PROJECT NUMBER
1604-27
SHEET NUMBER
CS-1

INFINITI OF COCONUT CREEK

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

TT OF SAMPLE, INC.

INDEX OF PLANS

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CS-1	COVER SHEET
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A-1.1	SERVICE SHOP AND CAR WASH ADDITION ENLARGED PLANS
A-1.2	PHOTO BOOTH AND EXISTING SHOP RENOVATION ENLARGED PLAN
A-2.0	BUILDING ELEVATIONS
A-3.0	ROOF PLAN
L-1	LANDSCAPE INDEX
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
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TD-2	TREE DISPOSITION PLAN
TD-3	TREE DISPOSITION PLAN
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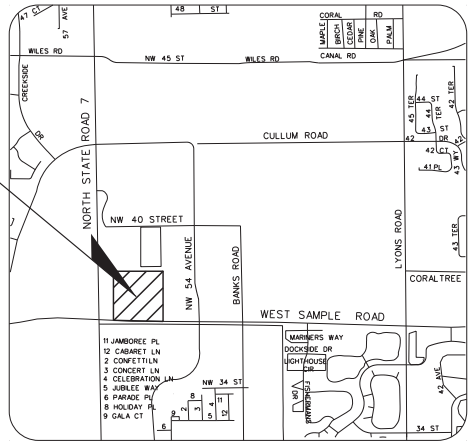
PH-1	PHOTOMETRICS PLAN
TA-1	TRUCK ACCESS ROUTE

LEGAL DESCRIPTION:

A PORTION OF TRACT B OF THE COMMERCE CENTER OF COCONUT CREEK PLAT AS RECORDED IN PLAT BOOK 131, PAGE 30 OF THE BCR.

PROJECT LOCATION



LOCATION MAP

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN

DEVELOPER:
TT OF SAMPLE, INC.
505 S. FLAGLER DRIVE
SUITE 700
WEST PALM BEACH, FL 33401
(561) 655-8900

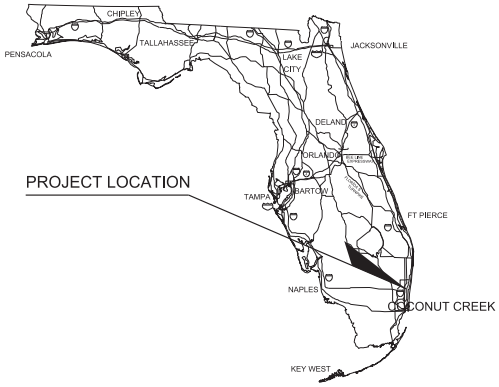
PLANNER:
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

ARCHITECT:
ROBERT REID WEDDING
ARCHITECTS & PLANNERS,
AIA, INC.
612 S. MILITARY TRAIL
DEERFIELD BEACH, FL 33442
(954) 428-9361

