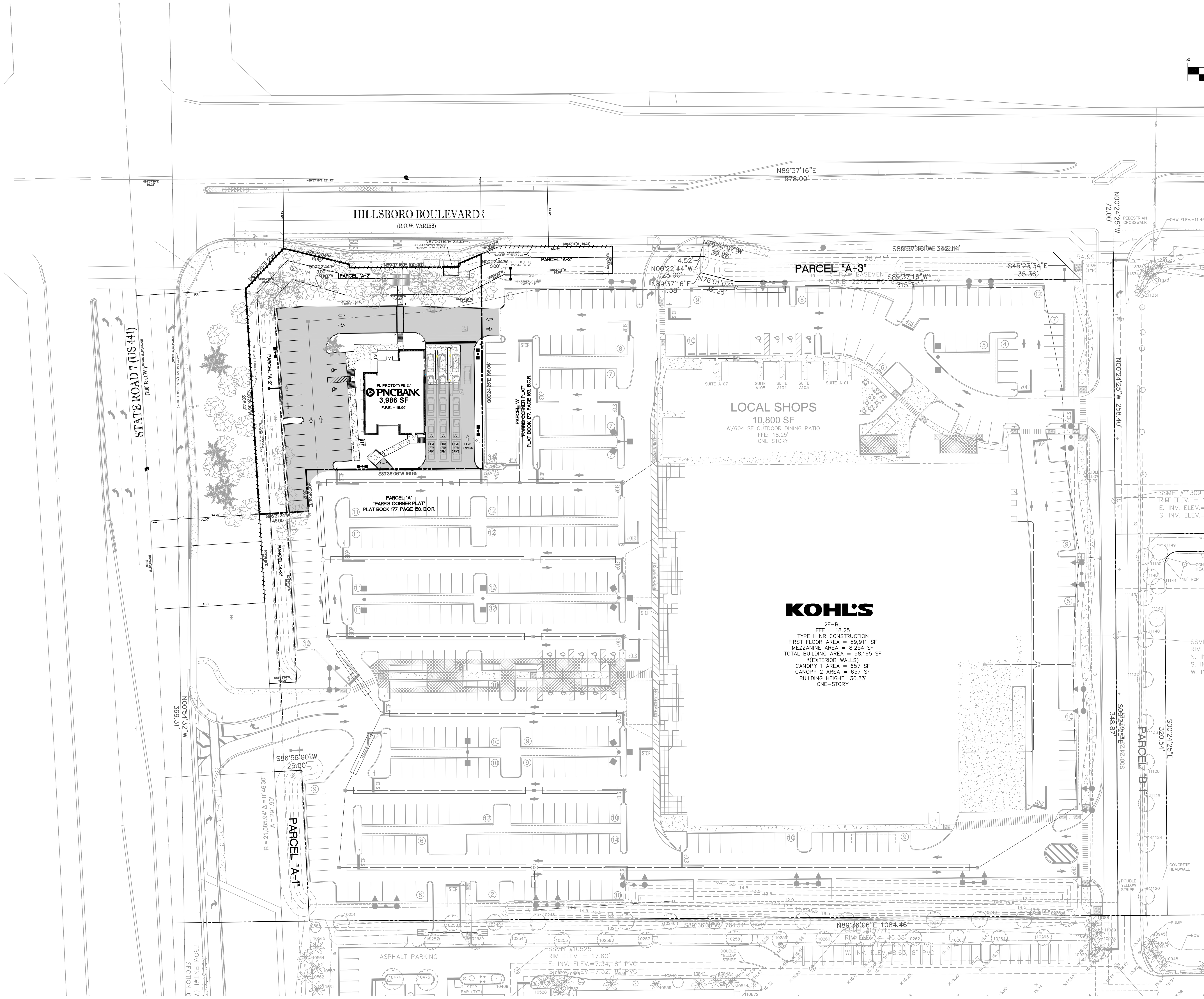

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT

SITE AREA TABLE

	S.F.	ACRES	%
ZONING: PCD			
KOHL'S SITE AREA:	352,174 S.F.	(8.08 AC)	74.37%
BANK SITE AREA:	41,578 S.F.	(0.95 AC)	8.74%
LOCAL SHOPS AREA:	73,246 S.F.	(1.68 AC)	15.46%
TOTAL SITE AREA:	473,571 S.F.	(10.87 AC)	100.00%
BUILDING AREA:	105,256 S.F.	(2.41 AC)	22.22%
KOHL'S (FOOTPRINT):	89,911 S.F.	(2.06 AC)	18.98%
LOCAL SHOPS:	10,800 S.F.	(0.25 AC)	2.28%
BANK:	3,986 S.F.	(0.09 AC)	0.83%
PERVIOUS AREA:	114,273 S.F.	(2.63 AC)	24.14%
IMPERVIOUS AREA:	254,042 S.F.	(5.83 AC)	53.64%

SITE DATA TABLE

CATEGORY	REQUIRED	PROVIDED
KOHL'S PARKING (1SP/250 SF)	360	360 (24 EMP)
LOCAL SHOPS PARKING (1SP/250 SF)	44	48
BANK PARKING (1SP/300 SF)	16	19
TOTAL	420	427
KOHL'S ADA PARKING	8	10
LOCAL SHOPS ADA PARKING	3	4
BANK ADA PARKING	1	2
TOTAL	12	16
KOHL'S BICYCLE PARKING (1SP/10,000 SF)	10	10
LOCAL SHOPS BICYCLE PARKING (1SP/10,000 SF)	2	5
BANK BICYCLE PARKING (1SP/10,000 SF)	1	5
TOTAL	13	20
LOADING AREAS	4	4
FOUNDATION PLANTERS (AREA)	12,230 SF	16,726 SF
FOUNDATION PLANTERS WIDTH	10'	13.67'
GREENWAY AREA (TOTAL)	-	114,859 SF
BUILDING SETBACKS:		
NORTH	25'	64.94'
SOUTH	25'	95.37'
EAST	25'	95.04'
WEST	25'	85.12'
BANK OUTPARCEL INFORMATION:		
BANK OUTPARCEL SITE AREA (MIN.)	43,560 S.F.	41,578 S.F.
BANK BUILDING COVERAGE (MAX.)	14,445 S.F.	3,986 S.F.
PERVIOUS AREA (MIN.)	9,630 S.F.	17,561 S.F.
PARKING (1SP/300 SF)	14	27
BANK SETBACKS:		
NORTH	25'	65.91'
SOUTH	25'	36.62'
EAST	25'	25.50'
WEST	25'	97.56'

PAVEMENT LEGEND

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

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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

PNCBANK

CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA

BOHLER ENGINEERING
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.BohlerEngineering.com

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

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-3

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