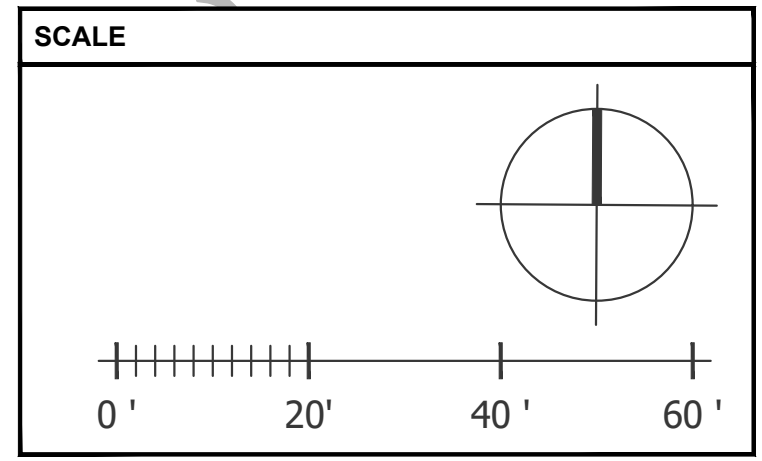


**SITE PLAN GENERAL NOTES**

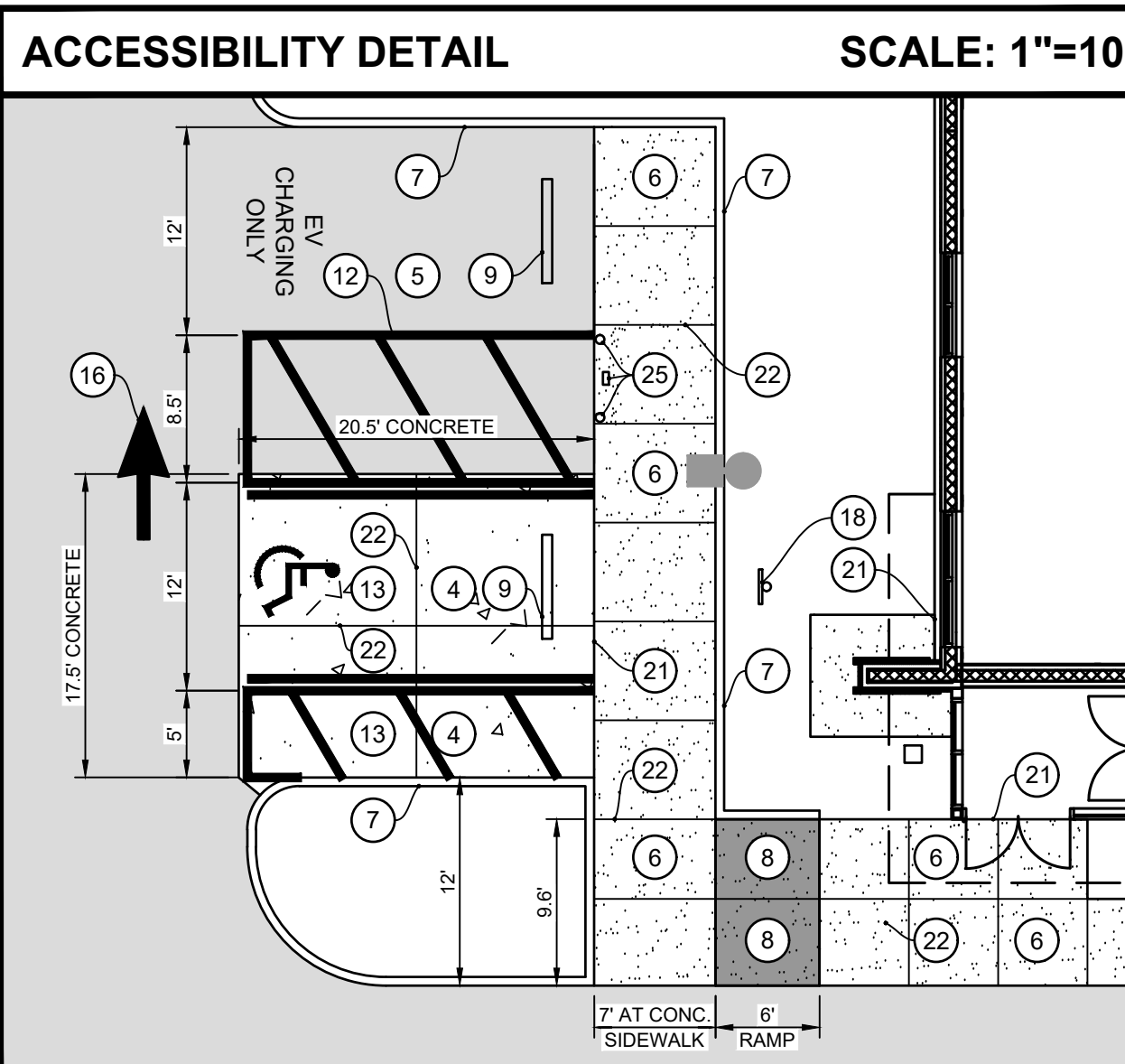
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

**LANDSCAPE NOTE**

- CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
- CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
- CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.