CIVIL ENGINEER:
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

LANDSCAPE ARCHITECT:
WITKIN HULTS DESIGN GROUP
307 S. 21ST AVENUE
HOLLYWOOD, FL 33020
(954)923-9681

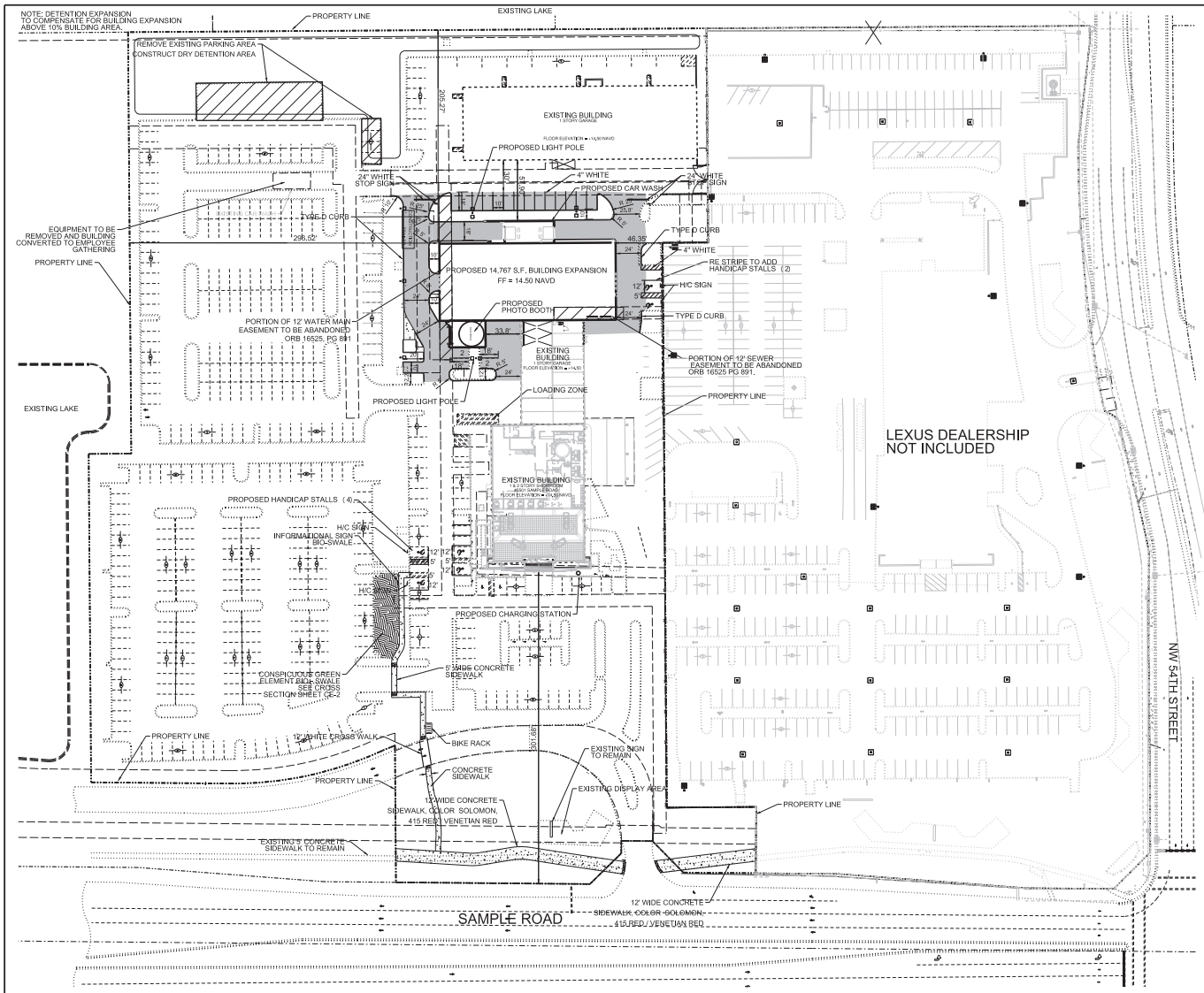
SURVEYOR:
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

ENGINEER'S CERTIFICATION
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

Date: 08/18/16 Seal
Approved by: JAY HUEBNER
Registered Engineer Number: 54615
State of Florida



N

0 50 100

FEET

SCALE: 1"=50'

LEGEND

- LIGHT POLE
- FPL TRANSFORMER
- HANDICAP STALL
- SIGN
- PERVIOUS SIDEWALK
- CONCRETE SIDEWALK
- PROPOSED PAVEMENT

SITE DATA TABLE

LAND USE CLASSIFICATION: COMMERCIAL

ZONING CLASSIFICATION: B-4 TO PMDD

SITE AREA:	EXISTING:		PROPOSED:		
BUILDINGS:	33,846 S.F.	0.777 AC.	48,613 S.F.	1.116 AC.	11.5%
PAVEMENT AREAS:	253,301 S.F.	5.815 AC.	233,247 S.F.	5.355 AC.	55.4%
GREEN AREAS:	134,122 S.F.	3.079 AC.	139,409 S.F.	3.20 AC.	33.1%
TOTAL AREA:	421,269 S.F.	9.671 AC.	421,269 S.F.	9.671 AC.	100.0%

PERVIOUS AREA: 139,409 S.F. (33%)
IMPERVIOUS AREA: 281,860 S.F. (67%)
FAR: 0.12

LEGAL DESCRIPTION:

A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

UTILITY COMPANY INFORMATION:

POTABLE WATER SERVICE:	COCONUT CREEK UTILITIES
SANITARY SEWER SERVICE:	COCONUT CREEK UTILITIES
STORMWATER MANAGEMENT:	S.F.W.M.D. & B.C.E.P.D.
TELEPHONE SERVICE:	BELLSOUTH
ELECTRICAL SERVICE:	FLORIDA POWER & LIGHT COMPANY
SOLID WASTE PICKUP:	WASTE MANAGEMENT, INC.

