

ZONING - RESIDENTIAL P.U.D.
TRACT "F" OF WINSTON PARK SECTION ONE
P.B. 131, PG. 23

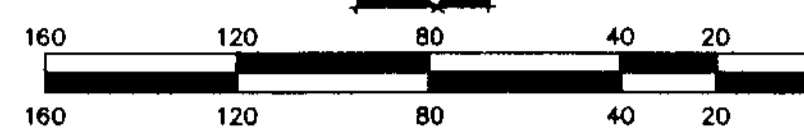
TRACT "F"
P.B. 131, PG. 23, B.C.R.

TRACT "H"
P.B. 131, PG. 23, B.C.R.

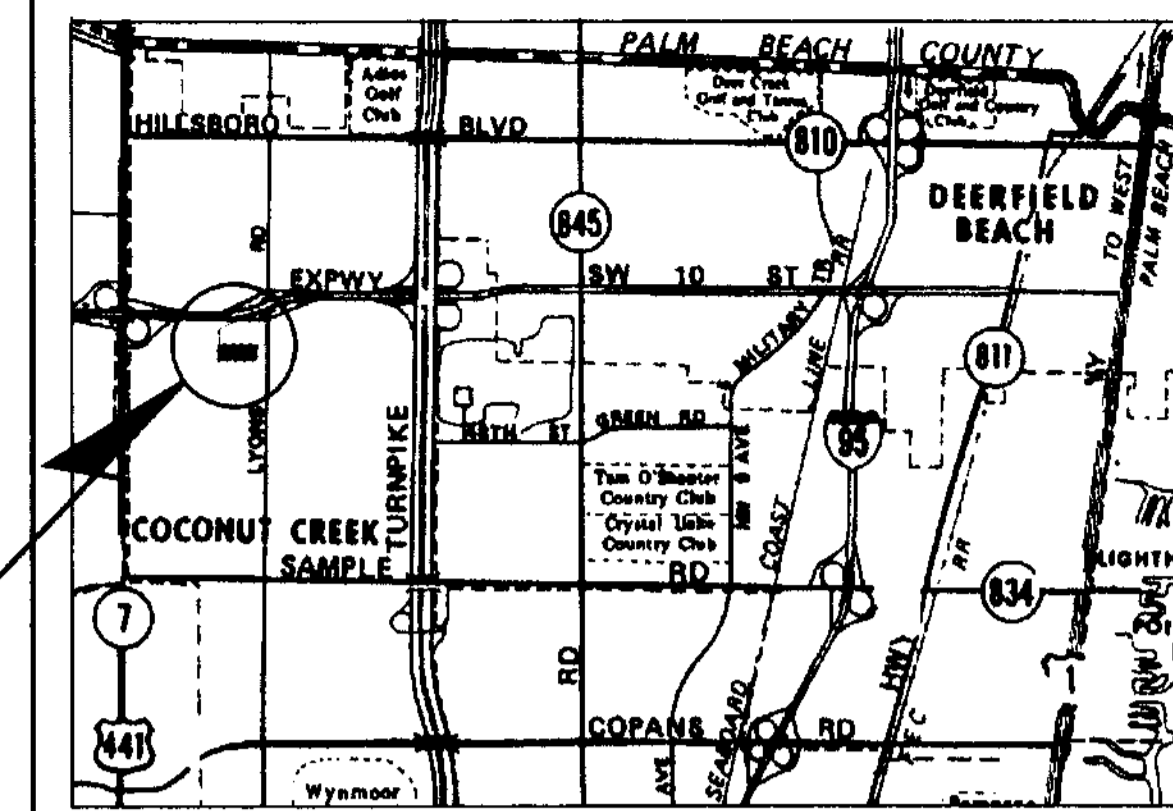
TRACT "J"
P.B. 131, PG. 23, B.C.R.

