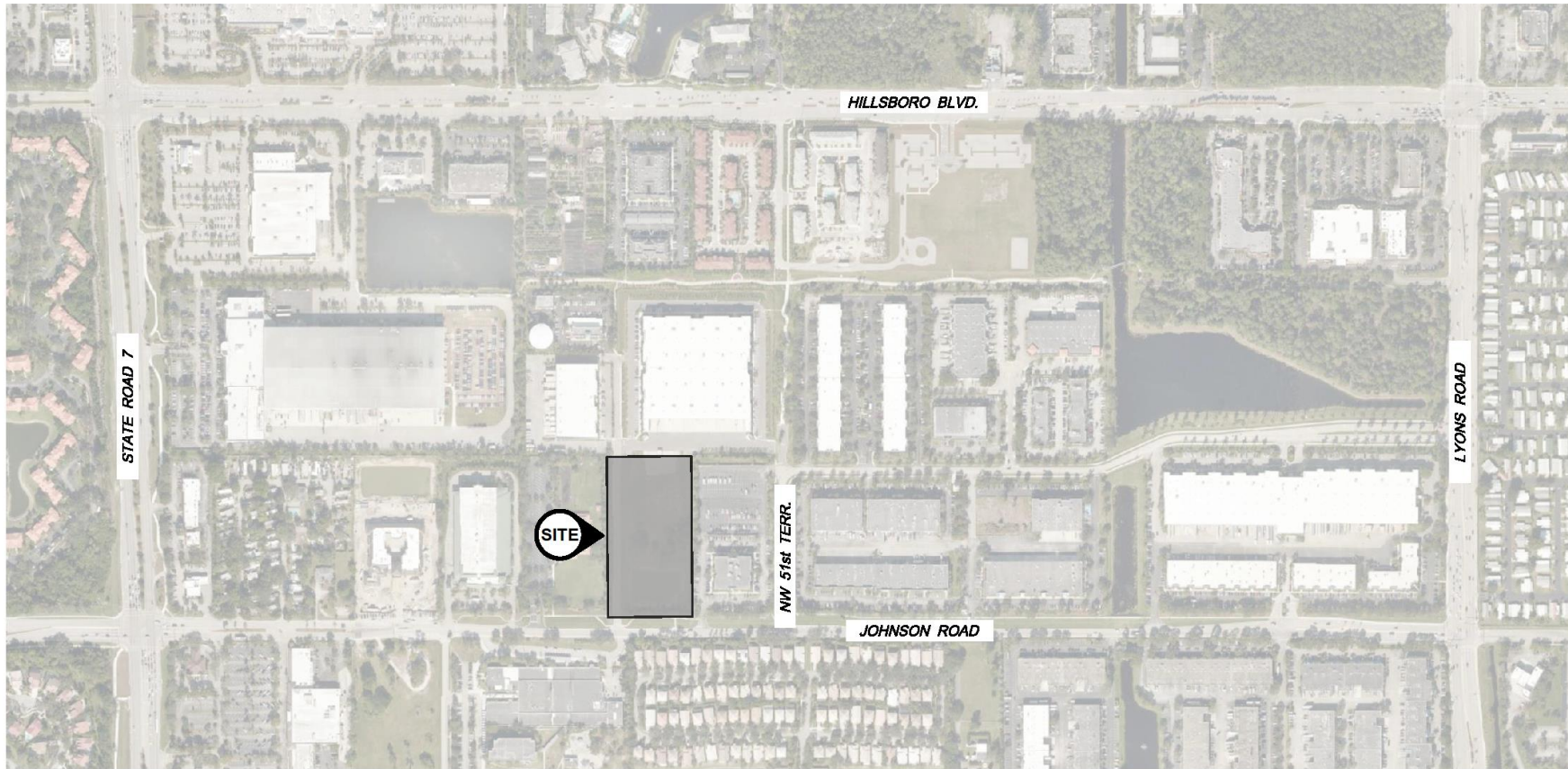
