAN
A1	FLOOR PLANS
E1	PROPOSED EXTERIOR ELEVATIONS - COLORED
E2	PROPOSED EXTERIOR ELEVATIONS - B&W
PLAT SHEETS	
1	COCONUT CREEK SELF STORAGE PLAT - SHEET 1 OF 2
2	COCONUT CREEK SELF STORAGE PLAT - SHEET 2 OF 2
SURVEY	
ALTA1	BOUNDARY & EASEMENTS PLAN
ALTA2	HORIZONTAL CONTROL PLAN
LANDSCAPE	
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN

PARKING PLAN DATA

· 26 SPACES SHALL BE DESIGNATED FOR RETAIL CUSTOMERS
 SPACE NOS. 1-15, 18-19, 24-26, 29-34.

· 1 SPACE SHALL BE DESIGNATED FOR EMPLOYEE
 SPACE NO. 20

· 19 SPACES SHALL BE DESIGNATED FOR STORAGE CUSTOMERS
 SPACE NOS. 16-17, 27-28, 39-49, 50-53.

· 13 SPACES SHALL BE DESIGNATED FOR EQUIPMENT PARKING
 SPACE NOS. 21-23, 35-38, 54-59.

NOTE: 4 HANDICAP SPACES ARE PROVIDED
 SPACE NOS. 9-10, 16-17

ANTICIPATED TIMELINE

· DEVELOPMENT TO START IMMEDIATELY UPON ALL CITY AND AGENCY APPROVALS

· PROPOSED COMPLETION 6 MONTHS AFTER START DATE

PROJECT DESCRIPTION

TITLE / LEGAL & EASEMENTS

SHEET INDEX

PARKING ANALYSIS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	6.29.14	DP	CITY REVISIONS
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

SITE ADDRESS:
 U-Haul of Coconut Creek
 5431 Johnson Road
 Coconut Creek, FL 33073

SHEET CONTENTS:
 Siteplan and
 1st Level Floorplan

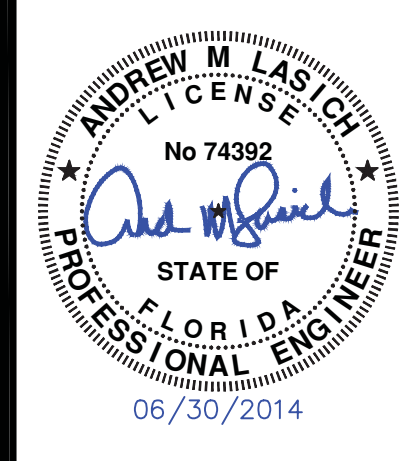
788028

DRAWN: BLC
 CHECKED: DP
 DATE: 04/21/14

788028_A11

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NO.	DATE	INITIALS	NOTES
1	6.29.14	DP	CITY REVISIONS
2			
3			
4			
5			
6			
7			
8			



CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-Haul of Coconut Creek
5431 Johnson Road
Coconut Creek, FL 33073

