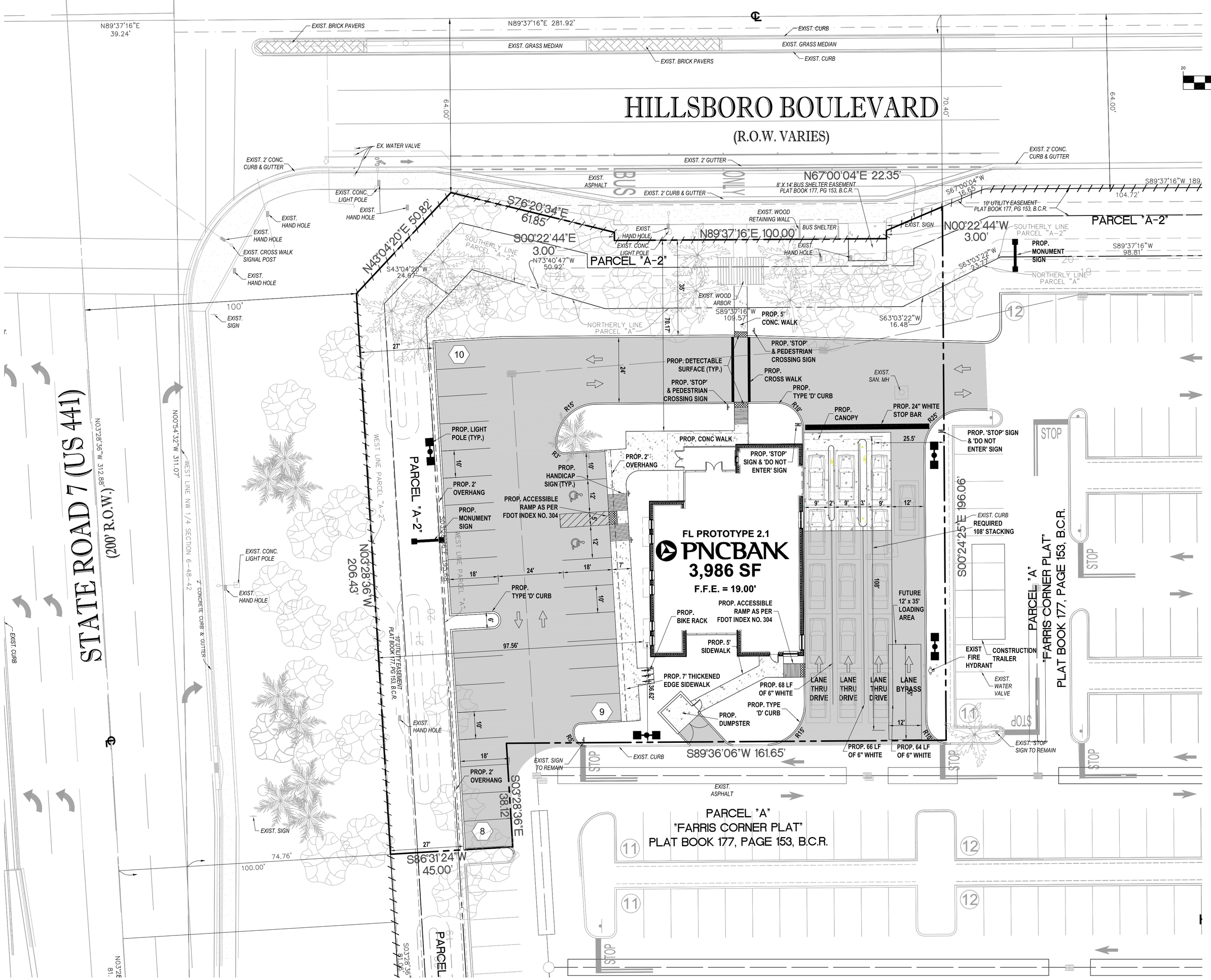

GENERAL NOTES

1.) ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM CONTROL DEVICES.
2.) STOP BARS, DOUBLE YELLOWS, AND CROSSWALK STRIPING TO BE THERMOPLASTIC.

