

QUESTION 9 - MAPS

The following maps must be provided as a part of the ADA. The appropriate scale for each map should be determined at the pre-application conference.

Map A. A general location map. Indicate the location of any urban service area boundaries and regional activity centers near the project site.

See attached Map A: Location Map and Map A-1: Regional Activity Center. There are no urban service area boundaries ~~or regional activity centers~~ near the project site (Page 9-1 Revised November 2009 SIN2).

Map B. A recent vertical aerial photo of the site showing project boundaries which reasonably reflects current conditions. Specify the date the photo was taken.

See attached Map B: Aerial.

Map C. A topographic map with project boundaries identified (contour intervals from one to five feet should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the pre-application conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the coastal construction control line.

See attached Map C: Topographic Map.

Map D. A land use map showing existing and approved uses on and abutting the site. The uses shown should include existing on-site land uses, recreational areas, utility and drainage easements, wells, right-of-way, and historic, archaeological, scientific and architecturally significant resources and lands held for conservation purposes.

See Map D-1: Future Land Use and D-2: Existing Land Use attached. There are no recreational areas, utility and drainage easements, wells, right-of-way, and historic, archaeological, scientific and architecturally significant resources existing on or abutting the project site. The wetland area within the project site will remain preserved.

Map E. A soils map of the site, with an identification of the source of the information. The use of a source other than the most recently published U.S.D.A. Soil Conservation Service (SCS) soil surveys should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the pre-application conference.

See attached Map E: Soils.

Map F. A vegetation associations map indicating the total acreage of each association, based on the Level III vegetation types described in The Florida Land Use and Cover Classification System: A Technical Report, available from each regional planning council.

See attached Map F: Vegetation Associations.

Map G. A location map of all transects, trap grids, or other sampling stations used to determine the on-site status of significant wildlife and plant resources. Show location of all observed significant wildlife and plant resources, and show location of suitable habitat for all significant resources expected to be on-site.

See attached Map G: Wildlife and Plant Resources.

Map H. A master development plan for the site. Indicate proposed land uses and locations, development phasing, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as transit stops, pedestrian ways, etc. This plan will provide the basis for discussion in Question 10-A as well as other questions in the ADA.

See attached Map H: Master Development Plan ~~and~~ Map H-1: Survey, Map H-2A: Proposed Shuttle Service, and Map H-2B: Proposed Pedestrian Paths (Page 9-2 Revised November 2009 SIN2).

The site is unique in that it is part of a Regional Activity Center (RAC) land use, which provides for a variety of land uses and is intended to foster mixed-use development with flexibility when locating land uses, as outlined in Question 10, part 2.

In addition, the city of Coconut Creek undertook a study in 2002 of the entire RAC (approximately 500 acres) resulting in the Main Street Design Guidelines Standards (http://coconutcreek.net/_PDF/Final_Design_Standards.pdf) which was adopted by ordinance. All development within the RAC must follow those guidelines Standards which include rezoning and site plan processes. The guidelines standards identify the intent to provide for the development of a sustainable mixed-use downtown environment. For a more specific overview of the City's vision and intent for the area, refer to pages 1-2 of the Guidelines Standards which can be found at the above link. (Page 9-2 Revised November 2009 SIN2)

It is through the rezoning and site plan process that the Main Street @ Coconut

Creek DRI will be better able to outline more specific siting elements noted above. To aid with identifying existing easements and elements, refer to Map series H-1: Survey. (Page 9-2 Revised September 2009 SIN1).

