

STATE ROAD NAME : HILLSBORO BOULEVARD  
FOOT PERMIT APP. # : 2006-K-491-0104  
SECTION # : 86120  
REFERENCE PROJECT #: N/A  
STATE ROAD # : 810

# IN THE PINES

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

KLEMOW AT 5150 HILLSBORO, INC  
6950 GRIFFIN ROAD, SUITE 8  
DAVIE, FLORIDA 33314  
OFFICE (954) 321-8731

CONSULTANTS

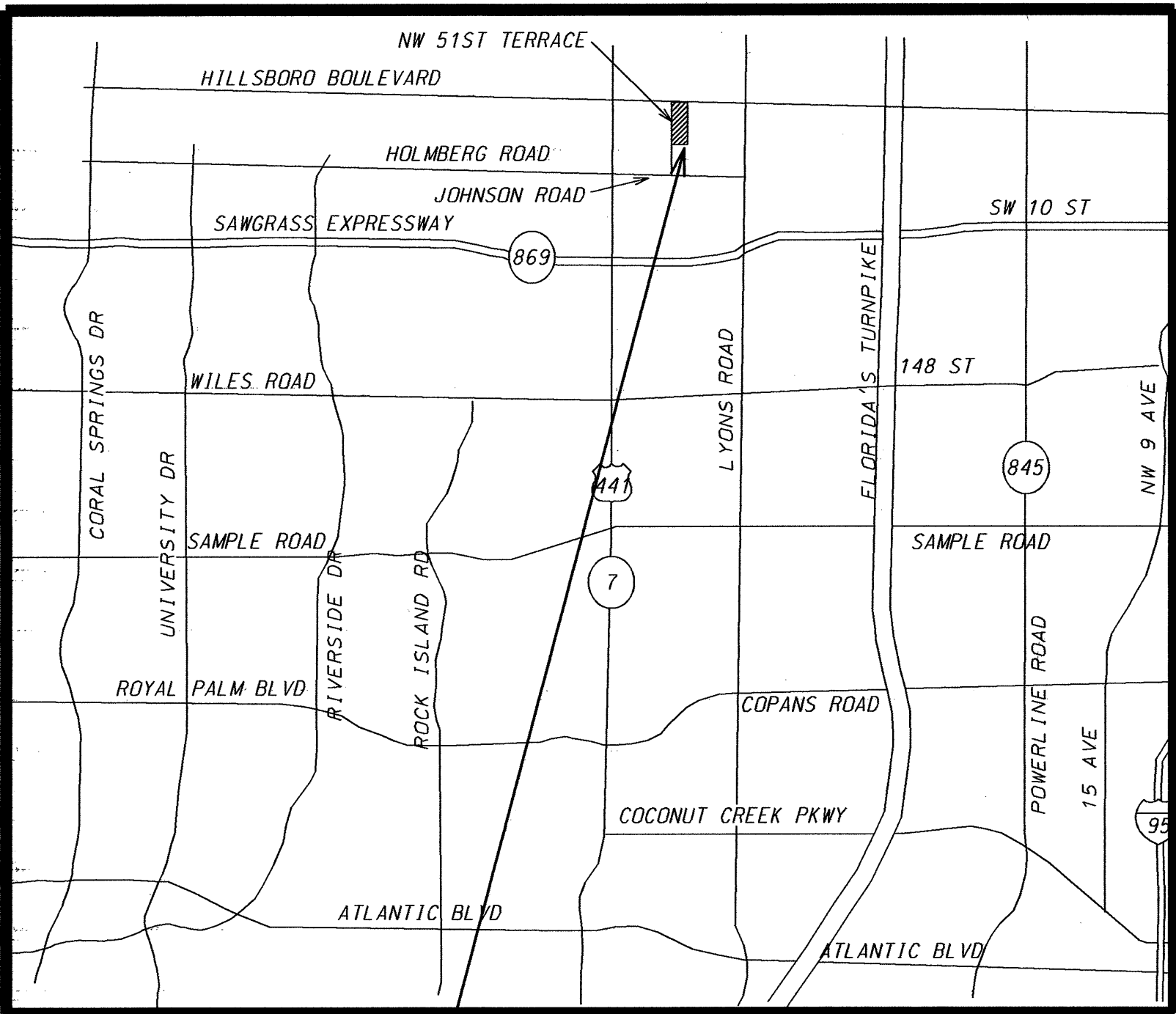
DEVELOPER  
KLEMOW AT 5150 HILLSBORO, INC.  
6950 GRIFFIN ROAD, SUITE 8  
DAVIE, FL 33314  
(954) 321-8731