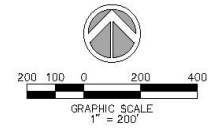
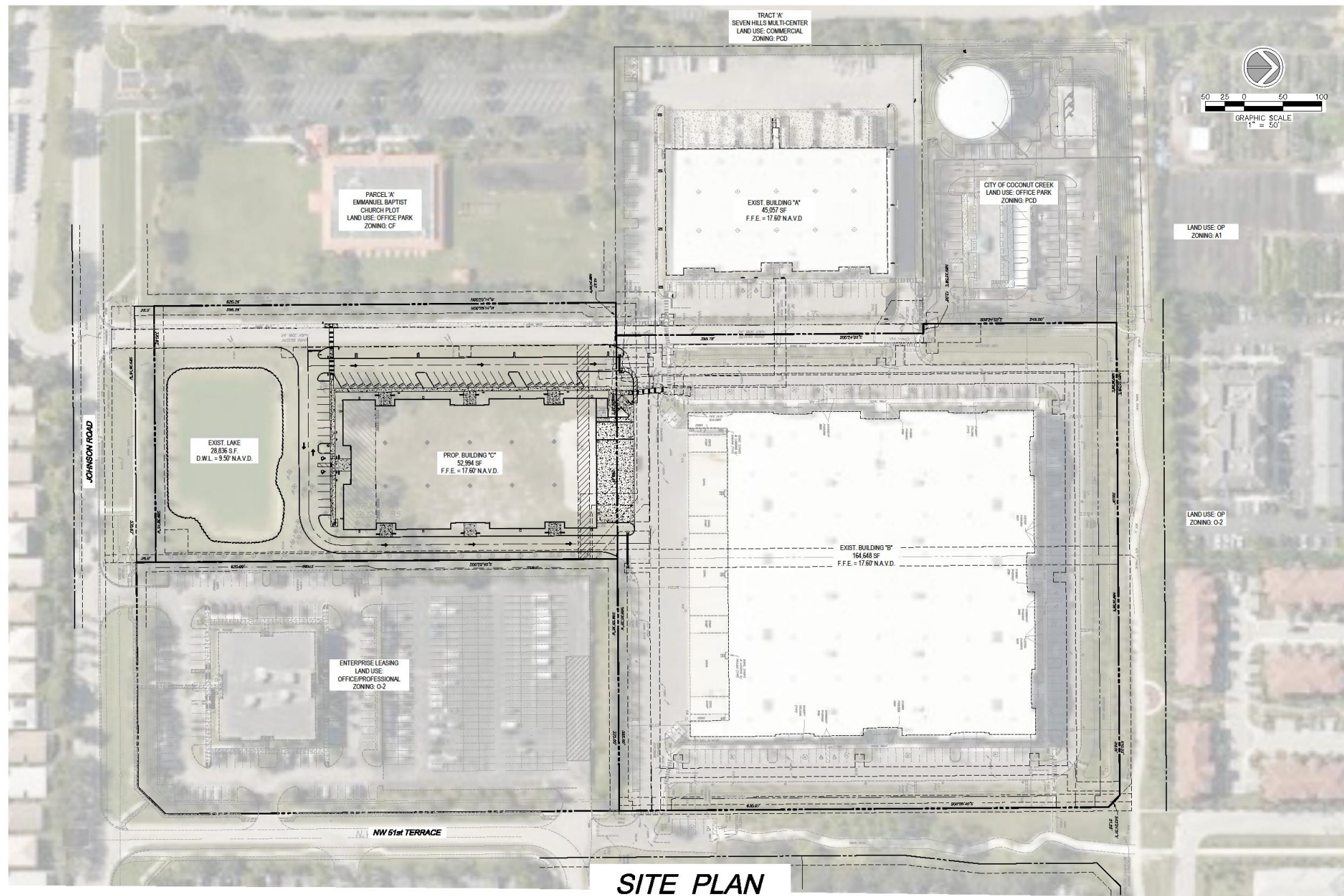