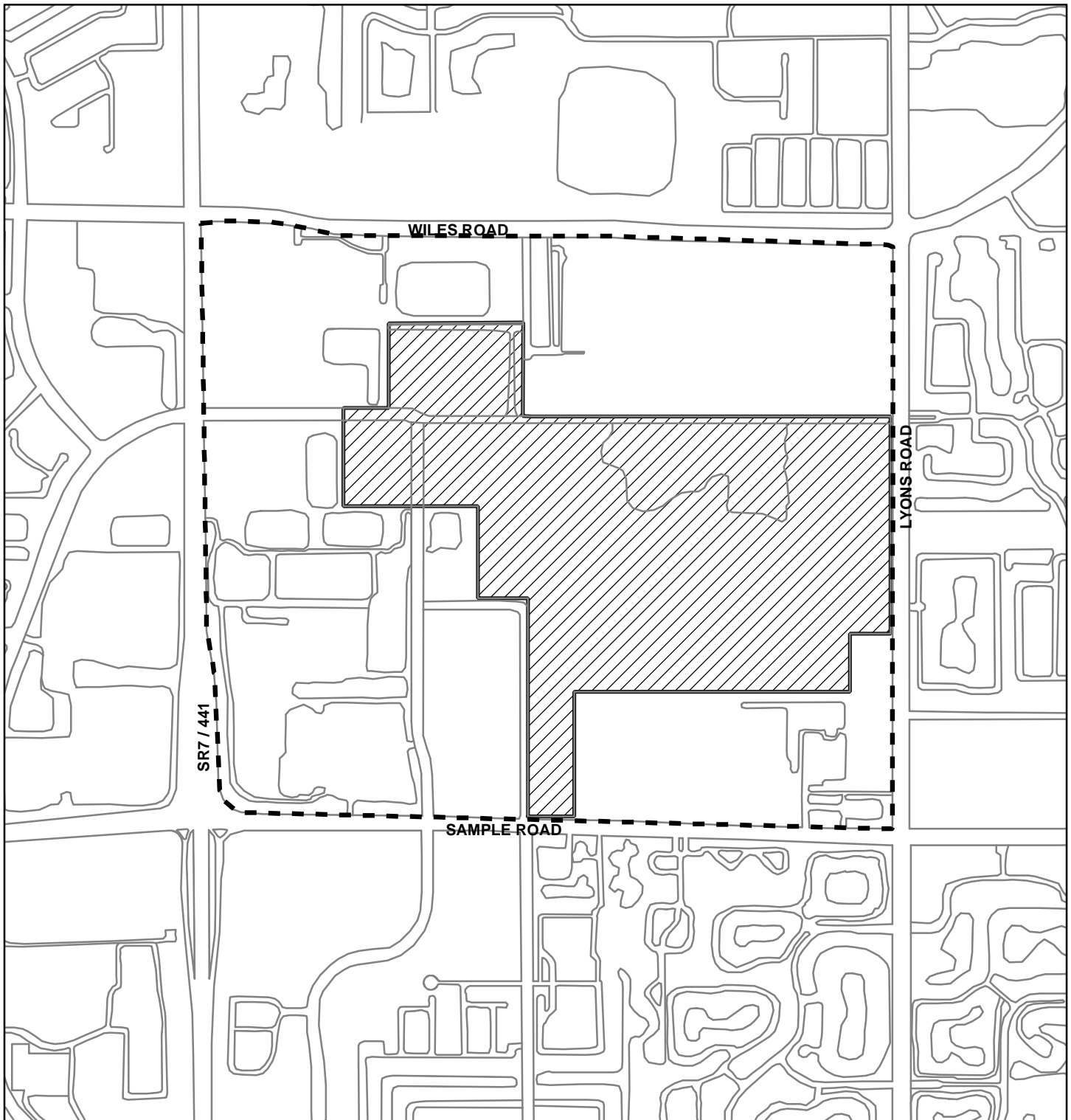
Map I. A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route offsite, drainage easements, waterways, and other major drainage features. (This information may be presented on two separate maps (existing and proposed), if desired.)

See Map I: Master Drainage Map.

Map J. A map of the existing highway and transportation network within the study area. The study area includes the site, and locations of all transportation facilities which are substantially impacted. This area should be finally defined on the basis of the findings of the traffic impact analysis, including determinations of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

See Map J within the Transportation section.

