

LOWES PARKING CALCULATIONS

RETAIL SPACE	1 SPACE / 200 sf @ 135197 sf = 676 SPACES
SHOPPING CART RETURN SPACES	= 12 SPACES
TOTAL SPACES REQUIRED	= 676 SPACES
TOTAL SPACES PROVIDED	= 781 SPACES
TOTAL EXCESS SPACES	= 105 SPACES
REQUIRED HANDICAP PARKING (2% OF 676 SPACES)	= 13 SPACES
PROVIDED HANDICAP PARKING	= 16 SPACES

OP #1A - STERLING BANK SITE DATA

PARKING CALCULATIONS

FIRST FLOOR - BANK AND FINANCIAL INSTITUTION	1 SPACE/300 sf @ 3,395sf = 11 SPACES
EMPLOYEES = 1 SPACE/EMPLOYEE @ MAX SHIFT = 9 SPACES	
OFFICE-BUSINESS AND PROFESSIONAL	1 SPACE/300 sf @ 1,050sf = 4 SPACES
SECOND FLOOR - OFFICE-BUSINESS AND PROFESSIONAL	1 SPACE/300 sf @ 4,300sf = 15 SPACES
TOTAL SPACES REQUIRED	= 30 SPACES
TOTAL SPACES PROVIDED	= 37 SPACES
AREA	40,362 s.f. .93 ac. 100%
BUILDING	4,445 s.f. .10 ac. 11%
PAVEMENT	25,498 s.f. .58 ac. 63%
GREEN AREA	10,419 s.f. .23 ac. 26%

OP #1B - PHASE 1 & 2 SITE DATA

PARKING CALCULATIONS

PHASE 1 - BANK AND FINANCIAL INSTITUTION	1 SPACE/300 sf @ 1,440sf = 5 SPACES
EMPLOYEES = 1 SPACE/EMPLOYEE @ MAX SHIFT = 9 SPACES (BANK TO BE REMOVED AFTER OP #1A IS COMPLETED)	
TOTAL SPACES REQUIRED	= 14 SPACES
TOTAL SPACES PROVIDED	= 15 SPACES
PHASE 2	
FIRST FLOOR - GENERAL RETAIL	1 SPACE/200 sf @ 3,460sf = 17 SPACES
SECOND FLOOR - OFFICE-BUSINESS AND PROFESSIONAL	1 SPACE/300 sf @ 3,395sf = 11 SPACES
TOTAL SPACES REQUIRED	= 28 SPACES
TOTAL SPACES PROVIDED	= 38 SPACES
AREA	35,656 s.f. .82 ac. 100%
BUILDING	3,460 s.f. .08 ac. 9%
PAVEMENT	20,897 s.f. .48 ac. 59%
GREEN AREA	11,299 s.f. .25 ac. 32%

OP #2 - ORIGINAL PANCAKE HOUSE SITE DATA

RESTAURANT SPACE

1 SPACE / 100sf @ 4695 sf = 47 SPACES	
SUB SHOP	= 1 SPACE
RETAIL	1 SPACE / 100sf @ 1460 sf = 15 SPACES
TOTAL SPACES REQUIRED	= 63 SPACES
TOTAL SPACES PROVIDED	= 82 SPACES
REQUIRED HANDICAP PARKING	= 4 SPACES
PROVIDED HANDICAP PARKING	= 4 SPACES
AREA	76,694 s.f. 1.76 ac. 100%
BUILDING	10,450 s.f. 0.24 ac. 13.63%
PAVEMENT	42,863 s.f. 0.98 ac. 55.95%
PERVIOUS	5,037 s.f. 0.11 ac. 6.58%
GREEN AREA	18,274 s.f. 0.42 ac. 23.84%

OP #3 - POLLO TROPICAL SITE DATA

RESTAURANT SPACE

1 SPACE / 75 sf @ 2804 sf = 35 SPACES	
EMPLOYEES = 1 SPACE/EMPLOYEE @ MAX SHIFT = 6 SPACES	
TOTAL SPACES REQUIRED	= 41 SPACES
TOTAL SPACES PROVIDED	= 41 SPACES
REQUIRED HANDICAP PARKING	= 2 SPACES
PROVIDED HANDICAP PARKING	= 2 SPACES
AREA	36,552 s.f. 0.84 ac. 100%
BUILDING	2,604 s.f. 0.06 ac. 07%
PAVEMENT	316 s.f. 0.01 ac. 01%
PERVIOUS	24,471 s.f. 0.56 ac. 67%
GREEN AREA	9,131 s.f. 0.21 ac. 25%

