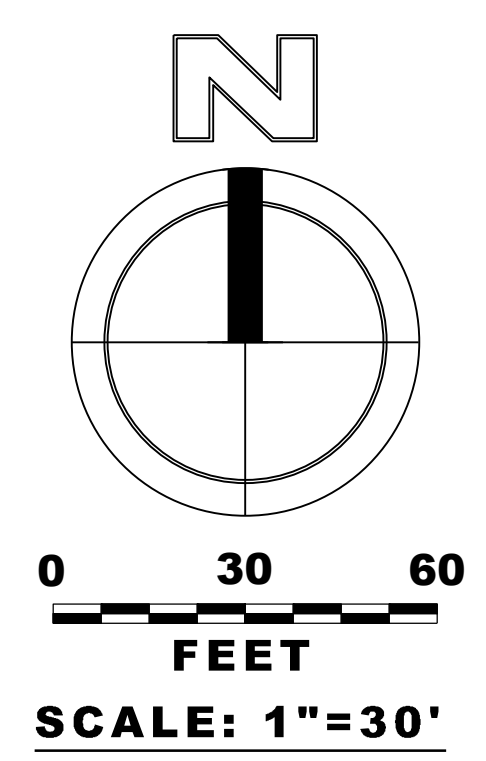
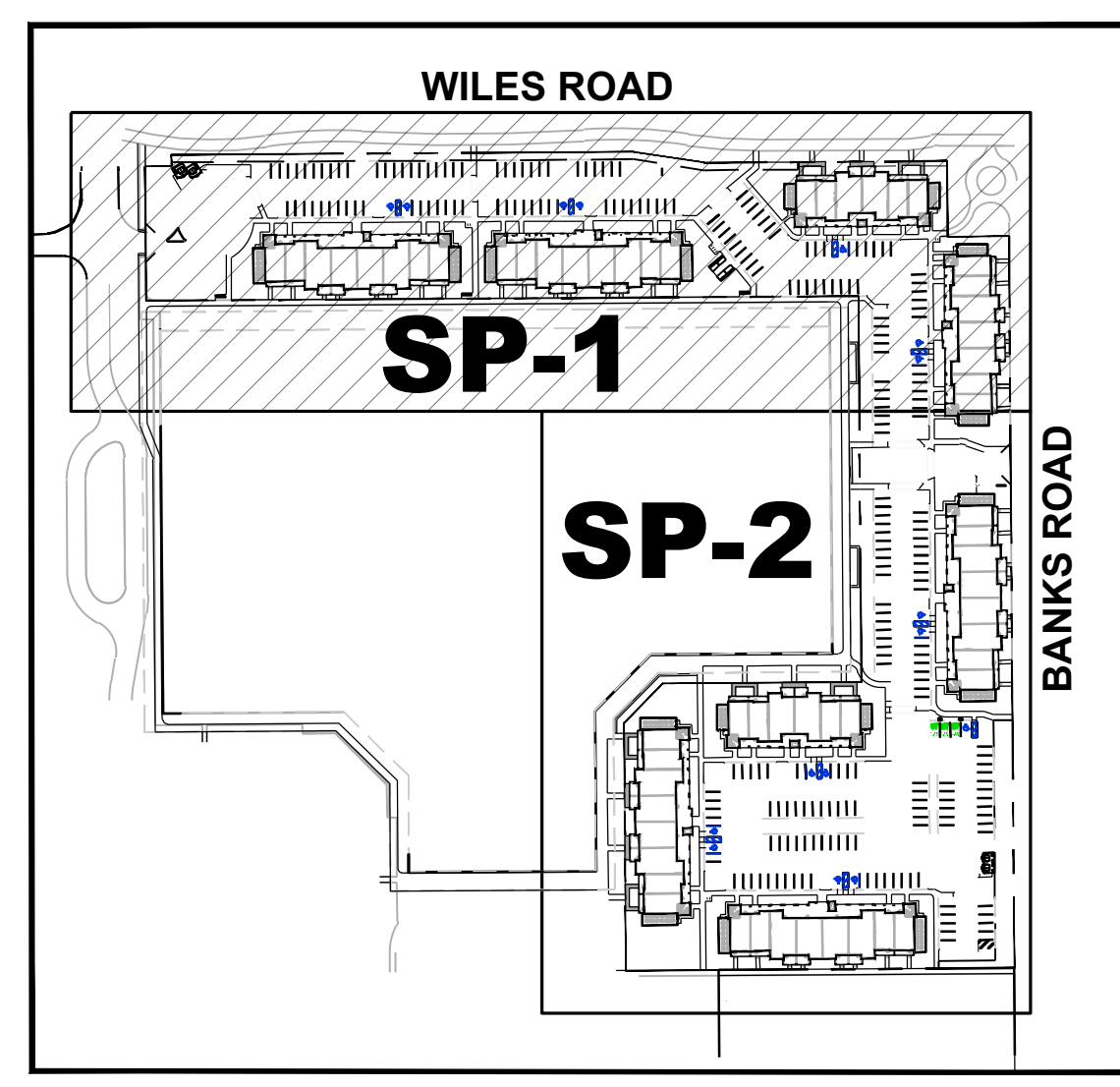
