

**LEGAL DESCRIPTION:**

THAT PORTION OF TRACTS A, B, LB1, AND LB2, FIRST BAPTIST CHURCH AT HILLSBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 123, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°35'28" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 309.44 FEET; THENCE SOUTH 81°19'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.16 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 519.77 FEET; THENCE SOUTH 89°35'28" WEST, ALONG A LINE 34 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACTS A AND B AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 392.00 FEET; THENCE NORTH 00°25'02" WEST, ALONG THE WEST LINE OF SAID TRACTS A, LB2, AND LB1, A DISTANCE OF 492.37 FEET; THENCE NORTH 44°25'13" EAST, ALONG THE NORTHWEST LINE OF SAID TRACTS LB1 AND A, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

# IN THE PINES

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

KLEWOW AT 5150 HILLSBORO, INC

6950 GRIFFIN ROAD, SUITE 8

DAVIE, FLORIDA 33314

OFFICE 954-321-8731

# SITE PLAN

**CONSULTANTS**

**DEVELOPER**  
KLEWOW AT 5150 HILLSBORO, INC.  
6950 GRIFFIN ROAD, SUITE 8  
DAVIE, FL 33314  
(954) 321-8731

**ARCHITECT**  
KENT D. HAMILTON, AIA  
2895 S. FEDERAL HIGHWAY, SUITE B5  
DELRAY BEACH, FL 33483  
(561) 276-5200

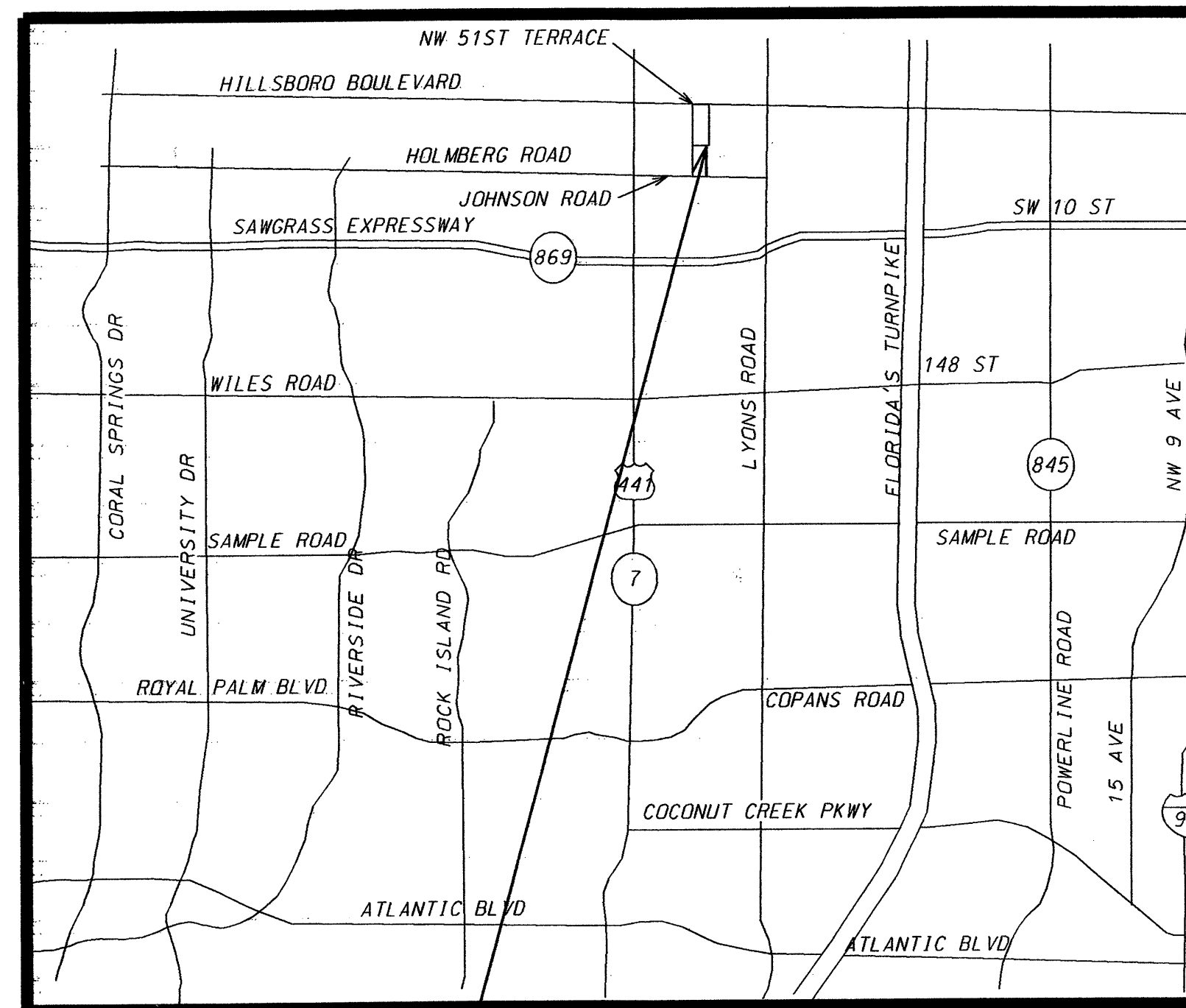
**SITE PLANNER & CIVIL ENGINEER**  
A. J. HYDRO ENGINEERING, INC.  
5932 NW 73RD COURT  
PARKLAND, FLORIDA 33067  
(954) 344-7866