**WINSTON PARK SECTION ONE
(OPTIONAL PARCEL)
TRACT "J"**

P.B. 131, PG. 23, B.C.R.
2.455 ACRES (106,940 S.F.)
MORE OR LESS



PROJECT
LOCATION



LOCATION MAP
N.T.S.
SECTION 7, TOWNSHIP 48 S, RANGE 42 E

LEGAL DESCRIPTION:

WINSTON PARK SECTION ONE-TRACT "J"

A PARCEL OF LAND BEING A PORTION OF TRACT "J", WINSTON PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J"; THENCE S.00°24'54"E., ALONG THE WEST LINE OF SAID TRACT "J", A DISTANCE OF 233.56 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S.00°24'54"E., A DISTANCE OF 241.50 FEET;
THENCE N.89°35'06"E., A DISTANCE OF 442.82 FEET;
THENCE N.00°24'54"W., A DISTANCE OF 241.50 FEET;
THENCE S.89°35'06"W., A DISTANCE OF 442.82 FEET TO THE POINT OF BEGINNING;
SAID LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SITE DATA:

EXISTING ZONING	B-3
PROPOSED ZONING	B-3
EXISTING/PROPOSED LAND USE	COMMERCIAL
PROPOSED DEVELOPMENT	RETAIL/RESTAURANT
TOTAL AREA	2.455 ACRES - 106,940 S.F. 100%

PROPERTY DEVELOPMENT

SITE USE	SQ. FT.	% COVERAGE
BUILDING FOOTPRINT	16,522 S.F.	15.5%
SIDEWALKS	4,587 S.F.	4.3%
PAVEMENT (PROPOSED & EXISTING)	44,182 S.F.	41.3%
LANDSCAPE/GREEN SPACE	41,649 S.F.	38.9%
TOTAL SITE COVERAGE	106,940 S.F.	100%

PERVIOUS/IMPERVIOUS SUMMARY

TOTAL PERVIOUS AREA	41,649 S.F.	38.9%
TOTAL IMPERVIOUS AREA	65,291 S.F.	61.1%

BUILDING HEIGHT

1 STORY RETAIL CENTER	21 FEET
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BUILDING USE

RESTAURANT	3,012 S.F.
RETAIL SHOPPING	13,510 S.F.

PARKING CALCULATIONS

REQUIRED PARKING	RESTAURANT	1,807 S.F. @ 1 SPACE/150 S.F. = 12 SPACES (FOR CUSTOMER SERVICE AREA)
		1,205 S.F. @ 1 SPACE/300 S.F. = 4 SPACES (FOR NON-CUSTOMER SERVICE AREA)
	TOTAL RESTAURANT PARKING REQUIRED	16 SPACES
	RETAIL SHOPPING - 13,510 S.F. @ 1 SPACE/200 S.F. =	68 SPACES
	TOTAL PARKING REQUIRED	84 SPACES
PROVIDED PARKING	REGULAR SPACES (10' BY 20' MIN.)	83 SPACES
	HANDICAP SPACES (12' BY 20' MIN.)	4 SPACES
	TOTAL PARKING PROVIDED	87 SPACES
L.A. FITNESS PARKING REDUCTION	L.A. FITNESS PARKING, 290 - 2 SPACES (PER THIS SITE PLAN) =	288 SPACES

WATER/SEWER
POTABLE WATER BY.....CITY OF COCONUT CREEK
SEWAGE COLLECTION/TREATMENT BY.....CITY OF COCONUT CREEK

SETBACK SUMMARY		
WINSTON PARK RETAIL		
LOCATION	REQUIRED	PROPOSED
NORTH *	28'	28.17'
SOUTH	20'	20'
EAST	25	188.15'
WEST	25	172.67'

(BUILDING SEPARATION ON THE NORTH)*
8' + (30'-10') = 28'
(LA FITNESS ROOF HEIGHT = 30')

**DEVELOPMENT SITE PLAN
PHASE 2 - RETAIL CENTER
AT WINSTON PARK
LYONS ROAD AND SAWGRASS EXPRESSWAY
COCONUT CREEK, FLORIDA**

