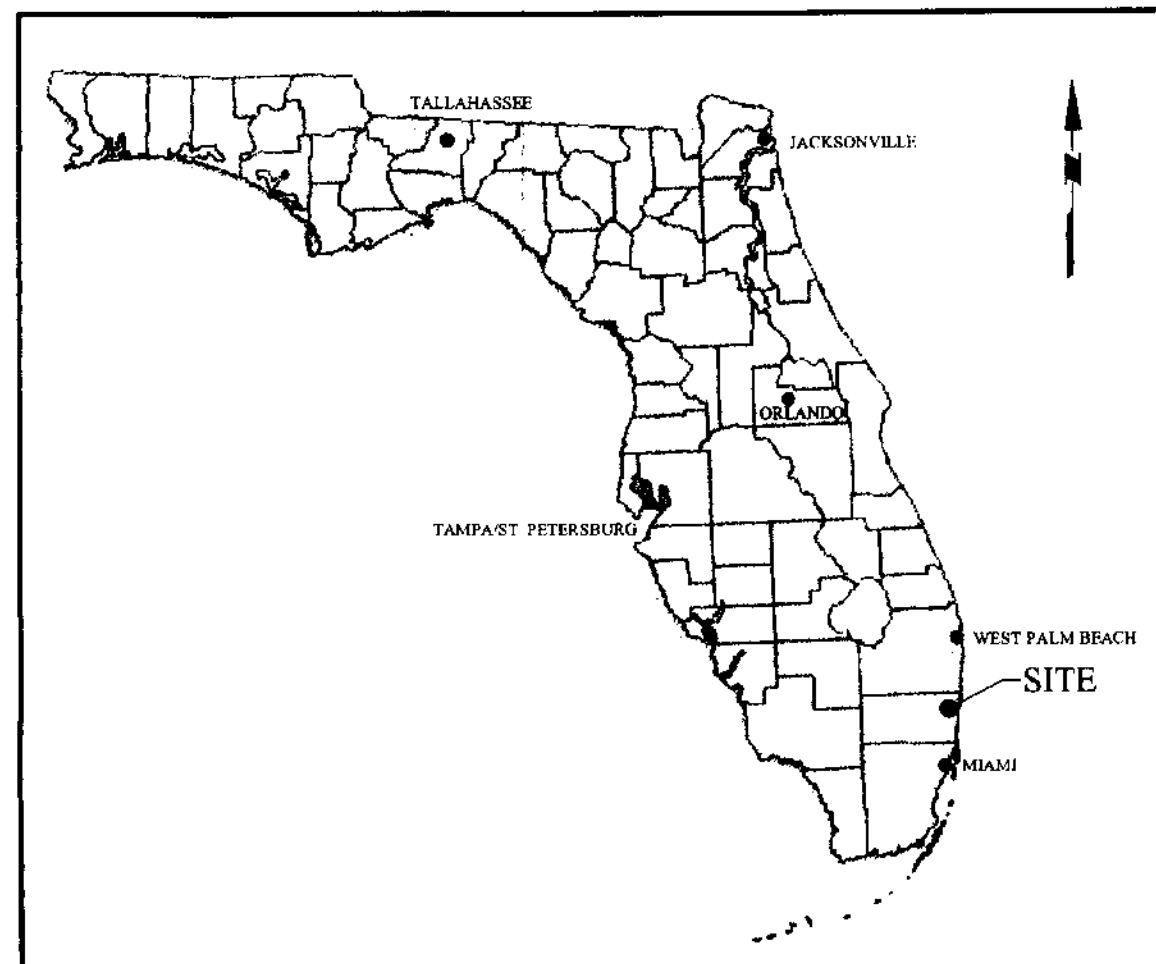


# COCONUT CREEK DEVELOPMENT, LLC

