

# WINDMILL PARK

700 LYONS ROAD  
COCONUT CREEK, FL 33063

CLIENT: CITY OF COCONUT CREEK

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: DRC REVIEW SET  
ISSUE DATE: 12/14/15

PROJECT NUMBER: 1252-140622

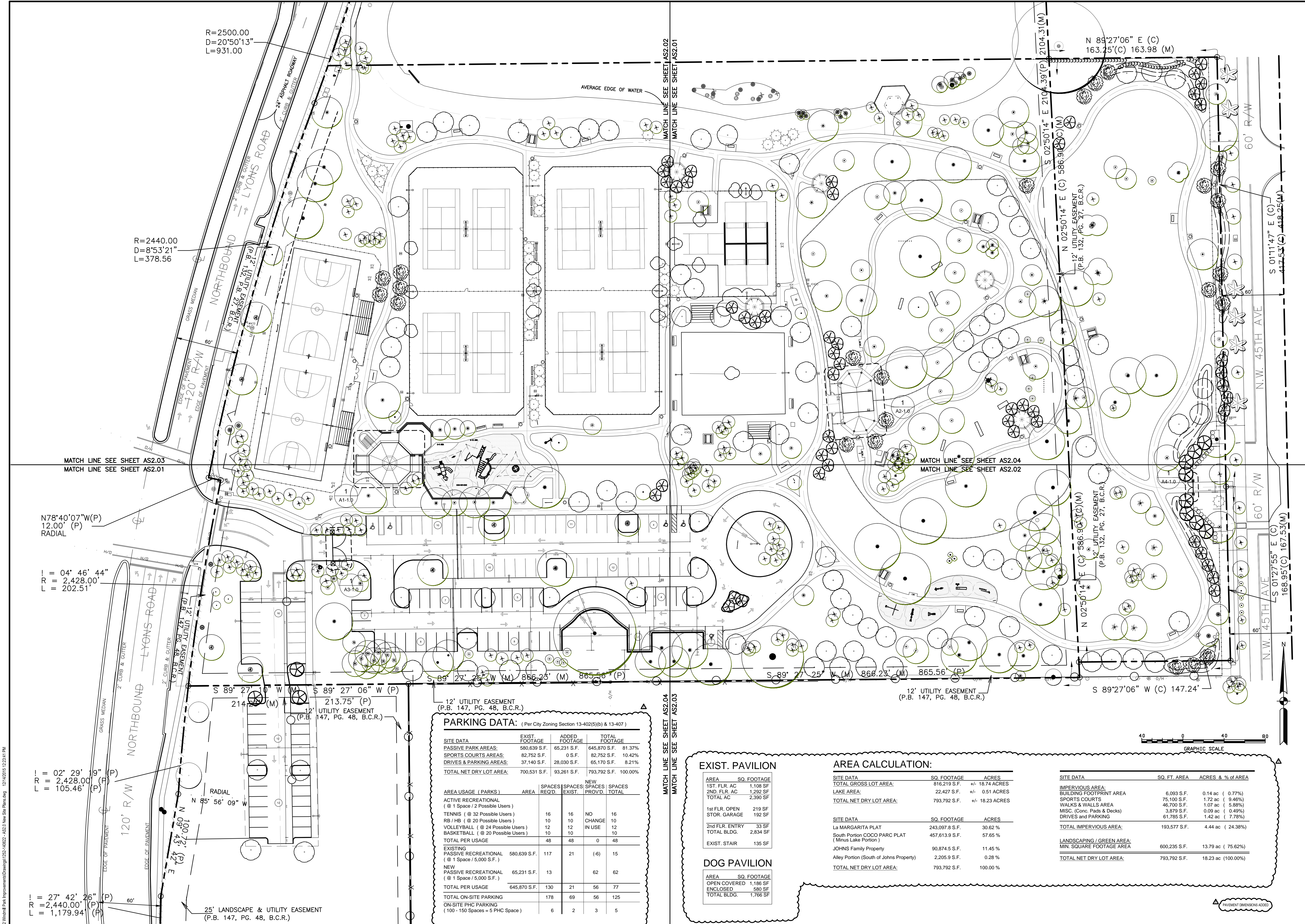
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SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**AS2.0**