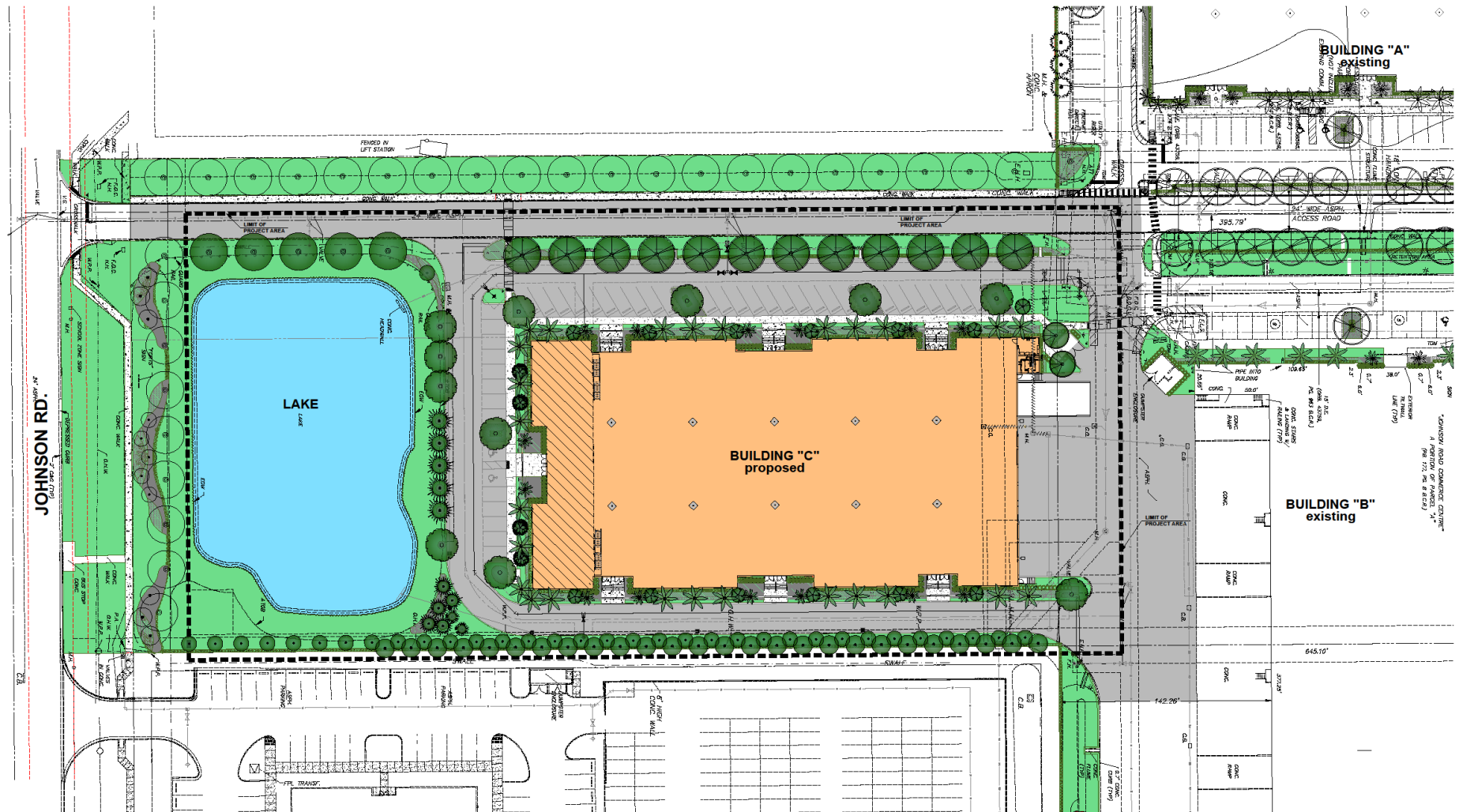




