

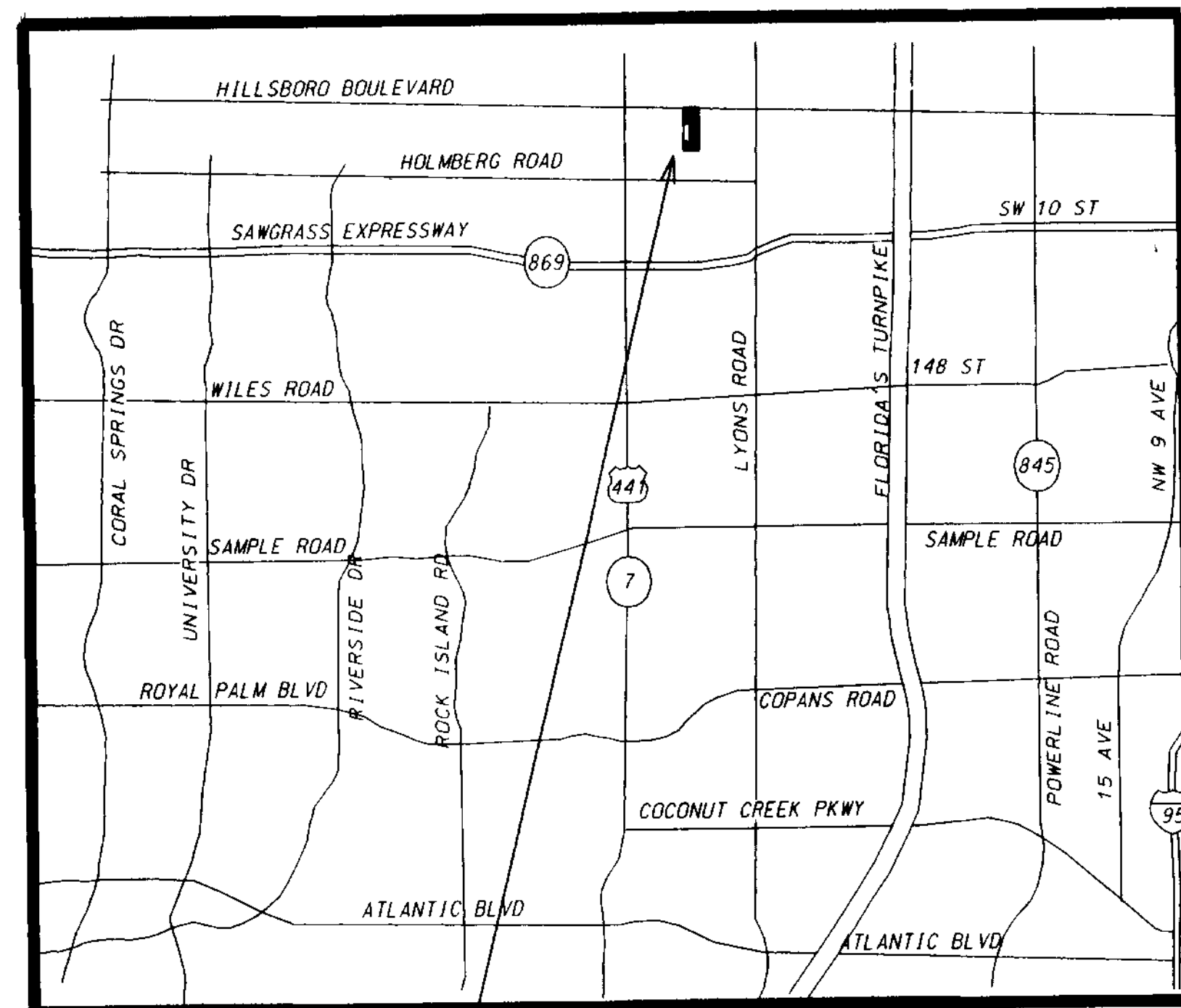
5150 HILLSBORO

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

KLEMOV AT 5150 HILLSBORO, INC
 2001 WEST SAMPLE ROAD, SUITE 320
 POMPANO BEACH, FLORIDA 33064
 954-969-5111

SITE PLAN

SECTION 6, TOWNSHIP 48S, RANGE 42E



THIS SITE

LOCATION MAP

NOT TO SCALE

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.

DESCRIPTION:

TRACT 16, BLOCK 85, LESS THE NORTH 60 FEET, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS PARCEL 123 AS DESCRIBED IN OFFICIAL RECORDS BOOK 22693 AT PAGE 380 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR THE RIGHT OF WAY.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, FLORIDA, AND CONTAIN 4.542 ACRES, MORE OR LESS.