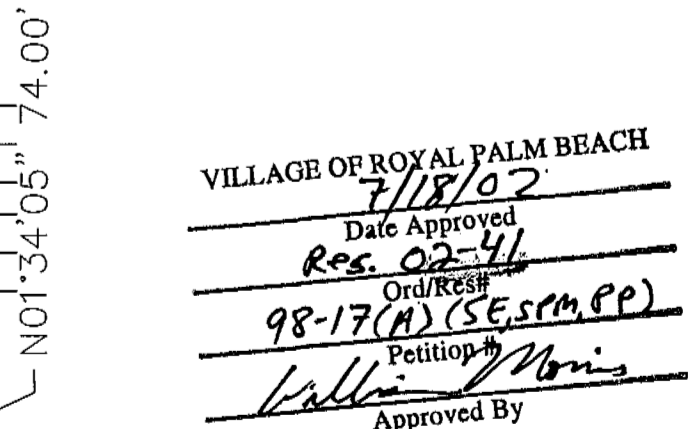
OP #4 & 5 - OFFICE DEPOT / RETAIL SITE DATA

RETAIL SPACE

1 SPACE / 200 sf @ 25520 sf = 128 SPACES	
RETAIL SPACE = 1 SPACE / 200 sf @ 4870 sf = 24 SPACES	
TOTAL SPACES REQUIRED	= 152 SPACES
TOTAL SPACES PROVIDED	= 143 SPACES
REQUIRED HANDICAP PARKING	= 7 SPACES
PROVIDED HANDICAP PARKING	= 7 SPACES
AREA	138,743 s.f. 3.19 ac. 100%
BUILDING	30,090 s.f. 0.69 ac. 22%
PAVEMENT	69,551 s.f. 1.60 ac. 50%
GREEN AREA	38,853 s.f. 0.89 ac. 28%

LEGAL DESCRIPTION

LOWES HOME CENTER, ACCORDING TO THE PLAN AS RECORDED IN BOOK 87, PAGE 153, PUBLIC RECORDS OF PALM BEACH COUNTY.



RECEIVED
JUN 21 2002
PLANNING & ZONING
F. J. Set

SITE CONTACTS

DEVELOPER: LOWES HOME CENTER, INC.
P.O. BOX 1111
NORTH WELLSBORO, N.C. 28656
(336)631-4000

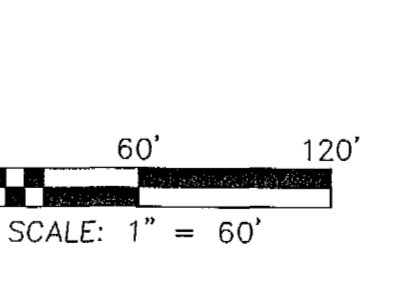
ENGINEER: CREECH ENGINEERS, INC.
203 WEST THIRD STREET
STUART, FLORIDA 34994
(561)283-1413

SITE CHARACTERISTICS

LOWES SITE	Total	1,082,273 s.f.	24.39 ac	100%
	BUILDING	135,197 s.f.	3.10 ac	13%
	GARDEN CENTER	42,071 s.f.	0.97 ac	4%
	PAVEMENT	468,026 s.f.	10.75 ac	44%
	PERVIOUS AREA	416,979 s.f.	9.57 ac	39%
OUTPARCEL 4&5 OFFICE DEPOT	AREA	138,743 s.f.	3.18 ac	100%
	IMPERVIOUS	104,056 s.f.	2.38 ac	75%
	PERVIOUS	34,685 s.f.	0.80 ac	25%
OUTPARCEL 3 POLLO TROPICAL	AREA	36,552 s.f.	0.84 ac	100%
	IMPERVIOUS	27,391 s.f.	0.63 ac	75%
	PERVIOUS	9,131 s.f.	0.21 ac	25%
OUTPARCEL 2 ORIGINAL PANCAKE HOUSE	AREA	76,694 s.f.	1.76 ac	100%
	IMPERVIOUS	58,370 s.f.	1.34 ac	76%
	PERVIOUS	18,274 s.f.	0.42 ac	24%
OUTPARCEL 1A STERLING BANK	AREA	76,018 s.f.	1.75 ac	100%
	IMPERVIOUS	54,500 s.f.	1.25 ac	71%
	PERVIOUS	21,718 s.f.	0.50 ac	29%
TOTAL DEVELOPMENT AREA	AREA	1,390,235 s.f.	31.92 ac	100%
	IMPERVIOUS	888,411 s.f.	20.39 ac	64%
	PERVIOUS	500,787 s.f.	11.53 ac	36%