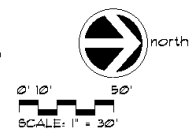
LOCATION MAP

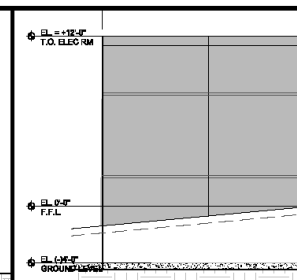


SITE PLAN

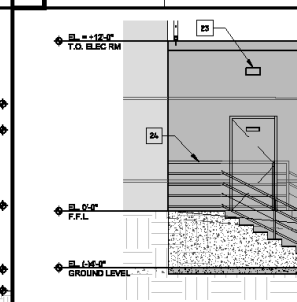


SITE PLAN
JOHNSON TECHNOLOGY PARK III
 4650 LYONS TECHNOLOGY PARK
 COCONUT CREEK, FL. 33073

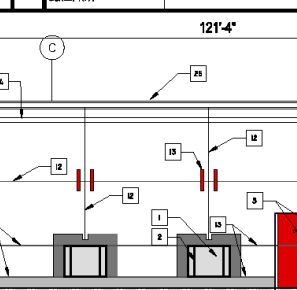


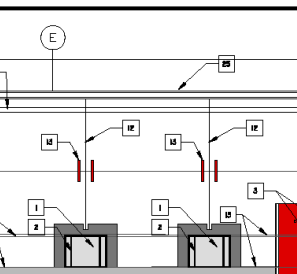


ELEV • ELECTRIC/PUMP RM (WEST)
SCALE: N/A



1	ELEV • ELECTRIC/PUMP RM (EAST						
	SCALE: N/A						





GENERAL NOTES:

- ALL WORKMAN SHALL HAVE PROPER TRAINING GLASS AND FRAME SYSTEMS.
- COLONY FOR RECORD TO BE DELIVERED BY ARCHITECT.
- ALL WINDOWS ARE TO COME UNDER CONTROL JOINTS WHERE APPLICABLE.
- ALL NEW COLONY UNIT WALL ARE LOCATED OUTSIDE OF BUILDING ADJACENT TO PARKWAY WALL ARE TO BE LOCATED FROM VIDE.
- ALL COLONY FRAMES TO BE TYPED ON COLONY.
- FINISH COLONY TO MATCH EXISTING WALLS AND TRIM.
- CONTRACTOR TO SUBMIT ALL COLONY SAMPLES AND SHOP DRAWINGS FOR APPROVAL.

A FINISH SCHEDULE

SCALE: 1/4"

JOHNSON TECHNOLOGY PARK 3
COCONUT CREEK, FLORIDA 33073

3175 ALZHEIMER CENTER - 480 (1 year Technology Building, Coconut Creek, FL 33073)

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Johnson Technology Park Easement Vacation

FOR: ELITE ALUMINIUM

TOGETHER WITH THE FOLLOWING:

BEING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 03°38'18" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°22'12" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 595.26 FEET; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 42.23 FEET; THENCE NORTH 89°39'38" EAST, A DISTANCE OF 288.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "ELITE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 AND 59 OF SAID BROWN COUNTY PUBLIC RECORDS, AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT "42" L.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGES 27 THROUGH 29 OF SAID BROWN COUNTY PUBLIC RECORDS; THENCE SOUTH 07°07'00" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 17.00 FEET TO THE SOUTHWEST CORNER OF THE "42" L.C. PLAT, A DISTANCE OF 585.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 203,014 SQUARE FEET OR 4.7066 ACRES MORE OR LESS.

2. ALL PROPERTY OWNERS ARE SET UP. KJAZD UNLESS NOTED OTHERWISE.
3. THE MAP OF BROWN ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
4. THE BOUNDARY OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
5. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR NOTED.
6. THE BOUNDARY OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
7. OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARY WAS NOT INVESTIGATED.
8. LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC., A PROFESSIONAL CORPORATION, AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION REGARDING EASEMENTS OR OTHER SITUATIONS THAT MAY AFFECT THE SUBJECT PROPERTY.
9. THE BOUNDARY OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
10. ELEVATIONS (ELEVATION) OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
11. ELEVATIONS SHOWN HEREDIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM.
12. THE TOP OF BROWN ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
13. ALL THE PLEIN PLUM TREES ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
14. THE BOUNDARY OF THE SUBJECT PROPERTY CONVEYED TO THE PLAT OF JOHNSON ROAD HEREDIN ARE BASED ON THE PLAT OF JOHNSON ROAD HEREDIN.
15. THE LIMITS OF THE TREE LOCATION PER THE QUANTITY REQUEST IS AS FOLLOWS:
THE WESTERN LIMITS IS THE EAST SIDE OF 24" NOC ABOVE GROUND.
THE EASTERN LIMITS IS THE LINE OF PLEIN PLUM TREES SHOWN HEREDIN.

