

LEGAL DESCRIPTION:

ALL OF TRACTS L81, AND L83, TOGETHER WITH A PORTION OF TRACTS A, B AND L81, FIRST BAPTIST CHURCH AT HILLSBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176 AT PAGES 123 AND 124 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 00°25'02" EAST, ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 573.38 FEET; THENCE SOUTH 89°35'28" WEST, ALONG THE SOUTH LINE OF SAID TRACTS A AND L81, A DISTANCE OF 935.00 FEET; THENCE NORTH 45°24'47" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 42.42 FEET; THENCE NORTH 00°25'02" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 24.00 FEET; THENCE NORTH 89°35'28" WEST, A DISTANCE OF 392.00 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 519.71 FEET; THENCE SOUTH 81°19'00" EAST, A DISTANCE OF 2.48 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 270.00 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 60.58 FEET; THENCE SOUTH 81°19'07" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID TRACT A).

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 8.034 ACRES, MORE OR LESS.

PARKING DATA:

USE	PER SEC 13-400(2) OF THE LDC	REQUIRED	PROVIDED
CHURCH	1 SPACE PER 3 SEATS (740 / 3)	247	
SCHOOL	3 SPACES PER CLASSROOM (25 X 3)	75	321
TOTAL	THE HIGHER OF THE ABOVE REQUIRED	247	
HC SPACES	FDR 201-300 REQUIRED PARKING SPACES	7	10

SETBACKS:

PUD SETBACKS ARE MEASURED FROM PUD BOUNDARY.

PUD STANDARD	PROVIDED (FROM PROPERTY LINE)
NORTH BOUNDARY :	50 FT / 176 FT
EAST BOUNDARY :	25 FT / 106 FT
SOUTH BOUNDARY :	25 FT / 161 FT
WEST BOUNDARY :	15 FT / 72 FT

LOT DATA

LOT DATA	TOTAL (SF)	TOTAL (AC)	TOTAL (%)
TOTAL NET LOT AREA :	349,950 SF	8.034 AC	100.00%
BUILDING (FOOTPRINTS) :	68,000 SF	1.561 AC	19.43% (35% MAX)
DRIVE AISLE & PARKING :	146,781 SF	3.370 AC	41.94%
SIDEWALK & CONC. PADS :	11,378 SF	0.261 AC	3.25%
TOTAL IMPERVIOUS :	226,159 SF	5.192 AC	64.62%
LANDSCAPE AREA :	123,791 SF	2.842 AC	35.38% (35% MIN)

UTILITY EASEMENT DEDICATION AND NOTES:

- ALL PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED TO THE PUBLIC PURSUANT TO THE CITY OF COCONUT CREEK ENGINEERING AND LEGAL DEPARTMENT REQUIREMENTS.
- HEAVY LANDSCAPING, WALLS, FENCES, ENTRANCE FEATURES, BERMS AND SIGNS THAT MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES WILL NOT BE PLACED WITHIN A UTILITY EASEMENT, WITHIN 6 FEET OF A WATER LINE, FIRE HYDRANT OR FORCE MAIN, OR WITHIN 10 FEET OF A SANITARY OR STORM SEWER.

GENERAL NOTES

- ALL MAIL SHALL BE DELIVERED TO A CENTRAL MAILBOX FACILITY TO BE APPROVED BY THE USPS.
- ALL ELECTRIC UTILITIES FOR THIS PROJECT SHALL BE UNDERGROUND.
- STREET LIGHTS SHALL PER THE PHOTOMETRICS PLANS.
- REFER TO SHEETS PD6 - PD9 FOR ROAD, PARKING, AND OTHER SITE CROSS SECTIONS AND DETAILS.

FOUNDATION PLANTING

PER SECTION 13-348 (D) (9), AND THE PUD DOCUMENT, AN AVERAGE 10' PLANTING BUFFER BETWEEN THE BUILDING AND THE PARKING AREAS ARE REQUIRED.

