

# City of Coconut Creek

## InterOffice Memorandum

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To: File (electronic site plan file)

Date: February 3, 2012

From: Jim Hetzel  
Sustainable City Coordinator

Subject: Seminole Transportation Center  
and Retail Village - Plaza Design  
Adjustment

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The following minor adjustment to the approved Seminole Transportation Center and Retail Village site plan has been accepted by the Development Review Committee.

### **Requested Change: Adjustments to the retail plaza design**

This memo shall serve as formal acceptance of the following:

- Eastern edge of the pedestrian plaza adjusted to accommodate egress for occupancy compliance.
- Design provides for a wider sidewalk and crosswalk.
- Minor adjustments to the landscaping.

### **Summary of Requested Changes:**

The purpose of this modification was to accommodate occupancy egress for compliance with Florida Building Code. The site plan plaza design was not wide enough on the eastern edge to allow safe egress if emergency occurs. Attached to this memo is the letter from the agent representing the owner and modified plans.

This memo will be filed electronically on the network in the site plan folder.

*Via email*

cc: Sheila Rose, Director, Sustainable Development  
Sean Flanagan, Chief Structural Inspector  
Osama Elshami, Assistant Director, U&E



**KEITH and SCHNARS, P.A.**  
**ENGINEERS, PLANNERS, SURVEYORS**

January 30, 2012

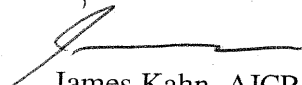
Mr. Jim Hetzel  
MainStreet Coordinator  
City of Coconut Creek  
4800 W. Copans Rd.  
Coconut Creek, FL 33063

RE: As-built sketch for File  
Seminole Coconut Creek Site Plan  
Transportation Center

Dear Mr. Hetzel,

Attached please find 2 CD's and 2 hard copies of the final as-builts for the plaza area relating to increase egress. The as-built plans include both civil and landscaping. If you require any additional copies or have questions please do not hesitate to contact me.