PARKING DATA TABLE

EXISTING PARKING COUNT:

CUSTOMER SPACES:	165 SPACES
INVENTORY SPACES:	376 SPACES

REVISED PARKING COUNT:

SHOWROOM/ OFFICE SPACE 11,817 S.F/ 200	59 SPACES
AUTO REPAIR SPACE 36,796 S.F/ 150	245 SPACES
REQUIRED HANDICAP STALLS (8)	
INDOOR SERVICE BAYS:	62 SERVICE BAY SPACES
CUSTOMER/ EMPLOYEE SPACES:	242 SPACES
INVENTORY SPACES:	198 SPACES

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 3/16
Drawn by: AZ Date: 3/16
Checked by: JH Date: 3/16

HSQ GROUP, INC.
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1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

INFINITI OF COCONUT CREEK

SITE PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 1604-27
SHEET NUMBER: SP-1

Date: 2/21/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida

2/21/2017

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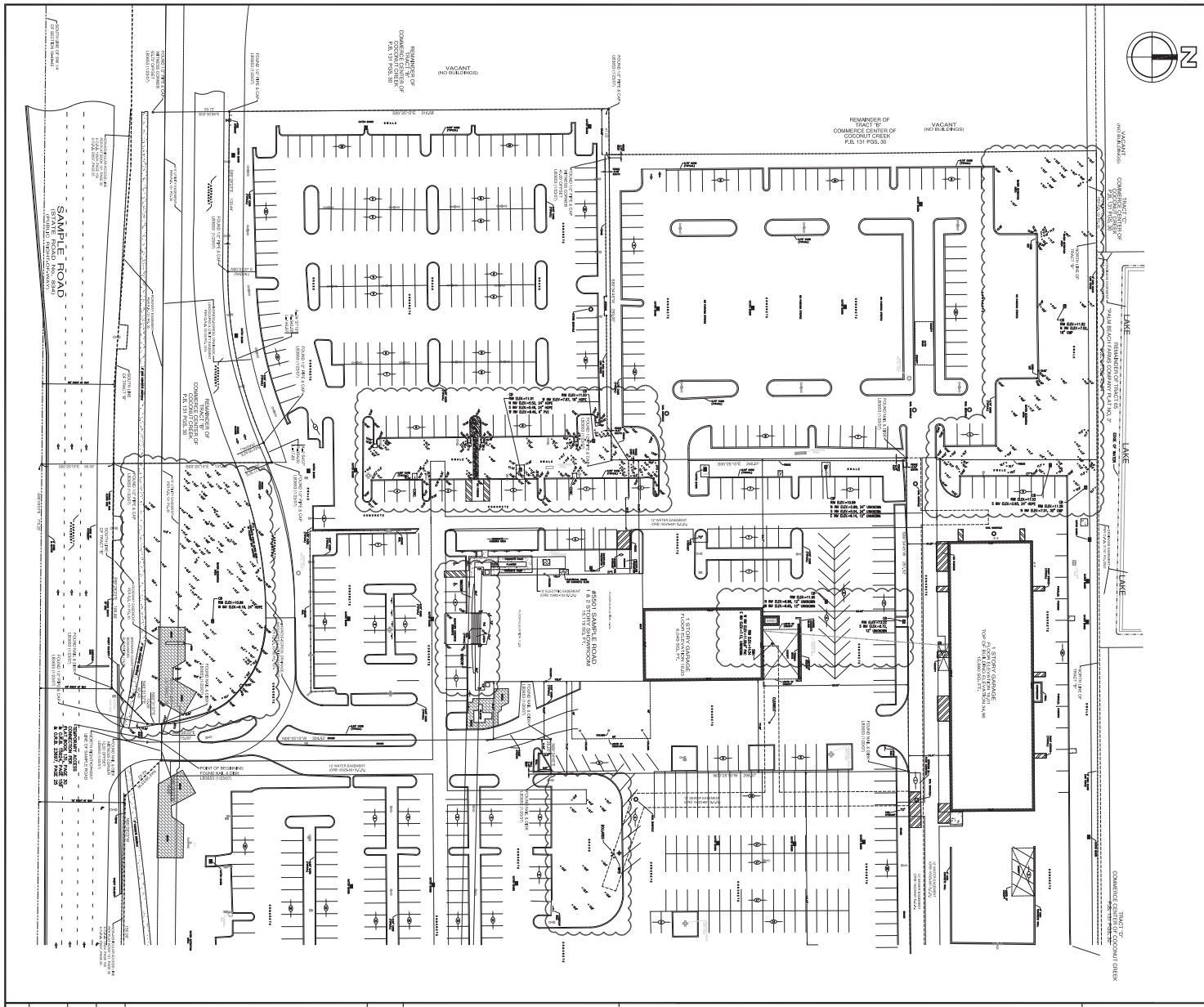

