

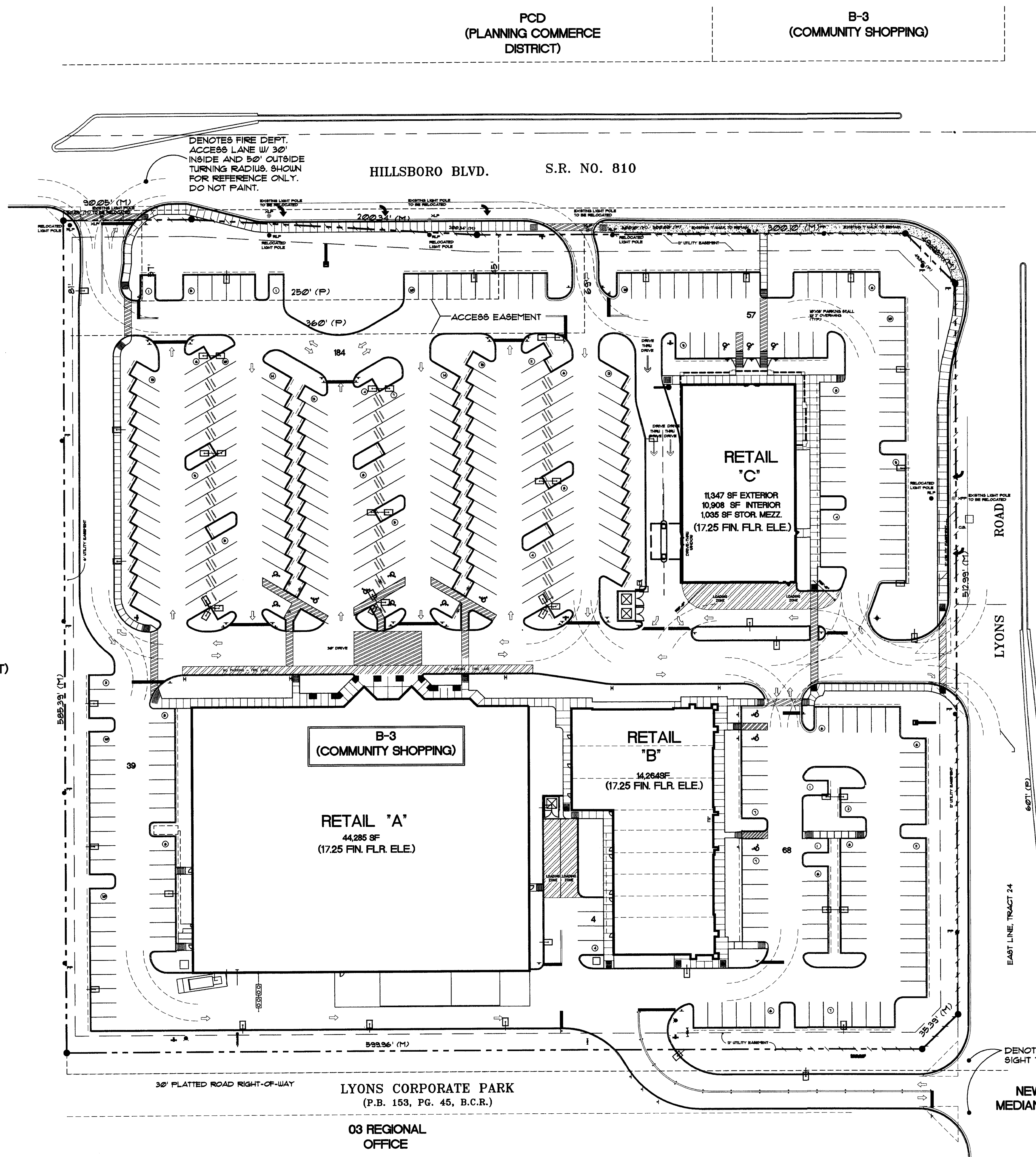
REVISIONS	

SEAL

CONSULTANT

**JEFFREY L. PEAL**  
FL. Reg. # 9002

NOTE ON ECKERD'S BUILDING EXTERIOR ELEVATIONS:  
 MAXIMUM BUILDING HEIGHT ALLOWED +30'-0"  
 ACTUAL PROPOSED BUILDING HEIGHT +25'-6"  
 MAXIMUM ARCHITECTURE FEATURE HEIGHT +35'-0"  
 ACTUAL PROPOSED HEIGHT +34'-6"



**B-2 (CONVENIENCE SHOPPING)**

**PROJECT SUMMARY:**

APPLICATION: WESTCREEK COMMONS.  
 APPLICATION SUMMARY: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR A COMMUNITY SHOPPING CENTER CONSISTING OF THREE BUILDINGS WITH A TOTAL OF 10,931 SF:  
 RETAIL "A" 44,285 SF  
 RETAIL "B" 14,264 SF  
 RETAIL "C" 11,347 SF + 1,035 SF MEZZ. SF.  
 TO BE DEVELOPED ON A 8.25 ACRES (359,461 SF) OF LAND.