Sincerely,



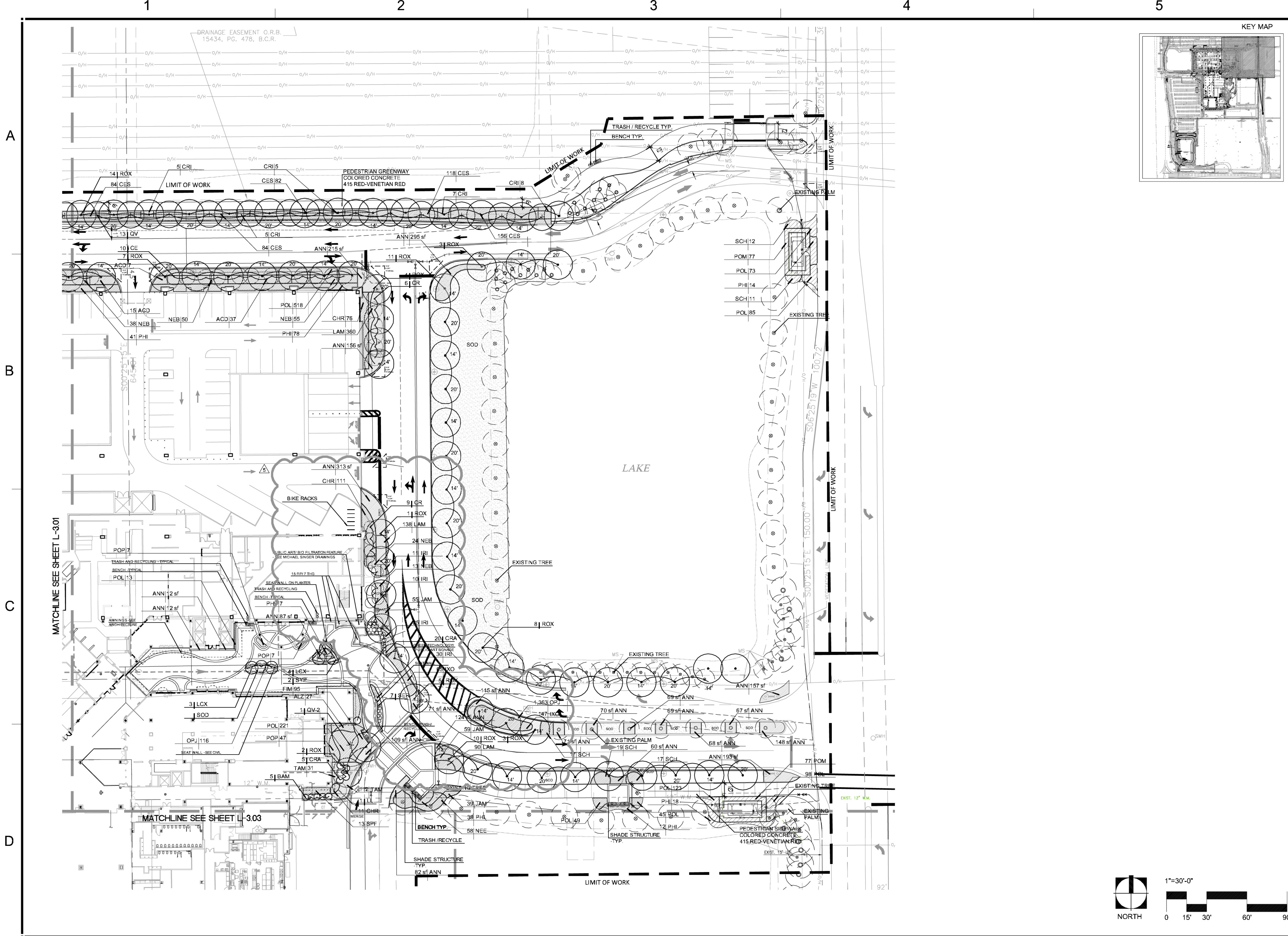
James Kahn, AICP

CC: Deborah Grant, STOF  
Bob Dugan, RLA, EDSA  
Tim Hall, PE, KS

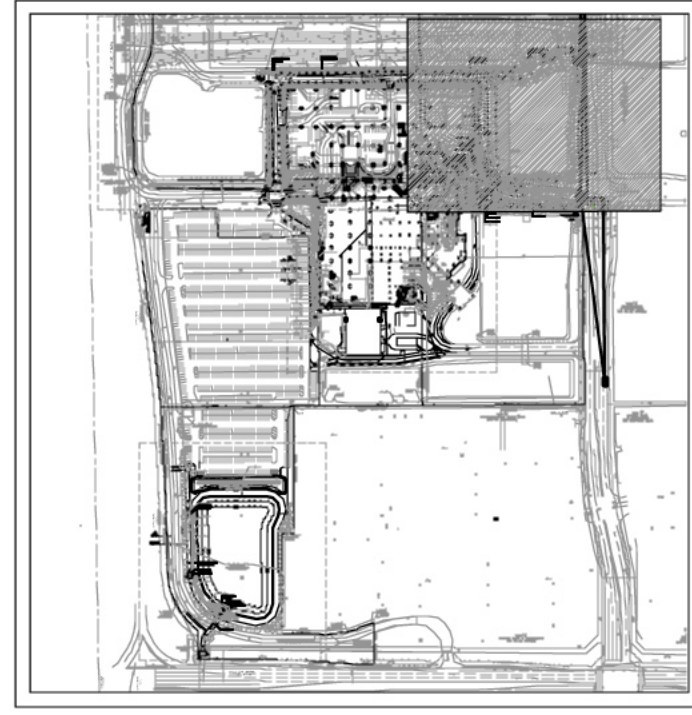
Attachments

Plaza as-built





KEY MAP

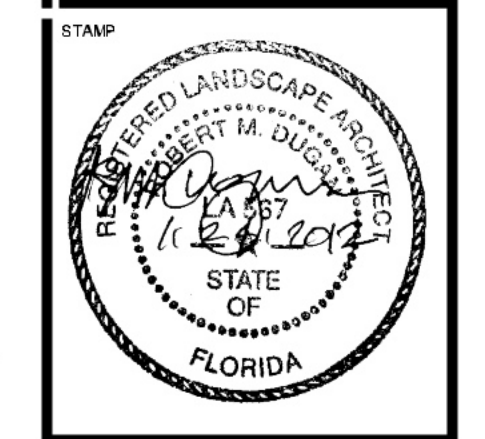


Date	Description
10/21/11	Site Amenities Package Submittal
01/24/12	PLAZA EGRESS REVISION SUBMITTAL