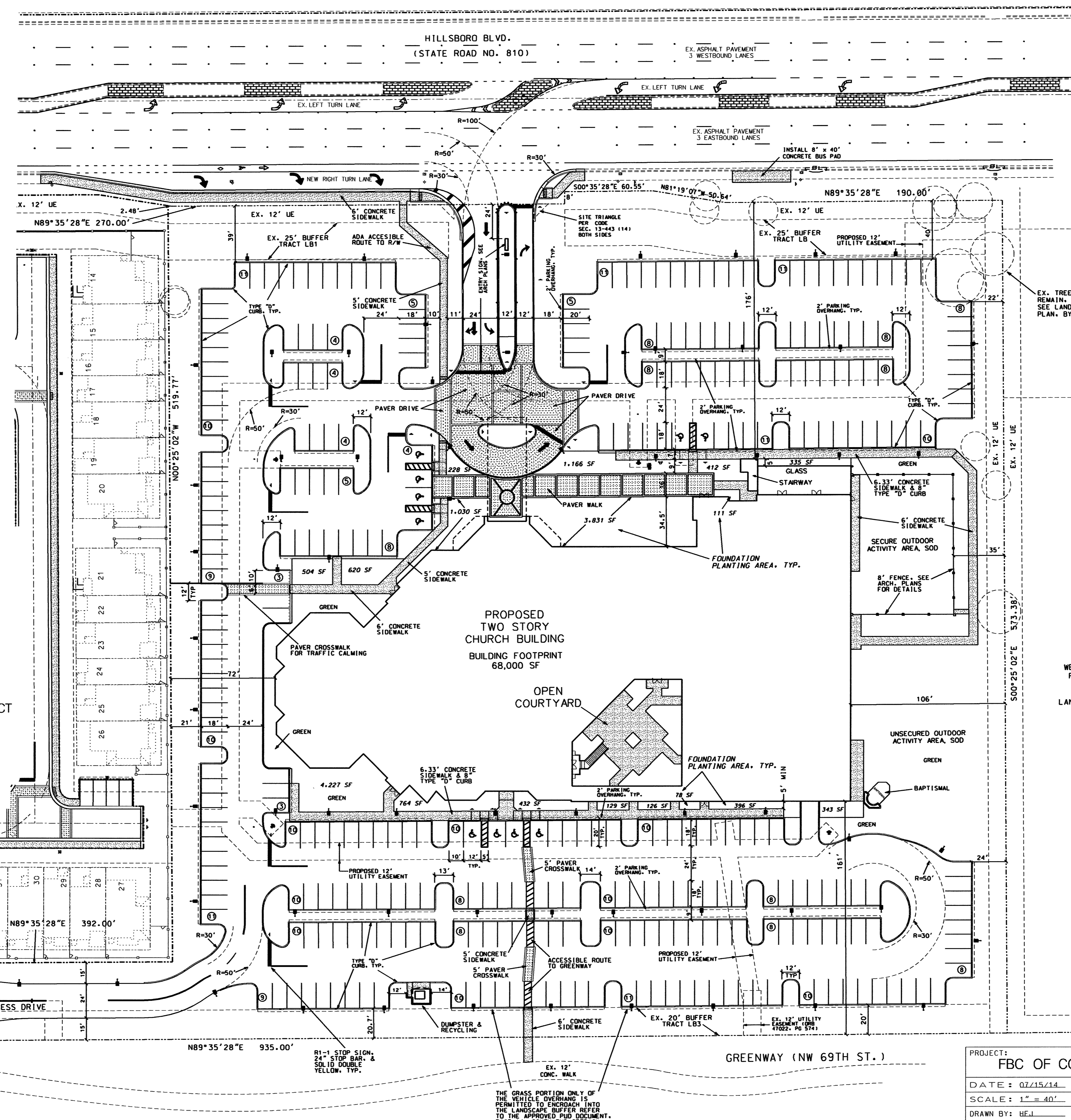
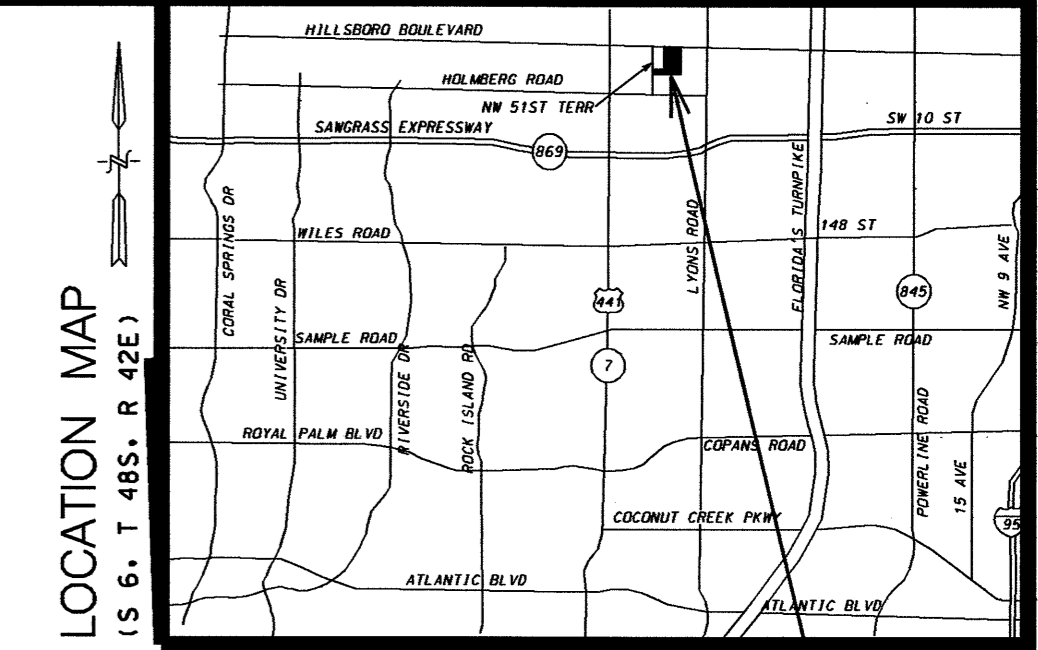
- TOTAL BUILDING PERIMETER ADJACENT TO PARKING = 1,322 FT
- TOTAL REQUIRED FOUNDATION PLANTING AREA (NORTH, WEST, & SOUTH SIDES):
1,064 FT X 10 FT = 10,640 SF
- TOTAL FOUNDATION PLANTING AREA PROVIDED = 14,732 SF

