MAINSTREET AT COCONUT CREEK
- BLOCK 11 -

CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA

GSR RE PARTNERS, LLC

EXHIBIT "B"

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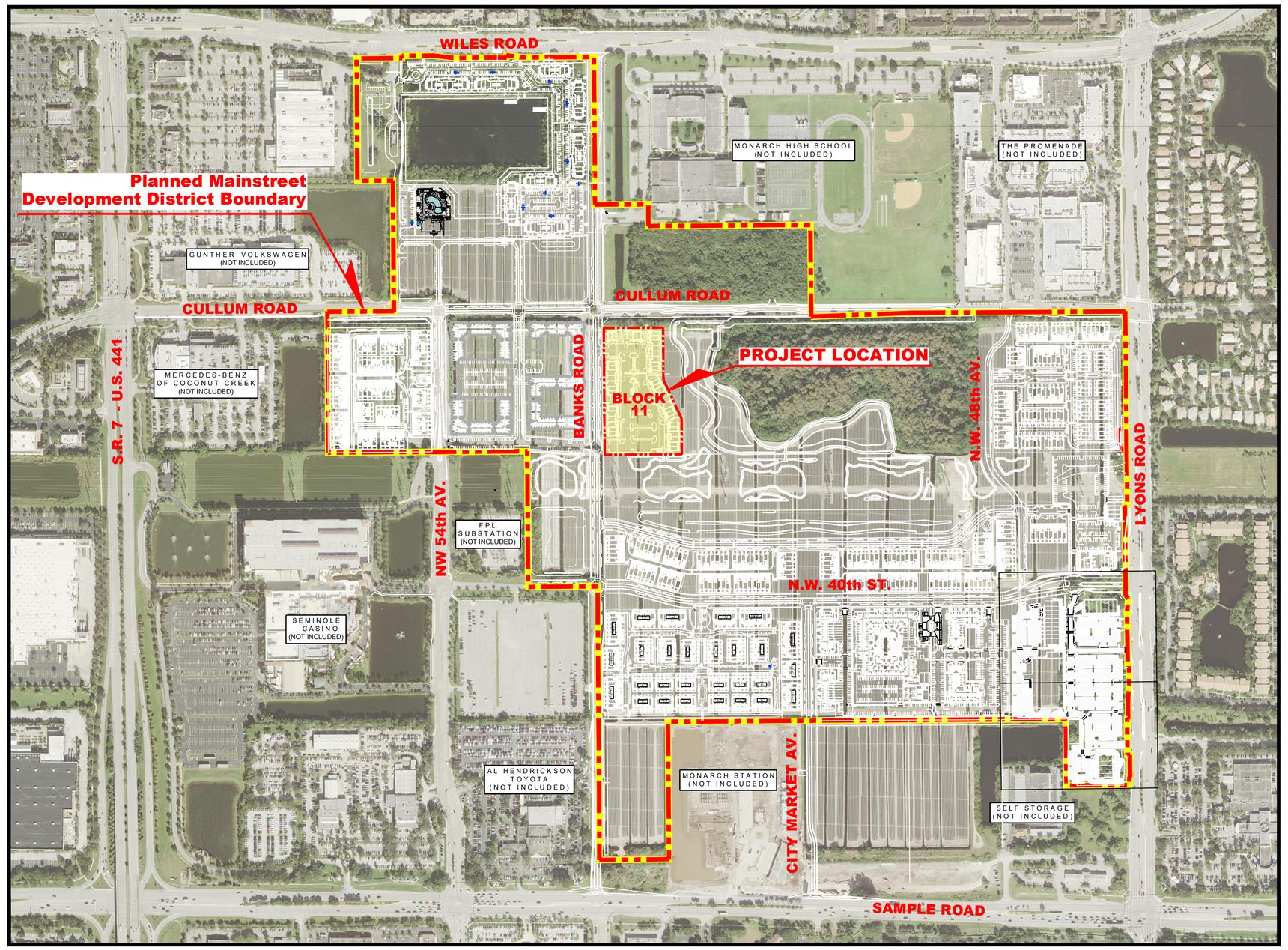

LOCATION MAP

SCALE: 1" = 400'

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

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194 - LP-5	SPECIFICATIONS

LEGAL DESCRIPTION:

LEGAL DESCRIPTION
JOHN'S FAMILY PARTNERS LLLP

Parcel 1:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 -54, of the Public Records of Palm Beach, Florida, said lands now lying, being and situate in Broward County, Florida; LESS and except the North 20 feet of Tracts 33 and 42 conveyed to Broward County by Warranty Deeds recorded in Official Records Book 14, Page 599 and Official Records Book 24, Page 594; LESS those portions of Tracts 33 and 55 conveyed to the Broward County Expressway Authority and Broward County, Florida, by Order Of Taking recorded in Official Records Book 13966, Page 480; LESS that portion of Tract 24 known as Parcel No. 101 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 826 through 842, inclusive; and LESS that portion of Tract 42 known as Parcel No. 102 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 845 through 861, inclusive, all of the Public Records of Broward County, Florida.

