



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2

PROJECT NAME:	Township Plaza		
PROJECT NUMBER:	19110006		
LOCATION:	4400 West Sample Road		
APPLICANT/AGENT:	Modis Architects		
REVIEW/APPLICATION	Administrative Approval		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	njosiah@coconutcreek.net	(954) 973-6756
Planning	Michael Righetti- Senior Project Manager	mrighetti@coconutcree.net	(954) 973-6756
Building	Sean Flanagan – Deputy Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam- Engineer I	malbassam@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshal	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Ryan Marken - Police Department	rmarken@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

APPROVED

This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

ENGINEERING

HOLD

1. Show existing utilities on plans, it appears that the proposed walkway pavers on the SE corner may be in conflict with existing water valve boxes, if it does, the boxes elevations may need to be adjusted.
2. You may use the City Mapping System (GIS) to locate all existing city utilities:
<https://gis.coconutcreek.net/freeance/Client/PublicAccess1/index.html?appconfig=coconutsas>
3. Please clarify if the proposed pavers walkways are connected to the existing sidewalks, if it does, it must be ADA compliance.
4. Show the existing ramp on the SE corner, the ramp missing a crosswalk.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



5. Provide connectivity between the proposed walkways, sidewalks, and crosswalks.

FIRE

APPROVED

GREEN

APPROVED

LANDSCAPING

APPROVED

PLANNING AND ZONING

HOLD

General Comments

1. If proposed pavers on the southeast and southwest corners are to provide pedestrian connectivity, please identify on plans. (See Engineering comments for ADA requirements).
2. Additional comments may be provided upon review of any revised documents.

Photometrics

3. Sec.13-374 (2) d 2 - All exterior lighting, alone or in aggregate, shall not exceed 10 footcandles. Max FC noted as 19.5. Revise plans accordingly.
4. Sec.13-374 (2) d 11 - Address how the required reduction to a maximum of 1 footcandle will be achieved after hours. Sheet does not have timer information or note.
5. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited.
6. Cannot locate cut sheets. Provide fixture cut sheets.
7. Be advised that the site lighting will be measured in the field using a light meter to ensure that the 10 fc limit is not exceeded. The building C.O. is predicated on meeting this requirement.
8. Contact Linda Whitman at 954-973-6756 or by email at lwithman@coconutcreek.net for any questions.

POLICE

APPROVED