PAVEMENT LEGEND

- PROPOSED REGULAR-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

N E S W

DISTRICT REQUIREMENTS & GENERAL NOTES

THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY BY:

PULICE LAND SURVEYORS INC.
5381 NOB HILL ROAD, SUNRISE, FL 33334
TELEPHONE: (954) 572-1777

OWNER:	REGENCY CENTERS
APPLICANT:	BOHLER ENGINEERING INC.
CURRENT USE:	VACANT
PROPOSED USE:	3,986 SF BANK WITH 3 DRIVE THRU LANES
ZONING DESIGNATION:	PCD (PLANNED COMMERCE DISTRICT)
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF COCONUT CREEK
TOTAL SITE AREA:	0.95 AC OR (41,578 SF)

PERVIOUS		
LANDSCAPING		17,561 SF
	TOTAL	17,561 SF (42.2%)
IMPERVIOUS		
BUILDING AREA		3,986 SF
VEHICULAR USE AREA		17,752 SF
SIDEWALK AND CURB AREA		2,279 SF
	TOTAL	24,017 SF (57.8%)

	REQUIRED	PROPOSED
MAX. BLDG. COVERAGE:	14,445 SF	3,986 SF
MAX. BLDG. HEIGHT:	50'	26'-4"
MIN. LOT SIZE:	43,560 SF	41,578 SF

REQUIRED PARKING		
PROPOSED BANK (1 PER 300 SF)		14 SPACES
PROVIDED PARKING		
STANDARD		25 SPACES
HANDICAP		2 SPACES
	TOTAL	27 SPACES

PROPOSED BANK SETBACKS:	REQUIRED	PROPOSED
WEST (ALONG S.R. 7)	25'	97.56'
EAST	25'	25.50'
NORTH (ALONG HILLSBORO BLVD.)	25'	65.91'
SOUTH	25'	36.62'

PROPOSED LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
WEST (ALONG S.R. 7)	25'	27'
EAST	N/A	N/A
NORTH (ALONG HILLSBORO BLVD.)	25'	35'
SOUTH	N/A	N/A

LEGAL DESCRIPTION

LEGAL DESCRIPTION: AS SURVEYED:
A PORTION OF PARCELS "A" AND "A-2", "FARRIS CORNER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 153 AND 154, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A-2", SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441); THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL "A-2" AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLSBORO BOULEVARD, THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1) NORTH 43°04'20" WEST 50.82 FEET; 2) SOUTH 76°20'34" EAST 61.85 FEET; 3) SOUTH 00°22'44" EAST 3.00 FEET; 4) NORTH 89°37'16" EAST 100.00 FEET; 5) NORTH 00°22'44" WEST 3.00 FEET; 6) NORTH 67°00'04" EAST 22.35 FEET; THENCE SOUTH 00°24'25" EAST 196.06 FEET; THENCE SOUTH 89°36'06" EAST 161.65 FEET; THENCE SOUTH 03°28'36" EAST 38.12 FEET; THENCE SOUTH 86°31'24" EAST 45.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441); THENCE NORTH 03°28'36" WEST ON SAID RIGHT-OF-WAY LINE 206.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA CONTAINING 41,578 SQUARE FEET (0.9545 ACRES).

BOHLER ENGINEERING

CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ ROCKY HILL, CT ◆ ROANOKE, VA ◆ CHARLOTTE, NC ◆ BOWIE, MD ◆ TOWSON, MD ◆ FAIRFAX, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ CENTER VALLEY, PA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	F100027
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4/15/2010
SCALE:	AS NOTED
CAD I.D.:	02-03-SITE PLAN

PROJECT:

CALIGO CROSSING COCONUT CREEK LOCATION

FOR

PNC REALTY SERVICES

PNC BANK

CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA

BOHLER ENGINEERING

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JOHN G. LAPOINTE

PROFESSIONAL ENGINEER
June 16, 2010
FLORIDA LICENSE No. 64211
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-2

Printed on Wednesday, June 16, 2010, 11:40 AM by Clayton Watkins
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