Parcel 2:

That part of the West one-half (1/2) of Tract 4, Block 90, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach County, Florida, lying North of the North right-of-way line of Sample Road; LESS AND EXCEPT that portion thereof conveyed to the City of Margate by Deed recorded in Official Records Book 8283, Page 952 and LESS AND EXCEPT that portion thereof conveyed to the State Of Florida Department Of Transportation by the Deed recorded in Official Records Book 12971, Page 265, of the Public Records of Broward County, Florida.

Said lands now lying, being and situate in Broward County, Florida.

ENGINEER'S CERTIFICATION
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

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MAINSTREET AT COCONUT CREEK
BLOCK 11

COVER SHEET

DATE:	07/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Apr 11, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

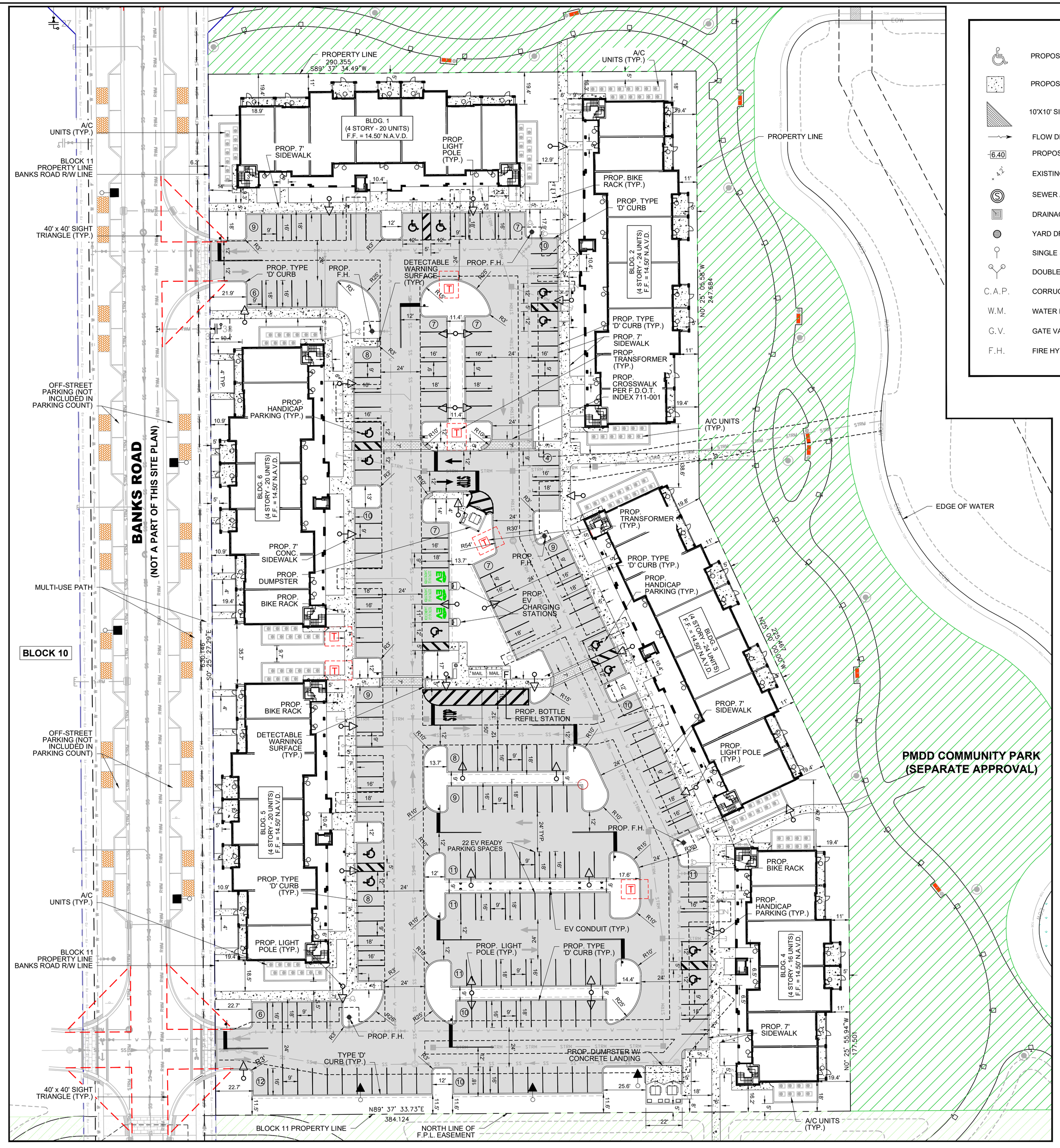
This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