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

SURVEYOR  
HSO GROUP, INC.  
1489 WEST PALMETTO PARK ROAD  
SUITE 340  
BOCA RATON, FLORIDA 33486  
(561) 392-0221

## CIVIL ENGINEERING PLANS

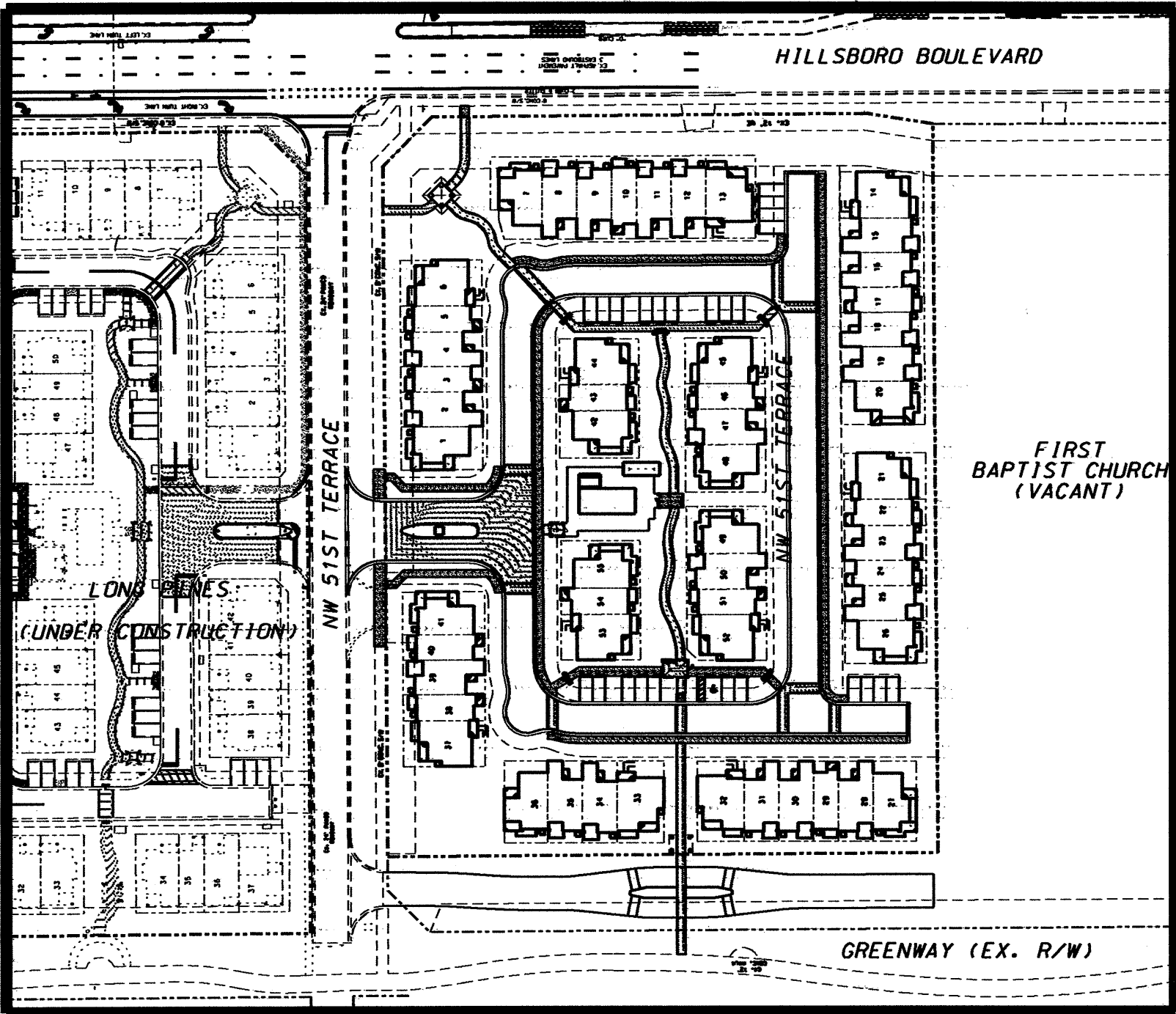
SECTION 6, TOWNSHIP 48S, RANGE 42E



THIS SITE  
LOCATION MAP  
NOT TO SCALE

SHEET INDEX:

- C1. COVER SHEET
- PD1. POLLUTION PREVENTION PLAN, BASIN MAP, & DRAINAGE PLAN
- PD2. PAVING, GRADING, & DRAINAGE PLAN
- PD3. PAVEMENT MARKING & CURB LOCATION PLAN
- PD4. PAVING, GRADING, & DRAINAGE DETAILS
- PD5. PAVING, GRADING, & DRAINAGE DETAILS
- PD6. PAVING, GRADING, & DRAINAGE DETAILS & NOTES
- WS1. SANITARY SEWER COLLECTION SYSTEM PLAN
- WS2. WATER DISTRIBUTION SYSTEM PLAN



IN THE PINES  
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.

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°35'13" EAST, ALONG THE NORTHEAST 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.

PROJECT: IN THE PINES		TITLE: COVER SHEET	
DATE: 05/15/14	REVISIONS		SHEET NUMBER C1 OF 1
SCALE: NA	DATE	COMMENTS	
DRAWN BY: HEJ	2	3	
CHECKED BY: LJJ			
APPROVED BY: HEJ			
PROJECT #: 13-0020			

HOWARD JABLON, P. E. #47514 DATE