

LEGAL DESCRIPTION:

ALL OF TRACTS LB AND LB3, TOGETHER WITH A PORTION OF TRACTS A, B AND LB1, "FIRST BAPTIST CHURCH AT HILLSBORO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176 AT PAGES 123 AND 124 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A1; THENCE SOUTH 00°25'02" EAST, ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 573.38 FEET; THENCE SOUTH 89°35'28" WEST, ALONG THE SOUTH LINE OF SAID TRACTS A AND LB3, A DISTANCE OF 335.00 FEET; THENCE NORTH 45°24'41" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 42.42 FEET; THENCE NORTH 00°25'02" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 24.00 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 332.00 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 519.77 FEET; THENCE SOUTH 81°19'08" EAST, A DISTANCE OF 2.48 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 210.00 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 60.55 FEET; THENCE SOUTH 81°19'07" EAST, A DISTANCE OF 50.64 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. (THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID TRACT A1).
 SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 8.034 ACRES, MORE OR LESS.

FIRST BAPTIST CHURCH OF COCONUT CREEK

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
 FIRST BAPTIST CHURCH OF COCONUT CREEK, INC
 5100 WEST HILLSBORO BOULEVARD
 COCONUT CREEK, FLORIDA 33073
 OFFICE 954-931-7316

SITE PLAN

CONSULTANTS

DEVELOPER
 FBC OF COCONUT CREEK, INC.
 5100 HILLSBORO BOULEVARD
 COCONUT CREEK, FL 33073
 (954) 931-7316

ARCHITECT
 T & T DESIGN & DEVELOPMENT, INC
 EDWARD TORRES, AIA
 6810 LYONS TECHNOLOGY CIR., SUITE 140
 COCONUT CREEK, FL 33073
 (954) 725-9499

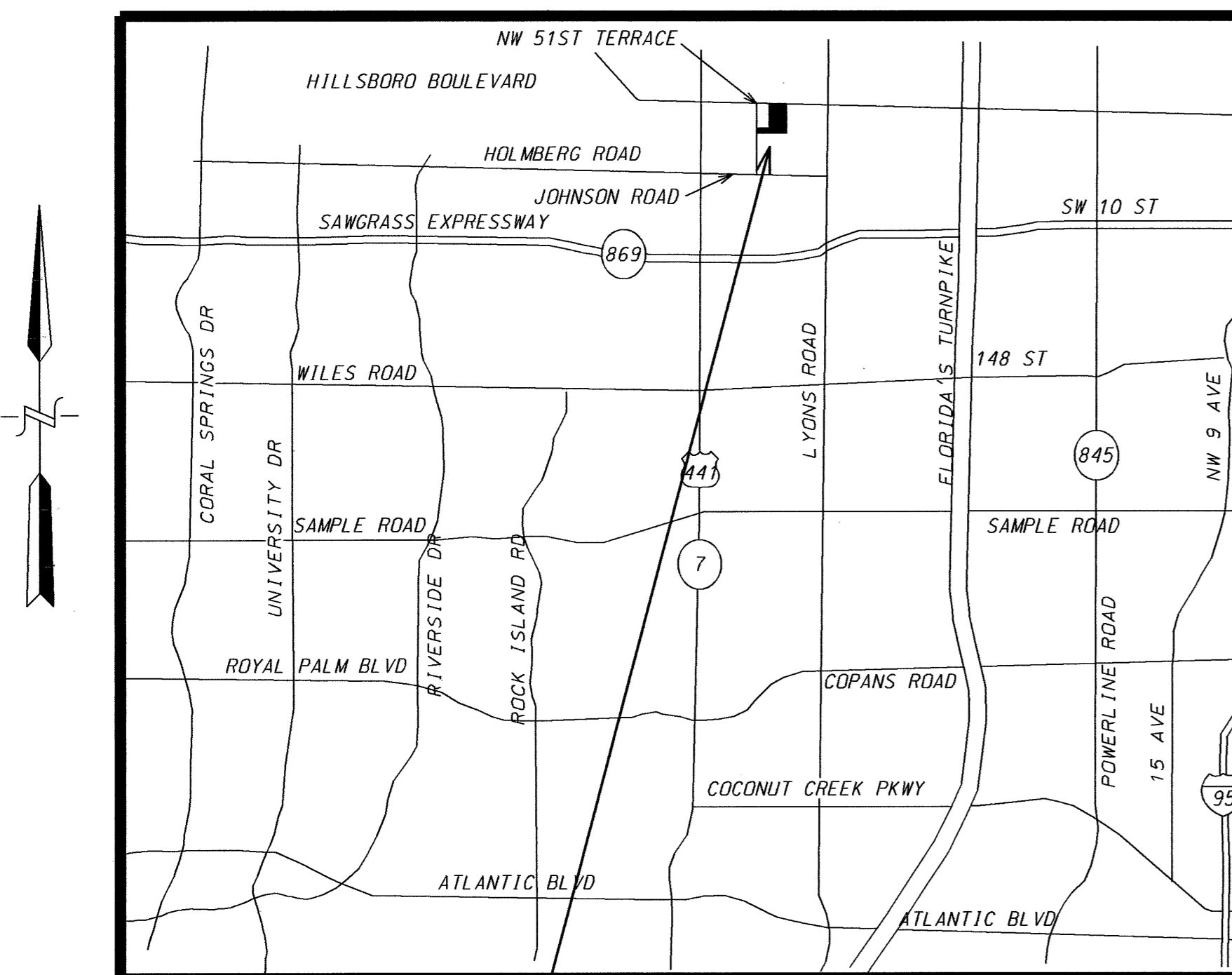
SITE PLANNER & CIVIL ENGINEER
 A. J. HYDRO ENGINEERING, INC.
 5932 NW 73RD COURT
 PARKLAND, FLORIDA 33067
 (954) 347-3397