**LANDSCAPE ARCHITECT**  
DAVE BOKER 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**  
HSD GROUP, INC.  
1489 WEST PALMETTO PARK ROAD  
SUITE 340  
BOCA RATON, FLORIDA 33486  
(561) 392-0221

SECTION 6, TOWNSHIP 48S, RANGE 42E



THIS SITE

**LOCATION MAP**

NOT TO SCALE

**SHEET INDEX:**

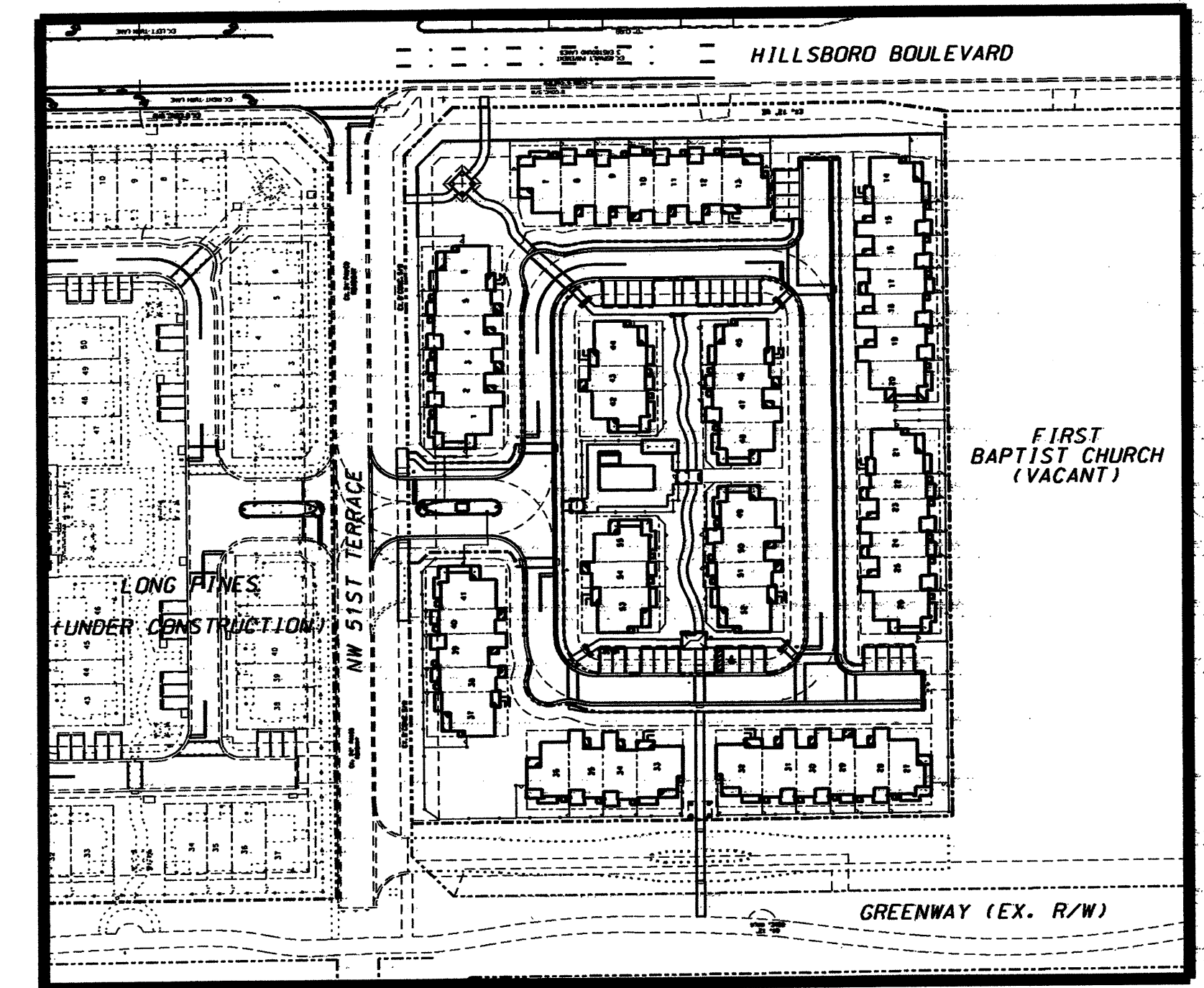
- C1. COVER SHEET
- SP1. MASTER PLAN
- SP2. SITE PLAN
- SP3. OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN
- SP4. HORIZONTAL CONTROL & UTILITY EASEMENT PLAN
- PL1. PLAT COVER SHEET
- PL2. PLAT GRAPHICS
- SU1. MAP OF BOUNDARY SURVEY

