

Parcel A  
LOUIS COMMERCIAL PLAZA  
(PB 151, PG 44, BCR)

West R/W line of State Road 7  
per Right-of-Way Map Book  
B, Page 22, BCR

STATE ROAD 7  
(US 441)

R1-1 STOP SIGN,  
R3-SR RIGHT TURN  
ONLY SIGN, 24" WIDE  
WHITE STOP BAR,  
25' 6" DOUBLE YELLOW

SIGHT TRIANGLE PER  
FDOT INDEX 546

B.C.T.E. UG. COMM. CABLE

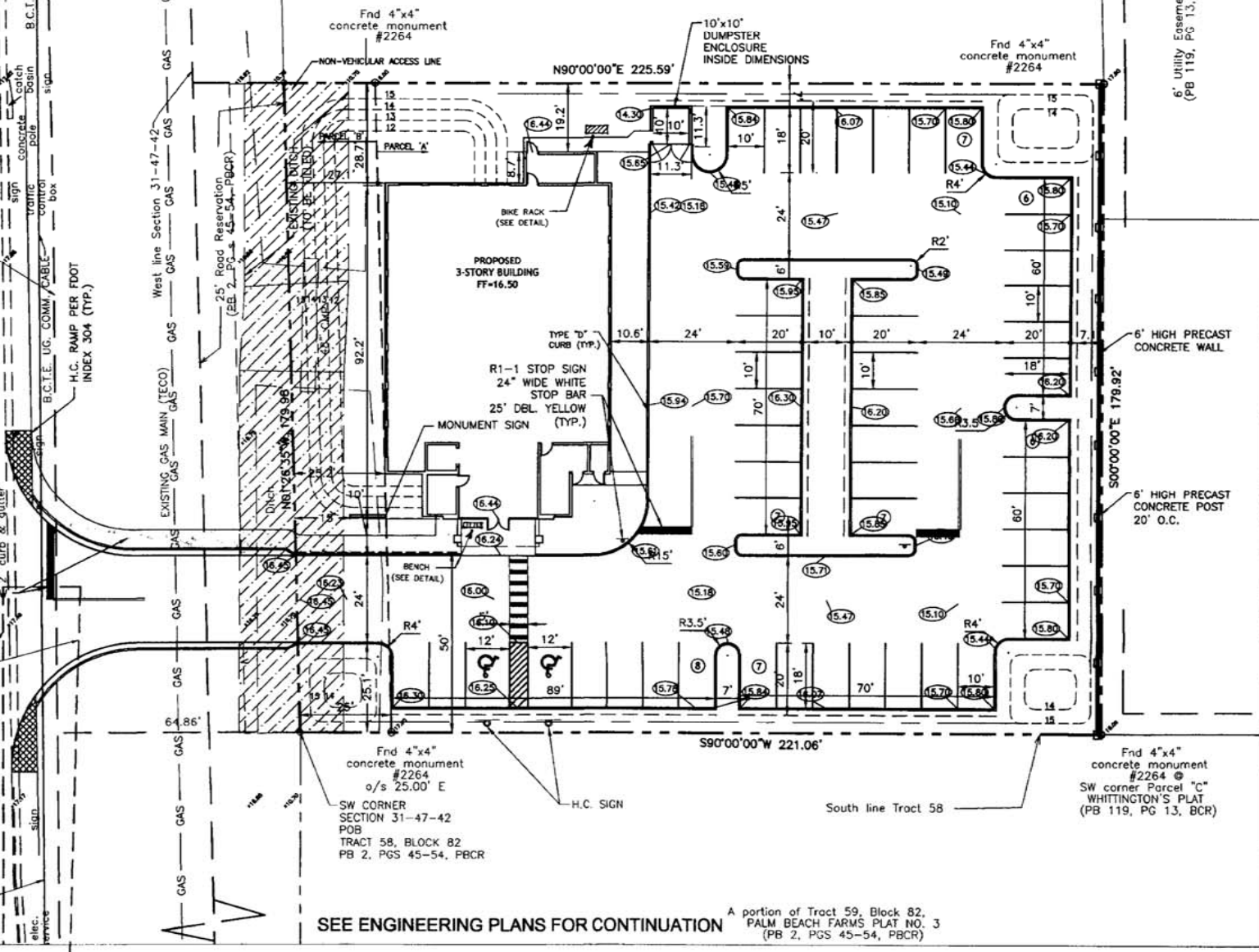
Baseline of Survey  
(000 E.F. 100-198,  
sheet 3 of 5)

H.C. RAMP PER FOOT  
INDEX 304 (TYP.)