MAPS



Subject Property



RAC Boundary

MAP A-1
REGIONAL ACTIVITY CENTER

MAIN STREET @ COCONUT CREEK DRI



1 inch equals 12,500 feet

Prepared 11/19/09

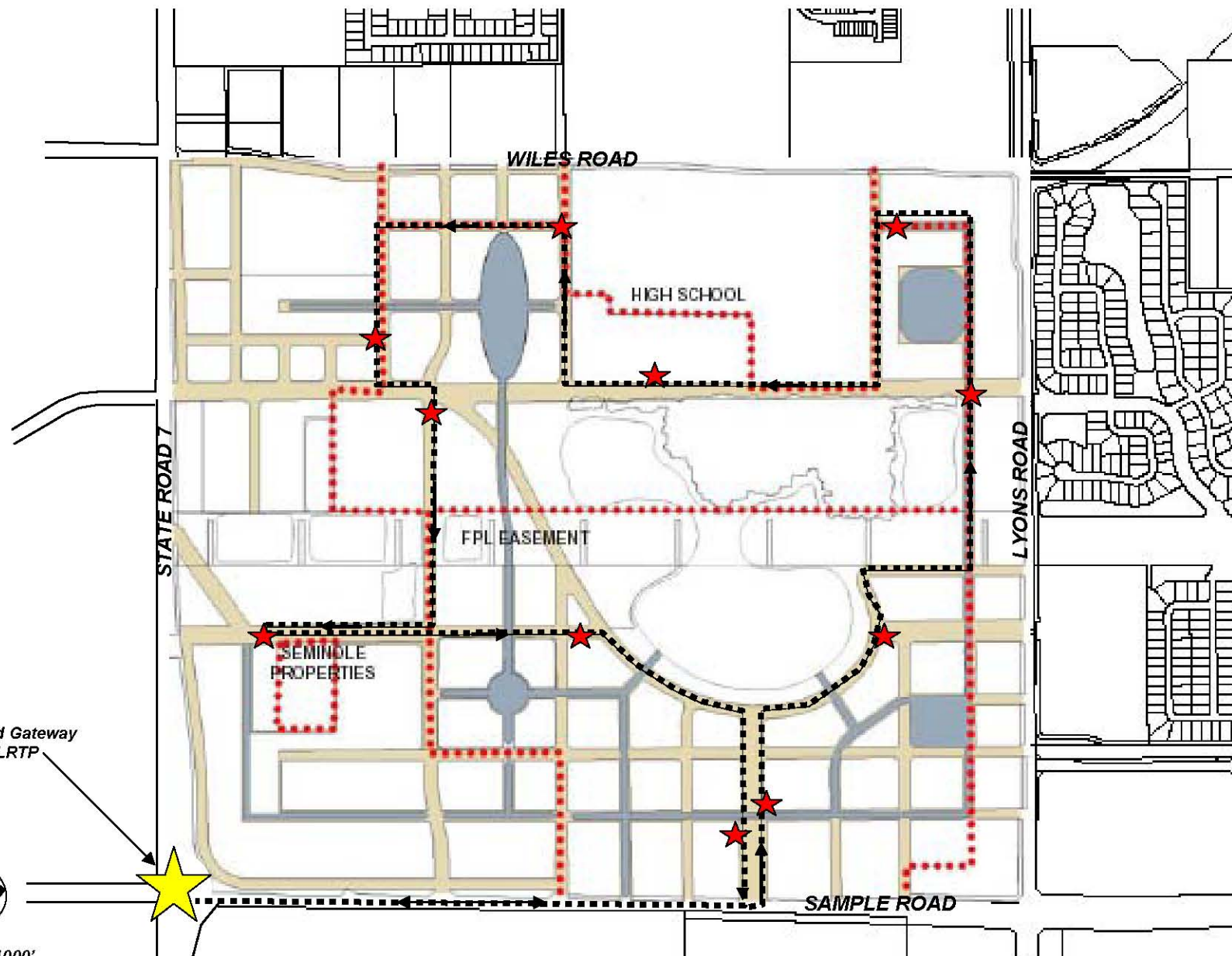
**Leigh Robinson Kerr
& Associates, Inc.**

