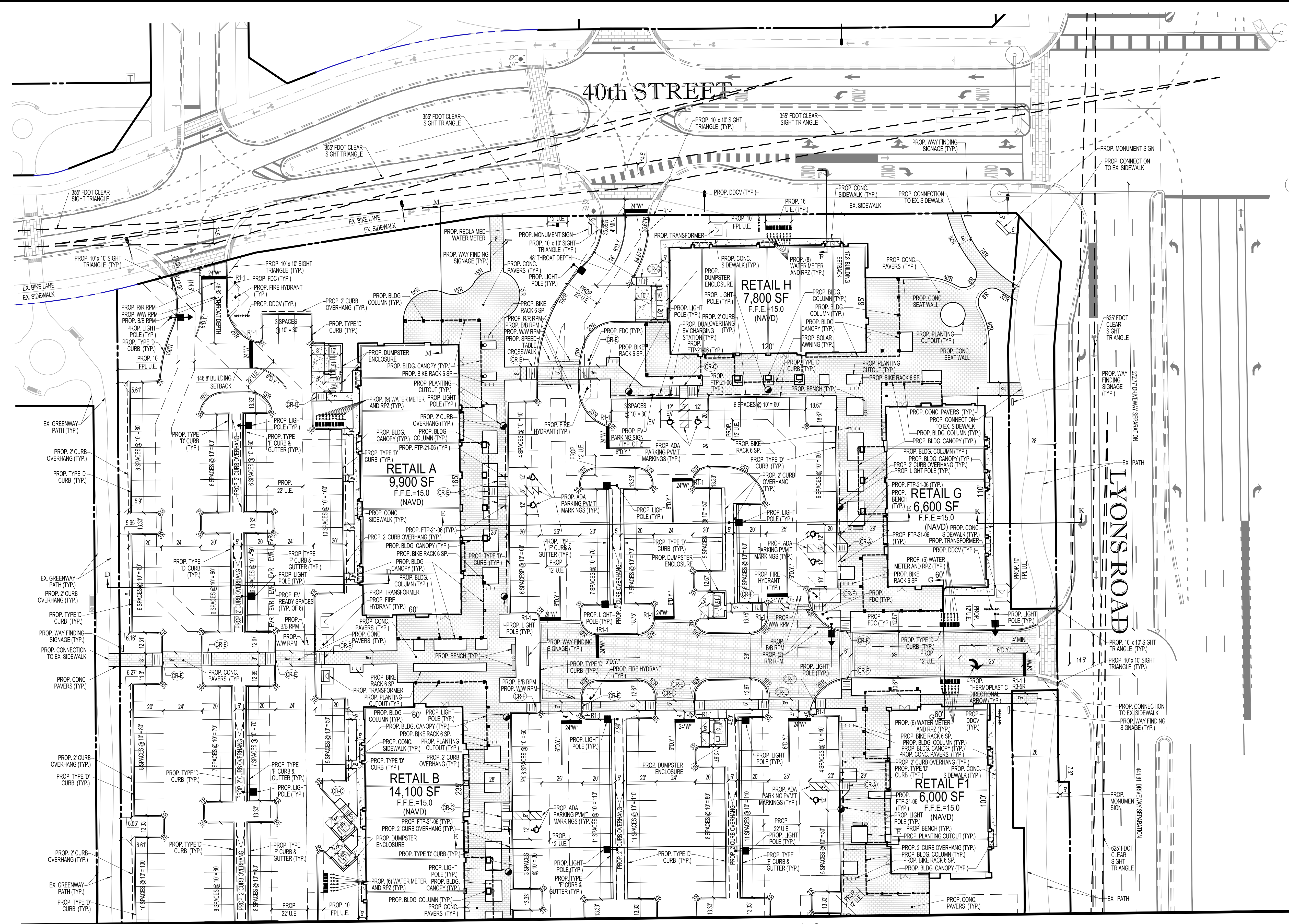
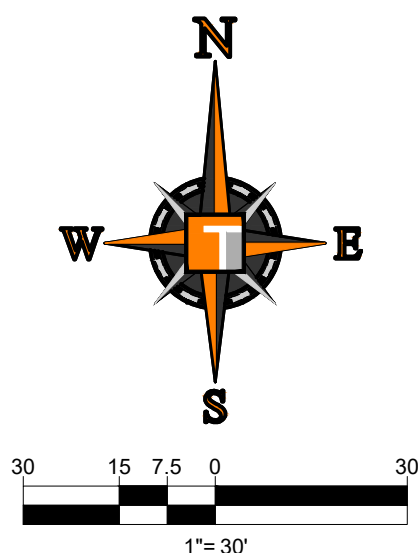


EXHIBIT "B"

MICHAEL A. TROJEL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS DRAWING HAS BEEN OFFICIALLY SIGNED AND SEALED BY MICHAEL A. TROJEL, P.E. ON 6/27/2024. PRINTED COPY OF THIS DOCUMENT SHALL BE MAINTAINED AT THE PROJECT SITE AND THE ORIGINAL SHALL BE KEPT AT THE ENGINEERING GROUP.



DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



LEGEND

CR-x	CURB RAMP TYPE PER FDOT STD. PLANS, INDEX 522-02
R1-1	NO RIGHT TURN
R3-5R	RIGHT TURN ONLY
R5-1	DO NOT ENTER SIGN
R6-1L	ONE WAY SIGN
DY	DOUBLE YELLOW
Y	YELLOW
W	WHITE
R/R	THERMOPLASTIC
WW	RED/RED RPM
B/B	WHITE/WHITE RPM
	BLUE/BLUE RPM

- PAVEMENT MARKINGS & SIGNAGE NOTES:**
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LATEST CITY OF COCONUT CREEK STANDARD DETAILS AND SPECIFICATIONS.
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 - ALL SIGNS TO BE MOUNTED SUCH THAT THE BOTTOM OF THE SIGN IS 7' ABOVE THE ADJACENT EDGE OF ROADWAY GRADE.
 - ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH SLIP RESISTANT PAINT.
 - ALL FDC'S SHALL INCLUDE SIGNAGE THAT IDENTIFIES THE ADDRESS OF THE BUILDING THEY SERVE IN ACCORDANCE WITH THE CITY OF COCONUT CREEK STANDARDS.

PROJECT DATA

SITE INFO			
Gross Site Area	9.78 acres 426,047 sf		
Zoning Designation	PMDD		
Block ID	3		
Type of Use	Commercial		
Density	0 units 39.8 du/sf/ac		
SITE AREA CALCULATION			
Area	%		
Building Coverage	67,366 sf 15.8%		
Pervious Area	94,946 sf 22.3%		
Impervious Area*	331,101 sf 77.7%		
SETBACKS			
Location	Minimum Proposed		
40th Street (North)	0' Min, 20' Max. 17.80'		
Interior (South)	5' 35.94'		
Lyons Road (East)	0' 7.53'		
Greenway/Interior (West)	5' 146.80'		
STREET FRONTAGE @ 20' MAX. SETBACK			
40th Street			
Building	Façade Length	Required	Proposed
H	120.01f	40%	48.01f
		100.0%	120.01f
BUILDING HEIGHT		Allowed	Proposed
Retail A	1 stories	45'	26'-3"
Retail B	1 stories	45'	27'-2"
Retail D	1 stories	45'	1 stories
Retail E	1 stories	45'	1 stories
Retail F1	1 stories	45'	1 stories
Retail F2	1 stories	45'	1 stories
Retail G	1 stories	45'	1 stories
Retail H	1 stories	45'	1 stories
FLOOR AREA RATIO		Allowed	Proposed
FAR	0.1 min / 0.3 max.		0.16

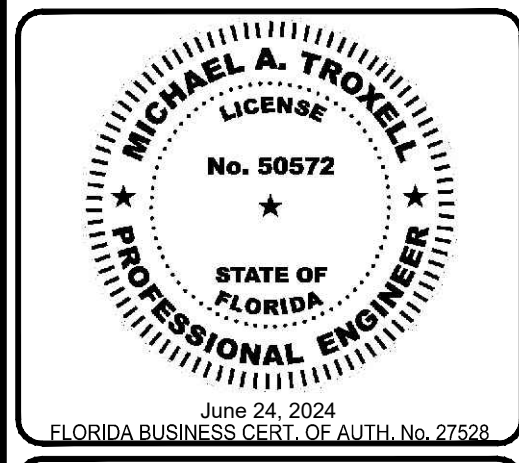
*Impervious Area Includes Building Coverage Area

Sunshine 811
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!

