cCity of Coconut Creek

Development review committee (DRC) REVIEW #2

***10-20-14***

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| **PROJECT NAME:** | Equine-Assisted Therapies |
| **PROJECT NUMBER:** | PZ-14080004 |
| **LOCATION:** | Tradewinds Park |
| **APPLICANT/AGENT:** | Mandy DeBord |
| **REVIEW/APPLICATION** | AA |
| discipline | REVIEWEr | EMAIL | Telephone |
| Building | Sean Flanagan - Chief Structural Inspector | sflanagan@coconutcreek.net | (954) 973-6750 |
| Engineering | Albert Demercado - Engineer II | ademercado@coconutcreek.net | (954) 973-6786 |
| Engineering | Eileen Cabrera - Engineer I | ecabrera@coconutcreek.net | (954) 545-6655 |
| Engineering | Yugal Lall – Senior Engineer | YLall@coconutcreek.net | (954) 973-6786 |
| Fire | Rodney Zancanata - Fire Marshal | rzancanata@coconutcreek.net | (954) 973-1563 |
| Landscape | Scott Peavler - Landscape (consultant) | speavler@coconutcreek.net | (954) 973-6756 |
| Police | Kathryn Markland - Police Sergeant | kmarkland@coconutcreek.net | (954) 956-1541 |
| Zoning | Liz Aguiar – Senior Planner | LAguiar@coconutcreek.net | (954) 973-6756 |

## **DEPARTMENTAL COMMENTS**

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| **ENGINEERING** |

**General Engineering Conditions of Approval:**

1. Subgrade thickness for sidewalks shall be 12” minimum.

2. Clearly show size, type and location of all existing water line. Note: connecting water service line to an existing 8” DIP water main is preferred by engineering division.

3. The developer’s request to privately own and maintain proposed water service line will be addressed at final engineering plans review.

4. A water/wastewater agreement shall be fully executed and ERU related impact fees paid prior to approval of building and engineering permit applications.

5. Subsequent to approval of administrative application/site plan, final engineering design plans review shall be required. At that time, six complete sets of final engineering design plans, a detailed scope of work in letter format, a transmittal letter and final engineering design review fee of $875.00 shall be submitted to the engineering division for review.

6. For final engineering plans submittal all elevations shall be shown using NAVD1988.

7. Provide table showing all pervious and impervious areas before and after proposed development.

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| **LANDSCAPE ARCHITECTURE** |

**Sheet L100:**

1. Recommend shifting some shrubs to east side of proposed building to provide foundation tiered planting.

2. Provide location of AC unit for proposed building. Landscape screening of unit is required.

**Sheet L101:**

1. Prior to any site work or tree relocations, an on-site meeting with City Landscape Inspector is required.

2. Root pruning of proposed tree relocations will be required for any material over 4” caliper in size and done per Broward County standards.

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| **PLANNING AND ZONING** |

**Site Plan**

1. Show screening of mechanical equipment, ADA ramp detail, porch/railings, steps, color and materials on the building elevations. Additionally, show dimensions and indicate direction of elevation (i.e. north, south, east and west).

2. Provide gate and/or fencing details.

3. The drive aisle shown is 18’. Section 13-399.4 requires a minimum 24’ two-way drive aisle.