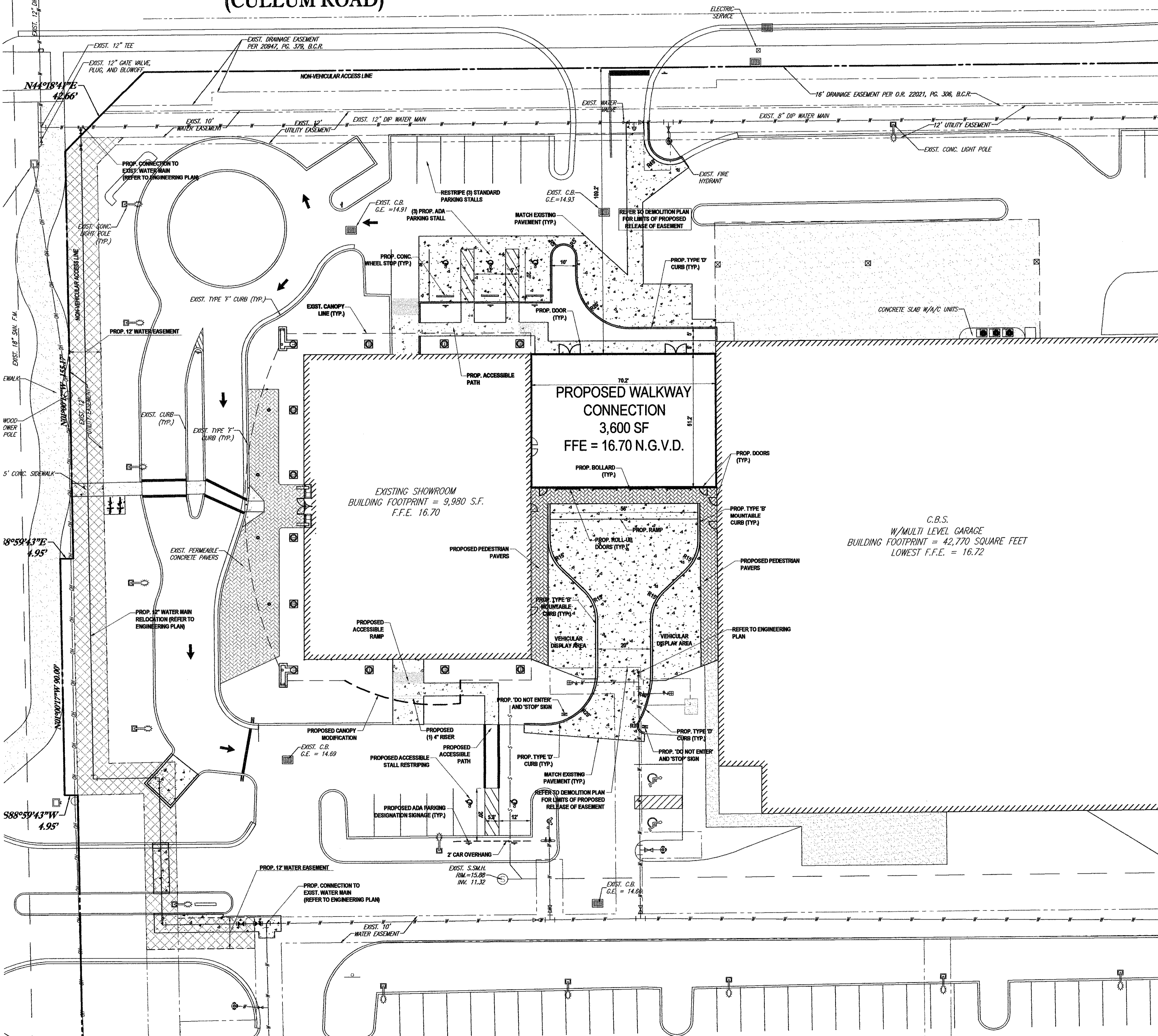
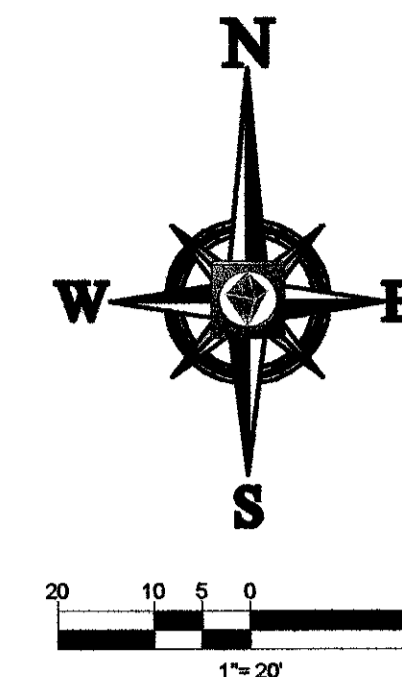


TURTLE CREEK DRIVE (CULLUM ROAD)