EDSA  
 Michael Singer Inc.  
 South Boca - Denny Beach, FL  
 951-287-2044  
 msinger@edsa.com

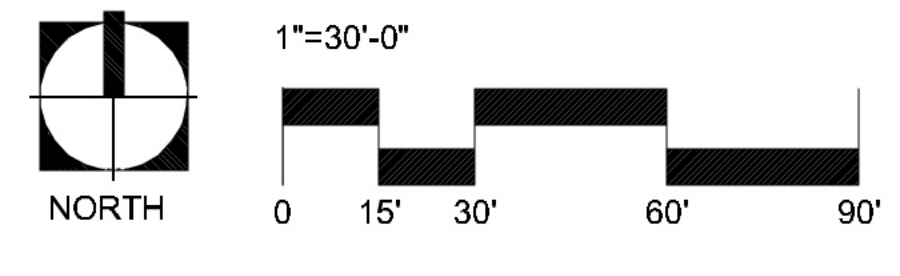
FRICOMPUTER GROUP  
 ARCHITECTURAL & DESIGN STUDIOS

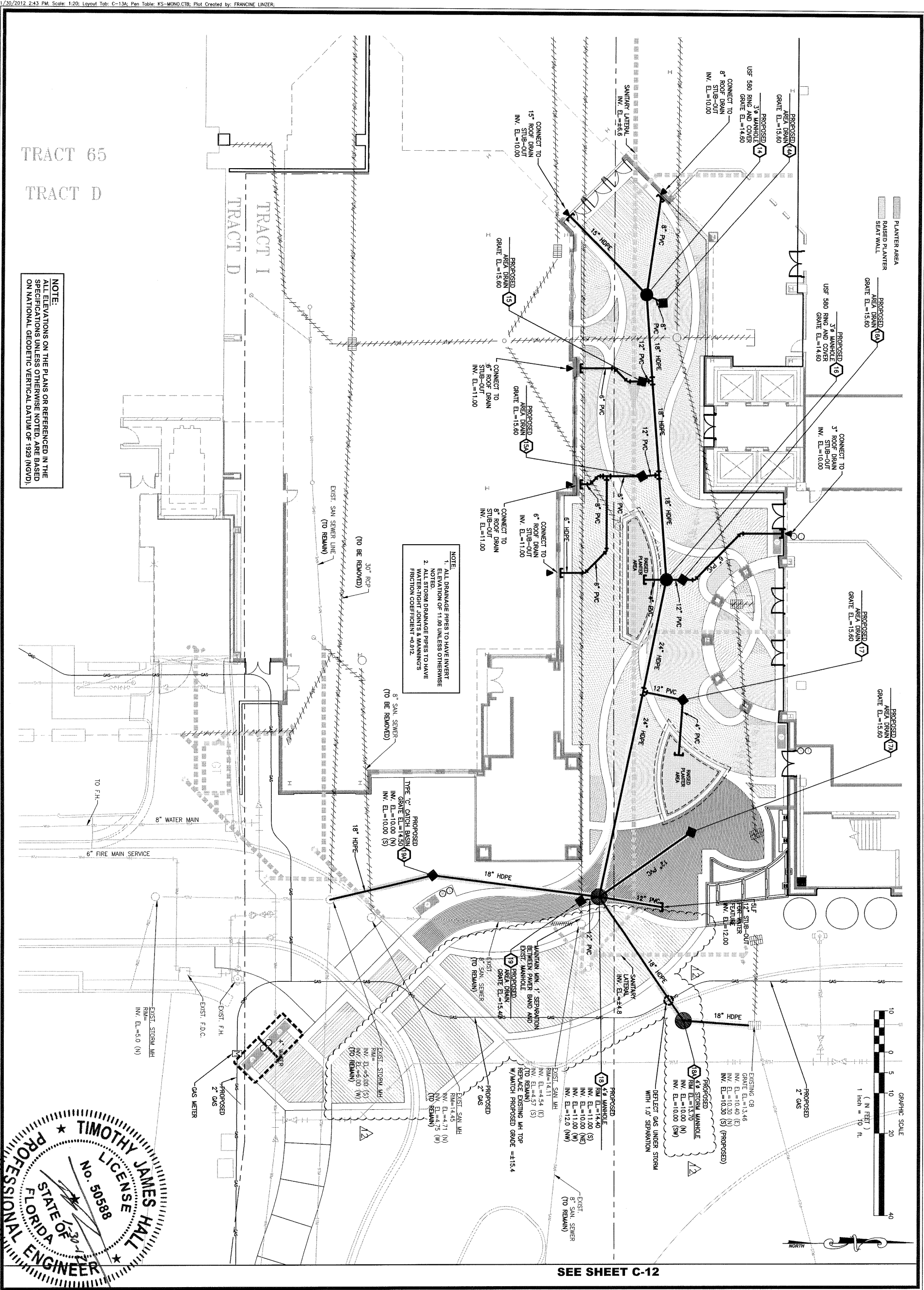
KEITH and SCHNARS, P.A.  
 ENGINEERS, PLANNERS, SURVEYORS



