prepared by
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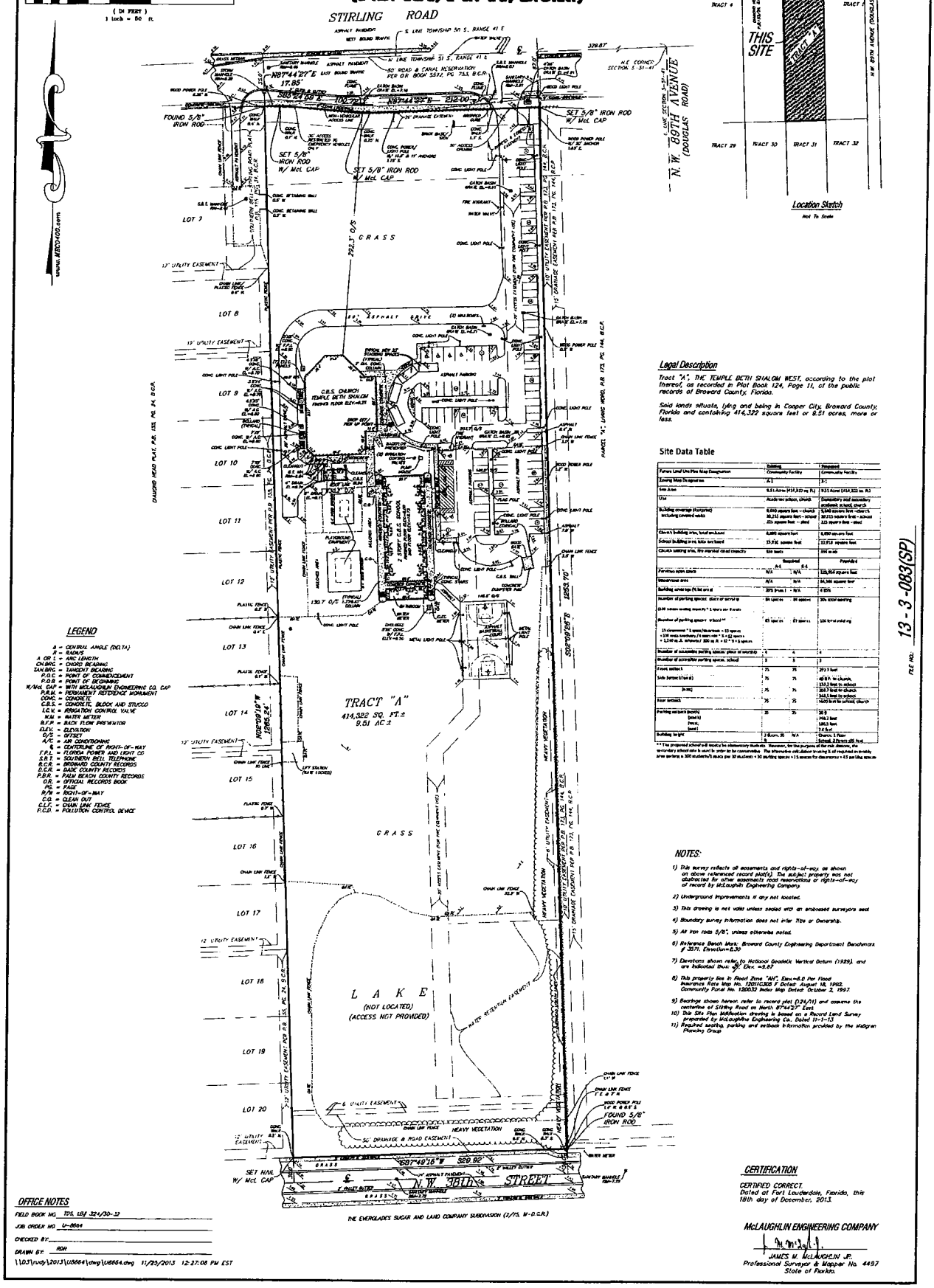
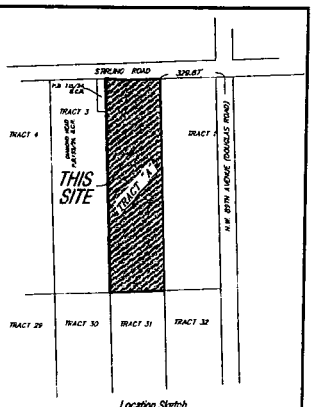
SITE PLAN
WESTLAKE ACADEMY
TRACT 'A', THE TEMPLE BETH SHALOM WEST
(P.B. 124, PG. 11, B.C.R.)