West line Section 31-47-42

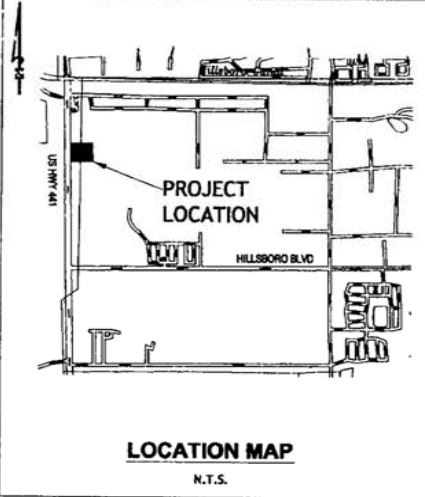
25' Road Reservation  
(SEE 2, PGS 45-54, PBCP)

EXISTING GAS MAIN (TECO)



SEE ENGINEERING PLANS FOR CONTINUATION

A portion of Tract 59, Block 82,  
PALM BEACH FARMS PLAT NO. 3  
(PB 2, PGS 45-54, PBCR)



LOCATION MAP  
N.T.S.

**SITE DATA:**

|                             |                        |
|-----------------------------|------------------------|
| TOTAL SITE AREA             | = 40,233 SF (0.92 AC.) |
| BUILDING AREA               | = 5,643 SF             |
| BUILDING FLOOR AREA (GROSS) | = 15,660 SF            |
| BUILDING LEASABLE AREA      | = 13,842 SF            |
| ZONING OF PROPERTY          | = B2                   |
| LAND USE DESIGNATION        | = COMMERCIAL           |
| OPEN SPACE REQUIRED:        |                        |
| 15% OF TOTAL AREA           | = 0.15 * 0.92 AC       |
|                             | = 0.14 AC              |
| OPEN SPACE PROVIDED         | = 0.31 AC              |

**PARKING CALCULATIONS:**

|                                       |                              |             |
|---------------------------------------|------------------------------|-------------|
| REQUIRED PARKING                      | 13,842 SF/OFFICE AT 1/300 SF | = 47 SPACES |
| TOTAL REQUIRED PARKING                |                              | = 47 SPACES |
| TOTAL PARKING PROVIDED                |                              |             |
| PARKING PROVIDED: REGULAR (10' X 20') |                              | = 46 SPACES |
| HANDICAPPED                           |                              | = 2 SPACES  |
| TOTAL PARKING PROVIDED                |                              | = 48 SPACES |

**DEVELOPMENT REGULATIONS:**

- (1) MAXIMUM BUILDING HEIGHT: TWENTY-FOUR (24) FEET OR TWO (2) STORIES;
- (2) MAXIMUM FLOOR AREA RATIO: FIVE TENTHS (0.5) SQUARE FOOT FLOOR AREA TO ONE (1) SQUARE FOOT NET SITE AREA;
- (3) MAXIMUM BUILDING COVERAGE: THIRTY-FIVE (35) PERCENT OF TOTAL LOT AREA;
- (4) MAXIMUM ZONING LOT AREA: FIVE (5) ACRES;
- (5) MINIMUM ZONING LOT AREA: TWO (2) ACRES;
- (6) MINIMUM ZONING LOT WIDTH: TWO HUNDRED FIFTY (250) FEET;
- (7) MINIMUM ZONING LOT DEPTH: TWO HUNDRED FIFTY (250) FEET;
- (8) MINIMUM FRONT SETBACK: ONE HUNDRED (100) FEET;
- (9) MINIMUM SIDE SETBACK: SEVENTY-FIVE (75) FEET;
- (10) MINIMUM REAR SETBACK: SEVENTY (70) FEET;