**PARKING DATA:** (Per City Zoning Section 13-402(5)(b) & 13-407)

SITE DATA	EXIST. FOOTAGE	ADDED FOOTAGE	TOTAL FOOTAGE
PASSIVE PARK AREAS:	580,639 S.F.	65,231 S.F.	645,870 S.F. 81.37%
SPORTS COURTS AREAS:	82,752 S.F.	0 S.F.	82,752 S.F. 10.42%
DRIVES & PARKING AREAS:	37,140 S.F.	28,030 S.F.	65,170 S.F. 8.21%
<b>TOTAL NET DRY LOT AREA:</b>	<b>700,531 S.F.</b>	<b>93,261 S.F.</b>	<b>793,792 S.F. 100.00%</b>

AREA USAGE (PARKS)	AREA	SPACES REQ'D	SPACES EXIST	NEW SPACES	CHANGES
ACTIVE RECREATIONAL					
(@ 1 Space / 2 Possible Users)					
TENNIS (@ 32 Possible Users)	16	16	NO	16	
RB / HB (@ 20 Possible Users)	10	10	CHANGE	10	
VOLLEYBALL (@ 24 Possible Users)	12	12	IN USE	12	
BASKETBALL (@ 20 Possible Users)	10	10		10	
<b>TOTAL PER USAGE</b>	<b>48</b>	<b>48</b>	<b>0</b>	<b>48</b>	
EXISTING PASSIVE RECREATIONAL	580,639 S.F.	117	21	(-6)	15
(@ 1 Space / 5,000 S.F.)					
NEW PASSIVE RECREATIONAL	65,231 S.F.	13		62	62
(@ 1 Space / 5,000 S.F.)					
<b>TOTAL PER USAGE</b>	<b>645,870 S.F.</b>	<b>130</b>	<b>21</b>	<b>56</b>	<b>77</b>
<b>TOTAL ON-SITE PARKING</b>	<b>178</b>	<b>69</b>	<b>56</b>	<b>125</b>	
ON-SITE PHC PARKING					
(100 - 150 Spaces = 5 PHC Space)	6	2	3	5	

**EXIST. PAVILION**

AREA	SQ. FOOTAGE
1st FLR. AC	1,108 SF
2ND FLR. AC	1,292 SF
TOTAL AC	2,390 SF
1st FLR. OPEN STOR. GARAGE	219 SF
2nd FLR. ENTRY BLDG.	33 SF
TOTAL BLDG.	2,834 SF
EXIST. STAIR	135 SF

**DOG PAVILION**

AREA	SQ. FOOTAGE
OPEN COVERED	1,186 SF
ENCLOSED	580 SF
TOTAL BLDG.	1,766 SF

**AREA CALCULATION:**

SITE DATA	SQ. FOOTAGE	ACRES
TOTAL GROSS LOT AREA:	816,219 S.F.	+/- 18.74 ACRES
LAKE AREA:	22,427 S.F.	+/- 0.51 ACRES
<b>TOTAL NET DRY LOT AREA:</b>	<b>793,792 S.F.</b>	<b>+/- 18.23 ACRES</b>

SITE DATA	SQ. FOOTAGE	ACRES
La MARGARITA PLAT	243,097.8 S.F.	30.62 %
South Portion COCO PARC PLAT (Minus Lake Portion)	457,613.9 S.F.	57.65 %
JOHNS Family Property	90,874.5 S.F.	11.45 %
Alley Portion (South of Johns Property)	2,205.9 S.F.	0.28 %
<b>TOTAL NET DRY LOT AREA:</b>	<b>793,792 S.F.</b>	<b>100.00 %</b>

**LANDSCAPING / GREEN AREA:**

SITE DATA	SQ. FT. AREA	ACRES & % OF AREA
IMPERVIOUS AREA:		
BUILDING FOOTPRINT AREA	6,093 S.F.	0.14 ac ( 0.77%)
SPORTS COURTS	75,100 S.F.	1.72 ac ( 9.46%)
WALKS & WALLS AREA	46,700 S.F.	1.07 ac ( 5.88%)
MISC. (Conc. Pads & Decks)	3,879 S.F.	0.09 ac ( 0.49%)
DRIVES & PARKING	61,785 S.F.	1.42 ac ( 7.78%)
<b>TOTAL IMPERVIOUS AREA:</b>	<b>193,577 S.F.</b>	<b>4.44 ac ( 24.38%)</b>
LANDSCAPING / GREEN AREA:		
MIN. SQUARE FOOTAGE AREA	600,235 S.F.	13.79 ac ( 75.62%)
<b>TOTAL NET DRY LOT AREA:</b>	<b>793,792 S.F.</b>	<b>18.23 ac (100.00%)</b>