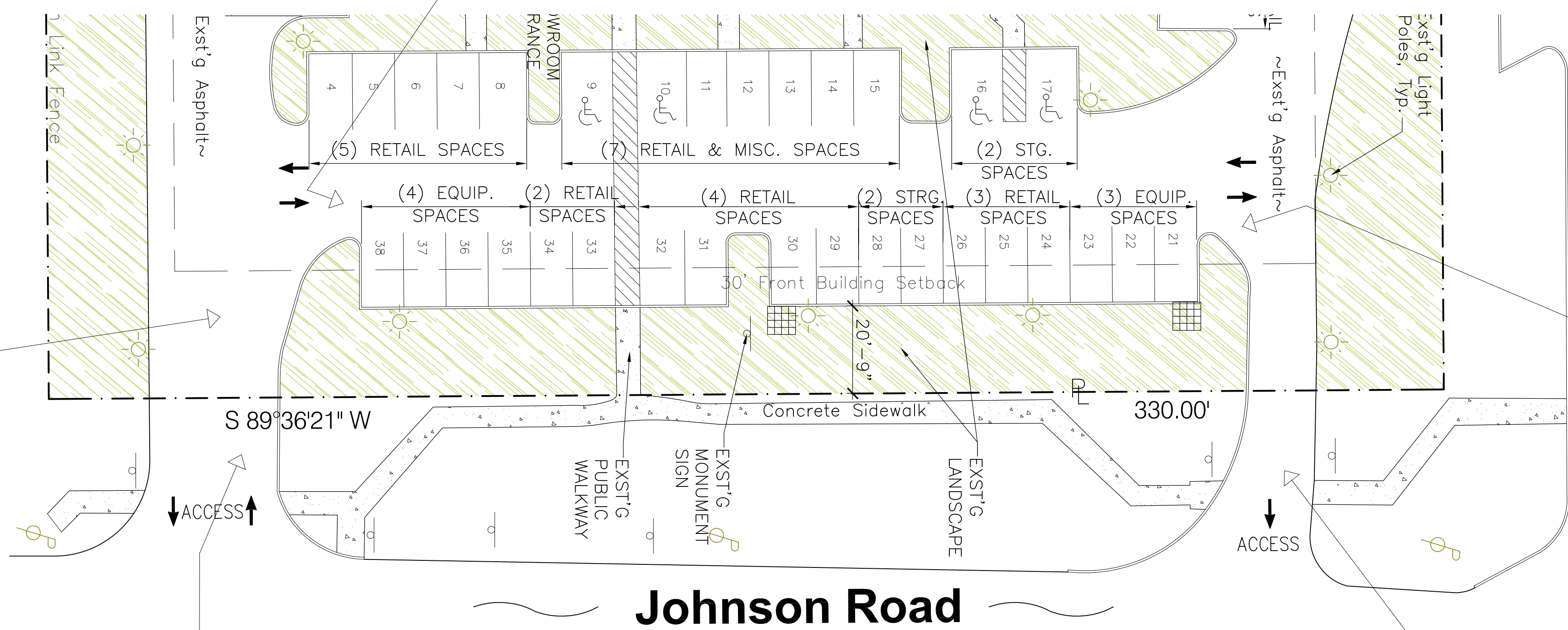
SHEET CONTENTS:
Proposed Equipment
Screening Plan

788028

DRAWN:	IL
CHECKED:	DP
DATE:	06/24/14



VIEW OF EQUIPMENT SPACE(S) 35-38
TOWARD EXISTING LANDSCAPE SCREENING



Johnson Road

NOTE: NO MODIFICATIONS TO EXISTING LANDSCAPING, PAVEMENT OR CURBING.



VIEW FROM JOHNSON ROAD TOWARD
EXISTING LANDSCAPE SCREENING OF
SPACES 35,36,37 & 38.



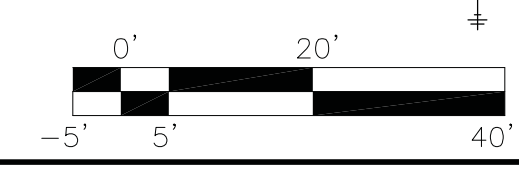
VIEW FROM JOHNSON ROAD TOWARD
EXISTING LANDSCAPE SCREENING OF
SPACES 35,36,37 & 38.



VIEW OF EQUIPMENT SPACE(S) 21,22 & 23
TOWARD EXISTING LANDSCAPE SCREENING



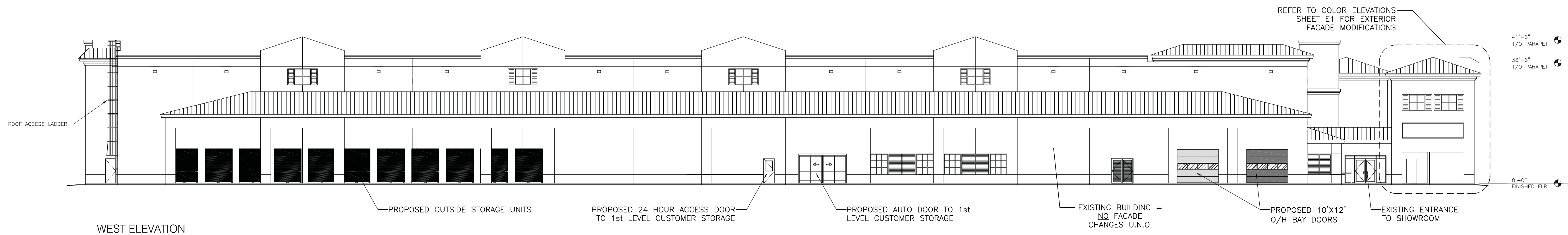
VIEW FROM JOHNSON ROAD TOWARD
EXISTING LANDSCAPE/SCREENING OF
SPACES 21,22 & 23.



