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WINDMILL PARK

700 LYONS ROAD
COCONUT CREEK, FL 33063

CLIENT: CITY OF COCONUT CREEK

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 01/26/16

PROJECT NUMBER: 1252-140622

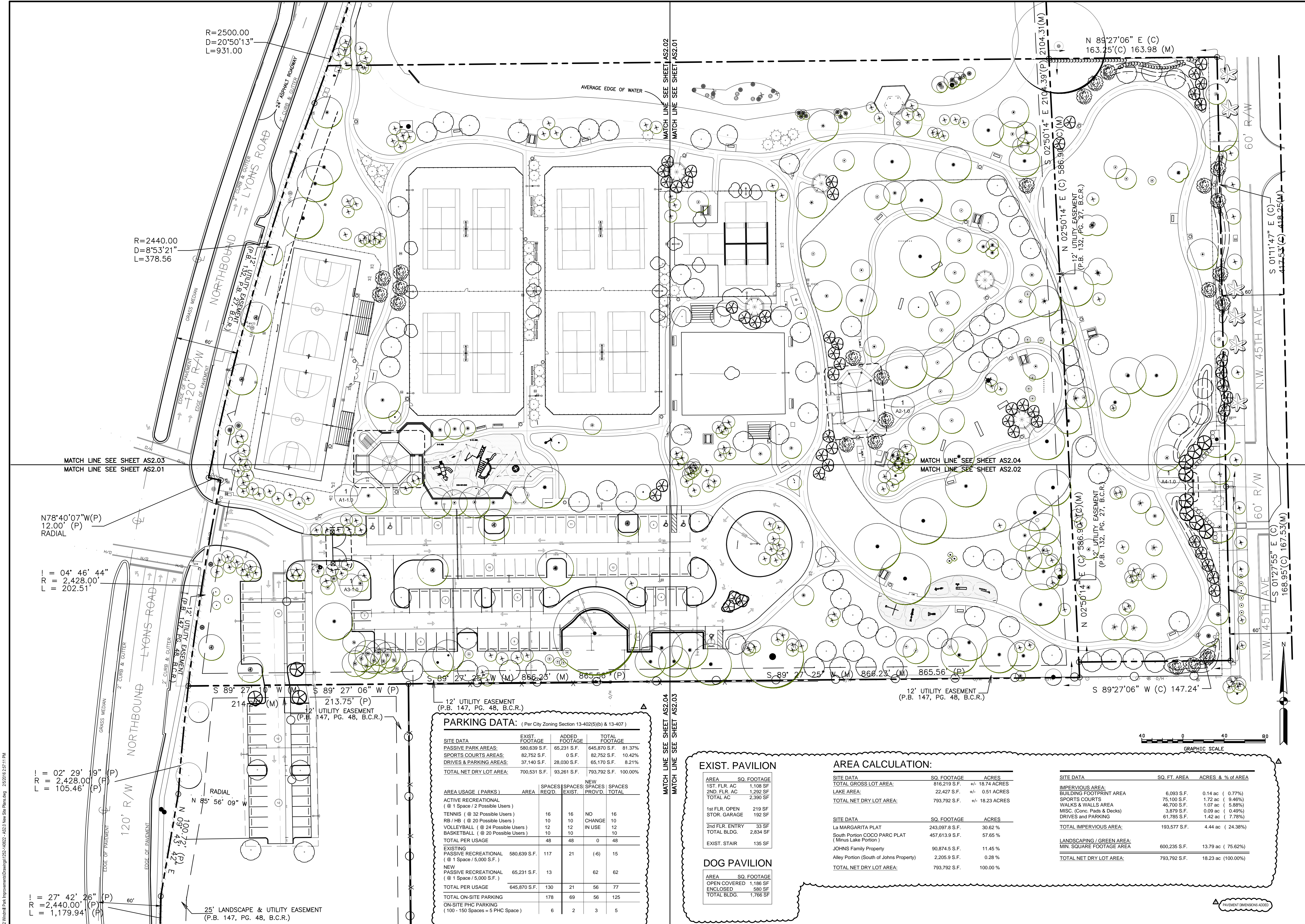
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SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **AS2.0**



PARKING DATA: (Per City Zoning Section 13-402(5)(b) & 13-407)