- KEYED NOTES**
- NEW BUILDING (SEE ARCHITECTURAL DRAWINGS).
  - NEW TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING).
  - NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
  - NEW 6" BLACKTINT CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
  - NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
  - NEW 4" CONCRETE SIDEWALK. SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
  - NEW TYPE "D" CURB PER CITY OF COCONUT CREEK STANDARD 635. SEE COCONUT CREEK DETAILS, SHEET C05.05.
  - NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
  - NEW WHEEL STOP (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
  - NEW BICYCLE RACK. SEE DETAILS, SHEET C05.01.
  - NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
  - NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
  - NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE PER CITY OF COCONUT CREEK DETAIL 622. SEE COCONUT CREEK DETAILS, SHEET C05.05.
  - NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
  - NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
  - NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT). SEE DETAILS, SHEET C05.01.
  - NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
  - NEW ACCESSIBLE PARKING SIGN PER CITY OF COCONUT CREEK DETAIL 622. SEE COCONUT CREEK DETAILS, SHEET C05.05.
  - NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 5). SEE DETAILS, SHEET C05.02.
  - NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 4). SEE DETAILS, SHEET C05.02.
  - NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01.
  - NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01.
  - NEW STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02.
  - NEW CONCRETE COLLAR. SEE DETAILS, SHEET C05.02.
  - NEW ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION WITH 4" BOLLARD(S). SEE ELECTRICAL SHEET FOR MORE DETAILS.
  - EXISTING STORMWATER STRUCTURE TO REMAIN.
  - NEW CONCRETE FLUME PER CITY OF COCONUT CREEK DETAIL 659. SEE COCONUT CREEK DETAILS, SHEET C05.05.
  - NEW RAIN GARDEN. REFER TO LANDSCAPE PLAN, SHEET LP.01.01.
  - NEW LIGHT POLE. SEE ELECTRICAL SITE PLAN.
  - NEW CLEANOUT CONCRETE PAD.
  - NEW PAD MOUNTED TRANSFORMER. SEE ELECTRICAL SITE PLAN.
  - NEW HANDRAIL (56 LF TOTAL). CONTRACTOR TO FIELD MEASURE PRIOR TO FABRICATION. SEE DETAILS, SHEET C05.02.
  - EXISTING TRANSFORMER TO REMAIN.
  - NEW BACKFLOW PREVENTER CONCRETE PAD.
  - EXISTING INLET TOP TO BE RAISED TO MATCH PROPOSED ELEVATION. SEE DETAILS, SHEET C05.02.



**LEGEND**

	PROPERTY LINE
	EXISTING TO REMAIN
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE LESS THAN 6"
	PROPOSED CONCRETE 6" OR GREATER
	NEW ASPHALT PAVEMENT
	SETBACK/BUFFER
	PROPOSED CURB
	PROPOSED CURB AND GUTTER

**SITE DATA**

SITE ADDRESS:	4805 COCONUT CREEK PARKWAY COCONUT CREEK, FLORIDA 33063
PIN:	4842 30 13 0015
BUILDING AREA:	2,133 SF BUILDING
EXISTING ZONING:	B-4 REGIONAL SHOPPING
SITE AREA:	34,758 SF / .80 AC
EXISTING USE:	EXISTING RESTAURANT
FUTURE USE:	BANK WITH DRIVE THRU
<b>PARKING DATA</b>	
BANK PARKING REQUIRED:	1 SPACE PER 200' SF OF G.F.A. 2,133 SF x (1 / 200 SF) = 11 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 9 SPACES ADA PARKING = 1 SPACE EV PARKING = 2 SPACES TOTAL PARKING PROVIDED = 12 SPACES
PARKING SPACE SIZE:	10' x 20' MINIMUM
DRIVE THROUGH QUEUE:	6 SPACES PER ATM LANE 6 SPACES PER TELLER LANE 10' x 18' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.
<b>LANDSCAPE REQUIREMENTS:</b>	
LANDSCAPE BUFFER - FRONT (COCONUT CREEK PARKWAY)	REQUIRED = 20'
LANDSCAPE BUFFER - SIDE (EAST)	= 10'
LANDSCAPE BUFFER - REAR	= 10'
<b>BUILDING REQUIREMENTS:</b>	
BUILDING SETBACK - FRONT (COCONUT CREEK PARKWAY)	REQUIRED = 150'
BUILDING SETBACK - REAR	= 100'
BUILDING SETBACK - SIDE	= 100'
MAXIMUM BUILDING HEIGHT	= 72'
<b>FLOOD ZONE:</b>	
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", AND X "SHADED" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120031, PANEL NUMBER 0355, SUFFIX H, EFFECTIVE AUGUST 18, 2014, FOR COCONUT CREEK, FLORIDA.	

**MATERIAL QUANTITIES**

ASPHALT PAVEMENT	= 13,770 SF
CONCRETE SIDEWALK	= 1,380 SF
CONCRETE	= 1,120 SF
BLACKTINT CONCRETE	= 361 SF
CONCRETE CURB	= 990 LF

**PRE SITE AREAS**

AREAS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	34,758	0.80	100%
BUILDING	4,130	0.09	12%
TOTAL IMPERVIOUS (INCLUDES BUILDING)	25,183	0.58	72%
TOTAL PERVIOUS (LS + DRY POND AREA)	9,575	0.22	28%

**POST SITE AREAS**

AREAS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	34,758	0.80	100%
BUILDING	2,133	0.05	6%
TOTAL IMPERVIOUS (INCLUDES BUILDING)	19,704	0.45	57%
TOTAL PERVIOUS (LS + DRY POND AREA)	15,054	0.35	43%

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NISIT SAPPARKHAO, PEI ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY ON ANY ELECTRONIC COPY (A/C 05/05-23/05)

ISSUE	BY	DATE	DESCRIPTION
		09/05/24	PERMIT SET
		12/20/24	DRC COMMENTS #1
		06/25/25	DRC ROUND 4

**PROJECT INFORMATION BLOCK**

JOB #	230649
DATE:	09/05/24
DRAWN BY:	IEG
CHECKED BY:	IEG

**SHEET TITLE**

SITE PLAN
-----------

**SHEET NUMBER**