

COMMENT RESPONSE

June 08, 2020

Building Department
Planning & Zoning - AA
Coconut Creek City Hall
4400 West Copan Rd.
Coconut Creek, FL 33063

RE: Process # AA-191100006 – Revision #2
Township Plaza
4400 West Copan Rd.
Coconut Creek, FL 33063

Dear Building Officials,

Following please find the narrative response to the revised sheets for the above referenced project. Should you have any questions, concerns or if any comments may be quickly resolved and/or clarified over the telephone, please feel free to contact us immediately. We will gladly assist you in any way to be able to expedite and have the plans approved as soon as possible. We appreciate your attention in this matter.

BUILDING (04/09/2020 Sean Flanagan)

1. 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 (04/09/2020 Eileen Cabrera & Mohammed Albassam)

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.
 - **Response: Understood. Please see the enclosed Site Survey showing the existing utility boxes. The new pavers were in conflict in the SW of the property with a utility box, and have been shifted in order to leave the utility box in place. No other utility boxes were in conflict. (Rev. 2)**
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>
 - **Response: Understood and used.**
3. Please clarify if the proposed pavers walkways are connected to the existing sidewalks, if it does, it must be ADA compliance.
 - **Response: The proposed new pavers walkways will be connected to existing sidewalks and will have a flush connection to the existing sidewalks. We have updated the landscaping detail to show the removal of grass in between the pavers and have replaced with a different color paver to keep the same look but be ADA compliant. Please see the revised landscaping plans & details. (Rev. 2)**

4. Show the existing ramp on the SE corner, the ramp missing a crosswalk.

Response: The existing ramp is currently shown on the survey details and two standard ADA ramp details have been added to the Architectural Site Phasing Plan. Cross walk has been added to the Architectural Site Phasing Plan. (Rev. 2)

FIRE (04/09/2020 Jeff Gary)

1. Approved.
 - **Response: Acknowledged.**

GREEN

1. Approved.
 - **Response: Acknowledged.**

LANDSCAPING (04/09/2020 Scott Peavler)

PLANNING AND ZONING:

1. Approved.
 - **Response: Acknowledged.**

GENERAL COMMENTS (04/09/2020 Liz Aguilar & Natasha Josiah)

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).
 - **Response: Understood. They do provide pedestrian connectivity. These two areas shown on the Architectural Phasing Site Plan will be demolished and re-done per the standard ADA ramp details shown & guidelines. (Rev. 2)**
2. Additional comments may be provided upon review of any revised documents.
 - **Response: Acknowledged.**

PHOTOMETRICS (02/10/2020 AMY EDWARDS)

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.
 - **Response: The Photometric Plan has been corrected to show no more than the required. (Rev. 2)**
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.
 - **Response: Please refer to the revised Electrical Sheet showing the lighting control system and dimming capabilities. (Rev. 2)**
5. As a reminder, per the lighting ordinance, wallpacks and flood lighting are prohibited.
 - **Response: Please note that no wall packs are being used. We have selected an L.E.D. wall sconce that throws light downward. Please refer to the attached lighting specs. They all have dimming capabilities.**

6. Cannot locate cut sheets. Provide fixture cut sheets.
 - **Response: The lighting specification were previously submitted on revision #2 under the (000-Town Center-Transmittal & Supporting Documents Binder). However, we have separated them into their own PDF file for ease for better visibility.**
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.
 - **Response: Acknowledged. Parking lighting under separate permit (Permit #19002269), and Signage under separate permit".**
8. Contact Linda Whitman at 954-973-6756 or by email at lwithman@coconutcreek.net for any questions.
 - **Response: Acknowledged**

END OF COMMENT RESPONSE

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