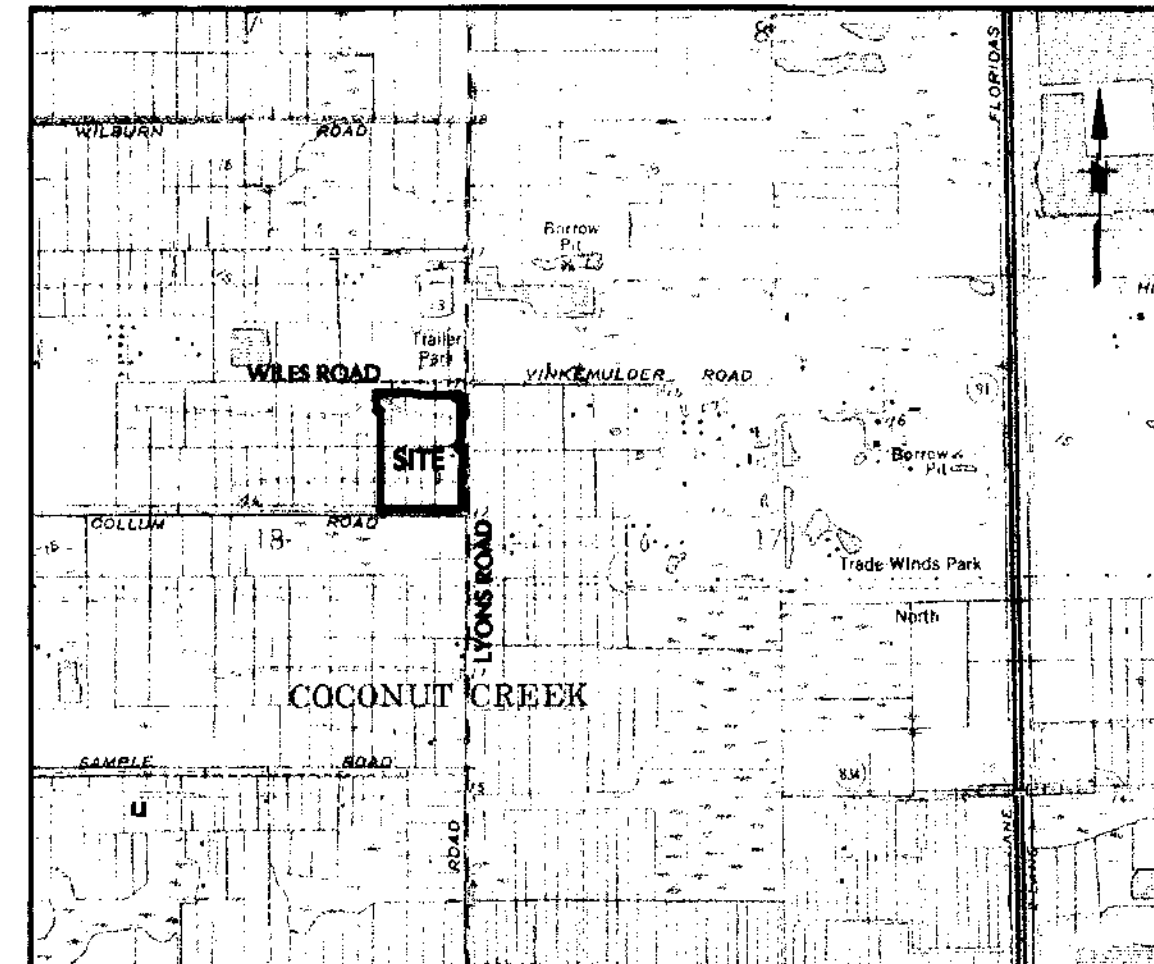
## SOUTHWEST CORNER OF LYONS ROAD AND WILES ROAD

### SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST

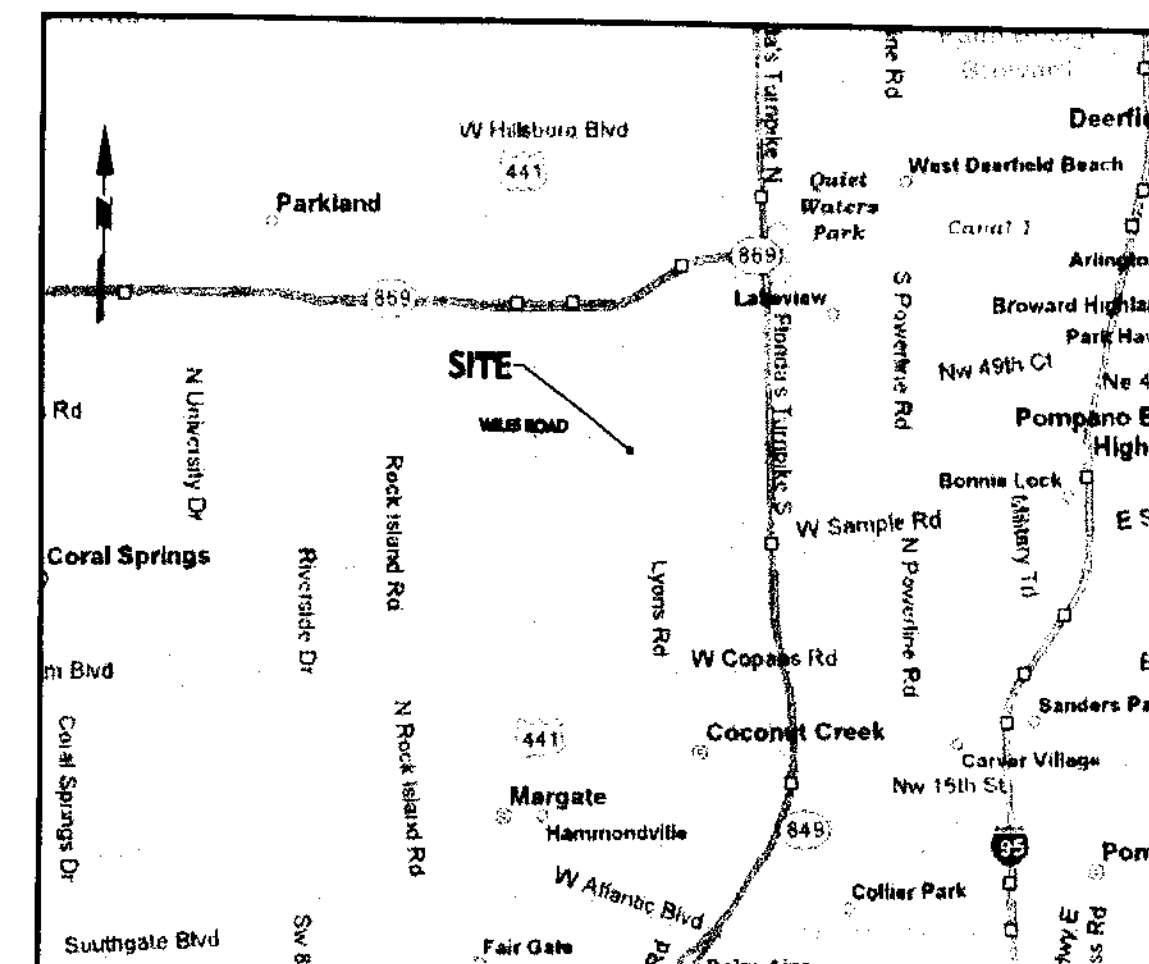
### COCONUT CREEK, BROWARD COUNTY, FLORIDA



FLORIDA MAP  
N.T.S.



TOPOGRAPHICAL MAP  
SCALE 1" = 2000'



SITE LOCATION MAP  
1" = 8,000'



VICINITY MAP - AERIAL  
1" = 600'

