

5150 HILLSBORO

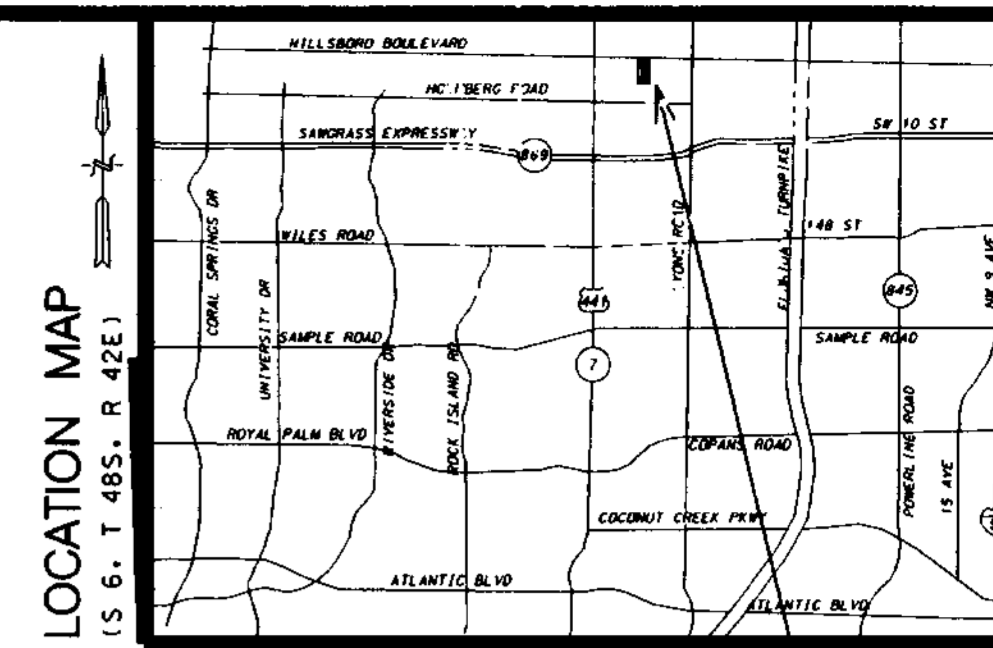
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
SITE PLAN

SETBACKS:

	STANDARD	ADDITIONAL FOR HEIGHT	TOTAL	PROVIDED
FRONT (NORTH) FROM BUFFER:	75 FT	15 FT	90 FT	39.0 FT
SIDE (EAST) :	30 FT	15 FT	45 FT	29.5 FT
SIDE (WEST) :	30 FT	15 FT	45 FT	28.5 FT
REAR (SOUTH) :	50 FT	15 FT	65 FT	25.0 FT

LOT DATA

LOT DATA	TOTAL (SF)	TOTAL (%)
TOTAL NET LOT AREA	189,497 SF	100.00%
IMPERVIOUS		
BUILDING (FOOTPRINT) :	27,270 SF	14.39% (35% MAX)
BUILDING #1 :	(9,046 SF)	
BUILDING #2 :	(9,046 SF)	
BUILDING #3 :	(9,178 SF)	
DRIVE ALLEYS :	68,794 SF	36.30%
SIDEWALK :	12,291 SF	6.49%
LANDSCAPE AREA :	81,142 SF	42.82% (10% MIN)



USEABLE OFFICE SPACE:

THE TOTAL USEABLE OFFICE SPACE IS 52,200 SF.