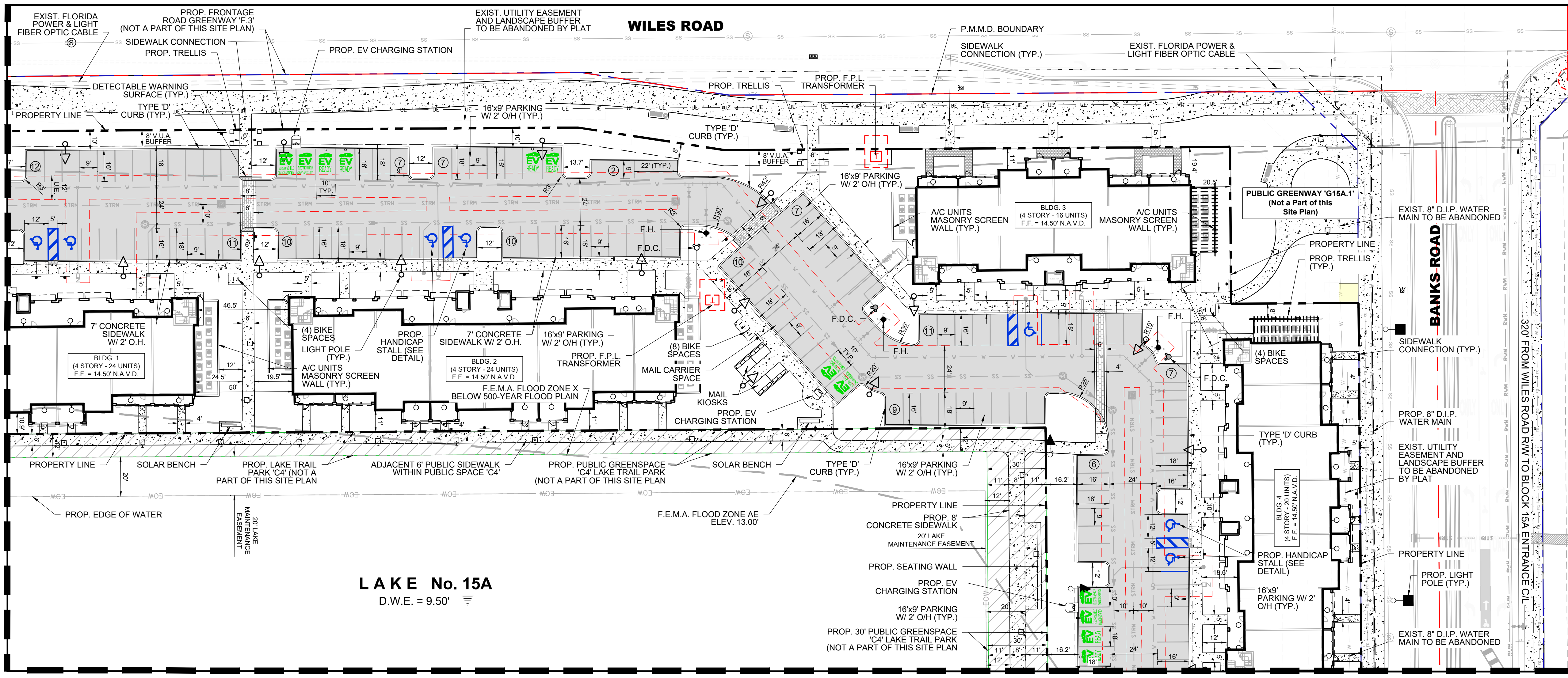