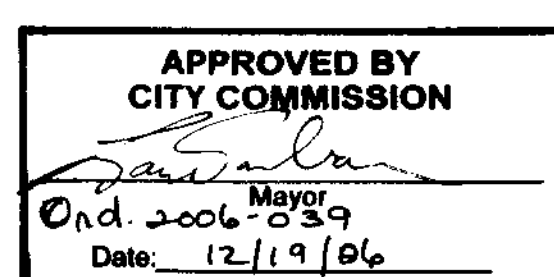
NUMBER	SHEET	INDEX OF DRAWINGS	DESCRIPTION	PREPARED BY
C-1	1	COVER SHEET	LE	LE
C-2	2	SITE PLAN	LE	LE
C-3	3	GEOMETRIC CONTROL PLAN	LE	LE
-	4	ALTAIR/SCM LAND TITLE SURVEY	-	-
-	5	RECORDED PLAT (2 OF 2)	-	-
-	6	RECORDED PLAT (2 OF 2)	-	-
A-100	7	SITE PLAN	DHP	DHP
A-101	8	GROUND FLOOR PLAN	DHP	DHP
A-102	9	SECOND FLOOR PLAN	DHP	DHP
A-103	10	THIRD FLOOR PLAN (RESIDENTIAL THIRD TO FIFTH)	DHP	DHP
A-104	11	SIXTH FLOOR PLAN	DHP	DHP
A-105	12	SEVENTH FLOOR PLAN	DHP	DHP
A-106	13	EIGHTH FLOOR PLAN	DHP	DHP
A-107	14	ROOF PLAN	DHP	DHP
A-108	15	ELEVATIONS	DHP	DHP
A-109	16	ELEVATIONS	DHP	DHP
A-110	17	ELEVATIONS	DHP	DHP
A-111	18	ELEVATIONS	DHP	DHP
A-112	19	ELEVATIONS	DHP	DHP
A-113	20	ELEVATIONS	DHP	DHP
A-114	21	ELEVATIONS	DHP	DHP
A-115	22	ELEVATIONS	DHP	DHP
A-116	23	ELEVATIONS	DHP	DHP
A-117	24	ELEVATIONS	DHP	DHP
A-118	25	ELEVATIONS	DHP	DHP
A-119	26	ELEVATIONS	DHP	DHP
A-120	27	ELEVATIONS	DHP	DHP
A-121	28	SECTION A-A	DHP	DHP
A-122	29	SECTION B-B	DHP	DHP
A-123	30	COLOR ELEVATIONS	DHP	DHP
A-124	31	COLOR ELEVATIONS	DHP	DHP
A-125	32	COLOR ELEVATIONS	DHP	DHP
A-126	33	COLOR ELEVATIONS	DHP	DHP
A-127	34	COLOR ELEVATIONS	DHP	DHP
A-128	35	COLOR ELEVATIONS	DHP	DHP
A-129	36	COLOR ELEVATIONS	DHP	DHP
A-130	37	COLOR ELEVATIONS	DHP	DHP
A-131	38	COLOR ELEVATIONS	DHP	DHP
A-132	39	COLOR ELEVATIONS	DHP	DHP
A-133	40	COLOR ELEVATIONS	DHP	DHP
A-134	41	COLOR ELEVATIONS	DHP	DHP
A-135	42	COLOR ELEVATIONS	DHP	DHP
A-136	43	UNIFORM SIGN PLAN	DHP	DHP
A-137	44	PHASING PLAN	DHP	DHP
TS-1	45	TRAIL SURVEY	AA	AA
LP-1	46	LA SITE PLAN	AA	AA
LP-2	47	LANDSCAPE PLAN	AA	AA
LP-3	48	LANDSCAPE PLAN	AA	AA
LP-4	49	LANDSCAPE PLAN	AA	AA
LP-5	50	LANDSCAPE PLAN	AA	AA
LP-6	51	LANDSCAPE PLAN	AA	AA
LP-7	52	LANDSCAPE PLAN	AA	AA
LP-8	53	POOL DECK LANDSCAPE PLAN	AA	AA
LP-9	54	LANDSCAPE DETAILS	AA	AA
LP-10	55	LANDSCAPE DETAILS	AA	AA
PH-1	56	SITE LIGHTING PHOTOMETRIC PLAN	TEC	TEC
PH-2	57	LEVEL 2 LIGHTING PHOTOMETRIC PLAN	TEC	TEC
PH-3	58	LEVEL 3 THRU 5 LIGHTING PHOTOMETRIC PLAN	TEC	TEC
PH-4	59	LEVEL 6 LIGHTING PHOTOMETRIC PLAN	TEC	TEC
PH-5	60	LEVEL 7 LIGHTING PHOTOMETRIC PLAN	TEC	TEC
PH-6	61	LEVEL 8 LIGHTING PHOTOMETRIC PLAN	TEC	TEC
PH-7	62	RESERVED FOR FUTURE USE	TEC	TEC
C-4	63	PRELIMINARY GRADING AND DRAINAGE PLAN	LE	LE
C-5	64	PRELIMINARY UTILITY PLAN	LE	LE
C-6	65	TRUCK TURNING PLAN	LE	LE
C-7	66	DETAILS	LE	LE
C-8	67	DETAILS	LE	LE
C-9	68	DETAILS	LE	LE
C-10	69	DETAILS	LE	LE
C-11	70	PROFILES	LE	LE
C-12	71	PROFILES	LE	LE
C-13	72	CROSS SECTIONS	LE	LE
C-14	73	CROSS SECTIONS	LE	LE

