

- NOTES:
1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1983. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
 2. OVERALL SITE PLAN INFORMATION REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DORSKY + YUE INTERNATIONAL, LLC ON SEPTEMBER 09, 2017.
 3. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 4. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
 5. ALL SERVICE REFUSE WILL BE CONTRACTED TO PROVIDE GARBAGE COLLECTION INCLUDING CONSTRUCTION AND DEMOLITION DEBRIS.
 6. NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
 7. 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 "LOW-EMISSION & FUEL EFFICIENT VEHICLES 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).

| Parking Spaces | Ground Floor | 2nd Floor | 3rd Floor | Total Parking |
|----------------------|--------------|-----------|-----------|---------------|
| Bldg. L | 17 | | | 17 |
| S of Bldg. T | 36 | | | 36 |
| E of Bldg. T | 158 | | | 158 |
| W of Bldg. T | 55 | | | 55 |
| N of Bldg. T | 24 | | | 24 |
| N of Bldg. J | 24 | | | 24 |
| W of Bldg. J | 13 | | | 13 |
| E of Bldg. J | 63 | | | 63 |
| E of Bldg. B2 | 44 | | | 44 |
| E of Bldg. A | 39 | | | 39 |
| S of Bldg. A | 23 | | | 23 |
| E of Bldg. F | 3 | | | 3 |
| N of Bldg. H1 | 50 | | | 50 |
| N of Bldg. H2 | 27 | | | 27 |
| W of Bldg. H1 | 13 | | | 13 |
| N of Bldg. E,F | 24 | | | 24 |
| S of Bldg. E,F | 26 | | | 26 |
| E of Bldg. D | 3 | | | 3 |
| W of Bldg. D | 39 | | | 39 |
| E of Bldg. K1 | 79 | | | 79 |
| PG-3 | 62 | 112 | 102 | 276 |
| PG-2 | 105 | 146 | 91 | 342 |
| Proposed Lot | 39 | | | 39 |
| Total Parking | | | | 1417 |

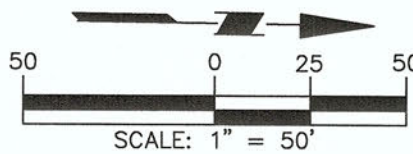
Parking calculations completed before the construction of building G. Total parking after Building G will be 1,404 spaces.

| SQUARE FOOTAGE | |
|-----------------|----------------|
| Building | SF |
| A | 15,295 |
| B1 | 9,357 |
| B2 | 22,157 |
| C1 | 13,957 |
| C2 | 16,658 |
| D | 28,797 |
| D 2nd | 24,642 |
| D 3rd | 24,577 |
| E | 15,861 |
| F | 21,875 |
| G* | 4,500 |
| H1 | 16,700 |
| H2 | 9,222 |
| J | 26,435 |
| L | 4,146 |
| T | 45,253 |
| T 2nd | 11,047 |
| K1 | 12,236 |
| Total SF | 322,715 |

*Building G under future application

| OPEN SPACE CALCULATIONS | | | | |
|--------------------------------------|--------------------|---------------------|--------------------|---------------------|
| OPEN SPACE (ALL PERVIOUS AREAS) | EXISTING AREA (SF) | EXISTING PERCENTAGE | PROPOSED AREA (SF) | PROPOSED PERCENTAGE |
| TOTAL PROPERTY AREA | 1,001,053 | 100% | 1,001,053 | 100% |
| TOTAL REQUIRED | 160,168 | 16.0% | 160,168 | 16% |
| TOTAL PROVIDED (SEE BELOW) | 232,242 | 23.2% | 219,852 | 22.0% |
| PERIMETER GREENWAY | 57,395 | 5.7% | 57,395 | 5.7% |
| LANDSCAPE BUFFERS | 22,396 | 2.2% | 24,873 | 2.5% |
| OTHER PERVIOUS AREAS | 152,451 | 15.2% | 137,584 | 13.7% |
| OPEN SPACE (HARDSCAPE/ NON PERVIOUS) | EXISTING AREA (SF) | EXISTING PERCENTAGE | PROPOSED AREA (SF) | PROPOSED PERCENTAGE |
| TOTAL PROPERTY AREA | 1,001,053 | 100% | 1,001,053 | 100% |
| TOTAL REQUIRED | 200,211 | 20.0% | 200,211 | 20% |
| TOTAL PROVIDED (SEE BELOW) | 252,549 | 25.2% | 252,277 | 25.2% |
| PERIMETER GREENWAY | 14,713 | 1.5% | 14,713 | 1% |
| PLAZAS | 141,287 | 14.1% | 141,287 | 14% |
| PEDESTRIAN ACCESS | 96,549 | 9.64% | 96,277 | 9.62% |

OPEN SPACE DATA HAS BEEN MODIFIED FROM A PREVIOUSLY APPROVED APPLICATION BY THE CONTINIO GROUP DATED OCTOBER 10, 2016 WITH CITY PERMIT NO. PZ-15100001



| Parking Requirements under current application | | | |
|--|----------------|-------|--|
| Parking Req. | 318,215 x .003 | 955 | |
| Parking Prov. | | 1,417 | |
| H.C. Req. | 1,417 x .02 | 28 | |
| H.C. Prov. | | 30 | |
| LEV Parking Req. | 1,417 x .05 | 71 | |
| LEV Parking Prov. | | 73 | |

| Parking Requirements under future application* | | | |
|--|----------------|-------|--|
| Parking Req. | 322,715 x .003 | 968 | |
| Parking Prov. | | 1,404 | |
| H.C. Req. | 1,404 x .02 | 28 | |
| H.C. Prov. | | 30 | |
| LEV Parking Req. | 1,404 x .05 | 70 | |
| LEV Parking Prov. | | 73 | |

*Future application includes Building G

| LEGEND | |
|--------|-------------------------------|
| | R1-1 (STOP SIGN) |
| | ACCESSIBLE PARKING SIGN |
| | LEV PARKING ONLY (SEE DETAIL) |



ADMINISTRATIVE APPROVAL 11-07-17
APPROVED

NOT FOR CONSTRUCTION

LANGAN
110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan, CT, Inc.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

PROMENADE AT COCONUT CREEK

SITE PLAN

Job No.: 330017402
Checked: MPC/EBS
Drawn: CGM
Date: 10-23-2017

C-400

ERIC SCHWARZ
PROFESSIONAL ENGINEER
FL Lic. No. 62196

330017402
Issue: Date:
SITE PLAN 09-26-17
SUBMISSION
DRC COMMENTS 10-26-17

FORT LAUDERDALE
P: 954.320.2100
F: 954.320.2101

CLEVELAND
P: 216.684.3810
F: 216.684.3810

COCONUT CREEK, FL
ALL RIGHTS RESERVED