SITE DATA		
LAND USE CLASSIFICATION:	RAC	
ZONING CLASSIFICATION:	P.M.D.D. (CONCURRENT PROPOSED REZONING)	
SITE AREA		
NET SITE AREA:	7.38 AC 100%	
LANDSCAPE AREAS (PERVIOUS):	2.18 AC 30%	
PARKING OVERHANGS (PERVIOUS):	0.04 AC 1%	
PAVED SIDEWALKS (IMPERVIOUS):	0.53 AC 7%	
PAVED VUA (IMPERVIOUS):	1.88 AC 26%	
SERVICE / MECH. EQUIP. AREAS (IMPERVIOUS):	0.17 AC 2%	
BUILDING COVERAGE (IMPERVIOUS):	1.91 AC 26%	
TOTAL DEVELOPMENT AREA:	7.38 AC 100%	
TOTAL IMPERVIOUS AREA: 5.16 AC 70%		
TOTAL PERVIOUS AREA: 2.22 AC 30%		
PARKING REQUIREMENTS		
PARKING REQUIRED:	284 SPACES UNIT PARKING: 1.5 SPACES PER UNIT @ 172 = 258 SPACES PLUS GUEST PARKING @ 10% OF REQUIRED UNIT PARKING = 20 SPACES TOTAL 284 SPACES MULTI-FAMILY RESIDENTIAL REQUIRED: MIN. 2 EV STATIONS W/ 4 PLUGS = MIN. 4 EV CHARGING SPACES PLUS MIN. 10% OF REQUIRED PARKING AS EV READY = MIN. 29 EV READY SPACES	
PARKING PROVIDED:	293 (248 PARKING SPACES, 15 HANDICAP SPACES, 15 EV CHARGING, 14 EV READY)	
BIKE SPACES REQUIRED:	1 BIKE SPACE / EA. 15 REQUIRED UNIT SPACES @ 258 SPS. = 17 BIKE SP.	
BIKE SPACES PROVIDED:	10 BIKE RACKS / 20 BIKE SPACES	
DENSITY CALCULATIONS		
NET SITE AREA:	7.38 AC	
NUMBER OF UNITS:	172 CONDO UNITS 243 BEDROOM UNITS	
BUILDING HEIGHT:	172 TOTAL UNITS = 23.3 DU/AC 4 STORIES	
PERIMETER BUILDING SETBACK REQUIREMENTS		
FRONTAGE ROAD * NORTH ADJ. TO WILES RD./FRONTAGE BUFFER *	REQUIRED (PER M.S. DESIGN STANDARDS) ACTIVE USE (BLDG./OPEN SPACE) MAX. 20' V.U.A.: MIN. 8'	PROPOSED ACTIVE USE (BLDG./OPEN SPACE) MAX. 20' V.U.A.: 8' MIN.
COMMUNITY STREET ** EAST ADJ. TO BANKS ROAD	REQUIRED (PER M.S. DESIGN STANDARDS) ACTIVE USE (BLDG./OPEN SPACE) V.U.A.: MIN. 20'	PROPOSED ACTIVE USE (BLDG./OPEN SPACE) MAX. 20' V.U.A.: 20' MIN.
SIDE INTERNAL *** SOUTH ADJ. TO BLOCK 13 WEST & NORTH ADJ. TO BLOCK 12B / 12A	BLDG.: MIN. 5' V.U.A.: MIN. 8'	BLDG.: 5' MIN. V.U.A.: 8' MIN. EXCEPT FOR 108 LF OF V.U.A. AT SOUTH BOUNDARY FRONTING LAKE 15A. 10' SETBACK PROPOSED WITH 6' BUFFER PROVIDED WITHIN ADJ. GREENSPACE 'C4'
* MEASURED FROM FRONTAGE ROAD BUFFER LINE / PROPERTY LINE		
** MEASURED FROM RIGHT-OF-WAY LINE		
*** MEASURED FROM PROPERTY LINE		