SHEET INDEX:

- C1. COVER SHEET
- SP1. SITE PLAN
- PL1. PLAT COVER SHEET
- PL2. PLAT GRAPHICS
- SU1. BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

- BUILDING 1**
- A-1. FIRST FLOOR PLAN
 - A-2. SECOND FLOOR PLAN
 - A-3. EXTERIOR ELEVATIONS

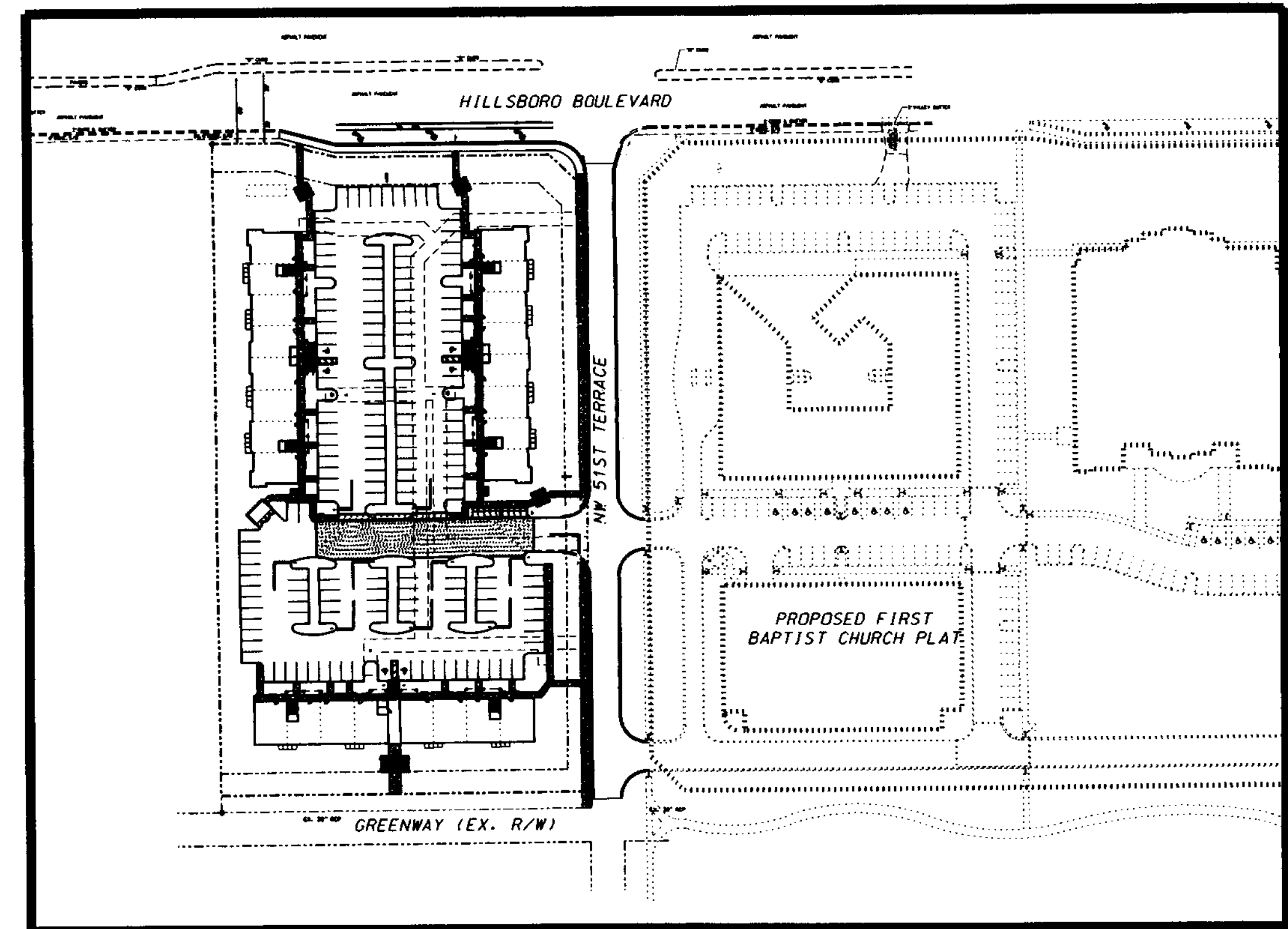
- BUILDING 2**
- A-1. GROUND FLOOR PLAN
 - A-2. SECOND FLOOR PLAN
 - A-3. EXTERIOR ELEVATIONS

- BUILDING 3**
- A-1. GROUND FLOOR PLAN
 - A-2. SECOND FLOOR PLAN
 - A-3. EXTERIOR ELEVATIONS

- L 1. LANDSCAPE PLAN
- L 2. LANDSCAPE PLAN
- L 3. LANDSCAPE NOTES AND DETAILS

- ESP1. PHOTOMETRIC VALUES
- SA-1. MASTER SIGN PLAN
- SE-1. SITE PLAN DETAILS

- PD1. POLLUTION PREVENTION PLAN & BASIN MAP
- PD2. PAVING, GRADING, & DRAINAGE PLAN
- PD4. PAVEMENT MARKING & CURB LOCATION PLAN
- PD6. PAVING, GRADING, & DRAINAGE DETAILS
- PD7. PAVING, GRADING, & DRAINAGE DETAILS
- PD8. PAVING, GRADING, & DRAINAGE DETAILS & NOTES
- WS1. WATER & SEWER PLAN



5150 HILLSBORO

NOT TO SCALE

Approved
 DATE 11/2/06 BY [Signature]
 PLANNING & ZONING

PROJECT: 5150 HILLSBORO		TITLE: COVER SHEET	
DATE: 06/01/06	REVISIONS		
SCALE: NA	DATE	COMMENTS	
DRAWN BY: HE-L	09/15/06	REVISE PER SITE PLAN DRC COMMENTS	
CHECKED BY: LL			
APPROVED BY: HE-L			
PROJECT #: 06-0010			

NOV 2, 2006
 HOWARD KLEMOV, P.E. #47514 DATE

AJ HYDRO
 ENGINEERING, INC.
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 PARKLAND, FL 33067
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SHEET NUMBER
 C1
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