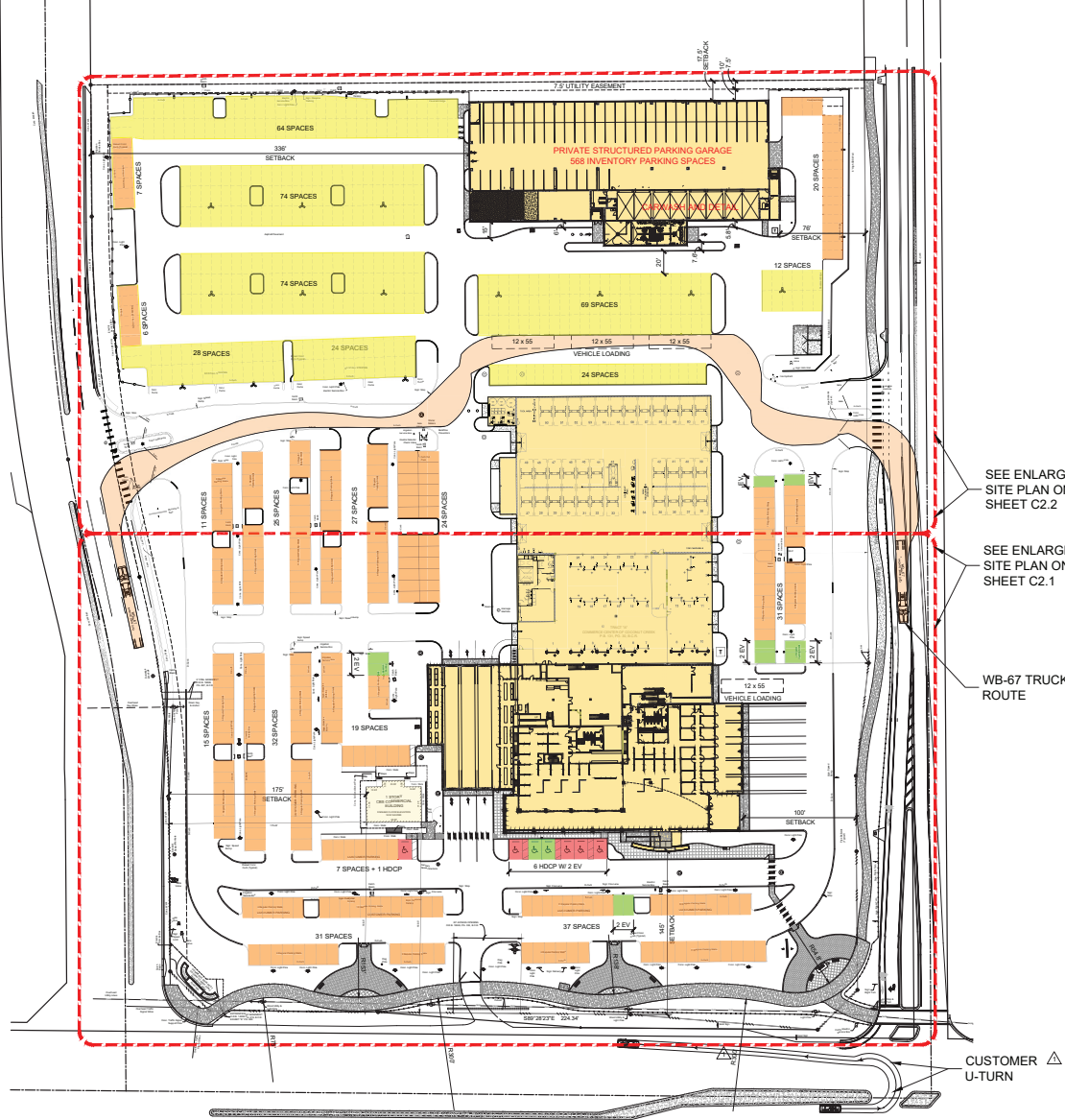
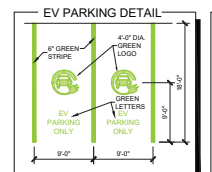
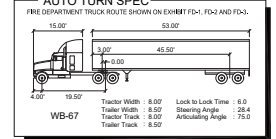
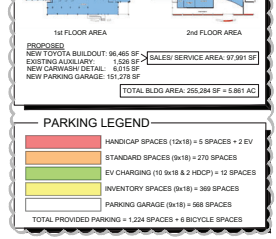
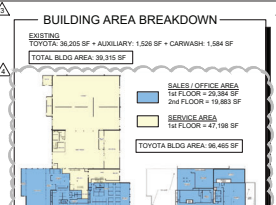


SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



OVERALL SITE PLAN
SCALE: 1" = 50'