SITE DATA	EXIST. FOOTAGE	ADDED FOOTAGE	TOTAL FOOTAGE
PASSIVE PARK AREAS:	580,639 S.F.	65,231 S.F.	645,870 S.F. 81.37%
SPORTS COURTS AREAS:	82,752 S.F.	0 S.F.	82,752 S.F. 10.42%
DRIVES & PARKING AREAS:	37,140 S.F.	28,030 S.F.	65,170 S.F. 8.21%
TOTAL NET DRY LOT AREA:	700,531 S.F.	93,261 S.F.	793,792 S.F. 100.00%

AREA USAGE (PARKS)	AREA	SPACES REQ'D	SPACES EXIST	NEW SPACES PROV'D	SPACES TOTAL
ACTIVE RECREATIONAL					
(@ 1 Space / 2 Possible Users)					
TENNIS (@ 32 Possible Users)	16	16	NO	16	16
RB / HB (@ 20 Possible Users)	10	10	CHANGE	10	10
VOLLEYBALL (@ 24 Possible Users)	12	12	IN USE	12	12
BASKETBALL (@ 20 Possible Users)	10	10		10	10
TOTAL PER USAGE	48	48	0	48	48
EXISTING PASSIVE RECREATIONAL (@ 1 Space / 5,000 S.F.)	580,639 S.F.	117	21	(-6)	15
NEW PASSIVE RECREATIONAL (@ 1 Space / 5,000 S.F.)	65,231 S.F.	13	62	62	62
TOTAL PER USAGE	645,870 S.F.	130	21	56	77
TOTAL ON-SITE PARKING	178	69	56	125	125
ON-SITE PHC PARKING (100 - 150 Spaces = 5 PHC Space)		6	2	3	5

EXIST. PAVILION

AREA	SQ. FOOTAGE
1ST FLR. AC	1,108 SF
2ND FLR. AC	1,292 SF
TOTAL AC	2,390 SF
1st FLR. OPEN STOR. GARAGE	219 SF
2nd FLR. ENTRY BLDG.	33 SF
EXIST. STAIR	135 SF

DOG PAVILION

AREA	SQ. FOOTAGE
OPEN COVERED	1,186 SF
ENCLOSED	580 SF
TOTAL BLDG.	1,766 SF

AREA CALCULATION:

SITE DATA	SQ. FOOTAGE	ACRES
TOTAL GROSS LOT AREA:	816,219 S.F.	+/- 18.74 ACRES
LAKE AREA:	22,427 S.F.	+/- 0.51 ACRES
TOTAL NET DRY LOT AREA:	793,792 S.F.	+/- 18.23 ACRES

SITE DATA	SQ. FOOTAGE	ACRES
La MARGARITA PLAT	243,097.8 S.F.	30.62 %
South Portion COCO PARC PLAT (Minus Lake Portion)	457,613.9 S.F.	57.65 %
JOHNS Family Property	90,874.5 S.F.	11.45 %
Alley Portion (South of Johns Property)	2,205.9 S.F.	0.28 %
TOTAL NET DRY LOT AREA:	793,792 S.F.	100.00 %

SITE DATA

SITE DATA	SQ. FT. AREA	ACRES & % OF AREA
IMPERVIOUS AREA:		
BUILDING FOOTPRINT AREA	6,093 S.F.	0.14 ac (0.77%)
SPORTS COURTS	75,100 S.F.	1.72 ac (9.46%)
WALKS & WALLS AREA	46,700 S.F.	1.07 ac (5.88%)
MISC. (Conc. Pads & Decks)	3,879 S.F.	0.09 ac (0.49%)
DRIVES & PARKING	61,785 S.F.	1.42 ac (7.78%)
TOTAL IMPERVIOUS AREA:	193,577 S.F.	4.44 ac (24.38%)

LANDSCAPING / GREEN AREA:

LANDSCAPING / GREEN AREA:	MIN. SQUARE FOOTAGE AREA	ACRES & % OF AREA
	600,235 S.F.	13.79 ac (75.62%)
TOTAL NET DRY LOT AREA:	793,792 S.F.	18.23 ac (100.00%)



PAVEMENT DIMENSIONS ADDED

E:\2015-16022 Windmill Park Improvements\Drawings\1252-140622-AS2.0-New Site Plan.dwg 25/01/16 12:57:11 PM