808 East Las Olas Boulevard #104

Ft. Lauderdale, FL 33301

Ph: 954-467-6308 Fax: 954-467-6309

www.LeighRobinsonKerr.com



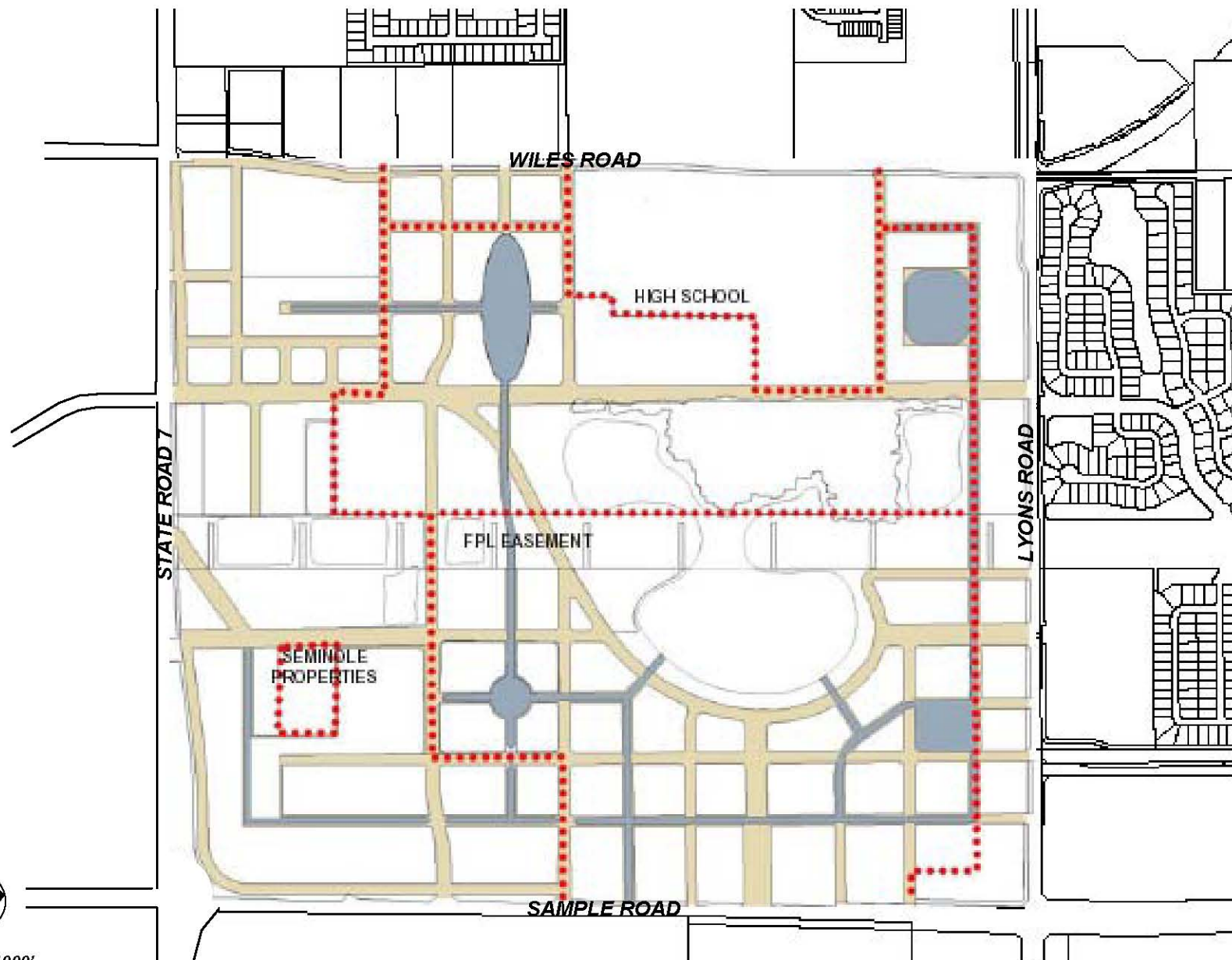
**CITY OF COCONUT CREEK
MAINSTREET – RAC PROJECT AREA
PROPOSED LOCAL SHUTTLE/BUS SERVICE**