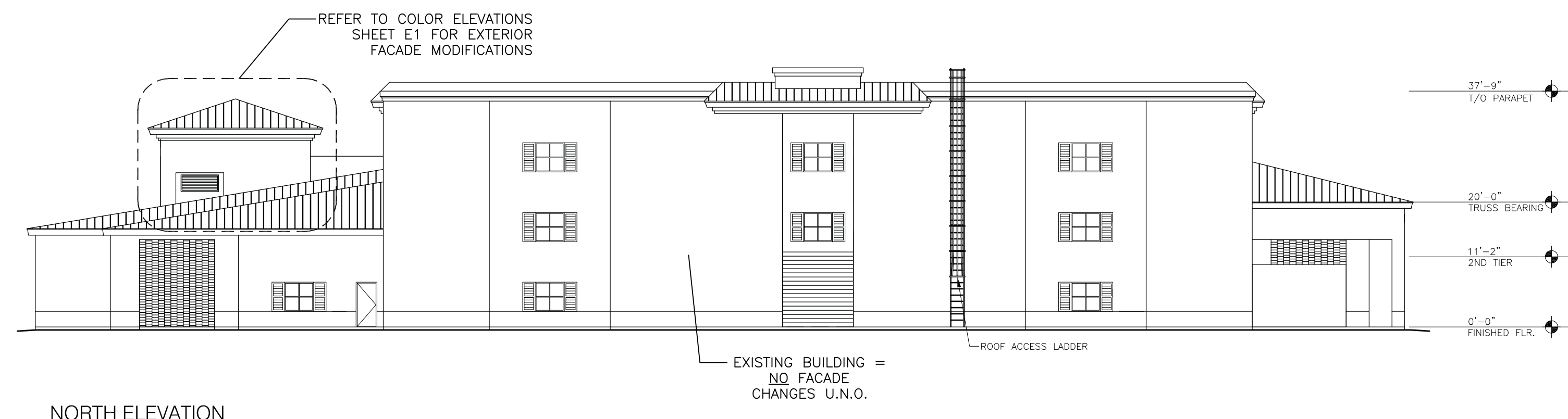
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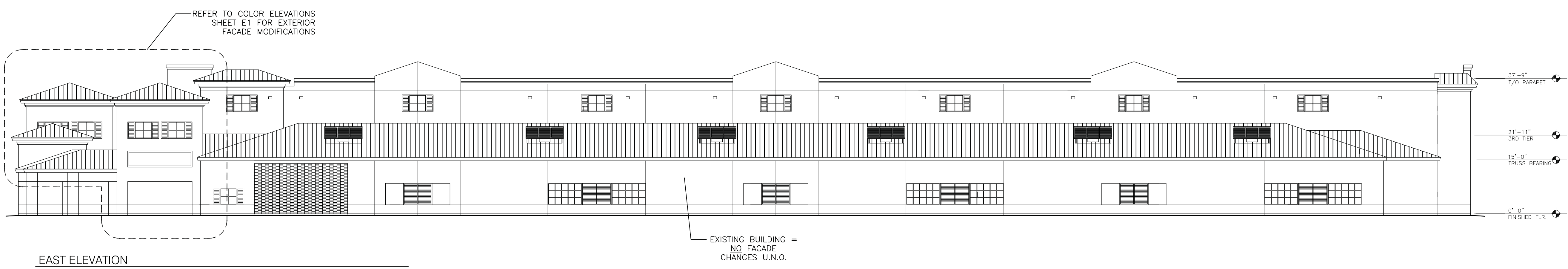
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-Haul of Coconut Creek
5431 Johnson Road
Coconut Creek, FL 33073

SHEET CONTENTS:
Proposed Elevations

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DRAWN: BLC
CHECKED: DP
DATE: 04-23-14

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