LE = LANGAN ENGINEERING  
AA = ARCHITECTURAL ALLIANCE  
DHP = DORSKY & HODGSON AND PARTNERS  
TEC = TOUZE ENGINEERING CONSULTANTS  
DGI = DAVID AND GERCHAR INC

LIST OF CONTACTS		
<b>APPLICANT / OWNER</b> COCONUT CREEK DEVELOPMENT, LLC 2337 PHILMONT AVENUE HUNTINGDON VALLEY, PA 19006 CONTACT: JEFFREY M. BROWN TEL: (212)-697-2010	<b>PROJECT SURVEYOR</b> DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS 10750 WILES ROAD CORAL SPRINGS, FL 33076 TEL: (954) 340-4025 CONTACT: DEAN GERCHAR	<b>CITY OF COCONUT CREEK</b> 4800 WEST COPANS ROAD COCONUT CREEK, FL 33063 JEFFREY M. BROWN TELEPHONE: 212-697-2010
<b>PLANNER</b> LEIGH ROBINSON KERR & ASSOCIATES, INC. 808 EAST LAS OLAS BOULEVARD SUITE 104 FORT LAUDERDALE, FL 33301 TEL: (954) 467-8308 CONTACT: LEIGH KERR	<b>PROJECT LANDSCAPE ARCHITECT</b> ARCHITECTURAL ALLIANCE 612 SW 4th AVENUE FT. LAUDERDALE, FL 33315 TEL: (954) 754-8858 CONTACT: HUGH JOHNSON	<b>PLANNING &amp; ZONING</b> DIRECTOR OF DEVELOPMENT SERVICES, SHEILA ROSE, AICP MANAGER: SCOTT STODENMIRE, AICP TEL: (954) 956-6758
<b>ATTORNEY</b> RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSEL, P.A. 200 E BROWARD BOULEVARD FORT LAUDERDALE, FL 33301 TEL: (954) 527-2409 CONTACT: DENNIS MELE, ESQ.	<b>PROJECT LIGHTING ENGINEER</b> TOUZE ENGINEERING CONSULTANTS INC. 3535 HIAWATHA AVE. SUITE A104 MIAMI, FL 33133 CONTACT: MARC TOUZE, PE TEL: (786) 314-5838	<b>BUILDING</b> BUILDING AND PERMITTING MANAGER: DON GENTILE STRUCTURAL REVIEWER/INSPECTOR: ED DOMES TEL: (954) 973-6750
<b>PROJECT CIVIL ENGINEER</b> LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. 7900 MIAMI LAKES DRIVE, SUITE 102 MIAMI LAKES, FL 33016 TEL: (305) 362-1166 CONTACTS: R.S. MURALI ERIC SCHWARZ, P.E.	<b>BROWARD COUNTY</b> COMMUNITY SERVICE DEPARTMENT 6201 W. COPANS ROAD PAMPANO BEACH, FL 3069 CONTACT: DAVID DANIELS TEL: (954) 357-8351	<b>PUBLIC SAFETY/FIRE</b> STEVE POLLIO, FIRE RESCUE ADMINISTRATOR TEL: (954) 956-1534 KEVIN WILSON, FIRE INSPECTOR TEL: (954) 956-1514
<b>PROJECT ARCHITECT</b> DORSKY & HODGSON AND PARTNERS ONE FINANCIAL PLAZA SUITE 2400 FT. LAUDERDALE, FL 33394 TEL: (954) 524-8886 CONTACTS: VICTOR YUE VIVIAN SCHAPSIS	<b>LANDSCAPE ARCHITECT</b> CONTACT: PAMELA STANTON TEL: (954) 973-6756	<b>ALL SERVICE REFUSE COMPANY</b> TEL: (954) 583-1830 CONTACT: EARL BRADLEY
	<b>UTILITIES &amp; ENGINEERING</b> DIRECTOR: RAJ VERMA SENIOR ENGINEER OSAMA ELSHAMI REVIEW ENGINEER: HORACIO DANOVICH TEL: (954) 973-6786	<b>LANDSCAPE ARCHITECT</b> CONTACT: PAMELA STANTON TEL: (954) 973-6756