MAP H-2A

LEGEND

- Proposed Street Network/Pedestrian Connections
- Water Features/Canals
- MainStreet Sub-Districts
- Proposed Local Shuttle/Bus Service
- Potential Stops

**Graphic is a conceptual layout of the MainStreet Area. Exact location is subject to change once actual development occurs.*



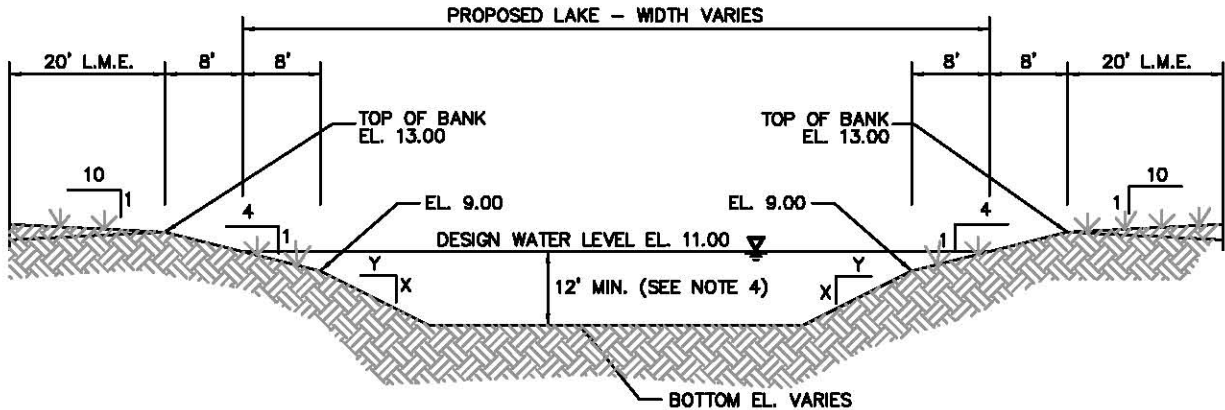
CITY OF COCONUT CREEK
MAINSTREET – RAC PROJECT AREA
PROPOSED PEDESTRIAN PATHS/STREET NETWORK

MAP H-2B

LEGEND

- Proposed Street Network/Pedestrian Connections
- Water Features/Canals
- MainStreet Sub-Districts

**Graphic is a conceptual layout of the MainStreet Area. Exact location is subject to change once actual development occurs.*



COCOMAR WATER CONTROL DISTRICT NOTES:

- 1) LAKE BANK SLOPE SHALL BE 4:1 TO 2 FEET BELOW THE DESIGN WATER LEVEL. BELOW THIS ELEVATION, THE X/Y SLOPE RANGES FROM 4:1 OR THE NATURAL ANGLE OF REPOSE OF THE SOIL.
- 2) LAKE BANKS AND BERMS SHALL BE PLANTED WITH VEGETATION APPROVED BY THE COCOMAR WATER CONTROL DISTRICT.
- 3) THE MINIMUM BEARING RATIO IN THE MAINTENANCE EASEMENT SHALL BE LBR 40.
- 4) 12' DEPTH SHALL BE FOR AT LEAST 25% OF THE LAKE AREA AND 2.5% OF THE LAKE AREA SHALL BE SHALLOWER THAN 6'.

TYPICAL LAKE SECTION

SCALE: NONE

EXHIBIT I-C

TYPICAL LAKE SECTION

**MAIN STREET @
COCONUT CREEK DRI**

Revised November 2009 SIN2

SCALE: NONE
DATE: SEPTEMBER 2009