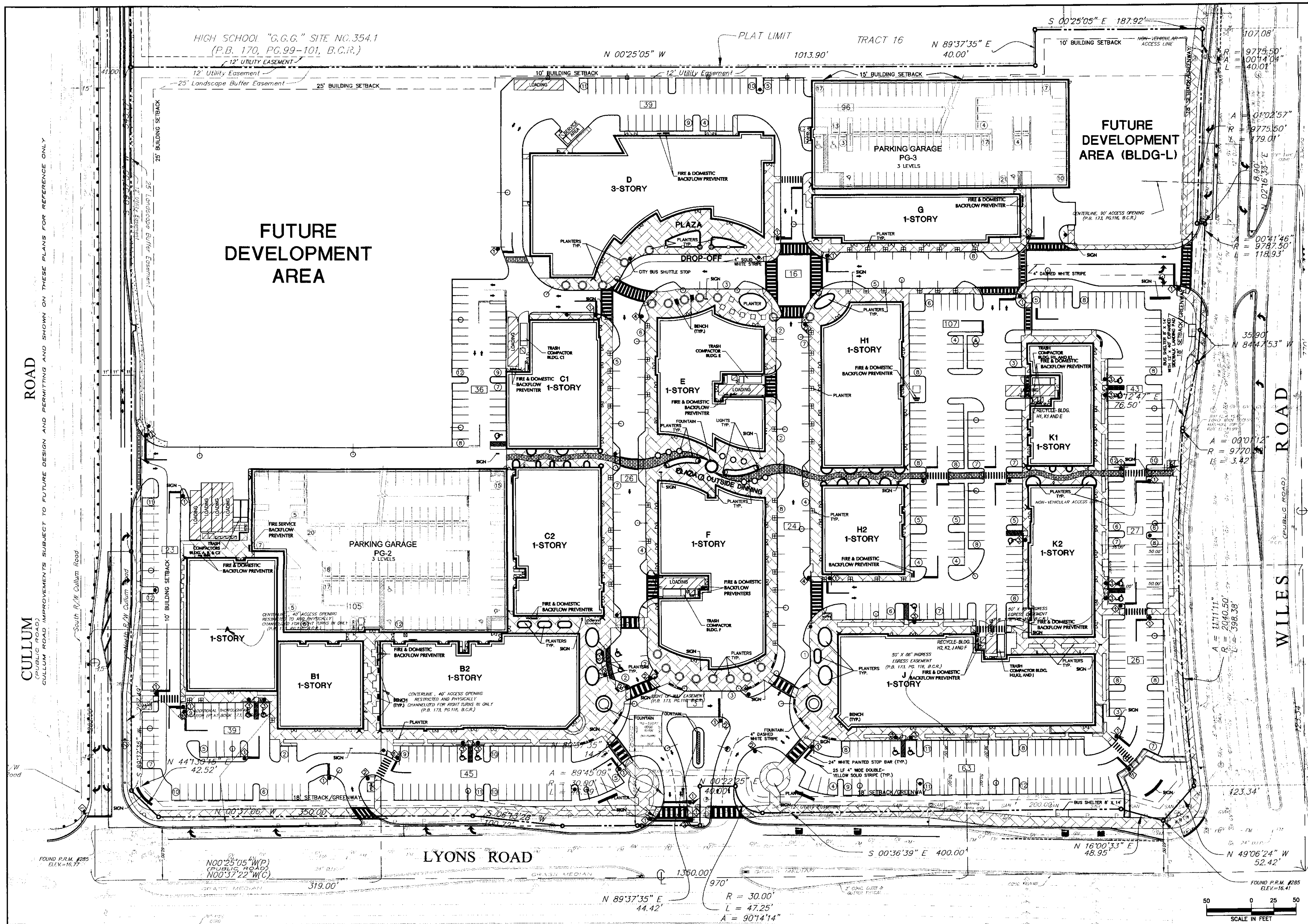




Parking Spaces	Ground Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	Total
Bldg. L	21							21
NW. of Bldg. K1	43							43
N. of Bldg. K2	27							27
N. of Bldg. J	26							26
E. of Bldg. J	63							63
E. of Bldg. B2	45							45
E. of Bldg. A	39							39
S. of Bldg. A	23							23
E. of Bldg. F	3							3
NE. of Bldg. H1, H2	107							107
E. of Bldg. D, G	16							16
N. of Bldg. E, F	24							24
S. of Bldg. E, F	26							26
S. of Bldg. C1	36							36
W. of Bldg. D	39							39
PG-3	66	116	107					289
PG-2	105	148	91					344
Total This Phase	709	264	198					1,171

NOTES:
FIVE PERCENT (5%) OF ALL PARKING SPACES WILL BE ALLOCATED FOR LOW EMISSION AND FUEL EFFICIENT VEHICLES. THESE SPACES WILL BE LOCATED IN PREFERRED AREAS AND WILL HAVE SIGNS IN FRONT OF EACH SPACE STATING "HYBRID ONLY - NO SUVs". EXACT SPACES TO BE DESIGNATED SHALL BE COORDINATED WITH THE OWNER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