GATE NOTES FOR SW 51ST TERRACE ENTRANCE

- A KNOX KEY MECHANISM SHALL BE INSTALLED AND KEY PROVIDED TO THE FIRE DEPARTMENT PRIOR TO C.O.D.
- THE SWING GATES SHALL OPEN SIMULTANEOUSLY TO PROVIDE AN ADEQUATE OPENING FOR EMERGENCY VEHICLE ACCESS (MINIMUM 14').

FBC OF COCONUT CREEK

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
FINAL SITE PLAN



SITE DATA

- TYPE OF PROJECT : CHURCH & CHURCH SCHOOL
- LAND USE MAP DESIGNATION : OFFICE PROFESSIONAL
- PROPOSED LAND USE MAP DES. : OFFICE PROFESSIONAL
- EXISTING ZONING : PCD
- PROPOSED ZONING : PUD
- GROSS SIZE OF PROPERTY : +/- 8.03 ACRES
- NET SIZE OF PROJECT SITE : +/- 8.03 ACRES
- GROSS SQUARE FOOTAGE : 93,000 SF (BUILD OUT)
- GROSS SQUARE FOOTAGE : 47,300 (PHASE 1)
- SANCTUARY SEATING : 740 SEATS
- NUMBER OF CLASSROOMS : 25 (MAXIMUM)
- NUMBER OF STUDENTS : 550 (MAXIMUM)
- MAXIMUM BUILDING HEIGHT : 35 FEET OR TWO STORIES FOR PHASE 1 AND OFFICE/SCHOOL
- BUILDING HEIGHT PROVIDED : 52 FEET SLOPING TO 38' (SANCTUARY)
- WATER & WASTEWATER SERVICE PROVIDER : CITY OF COCONUT CREEK UTILITIES
- REQUIRED WASTE SERVICE : DUMPSTER & RECYCLING

IN THE PINE PROPOSED PUD TOWNHOUSE PROJECT

WEST CREEK PINELAND ZONED P LAND USE CON

PHASE 1 BASKETBALL COURT DEMOLITION NOTE
1. THE BASKETBALL COURT PROPOSED TO BE CONSTRUCTED DURING THE PHASE 1 PORTION OF THIS PROJECT SHALL BE DEMOLISHED FOR THE FINAL PHASE CONSTRUCTION.

- LEGEND**
- PROPOSED LIGHT POLE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED BRICK PAVERS
 - PROPOSED CONCRETE SIDEWALK

PROJECT:	FBC OF COCONUT CREEK	TITLE:	FINAL SITE PLAN
DATE :	07/15/14	REVISIONS	
SCALE :	1" = 40'	DATE	COMMENTS
DRAWN BY :	HEJ	09-01-14	REVISED PER CITY SITE PLAN DRC #1
CHECKED BY :	IJ	01-15-15	REVISED STRIPING AT ENTRANCE PER FDOT
APPROVED BY :	HEJ	06-15-15	MINOR REVISIONS PER CITY SP DRC
		07-10-15	ADD SWING GATES AT NW 51ST ENTRANCE
		08-20-15	ADD NOTES FOR BUFFER/BB COURT/GATE PER DRC
		09-01-15	NUMBER REVISIONS, NOTES PER SP DRC
PROJECT #:	14-0050		

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER
SP2
OF
3

HOWARD JABLON, P. E. #47514 DATE

GREENWAY (NW 69TH ST.)

LYONS CORPORATE CENTER ZONED PCD, LU EC