LEGAL DESCRIPTION

A PORTION OF TRACT "B", COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 0°25'15" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "B" FOR 16.56 FEET; THENCE SOUTH 6°25'19" WEST FOR 100.72 FEET; THENCE SOUTH 0°25'15" EAST FOR 0.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1392.00 FEET AND CENTRAL ANGLE OF 10°31'47" FOR AN ARC DISTANCE OF 255.82 FEET TO A POINT OF A CURVE, (SAID POINT BEARS NORTH 20°01'11" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 23°41'21" FOR AN ARC DISTANCE OF 16.54 FEET TO A POINT ON A CURVE (SAID POINT BEARS SOUTH 78°35'10" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET AND A CENTRAL ANGLE OF 3°16'31" FOR AN ARC DISTANCE OF 78.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET AND A CENTRAL ANGLE OF 4°04'43" FOR AN ARC DISTANCE OF 51.25 FEET; THENCE SOUTH 0°15'05" WEST FOR 100.00 FEET TO A POINT ON A CURVE (SAID POINT BEARS NORTH 87°21'46" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET AND A CENTRAL ANGLE OF 2°12'59" FOR AN ARC DISTANCE OF 27.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°25'15" EAST FOR 162.62 FEET; THENCE SOUTH 45°03'11" WEST FOR 49.91 FEET; THENCE NORTH 89°28'23" WEST ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF COMMERCE CENTER OF COCONUT CREEK, FOR 84.81 FEET; THENCE NORTH 85°39'32" WEST FOR 180.40 FEET; THENCE NORTH 89°28'23" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 18 FOR 150.00 FEET; THENCE NORTH 44°28'23" WEST FOR 42.43 FEET; THENCE NORTH 89°28'23" WEST, ALONG A LINE PARALLEL WITH AND 102.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF COMMERCE CENTER OF COCONUT CREEK, FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, (THE LAST MENTIONED ELEVEN COURSES BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID TRACT "B") ; THENCE NORTH 00°25'15" WEST FOR 324.62 FEET; THENCE NORTH 89°34'45" EAST FOR 29.00 FEET; THENCE NORTH 00°25'15" WEST FOR 298.37 FEET; THENCE SOUTH 89°34'45" WEST FOR 261.52 FEET; THENCE SOUTH 00°25'15" EAST FOR 246.01 FEET; THENCE SOUTH 89°34'45" WEST FOR 293.00 FEET; THENCE SOUTH 00°25'15" EAST FOR 316.58 FEET; THENCE SOUTH 89°28'23" EAST FOR 133.44 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A 342.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°37'19" FOR AN ARC DISTANCE OF 146.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A 354.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°54'07" FOR AN ARC DISTANCE OF 17.93 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 00°25'15" EAST FOR 131.88 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY LINE OF TRACT "B", THE FOLLOWING FOUR COURSES BEING COINCIDENT WITH SAID SOUTHERLY BOUNDARY LINE; 1) THENCE SOUTH 89°28'23" EAST FOR 186.86 FEET; 2) THENCE NORTH 45°31'37" EAST FOR 42.43 FEET; 3) THENCE NORTH 00°31'37" EAST FOR 12.00 FEET; 4) THENCE SOUTH 89°28'23" EAST FOR 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88) AND WERE DETERMINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "C7", BEING A BRASS DISC IN CONCRETE AS SHOWN ON THE PROJECT NETWORK CONTROL PROJECT #416876-1-52-01. ELEVATION: 14.38.
5. PROPERTY ADDRESS: 5501 SAMPLE ROAD, COCONUT CREEK, FLORIDA.
6. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DEPICT THE TOPOGRAPHY AND IMPROVEMENTS LOCATED WITHIN THE CLOUDED AREAS.