LANDSCAPE ARCHITECT
 DAVE BODKER LANDSCAPE ARCHITECTURE
 601 NORTH CONGRESS AVE., SUITE 105 A
 DELRAY BEACH, FL 33445
 (561) 276-6311

ATTORNEY
 COKER & FEINER
 1404 SOUTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33316
 (954) 761-3636

SURVEYOR
 PERIMETER SURVEYING & MAPPING, INC.
 949A CLINT MOORE ROAD
 BOCA RATON, FLORIDA 33487
 (561) 241-9988

SECTION 6, TOWNSHIP 48S, RANGE 42E



THIS SITE
 LOCATION MAP
 NOT TO SCALE

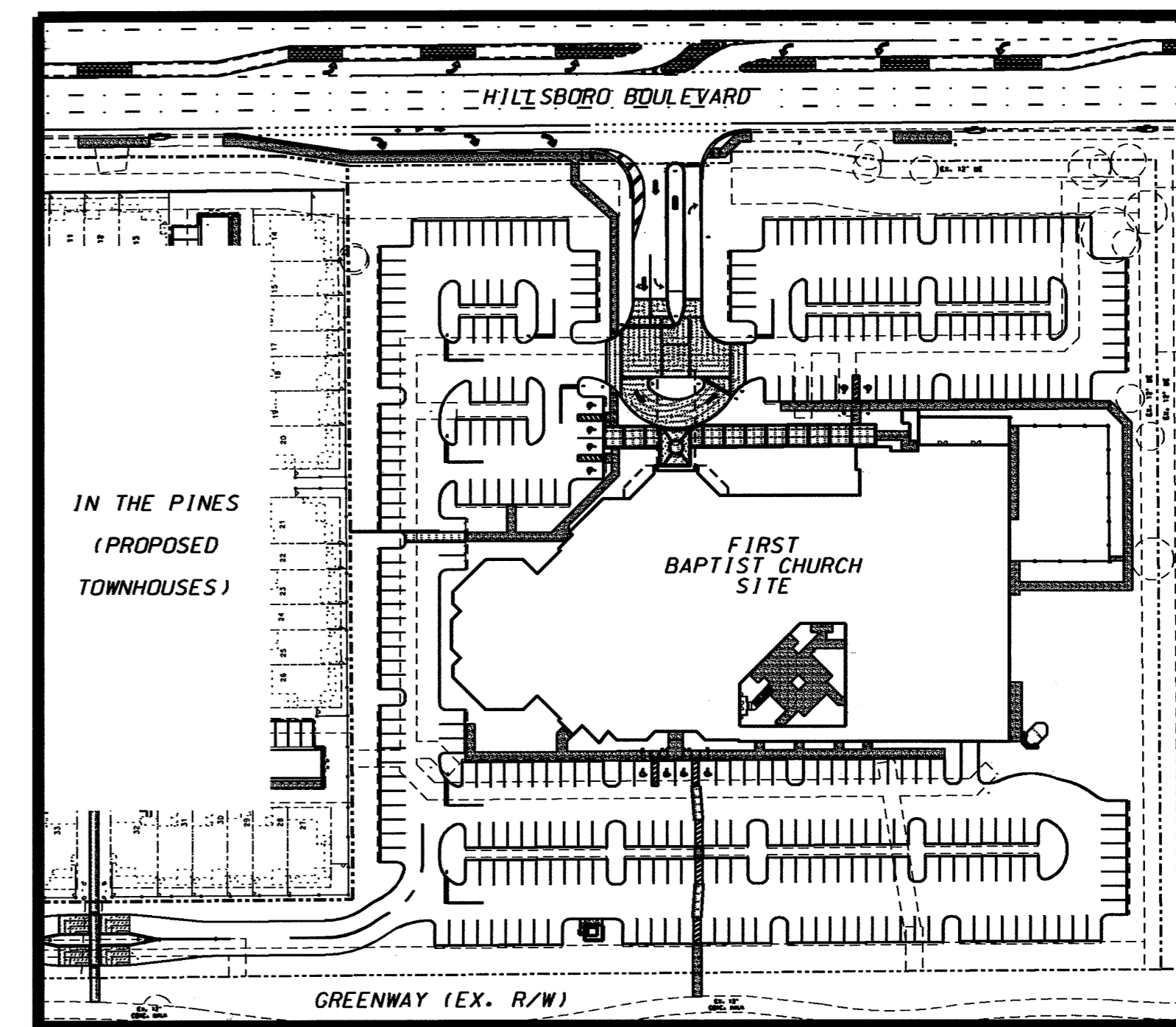
SHEET INDEX:

- C1. COVER SHEET
- SP1. MASTER PLAN
- SP2. FINAL SITE PLAN
- SP3. PHASE 1 SITE PLAN
- PL1. PLAT COVER SHEET
- PL2. PLAT GRAPHICS
- SU1. MAP OF BOUNDARY SURVEY

- A101. FIRST FLOOR ALL PHASES
- A201. SECOND FLOOR ALL PHASES
- A301. ELEVATIONS ALL PHASES
- A401. FIRST FLOOR PHASE 1
- A501. SECOND FLOOR PHASE 1
- A601. ELEVATIONS PHASE 1
- A701. ENLARGED ELEVATIONS
- A701A. ENLARGED ELEVATIONS
- E0. SITE DETAILS
- E1. SITE PHOTOMETRICS PHASE 1
- E2. SITE PHOTOMETRICS ALLPHASES

- L 1. OVERALL PLANTING PLAN
- L 2. EXISTING TREE PLAN
- L 3. EXISTING TREE PLAN
- L4-L7. PLANTING PLANS
- L8-L10. PHASE 1 PLANTING PLANS
- L 11. SPECIFICATIONS, DETAILS, AND NOTES

- PD1. POLLUTION PREVENTION PLAN & BASIN MAP
- PD2. PAVING, GRADING, & DRAINAGE PLAN
- PD3. HILLSBORO BOULEVARD RIGHT TURN LANE PAVING & DRAINAGE PLAN
- PD4. PAVEMENT MARKING & CURB LOCATION PLAN
- PD5. HILLSBORO BOULEVARD RIGHT TURN LANE PAVEMENT MARKINGS PLAN
- PD6. PAVING, GRADING, & DRAINAGE DETAILS
- PD7. PAVING, GRADING, & DRAINAGE DETAILS
- PD8. PAVING, GRADING, & DRAINAGE DETAILS
- PD9. PAVING, GRADING, & DRAINAGE DETAILS & NOTES
- WS1. WATER & SEWER PLAN



FBC OF COCONUT CREEK
 NOT TO SCALE



PLANNING & ZONING BOARD 10/14/15
APPROVED

NOTE:

THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD OR REGISTERED ARCHITECT AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS, AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

PROJECT: FBC OF COCONUT CREEK		TITLE: COVER SHEET	
DATE: 07/15/14	REVISIONS		
SCALE: NA	DATE	COMMENTS	SHEET NUMBER
DRAWN BY: HEJ	09-01-14	REVISED PER CITY SITE PLAN DRC #1	C1
CHECKED BY: LJJ	06-15-15	REVISED PER CITY SITE PLAN DRC #2	
APPROVED BY: HEJ	09-01-15	MINOR REVISIONS PER SP DRC	OF
PROJECT #: 14-0050	DATE	HOWARD JABLON, P. E. #47514	1