KEY MAP
N.T.S.

LEGEND	
	PROPOSED ADA STALL
	PROPOSED CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	10'X10' SIGHT TRIANGLE
	FLOW DIRECTION
	PROPOSED GRADE
	EXISTING GRADE
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	YARD DRAIN BASIN
	SINGLE SEWER SERVICE
	DOUBLE SEWER SERVICE
	CORRUGATED ALUMINUM PIPE
	WATER MAIN
	GATE VALVE
	FIRE HYDRANT
	RIM ELEVATION
	INVERT ELEVATION
	EDGE OF PAVEMENT
	POLLUTION RETARDANT BAFFLE
	REINFORCED CONCRETE PIPE
	HIGH DENSITY POLYETHYLENE PIPE
	DESIGN WATER ELEVATION
	DRAINAGE STRUCTURE NUMBER
	FIRE HYDRANT ASSEMBLY
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	BACTERIOLOGICAL SAMPLING POINT
	UTILITY EASEMENT
	FLOWAGE EASEMENT
	ELECTRIC VEHICLE CHARGING STATION
	ELECTRIC VEHICLE READY



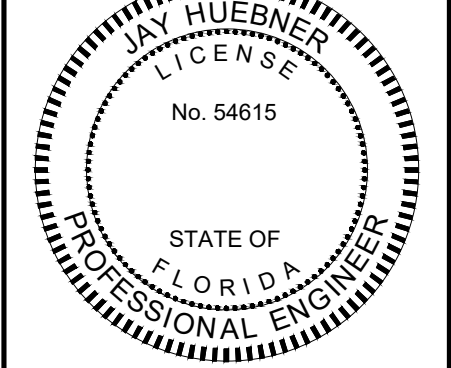
MATCH LINE - SEE SHEET SP-2



**MAINSTREET AT COCONUT CREEK
BLOCK 15A - CONDOS**

SITE PLAN

DATE: 09/22
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH



DATE: Sep 23, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

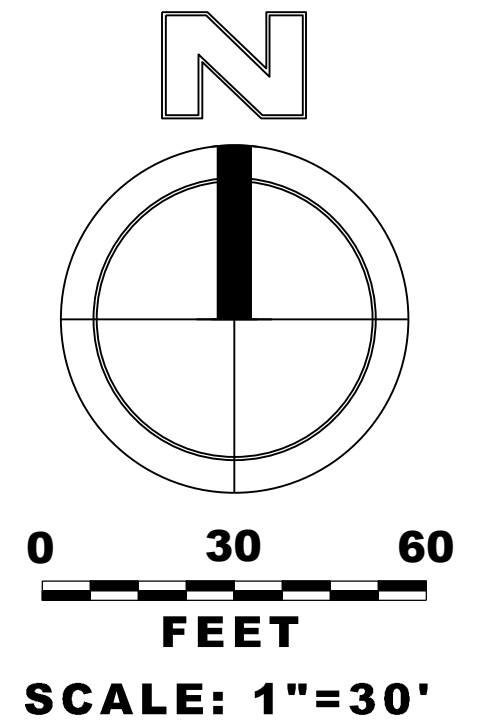
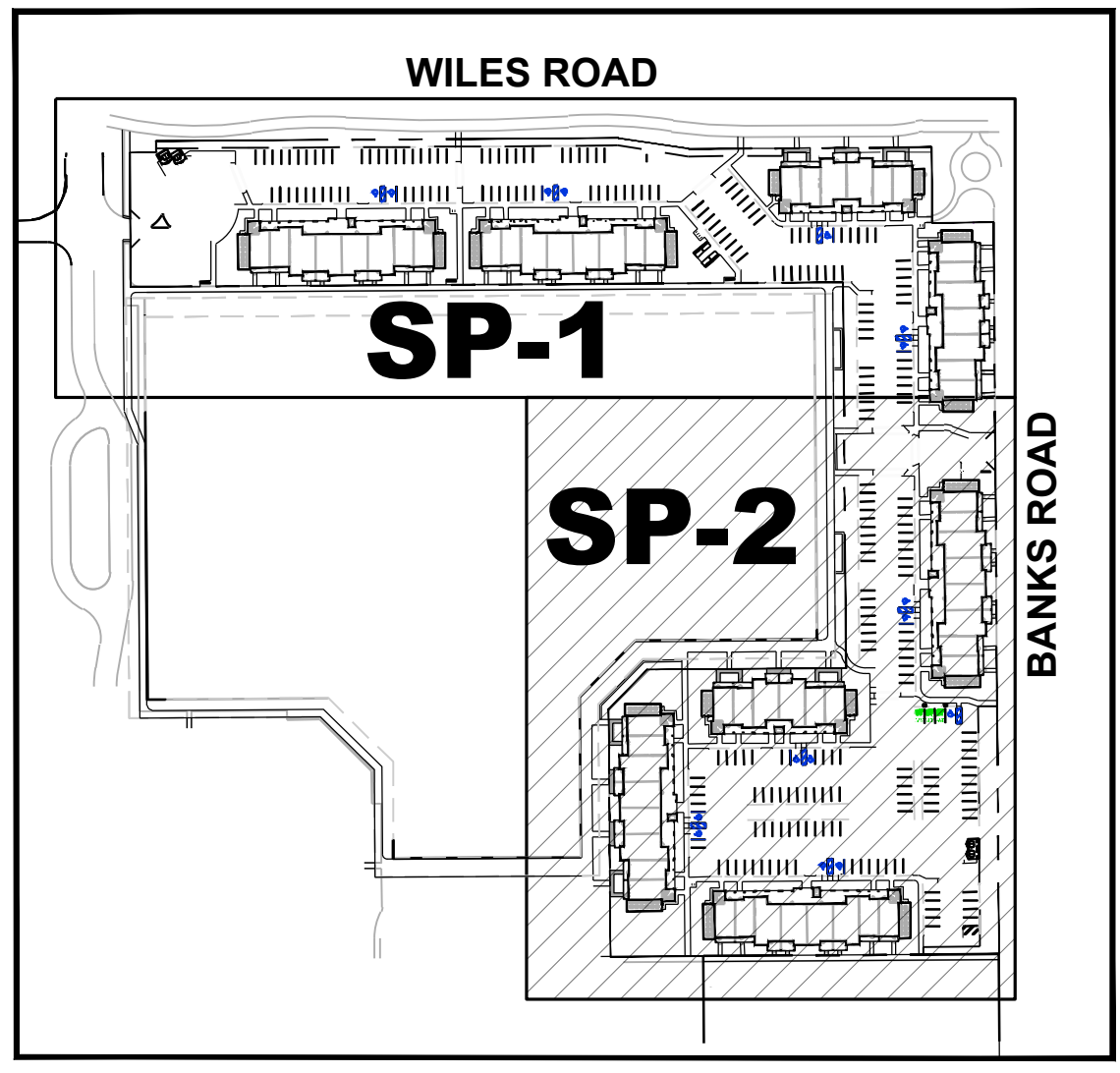
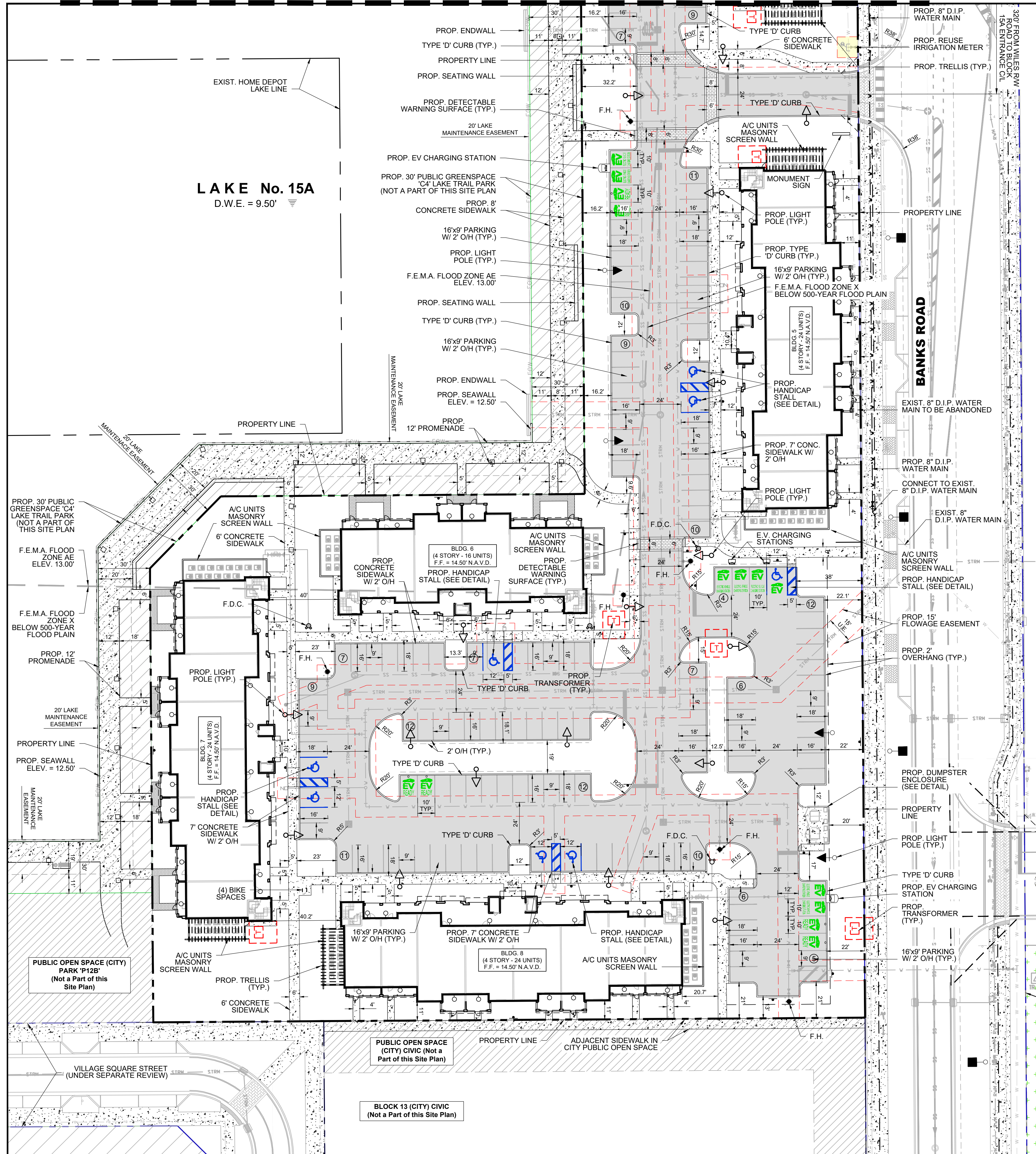
PROJECT: 1803-32

