

From: do-not-reply@coconutcreek.net
To: [DRC](#)
Cc: PERMITS@BDGLLP.COM; PERMITS@BDGLLP.COM
Subject: A new Development Review Application has been filled out!
Date: Monday, September 30, 2024 10:42:52 AM

DRC Webform application

APPLICATION INFORMATION

Temporary DRA# = 425

Application Type: Special Land Use Special Land Use

Base Fee:

Total Residential: 0.00

Total Non-Residential: 0.00

Total Fees:

Project Name: FIFTH THIRD BANK, COCONUT CREEK

Project Location: 4805 COCONUT CREEK PARKWAY, COCONUT CREEK, FL 33063

Plat Name: COCONUT CREEK PLAZA

Folio No: 484230130015

Future Land Use: UNITED STATES

Summary of Request: DEMOLITION OF EXISTING RESTAURANT AND NEW CONSTRUCTION OF A BANK FACILITY ONE-LEVEL BUILDING APPROX. 1,900 SQ FT GROSS INCLUDING A DRIVE-THRU WITH TWO LANES EQUIPPED WITH ONE VAT PNEUMATIC TUBE AND ONE ATM LANE

SUBMITTAL COORDINATOR INFORMATION

Contact Name: MICHAELA KEGLEY

Contact Phone: 8135646200

Company Name: BDG ARCHITECTS

Email: PERMITS@BDGLLP.COM

Address: 400 N ASHLEY DRIVE SUITE 600

AGENT/APPLICANT INFORMATION

Contact Name: MICHAELA KEGLEY

Contact Phone: 8135646200

Company Name: BDG ARCHITECTS

Email: PERMITS@BDGLLP.COM

Address: 400 N ASHLEY DRIVE SUITE 600

OWNER INFORMATION

Contact Name: LEIGH PAULL

Contact Phone: 8135646200

Company Name: CENTRO NP COCONUT CREEK OWNER LLC

Email: PERMITS@BDGLLP.COM

Address: 200 E BROWARD BLVD, STE 1410, FORT LAUDERDALE, FL 33301

SIGNATURE: /Michaela Kegley/



Site Address	4805 COCONUT CREEK PARKWAY, COCONUT CREEK FL 33063	ID #	4842 30 13 0015
Property Owner	CENTRO NP COCONUT CREEK OWNER LLC	Millage	3212
Mailing Address	200 RIDGE PIKE #100 CONSHOHOCKEN PA 19428	Use	21-01
Abbr Legal Description	COCONUT CREEK PLAZA 113-12 B PT OF PAR A DESC AS, COMM AT NE COR OF TR 48 BLK 93 OF PALM BCH FARMS CO PL #3, SLY 714.78, WLY 535.9, NLY 4.07 TO POB, CONT NLY 170.36, ELY 210, SLY 161.82, WLY 40.63, SWLY 169.56 TO POB AKA: OUT-PARCEL E		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$487,700	\$574,020	\$1,061,720	\$1,061,720	
2023	\$487,700	\$574,020	\$1,061,720	\$996,050	\$26,562.01
2022	\$487,700	\$417,800	\$905,500	\$905,500	\$23,486.47

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,061,720	\$1,061,720	\$1,061,720	\$1,061,720
Portability	0	0	0	0
Assessed/SOH	\$1,061,720	\$1,061,720	\$1,061,720	\$1,061,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,061,720	\$1,061,720	\$1,061,720	\$1,061,720

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/22/2010	WD*-T	\$100	47294 / 262	\$14.00	34,836	SF
3/1/2002	SW*	\$24,822,000	32965 / 797			
6/1/1998	SW*	\$3,514,286	28601 / 615			
11/7/1995	SW*	\$13,100,000	24130 / 131			
				Adj. Bldg. S.F. (Card, Sketch)		4076
				Eff./Act. Year Built: 1984/1983		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
4076								



SPECIAL LAND USE JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements.