PROJECT DATA

PROJECT NAME: AL HENDRICKSON TOYOTA
OWNER: COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC
300 NORTH ROCK POINT DRIVE, SUITE 170
TAMPA, FLORIDA 33607
PHONE: (813) 335-3857
E-MAIL: tsantos@mcgrainautogroup.com

ENGINEER: SPRING ENGINEERING, INC.
304 US HIGHWAY 19
HOLIDAY, FLORIDA 34601
PHONE: (813) 939-1818
E-MAIL: sei@springengineering.com

SURVEYOR: PARAMOUNT ENGINEERING GROUP, INC.
602 GUNT MOORE ROAD, SUITE 218
BOCA RATON, FLORIDA 33487
PHONE: (561) 989-2285
E-MAIL: ParamountEngineeringGroup@aol.com

SITE DATA

PARCEL ID: 8-4842 18 03 0010 - 12.338 AC
EXISTING USE: AUTOMOTIVE SALES AND SERVICE
PROPOSED USE: AUTOMOTIVE SALES AND SERVICE

ZONING DESIGNATION: B-4 REGIONAL SHOPPING DISTRICT TO
PRED. PLANNED MAIN STREET DEVELOPMENT DISTRICT

BUILDING SETBACKS: 8-4 J/F/M/D, L/PROV. BUFFER: 8-6 J/F/M/D, L/PROV.
NORTH: 50' / 5' / 17.5' NORTH: 5' / 17.5'
SOUTH: 75' / 2' / 145' SOUTH: 5' / 17.5'
EAST: 30' / 10' / 70' EAST: 5' / 16.5'
WEST: 30' / 2' / 175' WEST: 5' / 16.5'

BUILDING HEIGHT: PROVIDED 97' ALLOWED: 120' / 10 STORY

FLOOD ZONE: THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO
FIRM NUMBER 12011C 0165 H, PREPARED BY F.E.M.A. LAST
REVISED AUGUST 18, 2014.

BUILDING AREA: 255,284 SF - SEE AREA BREAKDOWN ABOVE
LANDSCAPE AREA: 1,784 AC - 2,264 AC - 8.84 AC - 77.5%
PERVIOUS: 2,544 AC - 0.54 AC - 2.79 AC - 22.7%

FLOOR AREA RATIO: 5.861 / 12.338 = 0.475

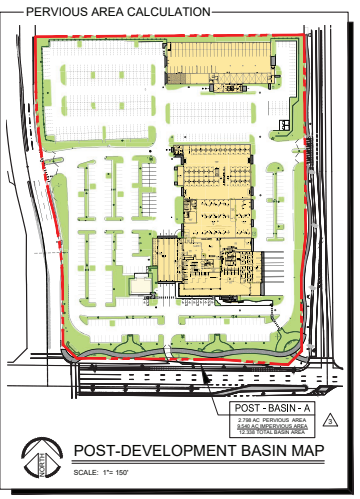
SITE AREAS: 12.338 AC

	EXISTING	PROPOSED	TOTAL	%
- BUILDING AREA	39,315 AC	1,538 AC	2,264 AC	20.2%
- PAVING / CONC. AREA	8,891 AC	1,344 AC	7,552 AC	57.1%
- PERVIOUS PAVING	6,000 AC	0.140 AC	6,140 AC	51.1%
- LANDSCAPE AREA	2,544 AC	0.114 AC	2,658 AC	21.6%
- IMPERVIOUS AREA	1,784 AC	2,264 AC	8,84 AC	77.5%
- PERVIOUS	2,544 AC	0.54 AC	2,79 AC	22.7%

REQUIRED PARKING: 13 SPACES PER 1000 SF (PA)
TOYOTA NEW SALES: 96,465 SF / 1000 SF = 93 - 96 SPACES
AUXILIARY BUILDING: 1,538 SF / 1000 SF = 1 - 3 SPACES
TOTAL REQUIRED = 295 SPACES REQUIRED

PROVIDED PARKING: 1,224 SPACES + 6 BICYCLE SPACES (SEE LEGEND)
(EXISTING PARKING BEFORE DEVELOPMENT = 965 SPACES)

UTILITIES: WATER, SEWER, FLORIDA POWER AND LIGHT
ELECTRIC



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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

NO.	DATE	DESCRIPTION
1	12.12.2023	PERMITS
2	04.09.2024	PERMITS OF COCONUT CREEK
3	04.09.2024	PERMITS OF COCONUT CREEK
4	04.09.2024	PERMITS OF COCONUT CREEK

CONTRACT DATE: JANUARY 10, 2024

35 YEARS
DEBRIUM IN-TOWNHOMES
DEBRIUM IN-TOWNHOMES

Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 988-1818 • FL COA NO. 06080785 & LICENSE NO. AC0001747