SHEET: SP-1



DATE: Sep 23, 2024 3:51pm Z:\Projects\2018\JOHN'S FARM Drawings\Construction Plans\PD05\BLOCK 15A CONDO\180332-BLOCK 15A-SP001.dwg

MATCH LINE - SEE SHEET SP-1



KEY MAP
N.T.S.

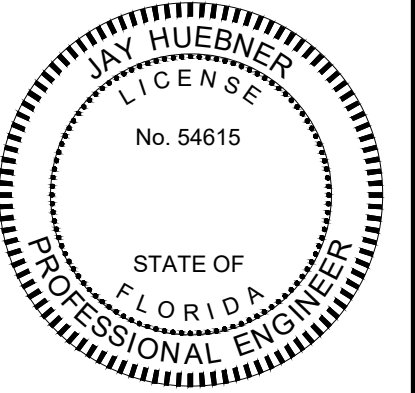
LEGEND	
	PROPOSED ADA STALL
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	BACTERIOLOGICAL SAMPLING POINT
	UTILITY EASEMENT
	FLOWAGE EASEMENT
	ELECTRIC VEHICLE CHARGING STATION
	ELECTRIC VEHICLE READY



**MAINSTREET AT COCONUT CREEK
BLOCK 15A - CONDOS**

SITE PLAN

DATE: 09/22
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH



DATE: Sep 23, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT: 1803-32

SHEET: SP-2

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!

DATE: Sep 23, 2024 - 4:18pm Z:\Projects\2018\180332-Johns Farm Drawings\Construction Plans\PD05\BLOCK 15A CONDOS\180332-BLOCK 15A-SP001.dwg