GENERAL STANDARDS (Section 13-35f)

1.	<p>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</p> <p>- The bank will provide essential financial services to the community and can be an anchor tenant, driving traffic to the plaza and potentially benefiting other businesses. This will be a full-service bank offering services such as personal and business banking, loans, and ATMs. It will be a customer-friendly location, with ample parking and accessibility for individuals, including those with disabilities. Traffic analysis has been conducted to ensure that the bank will not negatively impact traffic flow or create congestion. The plaza already has adequate parking spaces, and the bank's operating hours will be designed to complement existing tenant hours, minimizing any overlap of peak customer traffic. Additionally, entrances and exits will be clearly marked and comply with safety standards. The proposed bank represents a mutually beneficial addition to the plaza. It complies with all zoning and building regulations, promises to enhance the plaza's value, and will not disrupt the existing tenants, but instead will support their growth by increasing foot traffic and consumer engagement. The overall effect on the plaza will be positive, with potential for long-term benefits for both the owners and tenants.</p>
2.	<p>The proposed special land use will be in harmony with nearby existing uses.</p> <p>- We have incorporated the architectural style through analyzation of the surrounding areas and previous project conducted in the vicinity of the proposed project. Also conversations with City of Coconut Creek staff to get feedback on the architectural style.</p>
3.	<p>The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.</p> <p>- Hours will be Mon-Thurs 9am-5pm; Friday 9am-6pm and Saturday 9am-12pm.</p>
4.	<p>The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.</p> <p>- A pedestrian connection to the adjacent outparcels cannot be provided because the site is surrounded by obstacles: an access road to the east, a drive-thru lane for CITI Bank to the west, and an access road to the shopping center to the north. As a result, there is no safe route for pedestrian access to the nearby outparcel.</p>
5.	<p>The proposed special land use will contribute to the economic stability of the community.</p> <p>- The community will have economic stability through the use of the drive-thru so that they may do banking transactions in a manner that is convenient and well suited to their needs. There will be four full-time employees</p>
6.	<p>The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.</p> <p>- The raze and rebuild project results in an increase of previous /green area by 5,479 sf. Additional on site stormwater retention is provided with proposed rain garden in the amount of 1,175 cubic feet. On -site lighting is brought into compliance with the current land development code. The demolition of the 4,076 sf high turn over (sit down) restaurant and the construction of a 2,133 sf bank with two (2) drive thru results in a decrease of 166 average daily trips and decrease of 27 AM peak hour trips. Landscaping is brought into compliance with the current LDC requirements. Applicants continue to work with staff on the architectural design and material specifications to comply with the vision and goals of the city.</p>
7.	<p>The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.</p>





	<p>- The specific goals emphasize supporting the growth of financial services or the development of essential community services. A bank may align with objectives related to economic stability, job creation, or improving commercial infrastructure. The goals of a bank typically reflect the long-term vision of the institution. These goals guide the bank's overall direction and growth strategy. These goals include profitability, financial stability, customer satisfaction, growth and market expansion, social responsibility, compliance and regulation.</p> <p>Fifth Third Bank is characterized by infrastructure elements because the Infrastructure Element typically refers to essential services and structures that support a community, including utilities, roads, and facilities. A bank, as an institution that provides financial services and facilities, can be considered part of a community's infrastructure, providing an essential service that supports economic activities.</p>
8.	<p>The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.</p> <p>- The specific goals emphasize supporting the growth of financial services or the development of essential community services. A bank may align with objectives related to economic stability, job creation, or improving commercial infrastructure. The goals of a bank typically reflect the long-term vision of the institution. These goals guide the bank's overall direction and growth strategy. These goals include profitability, financial stability, customer satisfaction, growth and market expansion, social responsibility, compliance and regulation.</p> <p>Fifth Third Bank is characterized by infrastructure elements because the Infrastructure Element typically refers to essential services and structures that support a community, including utilities, roads, and facilities. A bank, as an institution that provides financial services and facilities, can be considered part of a community's infrastructure, providing an essential service that supports economic activities.</p>

SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

1.	<p>The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.</p> <p>- The proposed facility will not have an adverse impact on the area, as the existing site was previously a restaurant, which likely generated higher traffic than the proposed Fifth Third Bank site.</p>
2.	<p>The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.</p> <p>A bank typically generates less traffic than a restaurant for several reasons:</p> <ul style="list-style-type: none"> - Visit Frequency: People usually visit banks for specific transactions, such as deposits, withdrawals, or meetings, which are less frequent compared to the regular visits to a restaurant for meals. - Duration of Visit: Bank visits are typically short in duration, often lasting only a few minutes, while restaurant visits can take much longer, particularly during meals. - Peak Hours: Banks tend to have more concentrated traffic during certain hours (like lunch breaks or just after work), while restaurants experience higher traffic during longer periods, especially during meal times (lunch and dinner). - Customer Flow: Restaurants often serve larger groups and cater to more people simultaneously, especially during peak hours, while bank customers are usually individual or small groups for specific transactions. - Parking and Space Usage: Restaurants often require more parking spaces to accommodate customers who typically arrive by car for longer periods, while bank visitors usually stay for a shorter time, reducing the overall parking demand. <p>In summary, while both types of establishments generate traffic, a restaurant typically draws more consistent and prolonged customer flow compared to a bank, leading to a higher overall traffic impact.</p>
3.	<p>The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.</p> <ul style="list-style-type: none"> - Visit Frequency: People usually visit banks for specific transactions, such as deposits, withdrawals, or meetings, which are less frequent compared to the regular visits to a restaurant for meals. - Duration of Visit: Bank visits are typically short in duration, often lasting only a few minutes, while restaurant





	<p>visits can take much longer, particularly during meals.</p> <ul style="list-style-type: none"> - Peak Hours: Banks tend to have more concentrated traffic during certain hours (like lunch breaks or just after work), while restaurants experience higher traffic during longer periods, especially during meal times (lunch and dinner). - Customer Flow: Restaurants often serve larger groups and cater to more people simultaneously, especially during peak hours, while bank customers are usually individual or small groups for specific transactions. - Parking and Space Usage: Restaurants often require more parking spaces to accommodate customers who typically arrive by car for longer periods, while bank visitors usually stay for a shorter time, reducing the overall parking demand.
4.	<p>The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.</p> <ul style="list-style-type: none"> - The proposed Fifth Third Bank site will have no adverse impact on the master stormwater system, as it has less impervious area compared to the existing restaurant. Additionally, the proposed site includes a rain garden, which will provide enhanced treatment to the master stormwater system.
5.	<p>The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.</p> <ul style="list-style-type: none"> - The redevelopment results in a decrease of impervious coverage of 5,479 sf. A 1,175 cubic feet of additional on-site stormwater retention within a proposed rain garden is provided. The combination of the rain garden and the decrease impervious coverage results a reduction in stormwater discharge to the master drainage system of the Coconut Creek Plaza and a reduction of nutrients loading with the addition of the rain garden. - The proposed bank is significantly smaller, has less employees and requires significantly less potable water, sewer and electrical than a high turn over restaurant. The restaurant had significantly greater occupancy load, greater plumbing fixture counts and a greater overall demand for electric. - The redevelopment results in a decrease of 166 average daily trips and 27 AM peak hour.
6.	<p>If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.</p> <ul style="list-style-type: none"> - The site plan was modified to provide the required 20 foot landscape buffer adjacent to Coconut Creek Parkway. This allows for all existing mature canopy trees to remain. Any additional ground cover or shrubs will be added as required by the LDC. - A larger 12.2 foot landscape buffer is provided adjacent to the shopping center access drive and eastern property line. The enlarged landscape buffer has been provided to preserve and allow for further growth of four existing canopy trees. The eastern buffer will be supplemented as needed to meet the LDC requirements. - The existing western landscape buffer increased from 4.7 feet to approximately 37 feet. The rain garden and trash enclosure is located within this buffer. However, the locations of both allowed for the preservation of the single existing mature canopy tree within the existing buffer. - There are no existing canopy trees with the existing rear/northern buffer. The proposed buffer will provide hedges and accent trees to screen the property.

STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)

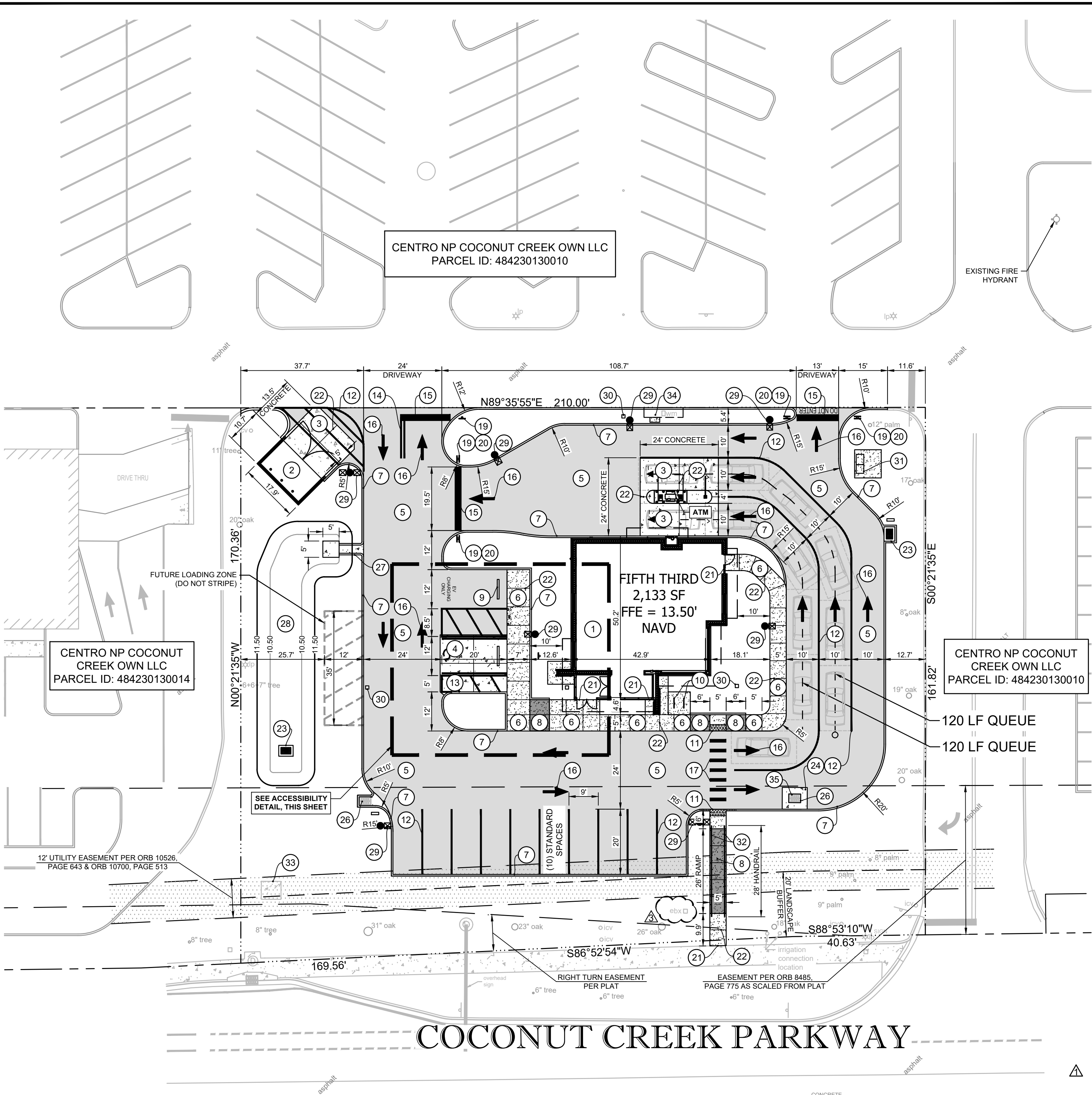
1.	<p>The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.</p> <p>N/A</p>
2.	<p>The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.</p> <p>N/A</p>