[illegible]

NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL



THE N.F.S.P. FLOOD MAPS # 12011C0155H & 12011C0165H
HAVE DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES
"X"-BASE ELEV. N/A AND
"0.25 ANNUAL CHANCE FLOOD HAZARD"-BASED ELEV. N/A
COMMUNITY NO. 120031 PANEL #S 0155H & 0165H
EFFECTIVE DATE: 8/18/14
ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD)
NORTH AMERICAN VERTICAL DATUM OF 1988.

**PAUL E. BREWER
& ASSOCIATES, INC.**
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813
E-MAIL: PBREWER@BELL.SOUTH.NET

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.001, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

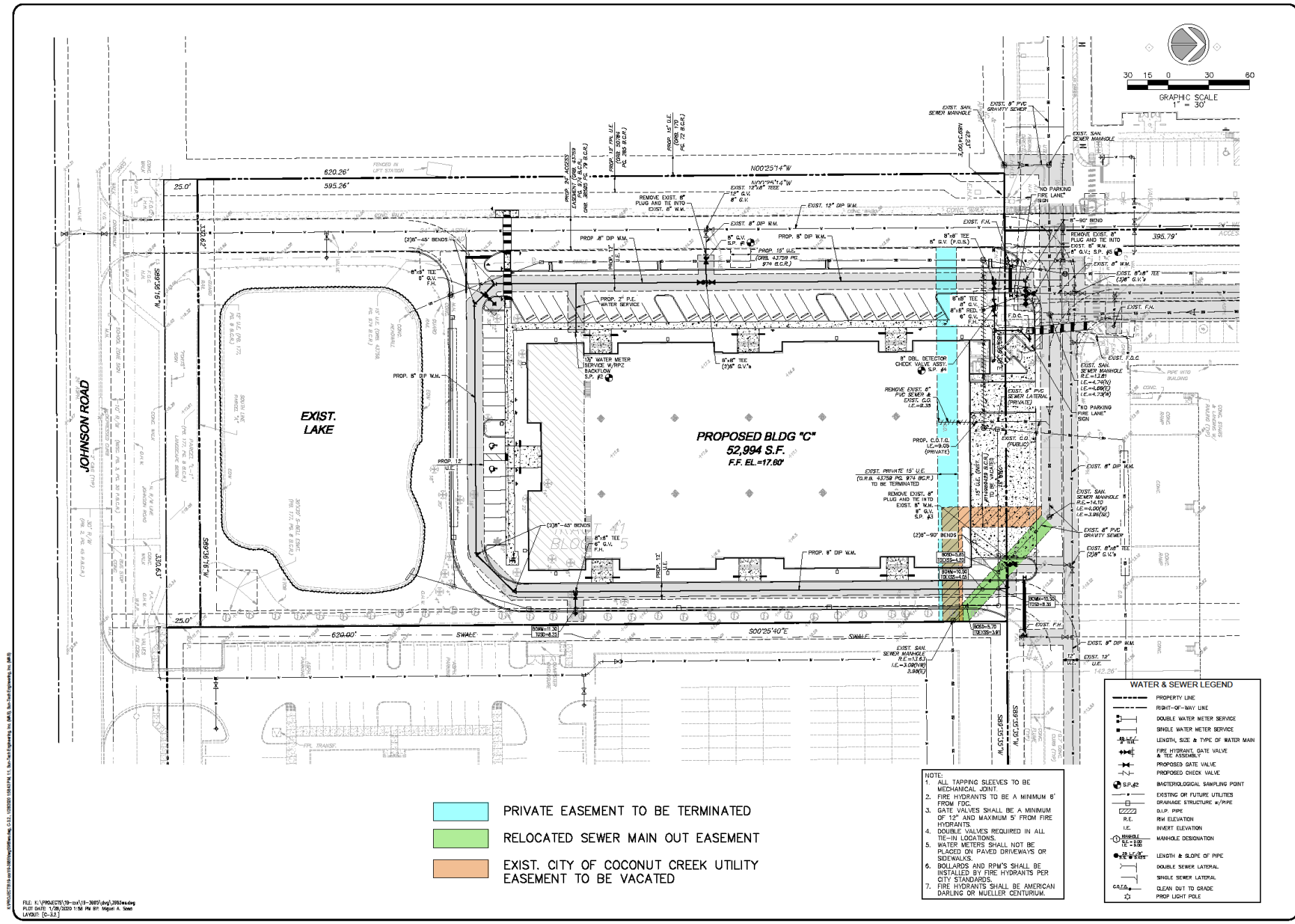
DATED: 10/17/14

PAUL E. BREWSTER
PROFESSIONAL LAND SURVEYOR
FLORIDA, REGISTRATION NO. 25690

PARCELS "L-1" & A PORTION OF PARCEL "A",
JOHNSON ROAD COMMERCE CENTRE
(PB. 177, PG. 8 B.C.R.)

THE UNDERSIGNED AND PAUL E. BREMER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OWNERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.

SCALE: 1" = 40'		REVISIONS	DATE	BY	CHKD	FB/PK
ELECTRONIC & PLOT FILE		ADD UVE (INST. #114989429 S.C.R.) NOT A FIELD UPDATE	12/3/19	WDK		
DRAWN BY: A.F.F.		BLOOD, PAD LOCATION & TOPOGRAPHY	10/2/19	WDK	AFF	N/A
Q.C.D. BY: WDK		TRAIL LOCATION & TOPOGRAPHY ALONG E. BOUNDARY (SEE SURVEY NOTES #10, #11 & #12)	8/24/19	WDK	AFF	N/A
APP'D BY: (Signature)		SOUTH LEGAL ONLY	4/18/16	AFT	WDK	N/A
408 INQ. 19-16-40						