USE	REQUIRED	PROVIDED
NET OFFICE	1 PER 300 SF x 52,200 SF	
TOTAL	174 SPACES	174 TOTAL
HC SPACES	PER CODE = 6 SPACES	6
STANDARD SPACES		168

SITE DATA

TYPE OF PROJECT :	OFFICE
LAND USE DESIGNATION :	OFFICE PROFESSIONAL
EXISTING ZONING :	A-1
PROPOSED ZONING :	O-2
GROSS SIZE OF PROJECT SITE :	+/- 4.54 ACRES
NET SIZE OF PROJECT SITE :	+/- 4.35 ACRES
MAXIMUM BUILDING HEIGHT :	36 FEET OR THREE STORIES
BUILDING HEIGHT PROVIDED :	36 FT & TWO STORIES
WATER & WASTEWATER SERVICE PROVIDER :	CITY OF COCONUT CREEK UTILITIES
REQUIRED WASTE SERVICE :	DUMPSTER ENCLOSURE

CONSULTANTS

5150 HILLSBORO
2001 WEST SAMPLE ROAD., SUITE 320
POMPANO BEACH, FL 33064
(954) 969-5111

ARCHITECT
KENT HAMILTON, AIA, ARCHITECT
235 COMMERCIAL BLVD., SUITE 208
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CIVIL ENGINEER
A. J. HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FLORIDA 33067
(954) 344-7866

LANDSCAPE ARCHITECT
BRUCE CUMMINGS LANDSCAPE ARCHITECTS
235 COMMERCIAL BLVD., SUITE 208
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ATTORNEY
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1404 SOUTH ANDREWS AVENUE.
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(954) 761-3636

SURVEYOR
CARNAHAN, PROCTOR, CROSS
6101 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063
(954) 972-3959

RIGHT OF WAY & EASEMENT DEDICATION NOTES

- ALL REQUIRED RIGHTS OF WAY SHALL BE DEDICATED TO THE CITY OF COCONUT CREEK AFTER SITE PLAN APPROVAL AND PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. SUCH RIGHTS OF WAY SHALL BE DEDICATED PURSUANT TO THE REQUIREMENTS OF THE CITY OF COCONUT CREEK ENGINEERING AND LEGAL DEPARTMENTS AND INCLUDE THE GREENWAYS AND ROADWAYS, AS DETERMINED BY THE PLANNING AND ENGINEERING STAFF IN COORDINATION WITH THE DEVELOPER.
- ALL PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED TO THE PUBLIC PURSUANT TO THE CITY OF COCONUT CREEK ENGINEERING AND LEGAL DEPARTMENT REQUIREMENTS.

GENERAL NOTES:

- ALL MAIL SHALL BE DELIVERED TO A CENTRAL MAILBOX FACILITY, SOUTH OF BUILDING 1, TO BE APPROVED BY THE USPS.
- ALL ELECTRIC UTILITIES FOR THIS PROJECT SHALL BE UNDERGROUND.
- STREET LIGHTS SHALL BE BLACK AS PROVIDED BY FPL.

NOTES

- REFER TO ARCHITECTURAL PLANS FOR SPECIFIC ARCHITECTURAL DETAILS.
- SEE SHEETS PD6 AND PD7 FOR ROAD, PARKING, AND OTHER SITE CROSS SECTIONS AND DETAILS.