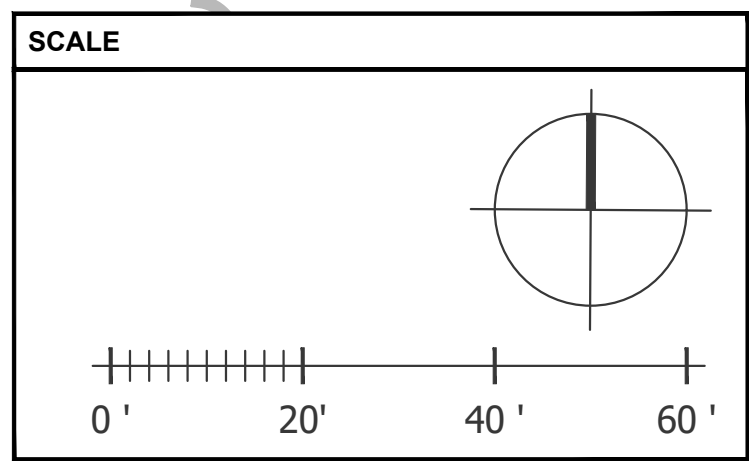
3.	The location of the special land use will not result in isolating an existing or planned residential area from other residential development.
	N/A
4.	The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height, materials, window arrangements, yards, and other considerations.
	N/A
5.	The proposed use will have direct access to an arterial or collector street. Ingress and egress shall be designed to minimize traffic congestion on the public roadways.
	N/A
6.	Parking areas for special land uses shall be of adequate size for the particular use and shall be properly located and suitably screened from adjoining residential uses, and that ingress and egress shall be designed for maximum safety for vehicles and pedestrians and minimize traffic congestion in the residential district.
	N/A





- 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.