SITE DATA

ZONING:	PCD
LAND USE:	REGIONAL ACTIVITY CENTER (RAC)
SITE AREA:	13.87 ACRES
COVERAGES	
BUILDING:	1.42 AC. = 10.40%
PARKING AND DRIVES:	5.74 AC. = 42.00%
CONCRETE WALKS:	0.17 AC. = 1.24%
LAKE:	2.31 AC. = 16.90%
LANDSCAPE:	4.03 AC. = 29.46%
TOTAL IMPERVIOUS AREA: 9.64 AC. = 70.52%	
TOTAL PERVIOUS AREA: 4.03 AC. = 29.48%	
OPEN SPACE REQUIRED:	2.73 AC.
13.87 AC. @ 20% =	
OPEN SPACE PROVIDED:	4.03 AC.
LANDSCAPE:	4.03 AC.
LAKE:	0.82 AC.
TOTAL:	4.85 AC. = 35.50%

THE PROJECT CONTAINS 2.31 ACRES OF LAKES. PURSUANT TO SECTION 13-356(3) OF THE PCD ORDINANCE, WATER BODIES MAY NOT BE COULDED TOWARDS MEETING MORE THAN A TOTAL OF 30% OF THE TOTAL OPEN SPACE REQUIREMENTS OR 0.82 ACRES FOR THIS PROJECT.

DESCRIPTION	AREA	RATIO	REQ'D PARKING
SHOWROOM:	10,827 SF	1:200 SF	54
OFFICE:	22,174 SF	1:300 SF	74
SERVICE:	23,200 SF	1:150 SF	155
PARTS:	9,866 SF	1:500 SF	20
TOTAL:	65,967 SF		303

REQUIRED PARKING

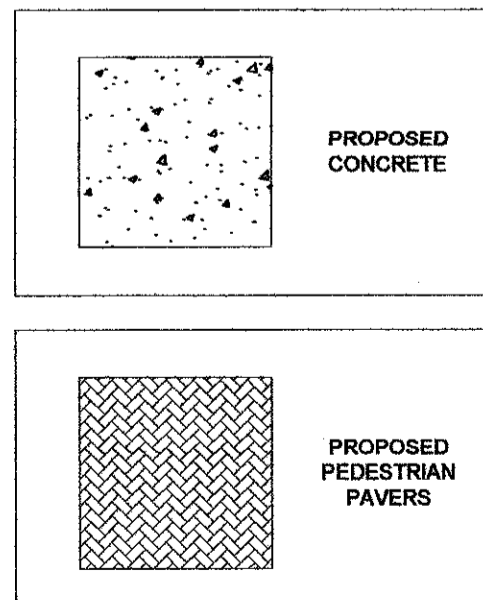
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OFFICE:	22,174 SF	1:300 SF	74
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PARTS:	9,866 SF	1:500 SF	20
TOTAL:	65,967 SF		303

TOTAL PARKING PROVIDED

CUSTOMER PARKING:	62 SPACES
EMPLOYEE PARKING (OUTSIDE):	97 SPACES
SERVICE PARKING (OUTSIDE):	121 SPACES
SERVICE PARKING (INSIDE):	36 SPACES
TOTAL PROVIDED:	316 SPACES
DISPLAY PARKING (OUTSIDE):	220 SPACES
NEW VEHICLE STORAGE (OUTSIDE):	49 SPACES
NEW VEHICLE STORAGE (INSIDE):	389 SPACES
HANDICAP PARKING PROVIDED:	8 SPACES

NOTE:
 1) FOR 5,351 SF CORRIDOR CONNECTION, ASSUME 100% SHOWROOM.
 2) IN ADDITION TO THE USES LISTED ABOVE, IS AN ADDITIONAL 136,027 SF OF VEHICLE STORAGE.

HATCH LEGEND



LEGAL DESCRIPTION

PARCEL "A", SAWGRASS RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 158, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 995,429 SQUARE FEET OR 13.669 ACRES, MORE OR LESS.

BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES:
 BOWEN, MD
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 KANSAS CITY, MO
 LITTLE ROCK, AR
 MEMPHIS, TN
 MIAMI, FL
 NASHVILLE, TN
 OKLAHOMA CITY, OK
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC
 WASHINGTON STATE

REVISIONS:

REV.	DATE	COMMENT	BY
1	05-24-2011	FIRST SITE PLAN SUBMITTAL	NAB
2	06-25-2011	SECOND SITE PLAN SUBMITTAL	NAB
3	08-11-2011	THIRD SITE PLAN SUBMITTAL	NAB

PROJECT No.: F100016
 DRAWN BY: LDT
 CHECKED BY: NAB
 DATE: 05-24-2011
 SCALE: AS NOTED
 CAD ID: 02-F100106-SITE PLAN

MERCEDES-BENZ OF COCONUT CREEK ADDITION

FOR
HODGEN CONSTRUCTION

4250 NORTH STATE ROAD 7
 CITY OF COCONUT CREEK
 BROWARD COUNTY, FLORIDA

BOHLER ENGINEERING

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NOEL A. BARNETT

PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 FLORIDA BUSINESS PROFESSIONAL ENGINEER LICENSE NO. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-2

Printed on Wednesday, August 10, 2011, 10:08 AM by Noel Barnett
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