

**PROPERTY DEVELOPMENT REGULATIONS**

ZONING DISTRICT	LOT SIZE	DIMENSIONS WIDTH AND FRONTAGE	DEPTH	DENSITY		FAR	BUILDING COVERAGE	SETBACKS			
				MIN	MAX			FRONT	SIDE	SIDE STREET	REAR
MUPD REQUIRED	1 AC.	100	200			25%	25%	25'	15'	20'	20'
PROPOSED	8.991 AC.					18.9%	15.5%	25'	25'	30'	30'

**NOTE:**  
ALL LANDSCAPE ISLANDS HAVE TYPE "D" CURB AT PAVEMENT LOCATION

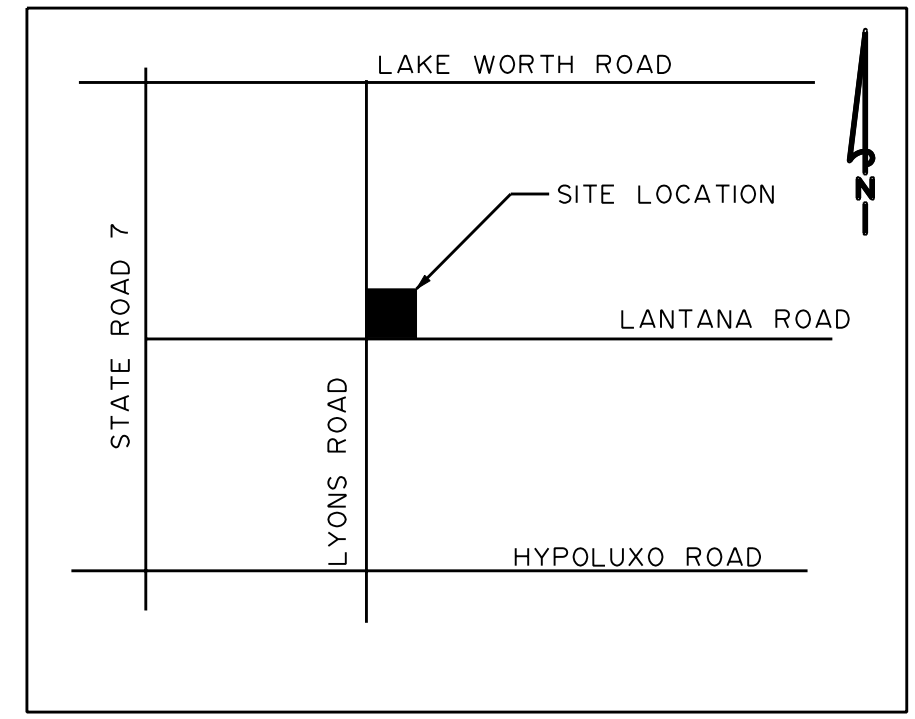
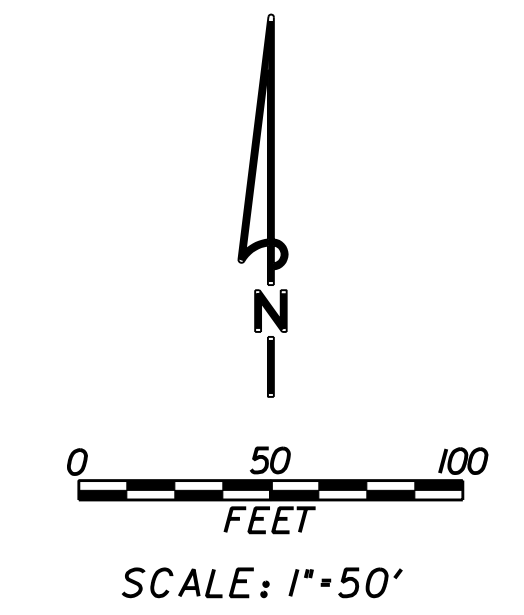
- LAE = LIMITED ACCESS EASEMENT
- S/W = SIDEWALK
- U.E. = UTILITY EASEMENT
- R = RADIUS
- BBL = BUILDING BASE LINE
- TYP = TYPICAL

- & HANDICAP PARKING SPACE
- CONCRETE SIDEWALK
- CONCRETE STAMPED CROSSWALK
- 2' CAR OVERHANG

**PLANNER/ CIVIL ENGINEER**  
HSQ GROUP, INC.  
14000 MILITARY TRAIL  
SUITE 103  
DELRAY BEACH, FLORIDA 33484  
561-637-0955

**ARCHITECT**  
RICHARD WENSING ARCHITECTS  
901 NORTHPOINT PARKWAY  
SUITE 101  
WEST PALM BEACH, FLORIDA 33407  
561-684-1988

**SURVEYOR**  
AVIROM & ASSOCIATES, INC.  
SURVEYING AND MAPPING  
50 SW 2ND AVENUE  
SUITE 102  
BOCA RATON, FLORIDA 33432  
561-392-2594