**LEGAL DESCRIPTION:**

A PORTION OF TRACT 58, BLOCK 82, "PALM BEACH FARMS PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

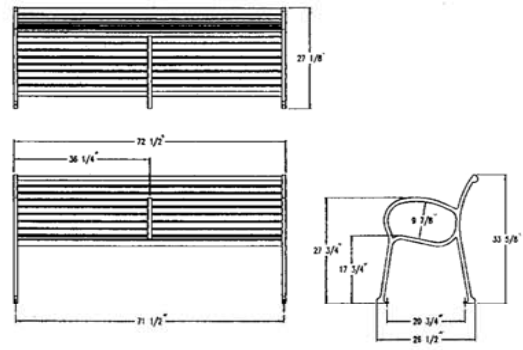
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 58; THENCE NORTH 01°26'35" WEST, ALONG THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 179.98 FEET; THENCE EAST, ALONG A LINE PARALLEL WITH AND 179.92 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH, A DISTANCE OF 179.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 58; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 221.06 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING

NOTE: ALL UTILITIES WITHIN THE SITE SHALL BE PLACED UNDERGROUND TO ENSURE COMPLIANCE WITH CITY CODE.

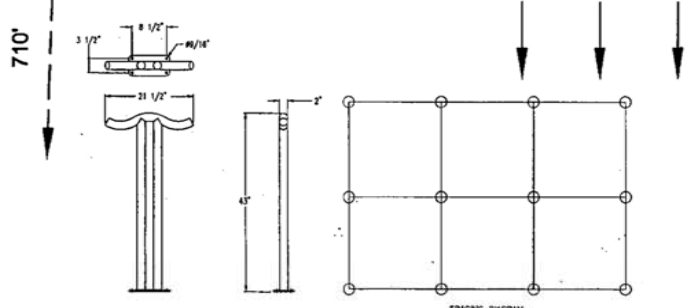
| REGULATION         | CITY CODE                                  | PROVIDED                        |
|--------------------|--|---------------------------------|
| BUILDING HEIGHT    | 24' OR (2) STORIES                         | 44' (TOP OF PARAPET) 36' (ROOF) |
| MAX. F.A.R.        | (0.5) S.F. FLOOR AREA / S.F. NET SITE AREA | 0.387                           |
| MAX BLDG. COVERAGE | 35% TOTAL LOT AREA                         | 14%                             |
| FRONT SETBACK      | 100 FEET                                   | 25' *                           |
| SIDE SETBACK       | 75 FEET                                    | 19.2' *                         |
| REAR SETBACK       | 70 FEET                                    | 135.74'                         |

\* = VARIANCE REQUIRED



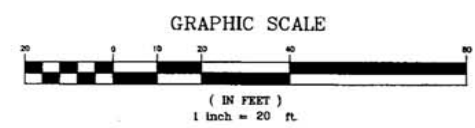
BENCH DETAIL  
N.T.S.

BACKED BENCH, 72" HORIZONTAL STRAP WITH CENTER ARM  
(POWDER COATED IVY FINISH)



BIKE RACK DETAIL  
N.T.S.

21-1/2" W x 43" H - PL RACK - SURFACE MOUNT  
(POWDER COATED IVY FINISH)



GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft.

|                  |
|------------------|
| SCALE: 1" = 20'  |
| DATE: 09-27-05   |
| DRAWN BY: AIS    |
| CHECKED BY: DMA  |
| DESIGNED BY: DMA |

| NO | DATE     | BY  | CHKD | REVISIONS                      |
|----|----------|-----|------|--------------------------------|
| 2  | 10-10-05 | AP  |      | ADD BENCH, BIKE RACK & DETAILS |
| 1  | 03-22-04 | AIS | DMA  | WALL ADDITION ON EAST SIDE     |



**CARNAHAN · PROCTOR · CROSS, INC.**

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**PARK CREEK EXECUTIVE OFFICE**

SITE PLAN  
SR 7, COCONUT CREEK

CERT. OF AUTH. # LB2936

FILE NO. 040314

SHEET C2 OF 9

D.M. AMBROSE  
FL REG. NO. 12831  
JUN 8 2005  
SEAL

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