



LOCATION MAP
N.T.S.

SITE DATA

SITE AREA:	432,000 S.F.	9.92 ACRES
BUILDING AREA:	69,336 S.F.	
RETAIL CENTER	69,336 S.F.	
OUT PARCEL NO. 1	6,000 S.F.	MAX ALLOWED
OUT PARCEL NO. 2	5,000 S.F.	MAX ALLOWED
OUT PARCEL NO. 3	5,000 S.F.	MAX ALLOWED
TOTAL:	85,336 S.F.	19.8%
LANDSCAPED AREA:	105,556 S.F.	24.44%
PAVED AREA:	220,950 S.F.	51.14%
CONCRETE WALKS:	20,210 S.F.	4.67%
PARKING REQUIRED:	88.34 x 5.5 =	469 SPACES
PARKING PROVIDED:		496 SPACES
*LOADING REQUIRED:		5 SPACES
LOADING PROVIDED:		0 SPACES
ZONING:	CSC - COMMERCIAL SHOPPING CENTER	
*No Loading Required for Medical Office Use Per Code		

LEGAL DESCRIPTION

PARCEL "A" OF LYONS PLAZA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Approved
DATE 5/1/96 BY [Signature]
PLANNING & ZONING

LANDSCAPE NOTES:

Both islands to be upgraded by rock removal, regrading, addition of clean fill and complete sodding with St. Augustine "Floratum" sod.

Islands to be irrigated.

The more westerly island to be planted, as noted, with a Tabebuia heterophylla (Pink Trumpet Tree) minimum 12 ft. height, minimum 5 ft. spread.

Tree to be planted minimum of 3 ft. from island curbs and 4 ft. from water meter.

NOTE:
THIS SITE PLAN IS A REPRODUCTION OF LYONS PLAZA SITE PLAN PREPARED BY ARCHITECT JEFF FALKANGER & ASSOCIATES INCORPORATED, DATED JUNE 26, 1985. MODIFICATIONS HAVE BEEN MADE TO REFLECT THE PROPOSED MOBILE DIAGNOSTIC UNIT. DIMENSIONS ORIGINALLY SHOWN BY THE ARCHITECT HAVE NOT BEEN FIELD VERIFIED.

AMENDED SITE PLAN
SCALE 1" = 40'

WILLIAMS, HATFIELD & STONER, INC.
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
FORT LAUDERDALE
MIAMI

**LYONS PLAZA
AMENDED SITE PLAN**

Date	5-1-96
Drawn	PJS
Checked	LCS
Manager	LCS
Field Book	

PROJECT
4389.00

SHEET
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