**LOCATION MAP**

**SITE DATA**

CONTROL/ PETITION NUMBER:	1989-063
PROJECT NUMBER:	00585-000
NAME OF PROJECT:	SHERBROOKE CENTER
TIER:	URBAN/SUBURBAN
EXISTING AND PROPOSED LAND USE DESIGNATION:	CL-2
EXISTING AND PROPOSED ZONING DISTRICT:	CG/SE (MUPD)
SECTION, TOWNSHIP, RANGE	31832, 44S, 42E
PROPERTY CONTROL NUMBER:	00-42-44-31-15-001,002,003,004-0000
EXISTING AND PROPOSED USE:	COMMERCIAL
RESOLUTION NUMBER	R-2006-0144

**CONCURRENCY TABLE**

USE(S)	SQ.FT.	FTG. / UNITS
GENERAL RETAIL (ONE STORY)	42,820	S.F.
MEDICAL OFFICE (TWO STORY)	26,250	S.F.
FINANCIAL INSTITUTION (ONE STORY)	4,100	S.F.

\*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

TRAFFIC ANALYSIS ZONE(S)	1025
LAST ZC/BCC APPROVAL DATE	1/26/06
TOTAL ACREAGE	387,211 S.F. 8.889 AC.

RETAIL "A" FINANCIAL INSTITUTION 1,241 SF CANOPY 3,393 S.F.  
RELOCATION - 2,579 S.F./3.6%. SEE RELOCATION DIAGRAM ON REGULATING PLAN

RETAIL B	28,072 S.F.
RETAIL C 695 SF CANOPY	14,748 S.F.
MEDICAL D	26,250 S.F.

ZONING DISTRICT CG/SE (MUPD)  
RESOLUTION NUMBER: R-2006-0144  
PETITION NUMBER 89-63  
APPLICATION NO. DOA-2005-1121

BUILDING FOOTPRINT AREA	60,045 S.F.	1.37 AC.
PARKING AREA	203,666 S.F.	4.68 AC.
WATER MANAGEMENT	0 S.F.	0 AC.
LANDSCAPE BUFFERS/COMMON AREA	123,572 S.F.	2.84 AC.

PARKING REQUIRED	72,463/250 (8 h/c)	290 SPACES
PARKING PROVIDED	364 SPACES + 15 h/c =	379 SPACES
LOADING SPACES REQUIRED		4 TOTAL
LOADING SPACES PROVIDED		4 TOTAL
BUILDING HEIGHT - MAX ALLOWED		36 FEET
BUILDING HEIGHT - MAX PROVIDED		36 FEET

**DRO-CONDITION OF APPROVAL:**  
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR BUILDINGS ABC THE PROPERTY SHALL BE REPLATTED AS ONE LOT. BUILDINGS B&D MAY RECEIVE THEIR BUILDING PERMIT WITHOUT THE REPLATTING.  
(BLDG PERMIT: MONITORING-ENG.)

**DRO-CONDITION OF APPROVAL:**  
IF ANY RELOCATIONS/MODIFICATIONS TO THE COUNTY'S EXISTING FACILITIES ARE REQUIRED THAT ARE A DIRECT OR INDIRECT RESULT OF THE DEVELOPMENT, THE DEVELOPER SHALL PAY FOR THE COMPLETE DESIGN AND CONSTRUCTION COSTS ASSOCIATED WITH THESE RELOCATIONS/MODIFICATIONS (ONGOING: WATER UTIL)

**NOTE:** IT IS THE DEVELOPER'S INTENT TO SUBDIVIDE THE PROPERTY PURSUANT TO THE PLATTING EXEMPTION OF ARTICLE II.A.6.B., SUBDIVISION OF COMMERCIAL AND INDUSTRIAL BUILDING SITES.

7.	7/19/06	JMH	REMOVE INTERIOR EASEMENTS
6.	7/19/06	BDH	ADD IRRIGATION WELL PUMP & REV'D SITE DATA

NO.	DATE	BY	REVISION
1.	9/22/05	JMH	REVISE PER DRO COMMENTS
2.	10/17/05	JMH	REVISE PER BLDG COMMENTS
3.	10/21/05	JMH	REVISE PER DRO COMMENTS
4.	11/21/05	JMH	REVISE PER DRO COMMENTS
5.	5/2/06	JMH	REVISE PER DRO COMMENTS

Designed by:	J.H.	Date:	5/07	Approved by:	JAY HUEBNER
Drawn by:	G.H.	Date:	5/07		
Checked by:	N.S.	Date:	5/07	Registered Engineer Number	54615
				State of Florida	

**HSQ GROUP, INC.**  
Consulting Engineers • Planners • Transportation  
14000 Military Trail, Suite 103  
Delray Beach, Florida 33484 (561) 637-0955  
Authorization number 26258

**SHERBROOKE CENTER**  
**SITE PLAN**

PROJECT NUMBER	0505-34
SHEET NUMBER	SP1 OF 1

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