PROPERTY OWNER:	COCONUT CREEK DEVELOPMENT, LLC 2337 PHILMONT AVENUE HUNTINGDON VALLEY, PA 19006 JEFFREY M. BROWN TELEPHONE: 212-697-2010
PROJECT DESIGN TEAM:	
CIVIL ENGINEER:	LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. 7900 MIAMI LAKES DRIVE, SUITE 102 MIAMI LAKES, FL 33016 AUTHORIZED AGENT: R.S. MURALI PROJECT MANAGER: ERIC SCHWARZ, P.E. TELEPHONE: 305-362-1166
ARCHITECTURAL:	DORSKY & HODGSON AND PARTNERS ONE FINANCIAL PLAZA SUITE 2400 FT. LAUDERDALE, FL 33394 TELEPHONE: 954-524-8886
LANDSCAPE ARCHITECT:	ARCHITECTURAL ALLIANCE 612 S.W. FOURTH AVENUE FORT LAUDERDALE, FL 33315 TEL: (954) 764-8858
LIGHTING ENGINEER:	TOUZE ENGINEERING CONSULTANTS INC. SUITE A104 MIAMI, FL 33133 TELEPHONE: 786-314-5838
SURVEYOR:	DAVID & GERCHAR, INC. 10750 WILES ROAD CORAL SPRINGS, FL 33076 TELEPHONE: 954-340-4025

- CONTRACTOR NOTES:
- THESE PLANS REPRESENT OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE WORK TO BE PERFORMED IS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS MAY NOT COMPLETELY REPRESENT ALL SPECIFIC SITE DETAILS OF INSTALLATION REQUIRED FOR SITEWORK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.
  - THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND RECEIVING REVIEWS AND / OR DIRECTION ON WRITTEN REQUESTS FOR INFORMATION.
  - THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE AND SHALL BE DEEMED TO HAVE MADE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ANY AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR A CHANGE ORDER.
  - IT IS SPECIFICALLY NOTED THAT INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL SPECIFICALLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION / DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING REQUESTING CLARIFICATION PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS SPECIFICALLY NOTED THAT THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW, AND ADHERE TO ALL APPLICABLE REQUIREMENTS.



01/26/07 REVISED FOR FINAL SITE PLAN APPROVAL 3			07/07/06 REVISED BASED ON CITY REVIEW DATED MAY 17, 2006 2			04/26/06 REVISED BASED ON CITY REVIEW DATED APRIL 13, 2006 1		
Date	Description	No.	Date	Description	No.	Date	Description	No.
Revisions			Revisions			Revisions		
ERIC B. SCHWARZ, P.E. PROFESSIONAL ENGINEER FL LIC. No. 62196			ERIC B. SCHWARZ, P.E. PROFESSIONAL ENGINEER FL LIC. No. 62196			ERIC B. SCHWARZ, P.E. PROFESSIONAL ENGINEER FL LIC. No. 62196		
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 7900 MIAMI LAKES DRIVE, SUITE 102 MIAMI LAKES, FL 33016-5897 P: 305.362.1166 F: 305.362.5212 www.langan.com			LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 7900 MIAMI LAKES DRIVE, SUITE 102 MIAMI LAKES, FL 33016-5897 P: 305.362.1166 F: 305.362.5212 www.langan.com			LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 7900 MIAMI LAKES DRIVE, SUITE 102 MIAMI LAKES, FL 33016-5897 P: 305.362.1166 F: 305.362.5212 www.langan.com		
Project COCONUT CREEK DEVELOPMENT, LLC CITY OF COCONUT CREEK BROWARD COUNTY FLORIDA			Project COCONUT CREEK DEVELOPMENT, LLC CITY OF COCONUT CREEK BROWARD COUNTY FLORIDA			Project COCONUT CREEK DEVELOPMENT, LLC CITY OF COCONUT CREEK BROWARD COUNTY FLORIDA		
Drawing Title COVER SHEET			Drawing Title COVER SHEET			Drawing Title COVER SHEET		
Project No. 6110501			Project No. 6110501			Project No. 6110501		
Date MARCH 27, 2006			Date MARCH 27, 2006			Date MARCH 27, 2006		
Scale AS SHOWN			Scale AS SHOWN			Scale AS SHOWN		
Dwn. By PK			Dwn. By PK			Dwn. By PK		
Chkd. By EBS			Chkd. By EBS			Chkd. By EBS		
Project No. 6110501			Project No. 6110501			Project No. 6110501		
Drawing No. C-1			Drawing No. C-1			Drawing No. C-1		