

Parking Spaces	Ground Floor	2nd Floor	3rd Floor	4th Floor	4.5/5th Floor	6th Floor	7th Floor	Total
Bldg. L	17							17
NW of Bldg. K1	43							43
N. of Bldg. J	27							27
E. of Bldg. J	26							26
E. of Bldg. B2	63							63
E. of Bldg. A	44							44
S. of Bldg. A	39							39
S. of Bldg. F	23							23
E. of Bldg. F	3							3
NE. of Bldg. H1, H2	107							107
E. of Bldg. D	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	62	113	100					275
Pg-2	107	147	91					345
Total This Phase	702	280	191	0	0	0	0	1,153

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 SIGNAGE SHALL BE DESIGNED OR PLACED UNTIL THE CITY OF COCONUT CREEK HAS BEEN ADVISED BY THE OWNER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

SQUARE FOOTAGE	
Building	SF
A	15,295
B1	9,357
B2	22,157
C1	13,957
C2	16,858
D	28,797
D 2nd	24,642
D 3rd	24,577
E	15,861
F	21,875
G	13,162
G 2nd	12,828
G 3rd	10,778
H1	16,700
H2	9,222
J	26,435
K1	9,392
K2	12,728
L	4,100
Total SF	308,521

Retail Parking Req. (3 per 1,000 SF)	308,521 SF	926 spaces
Total Retail Parking Prov.		1,153 spaces

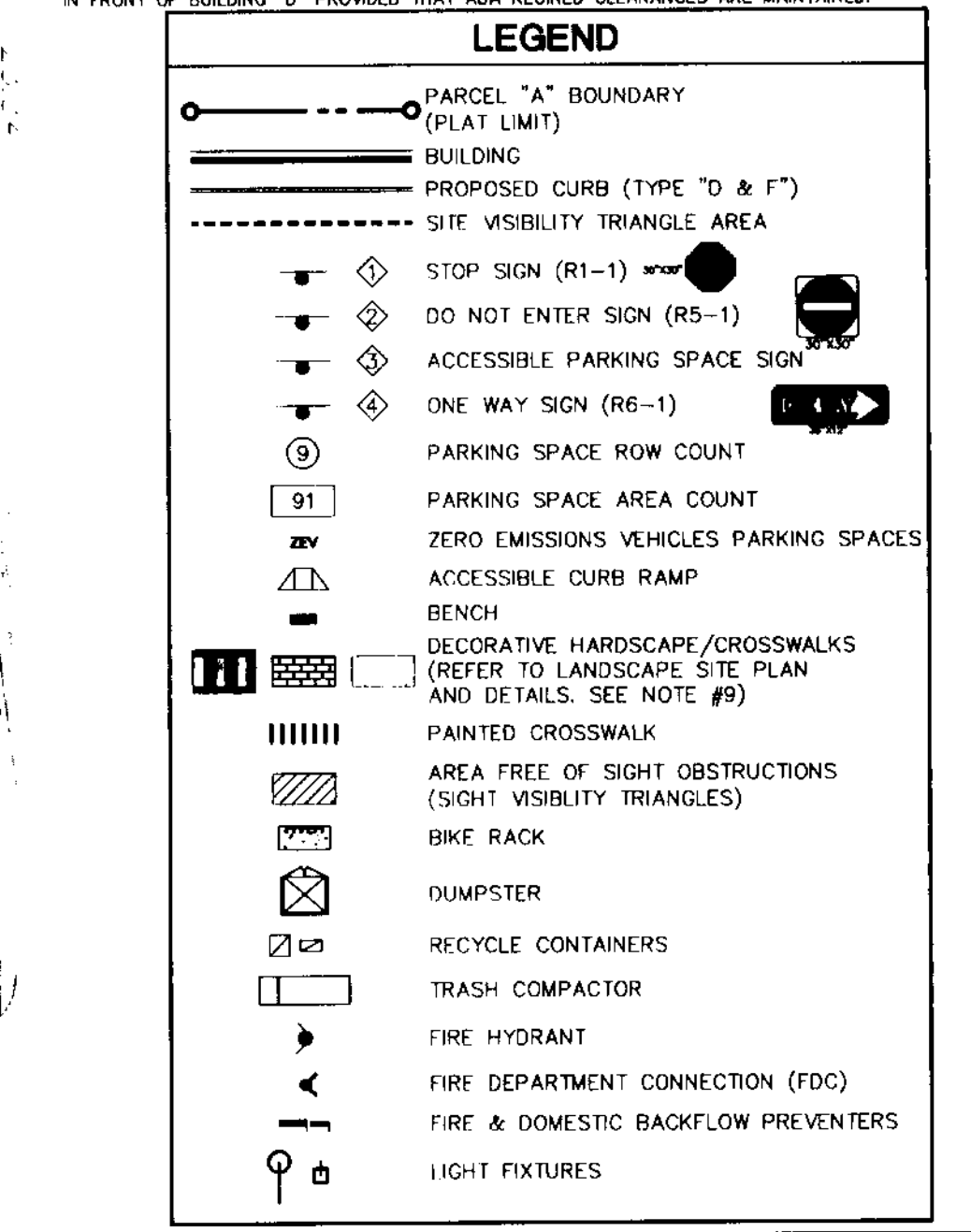
HANDICAP PARKING COUNT	
Retail H.C. Req. (1,153 spaces x 0.02%)	23 spaces
Retail H.C. Prov.	27 spaces