**PHASE I TRANSPORTATION CENTER  
 SITE AMENITIES PACKAGE**  
 SEMINOLE COCONUT CREEK CASINO  
 SEMINOLE TRIBE OF FLORIDA  
 5600 NW 40TH STREET  
 COCONUT CREEK, FLORIDA 33073

DRAWN BY EDSA	CHECKED BY
DATE 10/21/2011	JOB NUMBER 108075
SHEET NAME LANDSCAPE PLAN	SHEET NUMBER L-3.02



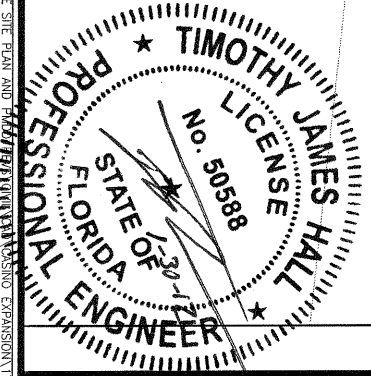
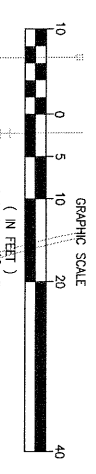


TRACT 65  
TRACT D

**NOTE:**  
ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS UNLESS OTHERWISE NOTED, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

**NOTE:**  
1. ALL DRAINAGE PIPES TO HAVE INVERT ELEVATION OF 1.00 UNLESS OTHERWISE NOTED.  
2. ALL STORM DRAINAGE PIPES TO HAVE FRICTION COEFFICIENT = 0.012.

**TYPE 'C' CATCH BASIN (S)**  
PROPOSED  
GRAVE EL.=14.50 (N)  
INV. EL.=10.00 (S)



SEE SHEET C-12

TIM J. HALL, P.E.  
FLORIDA LIC. NO. 50588  
(FOR THE FIRM)  
DATE:

**COMMERCE CENTER OF COCONUT CREEK CASINO EXPANSION**  
COCONUT CREEK FLORIDA  
**PLAZA DETAILED GRADING PLAN**

REV	DATE	DESCRIPTION
1	03/23/2011	PER SFWM COMMENTS
3	05/05/2011	REVISED PER CITY
6	09/13/2011	PLAZA GRADING REVISED
7	09/21/2011	PLAZA AND WEST DRAINAGE
9	10/24/2011	REVISED PLAZA BASE FILE
11	11/17/2011	REVISED PLAZA BASE FILE
12	01/24/2012	PLAZA EGRESS REVISIONS

DATE: FEBRUARY 2, 2011  
SCALE: 1" = 10'  
DESIGNED BY: T.J.H.  
DRAWN BY: R.G.  
CHECKED BY: T.J.H.

**KEITH and SCHNARS, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS  
CERTIFICATE OF AUTHORIZATION NO. 1337  
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33309 TEL.: (954) 776-1616