

Landscape Architecture Site Planning



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Landscape Plan
PNC Bank · Hillsboro Boulevard & U.S. 441
Coconut Creek · Broward County, Florida

Date:
April 14, 2010
May 10, 2010
June 11, 2010

Sheet:

LP-1

Of: Two

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%)

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

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