Total Parking Req. (3 per 1,000 SF) 288,932 SF	861 spaces
Total Retail Parking Prov.	1,171 spaces

HANDICAP PARKING COUNT	
Retail H.C. Req. 1,171 spaces x 0.2% =	24 spaces
Retail H.C. Prov.	26 spaces

BICYCLE PARKING COUNT	
Total Retail Bicycle Parking Req.	21 spaces
Total Retail Bicycle Parking Prov.	44 spaces

OPEN AREA CALCULATION	
Net Site Area	1,001,033 SF
Perimeter Green Buffer	67,805 SF 6.8%
Plaza & Green Area	162,328 SF 16.2%
Pedestrian Arcades	33,247 SF 3.3%
Recreation / Green Roof Deck	38,890 SF 3.9%
Total Open Space	302,268 SF 30.2%

OPEN SPACE BONUS CALCULATION	
Plaza & Green Area	163,519 SF 16.3%
Recreation / Green Roof Deck	38,890 SF 3.9%
Total Open Space	202,209 SF 20.2%

SQUARE FOOTAGE	
Building	S.F.
A	15,295
B1	10,153
B2	23,635
C-1	13,957
C-2	17,634
D	28,889
D Upper	49,154
E	15,843
F	21,964
G	12,231
H-1	16,687
H-2	9,226
J	26,574
K-1	9,174
K-2	12,706
L	4,000
Total S.F.	288,932

LEGEND

- NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON MARCH 08, 2006. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC DATUM(1929). PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
 - CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - RESERVED.
 - NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
 - ALL CURBS SHOWN WITHIN THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D". TYPE "F" CURBING WILL BE INSTALLED IN CULLUM ROAD AND AT ALL DRIVEWAYS CONNECTING TO WILES AND LYONS ROADS.
 - ALL LOADING AREAS SHALL BE REGULATED BY SIGNS, LOADING AREA SIGNS SHALL BE APPROVED BY THE CITY OF COCONUT CREEK PRIOR TO INSTALLATION.
 - PROPOSED CITY BUS LOCATION ON CULLUM ROAD IS SUBJECT TO CHANGE BASED ON FUTURE ROADWAY PLANS WITH THE MAINSTREET AREA.
 - THE PROJECT WILL INCLUDE A PROPOSED SHARED RECYCLING AREAS ARE SHOWN ON THIS SITE PLAN.
 - REFER TO LANDSCAPE/HARDSCAPE DRAWINGS BY ARCHITECTURAL ALLIANCE FOR SIDEWALK, CROSSWALK AND HARDSCAPE LAYOUT AND MATERIALS. SIDEWALK TREE GRATES TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
 - THE 28-FT GREENWAY/SETBACK ALONG LYONS AND WILES ROADS REQUIRED BY MAINSTREET STANDARDS HAS BEEN MODIFIED TO 18-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 8, 2006.
 - CONSTRUCTION OF CULLUM ROAD AND IMPROVEMENTS ON LYONS AND WILES ROADS SHALL BE BASED ON OFF-SITE IMPROVEMENT DRAWINGS (NOT THIS PLAN SET) AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
 - ALL PROJECT SIGN LOCATIONS ARE PROPOSED AND ARE SUBJECT TO PMDD APPROVAL.

Date	Description	No.
06/01/07	REVISED BASED ON REVIEW COMMENTS AND COORDINATION WITH PROJECT TEAM	13
07/01/07	REVISED BASED ON REVIEW COMMENTS AND COORDINATION WITH PROJECT TEAM	14
07/01/07	REVISED FOR ADMINISTRATIVE APPROVAL/INDICATION OF SITE PLAN	15
07/01/07	REVISED FOR COUNTY DOWNSIDE AND CITY REVIEW COMMENTS	16
07/01/07	REVISED FOR COORDINATION WITH ADJACENT	17
07/01/07	REVISED BASED ON CITY AND COUNTY COMMENTS	18
07/01/07	REVISED FOR FINAL ENGINEERING REVIEW AND APPROVALS	19
07/01/07	REVISED FOR FINAL SITE PLAN APPROVAL	20
07/01/07	REVISED FOR FINAL ENGINEERING REVIEW AND APPROVALS	21
07/01/07	REVISED BASED ON CITY AND COUNTY COMMENTS	22
07/01/07	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	23
07/01/07	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	24

Eric B. Schwarz, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

Project:
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
P: 786.264.7200 F: 786.264.7201
www.langan.com

NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA
FL Certificate of Authorization No: 00008801

**THE PROMENADE AT LYONS
(COCONUT CREEK DEVELOPMENT, LLC)**
CITY OF COCONUT CREEK

BROWARD COUNTY **FLORIDA**

Project
Drawing Title
Drawing No.
Project No. 6110501
Date MARCH 27, 2006
Scale 1" = 50'
Drn. By TMR
Chkd. By EBS

C-2

Project No. 6110501
Date MARCH 27, 2006
Scale 1" = 50'
Drn. By TMR
Chkd. By EBS