PROJECT No.: F220076
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 06/05/2024
CAD I.D.: F220076-B3-SITE

MAINSTREET COCONUT CREEK BLOCK 3
FOR
SCHMIER PROPERTY GROUP
COCONUT CREEK FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



SITE PLAN
SHEET NUMBER:
C-1.1

CITY OF COCONUT CREEK FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A BLOCK OR SECTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1-16.1.4).
- FIRE ACCESS ROADS SHALL BE AT LEAST 20-FOOT WIDE (NFPA 1-18.2.3.5.1).
- FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE (NFPA 1-18.2.3.5.2) 60,000 POUNDS.
- WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES (NFPA 241-8.7.2.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE (NFPA 241.8.7.2.3)

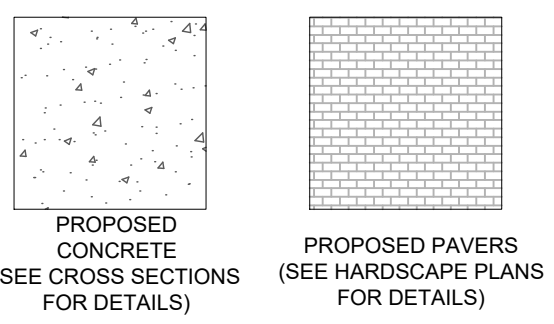
FIRE HYDRANT BOLLARDS NOTE:
FOUR (4) BOLLARDS HAVE BEEN SHOWN AROUND EACH PROPOSED FIRE HYDRANT AS REFERENCE FOR CITY STAFF. AT THE TIME OF CONSTRUCTION, ONLY BOLLARDS DETERMINED TO BE REQUIRED BY THE ENGINEERING DEPARTMENT SHALL BE INSTALLED.

FDC NOTE:
WHEN INSTALLED, FDC'S SHALL BE LABELED WITH THE ADDRESS THAT THEY SERVE PURSUANT TO THE CITY'S FIRE DEPARTMENT STANDARDS AND APPROVAL.

SIDEWALK, PAVEMENT AND CURBING NOTES:

- ALL CONCRETE SIDEWALKS LOCATED WITHIN DRIVEWAY CURB RETURNS AND WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6" IN THICKNESS AND ALL SIDEWALKS ON-SITE SHALL BE 4" IN THICKNESS UNLESS OTHERWISE NOTED.
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HATCH LEGEND



REQUIRED PARKING:

BUILDING	S.F.	SP/Unit	# of SP	Std SP	ADA SP
Retail A	9,900	3 sp/1,000 S.F.	29.7 sp	27.7 sp	2 sp
Retail B	14,100	3 sp/1,000 S.F.	42.3 sp	40.3 sp	2 sp
Retail D	7,000	3 sp/1,000 S.F.	21.0 sp	20.0 sp	1 sp
Retail E	7,800	3 sp/1,000 S.F.	23.4 sp	22.4 sp	1 sp
Retail F1	6,000	3 sp/1,000 S.F.	18.0 sp	17.0 sp	1 sp
Retail F2	6,000	3 sp/1,000 S.F.	18.0 sp	17.0 sp	1 sp
Retail G	6,600	3 sp/1,000 S.F.	19.8 sp	18.8 sp	1 sp
Retail H	7,800	3 sp/1,000 S.F.	23.4 sp	22.4 sp	1 sp
Subtotal	65,200		195.6 sp		10 sp
Total Required Parking:			196 sp		10 sp

OTHER PARKING REQUIREMENTS:

RATE	REQUIRED	PROVIDED
EV & EV READY PARKING	10% OF TOTAL REQUIRED PARKING	20

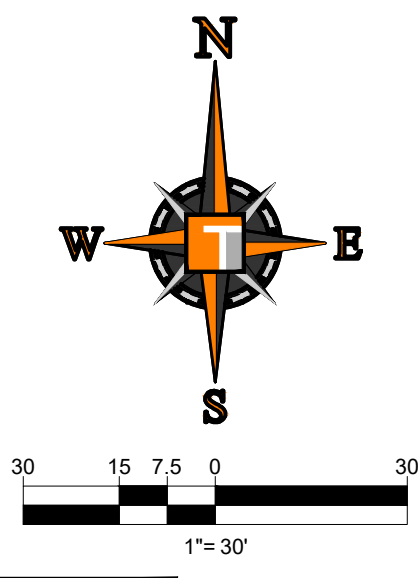
PROVIDED PARKING:

BUILDING	SPACES
Retail A	2 sp
Retail B	2 sp
Retail D	2 sp
Retail E	2 sp
Retail F1	1 sp
Retail F2	1 sp
Retail G	2 sp
Retail H	2 sp
Total ADA Spaces	14 sp
Standard Spaces	409 sp
Total Provided	423 sp