- PRIVATE EASEMENT TO BE TERMINATED
- RELOCATED SEWER MAIN OUT EASEMENT
- EXIST. CITY OF COCONUT CREEK UTILITY EASEMENT TO BE VACATED

NOTE:
1. ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.
2. FIRE HYDRANTS TO BE A MINIMUM 8' FROM FDC.
3. GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.
4. DOUBLE VALVES REQUIRED IN ALL TE-OUT LOCATIONS.
5. WATER METERS SHALL NOT BE PLACED ON PAVED DRIVEWAYS OR SIDEWALKS.
6. BOLLARDS AND RRM'S SHALL BE INSTALLED BY FIRE HYDRANTS PER CITY STANDARDS.
7. FIRE HYDRANTS SHALL BE AMERICAN DARLING OR MUELLER CENTURIUM.

WATER & SEWER LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	DWP PIPE
	RM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

4577 Mid 1st Road, Suite 102
www.suntech.com
City of Coconut Creek
Professional Engineer
SUN-TECH
Engineering, Inc.
Coconut Creek, FL 33463
Phone (954) 777-3333
Fax (954) 777-3114

REVISIONS
NO. DATE DESCRIPTION

JOHNSON TECHNOLOGY PARK III
FLORIDA
WATER AND SEWER PLAN

DATE: 8/15/19
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 19-085

CITY OF COCONUT CREEK
PROFESSIONAL ENGINEER
CLIFFORD R. LOUTON, P.E.
No. 20890
STATE OF FLORIDA

DATE: January 24, 2019
This has been digitally signed and sealed by CLIFFORD R. LOUTON, P.E. on the date indicated to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET NO.
C-3.2

FILE: K:\PROJECTS\19-085\19-085.dwg, 3/15/2020
PLOT DATE: 1/26/2020 1:04 PM BY: MGT
LAYOUT: [C-3.2]