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- A3-6. 4 UNIT FLOOR PLANS, ROOF PLANS, & ELEVATIONS
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- A10-15. 6 UNIT FLOOR PLANS, ROOF PLANS, & ELEVATIONS
- A16-18. 7 UNIT FLOOR PLANS, ROOF PLANS, & ELEVATIONS
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- A20. MODEL B/R
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- A22. MODEL A/R
- A23. GATE HOUSE & GATE HOUSE
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- L 1. PLANTING PLAN
- L 2. EXISTING TREE PLAN
- L 3. PLANTING PLAN
- L 4. PLANTING SECTIONS
- L 5. SPECIFICATIONS, DETAILS, AND NOTES

- PS1. PHOTOMETRIC SITE PLAN
- PS2. FIXTURE MOUNTING DETAILS & CUT SHEETS

- PD1. POLLUTION PREVENTION PLAN & BASIN MAP
- PD2. PAVING, GRADING, & DRAINAGE PLAN
- PD3. PAVEMENT MARKING & CURB LOCATION PLAN
- PD4. PAVING, GRADING, & DRAINAGE DETAILS
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- WS1. SANITARY SEWER COLLECTION SYSTEM PLAN
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**IN THE PINES**

NOT TO SCALE

**PLANNING & ZONING BOARD 02-11-15**  
**APPROVED**



PROJECT: IN THE PINES		TITLE: COVER SHEET	
DATE: 05/15/14	REVISIONS	AJ HYDRO ENGINEERING, INC.	
SCALE: NA	DATE	5932 NW 73RD COURT	
DRAWN BY: HEJ	09/01/14 MODIFY PER CITY SP DRC #1	PARKLAND, FL 33067	
CHECKED BY: IJ		TEL (954) 344-7866	
APPROVED BY: HEJ		FAX (954) 344-7866	
PROJECT #: 13-0020		SHEET NUMBER C1 OF 1	

**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.

13-0020 IN THE PINES SITE PLAN

14/08/14