AGENT: STILES CORPORATION  
 300 SOUTHEAST 2ND STREET  
 FORT LAUDERDALE, FLORIDA 33320

**SITE DATA:**

JURISDICTION: CITY OF COCONUT CREEK  
 SITE LOCATION: SW CORNER OF HILLSBORO AND LYONS.  
 359,464 SQ. FT. / 8.2522 ACRES

BUILDINGS: 69,892 SQ. FT. (1,035 STOR. MEZZ.) 19.4 %  
 VEHICULAR USE AREA: 166,540 SQ. FT. 51.6 %  
 DRIVEWAYS: 113,425 SF  
 PARKING STALLS: 69,589 SF  
 TRUCK DOCKS: 3,516 SF

BUFFER OVERHANG: 5,600 SQ. FT. 2 %  
 SIDEWALKS: 11,282 SQ. FT. 3 %  
 PAVED AREA REQUIRED: 11,091 SQ. FT. ( 20 % )  
 PERVIOUS AREA PROVIDED: 25,351 SQ. FT. 24 %  
 DUMPSTERS/TRANS.: 306 SQ. FT. 100 %

FLOOR TO AREA MEASURE: 135 %

**PLANNING DATA:**

LAND-USE DESIGNATION:	COMMERCIAL
ZONING DISTRICT:	COMMUNITY SHOPPING DISTRICT (B3)
EXISTING USE:	VACANT
PROPOSED USE:	10,931 SF COMMUNITY SHOPPING CENTER
ADJACENT PROPERTIES:	EXISTING/PROPOSED USE

EXISTING/PROPOSED USE	ZONING
NORTH COMMUNITY SHOPPING/PLANNED COMMERCE	PCD/B3
EAST CONVENIENCE SHOPPING/MOBILE HOME PARK	B2/MH-1
SOUTH PLANNED COMMERCE DISTRICT	PCD
WEST PLANNED UNIT DEVELOPMENT	PUD

**ZONING DATA:**

BUILDING CODE: FLORIDA BUILDING CODE, 2001 EDITION WITH ALL STATE AND LOCAL AMENDMENTS

OCCUPANCY: M RETAIL  
 CONSTRUCTION TYPE: TYPE IV, UNPROTECTED 100% FULLY FIRE  
 WATER UTILITIES: SPRINKLED  
 SEWER UTILITIES: CITY OF CITY OF COCONUT CREEK  
 WASTE SERVICE: CITY OF CITY OF COCONUT CREEK  
 PROVIDER: ALL SERVICE

BUILDING HEIGHT:  
 BLDG. "A" EL. +30'-0" / 35'-0"  
 BLDG. "B" EL. +26'-4" / 20'-0"  
 BLDG. "C" EL. +25'-6" / 34'-6"

BUILDING SETBACKS:  
 BLDG. "A" FRONT (NORTH) 25'-0" REQ'D, 343'-2" PROVIDED  
 SIDE (EAST) 20'-0" REQ'D, 300'-4" PROVIDED  
 SIDE (WEST) 20'-0" REQ'D, 89'-0" PROVIDED  
 REAR (SOUTH) 25'-0" REQ'D, 56'-10" PROVIDED.

BLDG. "B" FRONT (NORTH) 25'-0" REQ'D, 330'-0" PROVIDED  
 SIDE (EAST) 20'-0" REQ'D, 11'-0" PROVIDED  
 SIDE (WEST) 20'-0" REQ'D, 385'-0" PROVIDED  
 REAR (SOUTH) 25'-0" REQ'D, 67'-1" PROVIDED

BLDG. "C" FRONT (NORTH) 25'-0" REQ'D, 105'-0" PROVIDED  
 SIDE (EAST) 20'-0" REQ'D, 112'-6" PROVIDED  
 SIDE (WEST) 20'-0" REQ'D, 432'-6" PROVIDED  
 REAR (SOUTH) 25'-0" REQ'D, 327'-11" PROVIDED

**PARKING DATA:**

REQ. PARKING: (FOR RETAIL "A" + "B" + "C")  
 1 PARKING SPACE PER 200 SQ. FT. OF BUILDING  
 69,892 SQ. FT. / 200 = 349 PARKING SPACES

PARKING PROVIDED:  
 STANDARD (10' x 18') 337 PARKING SPACES  
 HANDICAPPED (8' x 20') 14 PARKING SPACES  
 TOTAL PROVIDED 351 PARKING SPACES  
 TOTAL REQUIRED 351 PARKING SPACES  
 LOADING DOCK 4 SPACES

**ARCHITECTURE 6400 INC.**  
 A DIVISION OF STILES CORPORATION  
 300 S.E. 2ND STREET  
 FORT LAUDERDALE, FLORIDA 33301  
 954 - 621- 9180

**A PROPOSED RETAIL BUILDING:**

**WESTCREEK COMMONS**

**RETAIL "B"**

HILLSBORO AND LYONS  
 COCONUT CREEK, FLORIDA

**MASTER SITE PLAN**

**A-11**  
DRC

PROJECT NO. 21023  
 DRAIN BY: G.M.D.A./G.  
 CHECKED BY: G.M.  
 DATE: 4-5-02  
 PERMIT SET, RETAIL "B"

**MASTER SITE PLAN**

SCALE: 1" = 40'-0"

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