



**LOCATION MAP**  
N.T.S.

**SITE DATA**

SITE AREA:	432,000 S.F.	9.92 ACRES
BUILDING AREA:	68,644 S.F.	
RETAIL CENTER	68,644 S.F.	
OUT PARCEL NO. 1	5,000 S.F.	MAX
OUT PARCEL NO. 2	5,000 S.F.	MAX
OUT PARCEL NO. 3	5,000 S.F.	MAX
TOTAL:	84,644 S.F.	19.59%
LANDSCAPED AREA:	105,556 S.F.	24.44%
PAVED AREA:	220,950 S.F.	51.14%
CONCRETE WALKS:	20,850 S.F.	4.83%
PARKING REQUIRED:	84.64 x 5.5 =	466 SPACES
PARKING PROVIDED:		466 SPACES
LOADING REQUIRED:	84,835/20,000 =	5 SPACES
LOADING PROVIDED:		5 SPACES
ZONING:	CSC - COMMERCIAL SHOPPING CENTER	

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (Q1/4) OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, SAID PARCEL INCLUDING TRACT 37 IN BLOCK 93, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 7 AT PAGE 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH THE SOUTH HALF OF A 30.00 FOOT VACATED ROAD RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO THE NORTH BOUNDARY OF SAID TRACT 37 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 37 IN BLOCK 93; THENCE NORTH 00° 22' 24" WEST ALONG THE WEST LINE OF SAID TRACT 37 A DISTANCE OF 675.00 FEET; THENCE NORTH 89° 15' 06" EAST ALONG THE NORTH LINE OF SAID TRACT 1/2 OF A 30.00 FOOT VACATED ROAD RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 1273 AT PAGE 79 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA A DISTANCE OF 660.00 FEET; THENCE SOUTH 00° 22' 24" EAST ALONG THE EAST LINE OF SAID TRACT 37 A DISTANCE OF 675.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 37; THENCE SOUTH 89° 25' 06" WEST ALONG THE SOUTH LINE OF SAID TRACT 37 A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 10.25 ACRES, MORE OR LESS.

**INDEX OF DRAWINGS**

SHEET #	DESCRIPTION
A-1 of 7	SITE PLAN
A-2 of 7	LANDSCAPE PLAN
A-3 of 7	FLOOR PLAN - NORTH HALF
A-4 of 7	FLOOR PLAN - SOUTH HALF
A-5 of 7	EXTERIOR ELEVATIONS
A-6 of 7	EXTERIOR ELEVATIONS
A-7 of 7	TYPICAL WALL SECTION
C-1 of 1	UTILITY SCHEMATIC SURVEY

APPROVED BY: *[Signature]* DATE: *[Date]*  
P.&Z. *[Signature]*

**ARCHITECT**  
**JEFF FALKANGER & ASSOCIATES INCORPORATED**

614 SOUTH FEDERAL HWY.  
FT. LAUDERDALE, FL 33301  
(305)764-6575

DESIGNED  
DRAWN JH  
CHECKED

5 NOV. 84 REV. AS PER DRG

REVISIONS

COMM. 84149 DATE 12.21.84

**LYONS PLAZA**

CITY OF COCONUT CREEK  
**RECEIVED**  
NOV 6 1984  
COMMUNITY DEVELOPMENT

**COCONUT CREEK, FLA.**

**SITE PLAN**

**SITE PLAN**  
1"=40'-0"