PLANNING & ZONING BOARD 01-11-12
APPROVED

CITY OF COCONUT CREEK - 1967 - FLORIDA

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SITE - EXISTING			
COVERAGE:			
BUILDING EXIST. 1 STORY		5,462 S.F.	
EXIST. TRAILER		1,377 S.F.	
IMPERVIOUS:			
ROADWAY & OFFSTREET PARKING		48,920 S.F.	
SIDEWALKS		2,267 S.F.	
DUMPSTER		158 S.F.	
	TOTAL	58,184 S.F.	28.6%
PREVIOUS:			
OPEN SPACE	TOTAL	144,961 S.F.	71.4%
	TOTAL	203,145 S.F.	100%
SITE - PHASE 1			
COVERAGE:			
BUILDING EXIST. 1 STORY		5,462 S.F.	
EXIST. TRAILER		1,377 S.F.	
BUILDING ADD'N (PHASE 1)		4,770 S.F.	
IMPERVIOUS:			
ROADWAY & OFFSTREET PARKING		51,609 S.F.	
SIDEWALKS		2,308 S.F.	
DUMPSTER		158 S.F.	
	TOTAL	65,684 S.F.	32.3%
PERVIOUS:			
OPEN SPACE	TOTAL	137,461 S.F.	67.7%
	TOTAL	203,145 S.F.	100%

PARKING

ASSEMBLY HALL 1,353 SF
(1) PARKING SPACE / (5) SEATS
120 SEATS / 5 = 24 SPACES

OFFICES (BUSINESS) 985 SF
(1) SPACE / 300 GSF 985/300 = 3.28
4 SPACES

CHURCH 230 SEATS
(1) SPACE FOR EA. (3) SEATS: 230/3 = 77 SPACES

REQUIRED = 105 SPACES
PROVIDED = 105 SPACES (7 HANDICAP)

LEGAL DESCRIPTION :

All of Parcel "A", as recorded in Plat Book 143, Page 23, of the Public Records of Broward County, Florida.

Together with: Parcel 2

The South One-Half of the 30 foot Right-of-Way lying between Tracts 48 and 51, Block 84, Palm Beach Farms Company PAT NO. 3, Plat Book 2, Page 45 through 54, Palm Beach County, Florida

Said lands situate, lying and being in Broward County, Florida.

LOCATION MAP
NOT TO SCALE

BY	DESCRIPTION	DATE	REV.
TFD	DRC COMMENTS	10/25/11	1
TFD	DRC COMMENTS	09/28/11	2
TFD	DRC SUBMITTAL	08/22/11	3

IBI GROUP, INC.
ENGINEERS CERT OF AUTH #2966 HTTP://www.ibigroup.com SURVEYORS AC#LB5610
PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2300 PARK CENTRAL BLVD. N. POMPANO BEACH, FLORIDA, 33064 (954) 974-2200
2803 MAITLAND CENTER PARKWAY MAITLAND, FLORIDA, 32751 (407) 660-2120

IBI GROUP

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, PRACTICING WITH IBI GROUP, AND THAT THE ATTACHED PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION FOR THE FIRM

CHRISTOPHER T. DONAHUE
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 80529

DRAWN: CMP	DESIGNED: EG	CHECKED: TFD	DATE: 08/22/11

WINSTON PARK CHURCH COCOBAY
MASTER SITE PLAN - PHASE 1
COCONUT CREEK FLORIDA

SCALE	PROJECT NUMBER	SHEET
1"=30'	20144	1 OF 5

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