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.





Location Sketch
Not To Scale

Legal Description

Tract "A", THE TEMPLE BETH SHALOM WEST, according to the plat thereof, as recorded in Plat Book 124, Page 11, of the public records of Broward County, Florida.

Said lands situate, lying and being in Cooper City, Broward County, Florida and containing 414,322 square feet or 9.51 acres, more or less.

Site Data Table

	Existing	Proposed
Future Land Use Plan Map Designation	Community Facility	Community Facility
Zoning Map Designation	R-1	R-1
Site Area	9.51 Acres (414,322 sq. ft.)	9.51 Acres (414,322 sq. ft.)
Use	Middle/Jr. school, church	Elementary and secondary academic school, church
Building coverage (footprint) including covered walks	8,690 square feet – church 30,215 square feet – school 225 square feet – shed	5,500 square feet – church 30,215 square feet – school 225 square feet – shed
Church building area, total enclosed	8,690 square feet	5,500 square feet
School building area, total enclosed	33,918 square feet	33,918 square feet
Church seating area, fire marshal rated capacity	326 seats	224 seats
	Required R-1 / R-4	Provided
Pervious open space	N/A / N/A	135,954 square feet
Impervious area	N/A / N/A	94,368 square feet
Building coverage (% lot area)	30% (max.) / N/A	8.25%
Number of parking spaces (date of survey)	84 spaces / 84 spaces	304 total existing
CUP admin. review exactly * 1 space per 4 seats		
Number of parking spaces (school)	63 spaces / 63 spaces	126 total existing
15 classrooms * 1 space/classroom = 15 spaces + 3.5K seats secondary/4 seats/car * 3 = 11 spaces + 1.2 MF du, 2 students/ 300 du & 2 * 2 = 1 spaces		
Number of accessible parking spaces (place of worship)	4	4
Number of accessible parking spaces (school)	3	3
Front setback	25 / 25	293.3 feet
Side setback (lot at)	25 / 25	49.9 ft. to church 133.3 feet to school
(lot at)	25 / 25	208.7 feet to church 144.1 feet to school
Rear setback	25 / 25	1400 feet to school, church
Parking setback (north) (east N) (east S) (south)	25 / 25	30 ft 148.1 feet 180.3 feet 3 ft & ∞
Building height	2 floors, 35 / N/A	Church: 1 Floor School: 2 floors, 35 feet

* * The proposed school will mostly be elementary students. However, for the purpose of the site design, the secondary school use is used in order to be conservative. The alternative calculation is using 5 of required in middle school parking = 300 students/5 equals you 30 students + 30 parking spaces + 15 spaces for classrooms = 45 and like spaces

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A CR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
M/McL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Reference Bench Mark: Broward County Engineering Department Benchmark # 3571. Elevation=8.30
7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: ⅀ Elev. =8.87
8) This property lies in Flood Zone "AH", Elev.=4.0 Per Flood Insurance Rate Map No. 12011C308 F Dated August 18, 1992. Community Panel No. 120032 Index Map Dated October 2, 1997
9) Bearings shown hereon refer to record plat (124/11) and assume the centerline of Stirling Road as North 87°44'27" East
10) This Site Plan Modification drawing is based on a Record Land Survey prepared by McLaughlin Engineering Co. Dated 11-1-13
11) Required setbacks, parking and setback information provided by the Madgren Planning Group

OFFICE NOTES

FIELD BOOK NO. TPS, LBJ 324/30-32
JOB ORDER NO. U-8664
CHECKED BY:
DRAWN BY: RGH
\\DJ3\rudy\2013\U8664\dwg\U8664.dwg 11/22/2013 12:27:08 PM EST

CERTIFICATION

CERTIFIED CORRECT.
Dated at Fort Lauderdale, Florida, this 18th day of December, 2013.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
Professional Surveyor & Mapper No. 4497
State of Florida.

FILE NO. 13-3-083(SP)