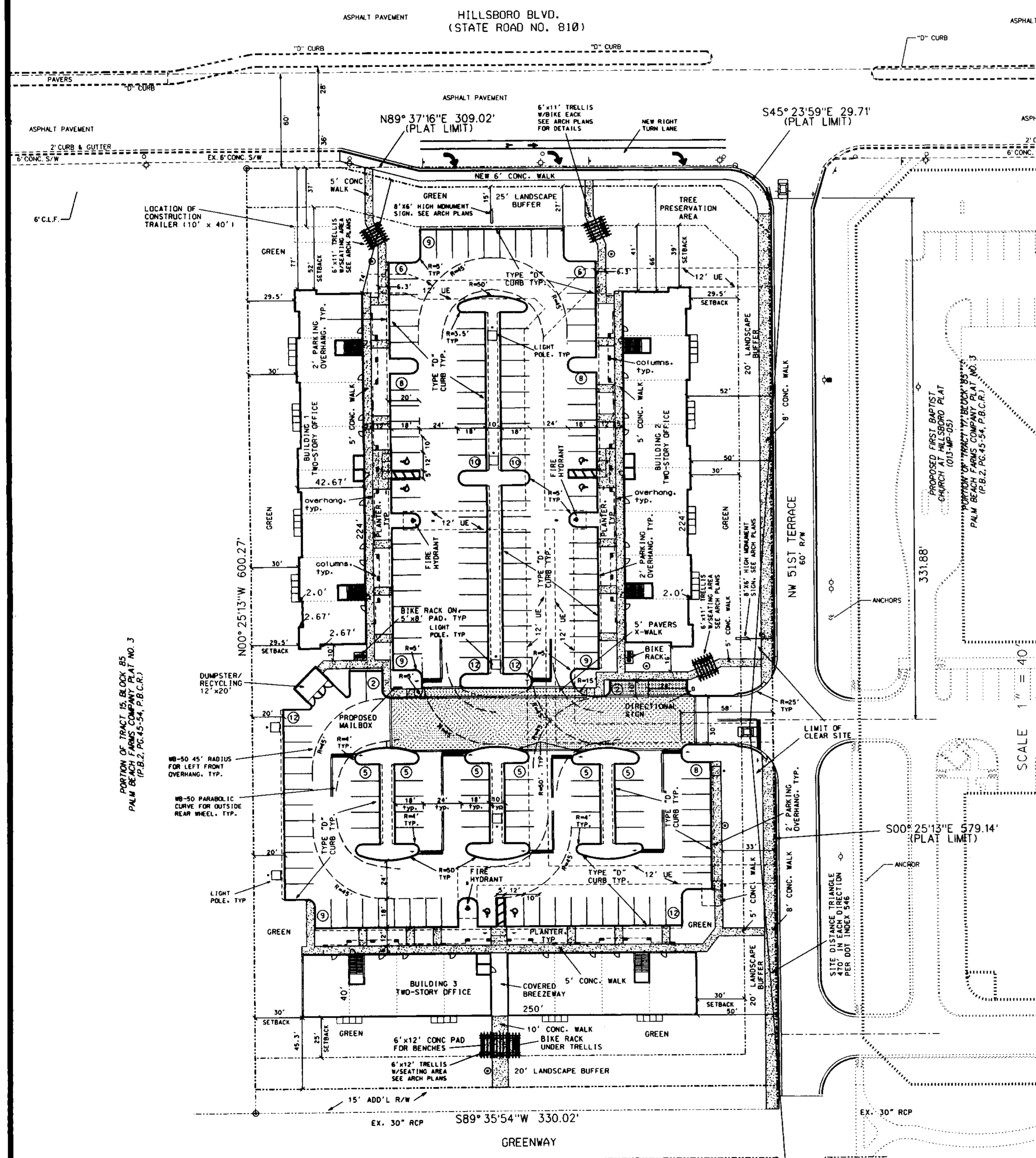
DESCRIPTION:

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.

UTILITY EASEMENT NOTE:

- HEAVY LANDSCAPING, WALLS, FENCES, ENTRANCE FEATURES, BERMS AND SIGNS THAT MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES WILL NOT BE PLACED WITHIN A UTILITY EASEMENT, WITHIN 6 FEET OF A WATER LINE, FIRE HYDRANT OR FORCE MAIN, OR WITHIN 10 FEET OF A SANITARY OR STORM SEWER.



LEGEND

PROPOSED LIGHT POLE	⊙
PROPOSED FIRE HYDRANT ASSEMBLY	⊕
PROPOSED ASPHALT	▬

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

PROJECT:	5150 HILLSBORO	TITLE:	SITE PLAN	SHEET NUMBER
DATE:	06/01/06	REVISIONS		
SCALE:	1" = 40'	DATE	COMMENTS	
DRAWN BY:	HEJ	09/15/06	REVISE PER SITE PLAN DRC COMMENTS	
CHECKED BY:	LJL	11/01/06	ADD DIMENSIONS, MAILBOX, ETC. PER DRC	
APPROVED BY:	HEJ			
PROJECT #:	06-0010			

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