- NOTES**
- ASPHALT PARKING LOT TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. CONCRETE PAVED AREAS TO BE PAINTED YELLOW. PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING".
 - CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES AND/OR STANDARDS.
 - ALL CONSTRUCTION, WHEN APPLICABLE, SHALL MEET THE AMERICANS WITH DISABILITIES ACT.
 - CONTRACTOR TO TAKE MEASURES TO SAVE TREES WHERE POSSIBLE.
 - AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD, GARDEN CENTER & APRONS TO +/- 0.1 FT. OF SUBGRADE AS PER DIVISION 2 COMPARISON SPECIFICATIONS.
 - IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- OF CONCRETE SUBGRADE AS PER DIVISION LOWES 2 SPECIFICATIONS. STONE SHALL BE PLACED PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
 - COMPACT & MAINTAIN 30,000 SQ. FT. OF 4" THICK STONE MATERIAL LAYDOWN AREA & 25' WIDE GRAVEL ACCESS ROAD TO BUILDING. LAYDOWN AREA TO BE LOCATED BY LOWES PROJECT MANAGER.
 - 5 FT. OF CLEAR WOOD ON ALL TREES.
- ZONING**
- EXISTING AND PROPOSED ZONING: = GENERAL COMMERCIAL - CG
EXISTING AND PROPOSED LAND USE: = COMMERCIAL - COMM

- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING LIGHT POST
 - EXISTING WOOD UTILITY POLE
 - EXISTING CONCRETE UTILITY POLE
 - EXISTING CATCH BASIN
 - PROPOSED CONCRETE
 - PROPOSED PAVEMENT
 - HEAVY DUTY PAVING
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED SHOPPING CART RETURN



- UTILITIES**
- FPL CONTACT - DAN OWEN
810 CHARLOTTE AV.
WEST PALM BEACH FL. 33401
(352)728-9909
- BELL SOUTH CONTACT - DOUG HEWLETT
326 FURN STREET, ROOM 601
WEST PALM BEACH FL. 33401
(352)326-1495
- VILLAGE OF WELLINGTON - UTILITIES CONTACT - G. WASILEWSKI
14000 GREENBRIAR BLVD.
WELLINGTON, FL 33414
(352)728-9759
- ADDELPHI CONTACT - LARRY LEWIS
10418 IRONWOOD ROAD
PALM BEACH GARDENS, FL. 33410
(561)927-3600

POINT OF COMMENCEMENT
FOUND PALM BEACH COUNTY
BRASS AND DISC IN CONCRETE
SOUTHEAST CORNER OF
SECTION 36, TOWNSHIP
43 SOUTH, RANGE 41 EAST, RANGE 42 EAST

TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CREECH ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC.

CREECH ENGINEERS, INC.
CREATION ENGINEERS INC.
203 WEST 3RD STREET, FLORIDA 34994 (561)283-1413
585 JACKSON AVE. SUITE A, SATELITE BEACH, FL. 32941 (407)779-3723
1400 VILLAGE SQ. BLVD. 3-245, TALLAHASSEE, FL. 32312 (850)893-0039
600 S. PARROTT AVE. OKEECHOBEE, FLORIDA 33472 (941)783-5000

5/13/02 MJC ADD STERLING BANK OUT PARCEL #1

9/24/98	JPC	Rev. Office Depot per Village of Royal Palm Beach TRC
9/24/98	JPC	Rev. OUTPARCELS 4 AND 5
6/28/99	JPC	rev. out parcel 1 per VRPB TRC
6/10/99	JPC	revised out parcel 1
4/8/99	JPC	revised out parcels 3, 4, and 5
2/18/99	JPC	approved by village council
	BY	REVISIONS
	DATE	DATE

LOWES CENTER
Royal Palm Beach
MASTER SITE PLAN

FLORIDA
PALM BEACH COUNTY

DRAWN BY: R.D.H.
CHECKED BY: R. Creech
DATE: MARCH, 1999
SCALE: 1"=60"

REVISION: JUNE 4, 2002
TRC COMMENTS

SEAL
PRINTED DATE
SHEET 1 OF 3
JOB No. 98130