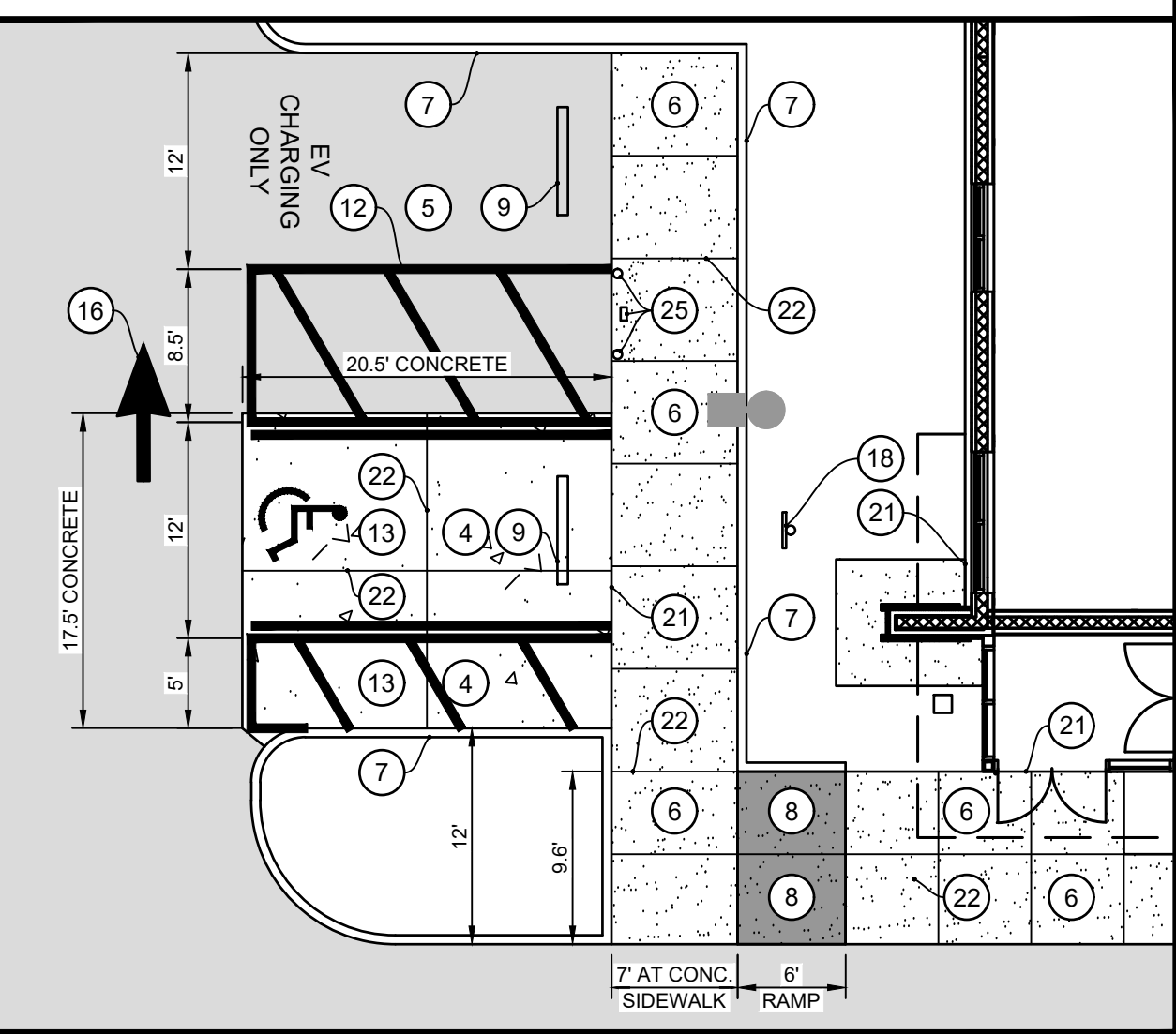


PLAN VIEW SCALE AS NOTED

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.

ACCESSIBILITY DETAIL SCALE: 1"=10'



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

PARKING DATA

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.

LANDSCAPE REQUIREMENTS: REQUIRED

LANDSCAPE BUFFER - FRONT (COCONUT CREEK PARKWAY) = 20'
LANDSCAPE BUFFER - SIDE (EAST) = 10'
LANDSCAPE BUFFER - REAR = 10'

BUILDING REQUIREMENTS: REQUIRED

BUILDING SETBACK - FRONT (COCONUT CREEK PARKWAY) = 150'
BUILDING SETBACK - REAR = 100'
BUILDING SETBACK - SIDE = 100'
MAXIMUM BUILDING HEIGHT = 72'

FLOOD ZONE:

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%

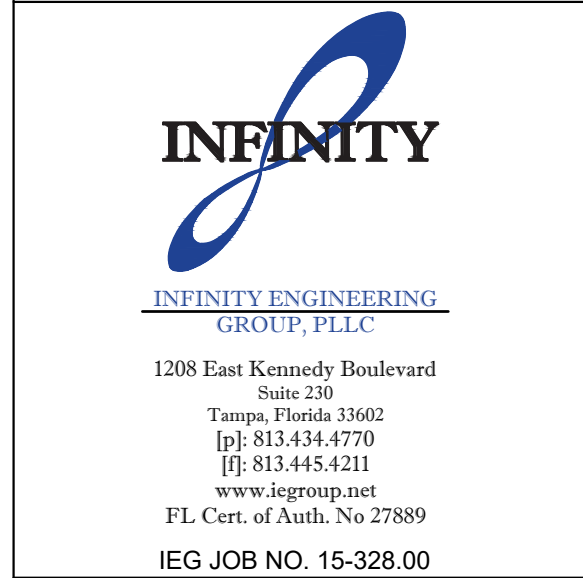


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FIFTH THIRD BANK
COCONUT CREEK
4805 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33063



SEAL
NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

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 0505-23-10)

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

C02.01