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

OPEN AREA CALCULATION	
Net Site Area	1,001,053 SF
Perimeter Green Buffer	67,805 SF 6.8%
Plaza & Green Area	163,519 SF 16.3%
Pedestrian Arcades	33,247 SF 3.3%
Recreation / Garden Rooftops	38,690 SF 3.9%
Total Open Space	303,261 SF 30.3%

OPEN SPACE BONUS CALCULATION	
Plaza & Green Area	163,519 SF 16.3%
Recreation / Garden Rooftops	38,690 SF 3.9%
Total Open Space	202,209 SF 20.2%

- NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHER, INC. ON MARCH 08, 2008. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL DATUM (NVD). VERTICAL DATUM (NVD) IS LOCATED IN FLOOD ZONE "X". BASE ELEV. = N/A.
 - CONTRACTOR SHALL CONTACT DAVID & GERCHER, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - RESERVED.
 - NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
 - ALL CURB SHOW WITHIN THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D" TYPE "T" 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 RECYCLING PLAN. 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, 2008.
 - CONSTRUCTION OF GRASSMANS 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.
 - DESIGN OF THE SITE LAYOUT, GRADING AND DRAINAGE AND UTILITIES FOR BUILDING L (BANK) HAVE BEEN COORDINATED WITH THE BANK'S ENGINEER. OTHER ENGINEERS' PORTIONS OF THESE DESIGN ELEMENTS WERE PROVIDED BY CPH ENGINEERS FOR USE IN THE SITE PLAN ADMINISTRATIVE APPROVAL PROCESS. FINAL ENGINEERING DRAWINGS / PERMITS FOR BUILDING L WILL BE PREPARED AND PROCESSED BY CPH ENGINEERS.
 - POTENTIAL OUTDOOR DINING AREAS SHALL BE PERMITTED AT ALL SIDES OF BUILDINGS "E" & "F", AND IN FRONT OF BUILDING "D" PROVIDED THAT ADA REQUIRED CLEARANCES ARE MAINTAINED.



Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.
09/15/08	REVISED FOR ADMINISTRATIVE APPROVAL COMMENTS DATED AUGUST 28, 2008	24	01/21/08	REVISED PER ADMINISTRATIVE APPROVAL COMMENTS DATED DECEMBER 11, 2007	18	06/23/07	REVISED FOR ADMINISTRATIVE APPROVAL-MODIFICATION OF SITE PLAN	10			
07/18/08	REVISED FOR MASTER SITE BUILDING PLAN	23	01/04/08	REVISED PER ADMINISTRATIVE APPROVAL DATED DECEMBER 11, 2007	17	06/05/07	REVISED PER COUNTY EPD-WRD AND CITY REVIEW COMMENTS	9			
06/19/08	REVISED PARKING TABLE	22	12/18/07	REVISED BLDG G, PG-3, MAIN ENTRANCE CROSSWALK	16	04/27/07	REVISED PER COORDINATION WITH ARCHITECT	8			
04/14/08	REVISED PER ADMINISTRATIVE APPROVAL DATED APRIL 1, 2008	21	11/20/07	REVISED FOR ADMINISTRATIVE APPROVAL - BLDG L-BANK	15	04/16/07	REVISED BASED ON CITY AND COUNTY COMMENTS	7			
03/07/08	REVISED FOR ADMINISTRATIVE APPROVAL SUBMISSION	20	09/14/07	REVISED SQUARE FOOTAGE TABLE	14	03/16/07	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	6			
02/12/08	REVISED FOR BUILDING PERMIT	19	08/28/07	REVISED SIGN LOCATION AT MAIN ENTRANCE ON LYONS ROAD AND ADDED BLDG-L	13	01/26/07	REVISED FOR FINAL SITE PLAN APPROVAL	5			
			08/15/07	REVISED SIGN LOCATION AT MAIN ENTRANCE ON LYONS ROAD AND ADDED BLDG-L	12	12/15/06	REVISED FOR FINAL ENGINEERING PERMITS AND APPLICATIONS	4			
			07/02/07	REVISED BUILDING L FROM PLAN	11	07/07/06	REVISED BASED ON CITY AND CLIENT COMMENTS	3			
						04/28/06	REVISED BASED ON CITY REVIEW DATED MAY 12, 2006	2			
							04/28/06	REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006	1		

Project: THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA

Drawing Title: SITE PLAN

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

Drawing No.: C-2

Eric B. Schwarz, P.E.
Professional Engineer, FL Lic. No. 62196

File Name: G:\Data5\6110501\Cadd Data - 6110501\DWG\6110501 C-2.dwg Date: 9/16/2008 Time: 10:42 User: trubino Style Table: Langan_OCE.stb Layout: D Size Sheet (Bottom)