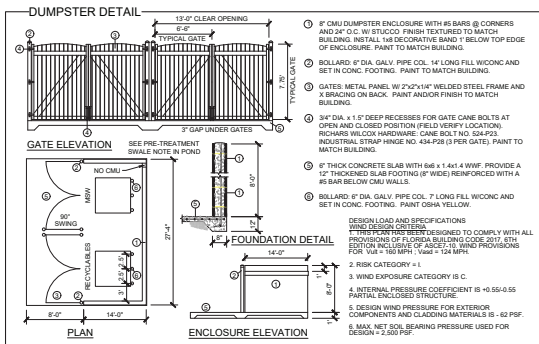
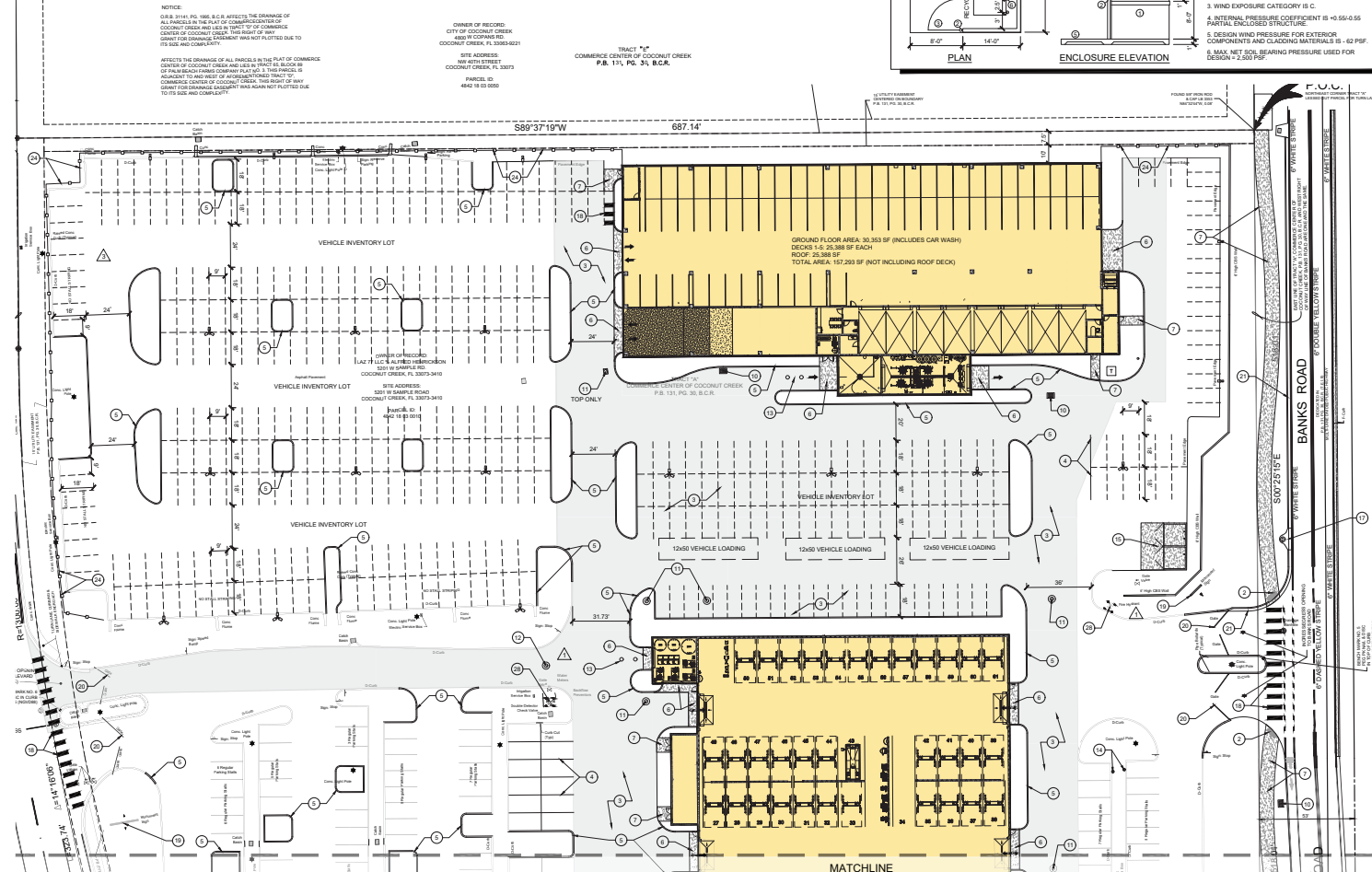
OVERALL SITE PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO:
C2.0



Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



- KEY NOTES**
- NEW HANDICAP SPACE AND HDGP (FGP 20-86) PER CITY DETAIL 622 ON SHEET C2.4 SIGN MUST STATE MINIMUM 5201.08 FINE.
 - NEW 100% ACCESSIBLE RAMP W/ ADA DETECTABLE WARNING PADS PER CITY DETAIL 633 ON SHEET C3.0.
 - NEW ASPHALT PAVEMENT PER DETAIL ON SHEET C3.0.
 - NEW 6" WHITE PAINTED PARKING / PAVEMENT STRIPES, TYPICAL.
 - NEW TYPE 'D' CONCRETE CURB PER FOOT STANDARD PLAN INDEX 035-001.
 - NEW CONCRETE APRON, COORDINATE WITH STRUCTURAL PLANS.
 - NEW CONCRETE SIDEWALK PER CITY DETAIL 605 ON SHEET C2.4.
 - NEW CONCRETE WHEEL STOP PER CITY DETAIL 640 ON SHEET C2.4.
 - NEW CONCRETE PAVEMENT PLAZA PER DETAIL ON SHEET C2.4.
 - NEW CONCRETE CATCH BASIN PER CITY DETAIL 651 ON SHEET C2.4.
 - NEW STORM SEWER MAINTENANCE ACCESS STRUCTURE PER CITY DETAIL 651 ON SHEET C2.4.
 - NEW SANITARY SEWER MAINTENANCE ACCESS STRUCTURE PER CITY DETAIL 407 ON SHEET C4.1.
 - NEW 1500 GALLON SAND/IL SEPARATOR, SEE UTILITY PLANS SHEET C4.0.
 - NEW EV CHARGERS, SEE ELECTRICAL PLANS.
 - NEW DUMPSTER ENCLOSURE PER DETAIL ON SHEET C2.2.
 - NEW 8" W/12" 4" THK 3000 PSI CONCRETE SLAB W/ (8) MODEL # C89R-JUR-58 BIRE RAILS TO ACCOMMODATE 12 BIRE, SEE DETAIL ON SHEET C2.1.
 - NEW CURB INLET TOP OVER EXISTING DRAINAGE STRUCTURE.
 - NEW STANDARD AND SPECIAL EMPHASIS (LADDER TYPE) CROSSWALK PER FOOT STANDARD PLANS INDEX 711-001.
 - REMOVE EXISTING GROUND SIGN, TO BE PERMITTED SEPARATELY.
 - CONTRACTOR TO PROVIDE KNOX PADLOCK AT ALL GATES.
 - NEW TYPE 'F' CONCRETE CURB PER FOOT STANDARD PLAN INDEX 035-001.
 - NEW LANDSCAPE FORMS CHASE PARK BENCH AS SHOWN ON SHEET C2.1.
 - NEW LANDSCAPE FORMS THEORY SHELTER W/ CHASE PARK TRASH RECEPTACLE.
 - NEW 6" HIGH CONCRETE SCREENING WALL INSTALLED ON CONCRETE CALUMING; CONTRACTOR TO FIELD MEASURE COLUMN SPACING TO AVOID EXISTING TREE ROOT SYSTEMS.
 - MOVE EXISTING GATE.
 - MOVE EXISTING TRAFFIC SIGN.
 - NEW VALLEY GUTTER PER FOOT STANDARD PLAN INDEX 035-001.
 - CONTRACTOR SHALL PROVIDE ROLLERS AND BLUE AND WHITE REFLECTORS AT EXISTING FIRE HYDRANTS PER DETAIL 301 ON SHEET C2.6.
 - CONTRACTOR TO FURNISH AND INSTALL SIGNS (SMART SOLAR CHARGING BENCH, SEE IMAGE ON SHEET C2.1).

- NOTES**
- ALL PAVEMENT MARKINGS AND SIGNAGE MUST FOLLOW THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL FIRE HYDRANTS SHALL HAVE ONE BLUE AND ONE WHITE RPM INSTALLED.

ENLARGED SITE PLAN
SCALE: 1" = 30'

100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

NO.	DATE	DESCRIPTION
1	12.12.2023	PRELIMINARY CONCEPT PLAN
2	04.09.2024	PRELIMINARY CONCEPT PLAN
3	10.10.2024	PRELIMINARY CONCEPT PLAN



Ah Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE: JANUARY 10, 2024



Spring Engineering
Architecture • Engineering • Land Planning
3074 U.S. HWY 70, HOLIDAY, FL 32709-1518 • FL COA NO. 00007018 & LICENSE NO. JAC0007017

ENLARGED SITE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPO

JOB NO. 2023-07

SHEET NO. C2.2

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