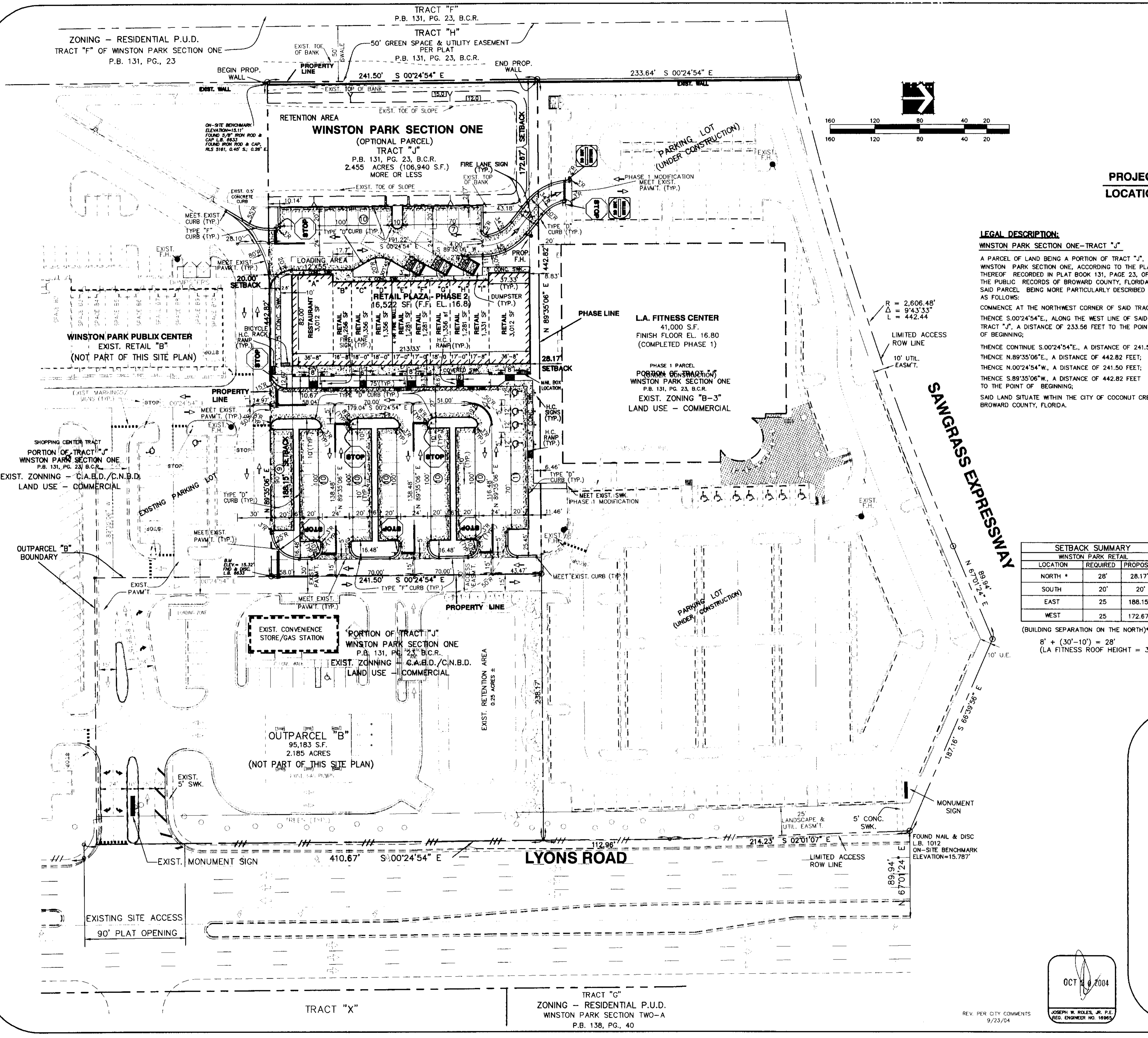
DEVELOPER:
TRION VENTURES, INC.
4901 NORTH FEDERAL HIGHWAY, SUITE 100
FORT LAUDERDALE, FLORIDA 33308
PHONE (954) 491-3848

SITE PLANNING AND CIVIL ENGINEERING:
JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
7601 N.W. 4th STREET, SUITE 101
PLANTATION, FLORIDA 33317
PHONE: (954) 681-1945
CERTIFICATE OF AUTHORIZATION NO. 3948

JOSEPH W. ROLES, JR., P.E.
REG. ENGINEER NO. 16905
OCT 8 2004

REV. PER CITY COMMENTS
9/23/04

SHEET NO. 1 OF 2
101-419-03



TRACT "G"
ZONING - RESIDENTIAL P.U.D.
WINSTON PARK SECTION TWO-A
P.B. 138, PG. 40

TRACT "X"