

LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED CONCRETE
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (LDAP)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (HDAP)
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED BUILDING LINE
	EXISTING BUILDING LINE
	EXISTING EASEMENT
	EXISTING SANITARY SEWER MH
	EXISTING STORM SEWER MH
	EXISTING DRAINAGE INLET
	TO BE REMOVED OR RELOCATED
	PROPOSED CURB AND GUTTER
	PROP. DRAINAGE INLET OR MH

SITE LAYOUT NOTES	
1. THIS PLAN IS NOT A SURVEY, REFER TO THE ENCLOSED SURVEY FOR SURVEY INFORMATION. THE BOUNDARY SHOWN MUST BE VERIFIED BY THE LICENSED SURVEYOR PERFORMING THE SITE STAKEOUT. PROPERTY LINES MUST BE ESTABLISHED IN THE FIELD BY THE LICENSED SURVEYOR PERFORMING THE STAKEOUT.	
2. ALL DIMENSIONS & RADII ARE TO FACE OF CURB UNLESS OTHERWISE ILLUSTRATED BELOW. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING AND CANOPY DIMENSIONS. ALL CURB RAMPS AND ACCESSIBILITY ROUTES SHALL BE IN ACCORDANCE WITH ADA/FDOT	
3. FOR HANDICAP PARKING, PAVEMENT MARKING AND SIGNAGE DETAILS SEE SHEET C-6	

ZONING:
TOC-G

ASPHALT

ASPHALT

ZONING:
TOC-G

○ INDICATES M&D SET LB 7833 (UNLESS OTHERWISE NOTED)

LINE	BEARING	DISTANCE
L1	N00°41'37"W	10.00' (P&M)
L2	N89°18'23"E	3.00' (P&M)
L3	S89°18'23"W	3.00' (P&M)
L4	N89°12'00"E	195.00' (P)
	N89°12'00"E	195.04' (M)

NOTES

- 1 CONSTRUCT TURN DOWN SIDEWALK ADJACENT TO PAVEMENT AND PARKING. DO NOT EXCEED 5% RUNNING SLOPE & 2% CROSS SLOPE, SEE DETAIL ON SHEET C-7.
- 2 CONSTRUCT HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE PER ADA, BROWARD COUNTY AND CITY OF MARGATE STANDARDS AND SPECIFICATIONS. SEE SHEET C-7 FOR TYPICAL DETAILS.
- 3 PROPOSED 5' WIDE CONCRETE LANDING 2% MAX SLOPE IN ALL DIRECTIONS. CONSTRUCT PER ADA, BROWARD COUNTY AND CITY OF MARGATE STANDARDS AND SPECS.
- 4 CONSTRUCT FDOT CURB AND GUTTER TYPE F, SEE TYPICAL DETAIL ON SHEET C-7.
- 5 PROPOSED CONCRETE SIDEWALK WITH 5% MAX RUNNING SLOPE & 2% MAX CROSS SLOPE, SEE TYPICAL DETAIL ON SHEET C-7.
- 6 PROPOSED 5' WIDE CROSSWALK. DO NOT EXCEED 5% RUNNING SLOPE & 2% CROSS SLOPE. SEE SHEET C-6 FOR TYPICAL DETAIL.

SITE DATA TABLE

PROJECT DATA

OWNER: BRANCH BANK AND TRUST COMPANY
2525 HOWELL BRANCH ROAD, SUITE 1021
CASSELLBERRY FLORIDA 32207
PHONE: 904-626-2722

AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001

PROJECT NAME: BB&T BANK - COCONUT CREEK

USE: BANK WITH DRIVE-THRU TELLERS

NUMBER OF STORIES: 1 STORY

HEIGHT:

BUILDING SQUARE FOOTAGE:
3,203 S.F. (TOTAL A/C AREA)
3,949 S.F. (TOTAL UNDER ROOF INCLUDING DRIVE-THRU AND VESTIBULE)

LAND USE DESIGNATION: COMMERCIAL / RETAIL

ZONING: TOC-G

SETBACK	REQUIRED	PROVIDED
SIDES (E)	38	76.1'
FRONT (W)	0	63.1'
SIDES (N) (DRIVE THRU)	0	38.4'
FRONT (S)	25	62.4'

PARKING DATA:

USE	REQUIRED	PROVIDED
BANK ONLY	1 SPACES/200 sf = 16	22
H.C.	1 PER /25 SPACES = 1	2
TOTAL	17	24

LANDSCAPING/OPEN SPACE

SETBACK	REQUIRED	PROVIDED
FRONT (W)	10'	10'
REAR/SIDE (E)	5'	5'
SIDES STREET (S)	10'	10'
SIDES (N)	5'	6'

UTILITY DATA:

USE	PROVIDER
ELECTRIC	FP&L
WATER	CITY OF MARGATE
SANITARY SEWER	CITY OF MARGATE
TELEPHONE / COM	

LAND USE ALLOCATION DATA:

DESCRIPTION	TOTAL S.F. (AC.)
PARCEL AREA	37,721 (0.87)
OPEN SPACE/BUFFERS	9,076 (0.20)
BLDG. COVERAGE	3,203 (0.07)
PEDESTRIAN USE AREAS (S/W)	1,589 (0.03)
VEHICLE USE AREA	22,876 (0.52)
FLOOR AREA RATIO	3,203/37,721 = 0.08

BB&T - COCONUT CREEK BRANCH

5700 COCONUT CREEK PARKWAY
MARGATE, FLORIDA 33063

BB&T

H & T CONSULTANTS, INC.

PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

H&T

JOB NO:

DRAWN: ALT

CHECK: SGH

DATE: DEC 2014

PLATE

C-3

SHEET OF

REVISIONS

DATE

SITE PLAN



20' 0 20'
SCALE: 1"=20'