PROJECT: 1803-32

SHEET: CS-1

DATE: Apr 11, 2024 – 2:04pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11-PDC001.dwg

EXHIBIT "B"



LEGEND

	PROPOSED ADA STALL	R.E.	RIM ELEVATION
	PROPOSED CONCRETE SIDEWALK	I.E.	INVERT ELEVATION
	10'X10' SIGHT TRIANGLE	E.O.P.	EDGE OF PAVEMENT
	FLOW DIRECTION	P.R.B.	POLLUTION RETARDANT BAFFLE
6.40	PROPOSED GRADE	R.C.P.	REINFORCED CONCRETE PIPE
× 4.2	EXISTING GRADE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
	SEWER / DRAINAGE MANHOLE	D.W.E.	DESIGN WATER ELEVATION
	DRAINAGE INLET	D-1	DRAINAGE STRUCTURE NUMBER
	YARD DRAIN BASIN		FIRE HYDRANT ASSEMBLY
	SINGLE SEWER SERVICE		TAPPING SLEEVE & VALVE
	DOUBLE SEWER SERVICE		DOUBLE WATER METER
C.A.P.	CORRUGATED ALUMINUM PIPE		SINGLE WATER METER
W.M.	WATER MAIN		GATE VALVE
G.V.	GATE VALVE		EXISTING VALVE
F.H.	FIRE HYDRANT	1	BACTERIOLOGICAL SAMPLING POINT
			ASPHALT PAVEMENT

N

0 30 60

FEET

SCALE: 1"=30'

SITE DATA – BLOCK 11

LAND USE CLASSIFICATION:	RAC	
ZONING CLASSIFICATION:	P.M.D.D. (CONCURRENT PROPOSED REZONING)	
SITE AREA		
NET SITE AREA:	4.83 AC	100%
LANDSCAPE AREAS (PERVIOUS):	1.10 AC	23%
PARKING OVERHANG (PERVIOUS):	0.03 AC	1%
PAVED SIDEWALKS (IMPERVIOUS):	0.29 AC	6%
PAVED VUA (IMPERVIOUS) :	1.88 AC	39%
SERVICE / MECH. EQUIP. AREAS (IMPERVIOUS):	0.14 AC	3%
BUILDING COVERAGE (IMPERVIOUS):	1.39 AC	29%
TOTAL DEVELOPMENT AREA:	**4.83 AC**	**100%**

PARKING REQUIREMENTS

PARKING REQUIRED: UNIT PARKING: 1.5 SPACES PER UNIT = 186 SPACES
GUEST PARKING: 10% OF REQUIRED UNIT PARKING = 19 SPACES
TOTAL: 205 SPACES

PARKING PROVIDED: 218 (202 PARKING SPACES, 13 HANDICAP SPACES, 3 EV CHARGING)

BIKE SPACES REQUIRED: 1 BIKE SPACE / EA. 15 REQUIRED UNIT SPACES @ 205 SPS. = 14 BIKE SP.
BIKE SPACES PROVIDED: 12 BIKE RACKS / 24 BIKE SPACES

DENSITY CALCULATIONS

NET SITE AREA: 4.83 AC

NUMBER OF UNITS: 124 CONDO UNITS 2&3 BEDROOM UNITS
124 TOTAL UNITS = 25.67 DU/AC

BUILDING HEIGHT: 4 STORIES

PERIMETER BUILDING SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
NORTH	20' MAX (FROM PUBLIC GREENWAY)	VARIES (5.0' PORCH / 20.0' UNIT)
EAST (PARK)	5' MIN. (FROM PROPERTY LINE)	VARIES (5.0' PORCH / 11.0' UNIT)
WEST (BANKS ROAD)	20' MAX	VARIES (5.0' PORCH / 20.0' UNIT)
SOUTH (PARK)		16.2' UNIT

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