MATCH LINE SEE SHEET C-1.2

MATCH LINE SEE SHEET C-1.1

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LEGEND

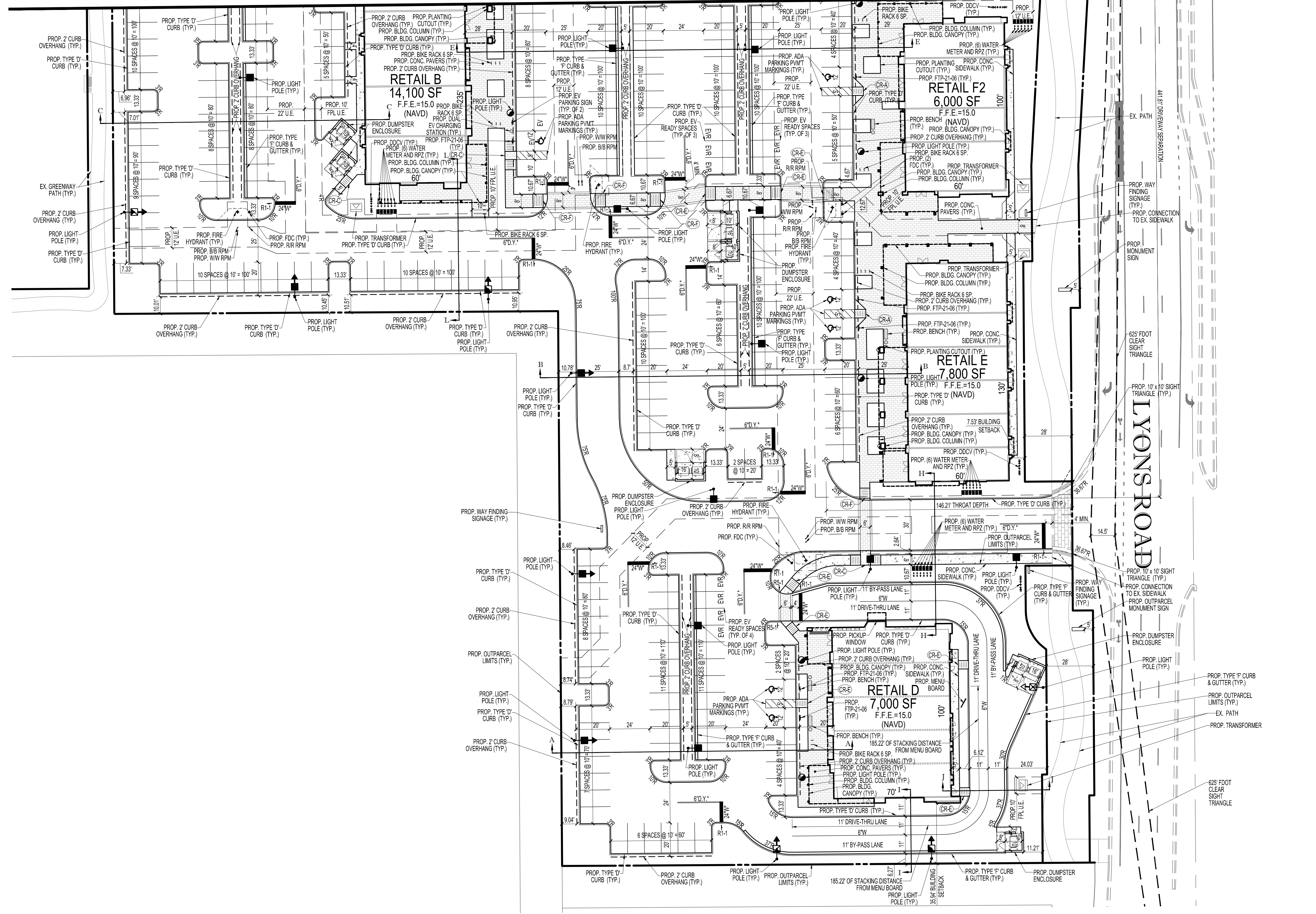
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HATCH LEGEND

	PROPOSED CONCRETE (SEE CROSS SECTIONS FOR DETAILS)
	PROPOSED PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)



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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE.
JUPITER, FL 33458
P: (561) 293-7503
P: (561) 293-4100

REVISIONS

REV.	DATE	COMMENT	BY:

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DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	06/05/2024
CAD I.D.:	F220076-B3-SITE

PROJECT:
MAINSTREET COCONUT CREEK BLOCK 3

FOR
SCHMIER PROPERTY GROUP

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MICHAEL A. TROJEL
LICENSE No. 50572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

June 24, 2024
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1.2