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINUM
B.C.R. = BROWARD COUNTY RECORDS
BOT = BOTTOM
BRKN = BROKEN
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK & STUCCO
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
D = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
F.A. = FINISHED FLOOR
FIP = FOUND IRON PIPE
FIR/C = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
FND. = FOUND
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
L.B. = LANDSCAPE BUFFER
MON. = MONUMENT
N/D = NAIL AND DISC
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
SIR/C = SET 1/2" IRON ROD W/CAP LB7924
SMH = SANITARY SEWER MANHOLE
SN/D = SET NAIL & DISC LB7924
SQ. = SQUARE
STY. = STORY
TCB = TRAFFIC CONTROL BOX
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WPB = WIRE PULL BOX
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER
BOLLARD
CABLE BOX
CATCH BASIN
CENTERLINE
CLEANOUT
ELEVATION
FIRE HYDRANT
MANHOLE, DRAINAGE
MANHOLE, SANITARY
NON-VEHICULAR ACCESS LINE
POLE, LIGHT
POLE, WOOD
SIGN
TREE
VALVE, WATER
WATER METER
WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LANK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LAST DATE OF FIELD SURVEY: 11/28/16

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=40' DATE: 12/02/16
DRAWN BY: JDV FIELD BOOK: 37/33
CHECKED BY: DCL SURVEY TYPE: SPECIFIC PURPOSE

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

MAP OF SPECIFIC PURPOSE SURVEY
A PORTION OF TRACT "B", COMMERCE OF CENTER COCONUT CREEK
CITY OF COCONUT CREEK, FLORIDA

PROJECT NUMBER 160427
SHEET NUMBER 1 OF 1

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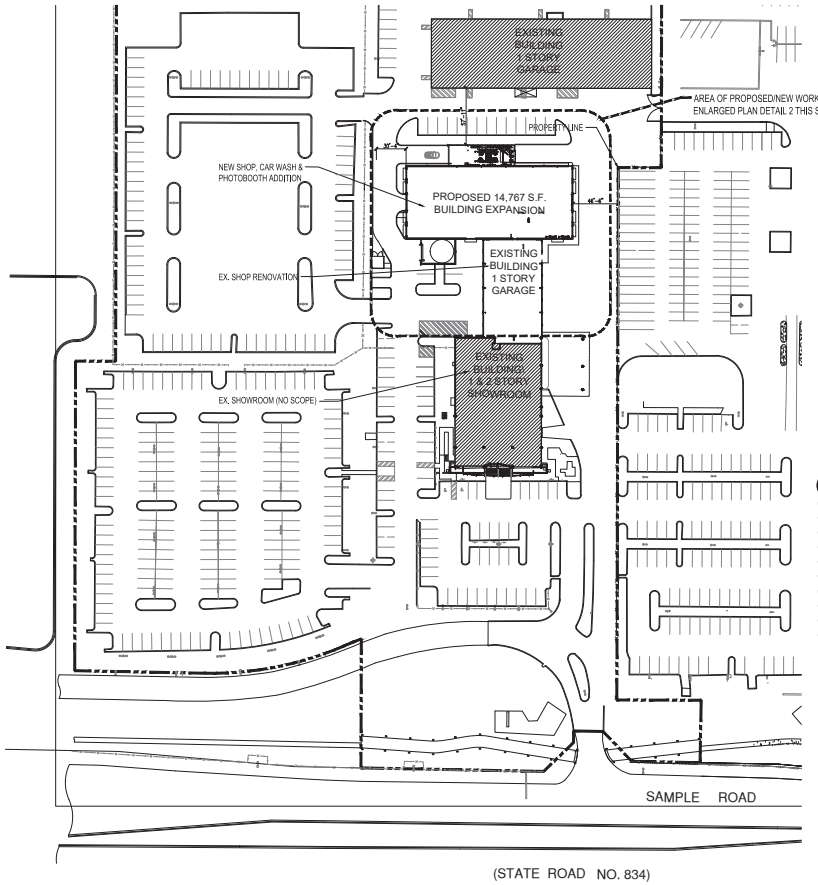
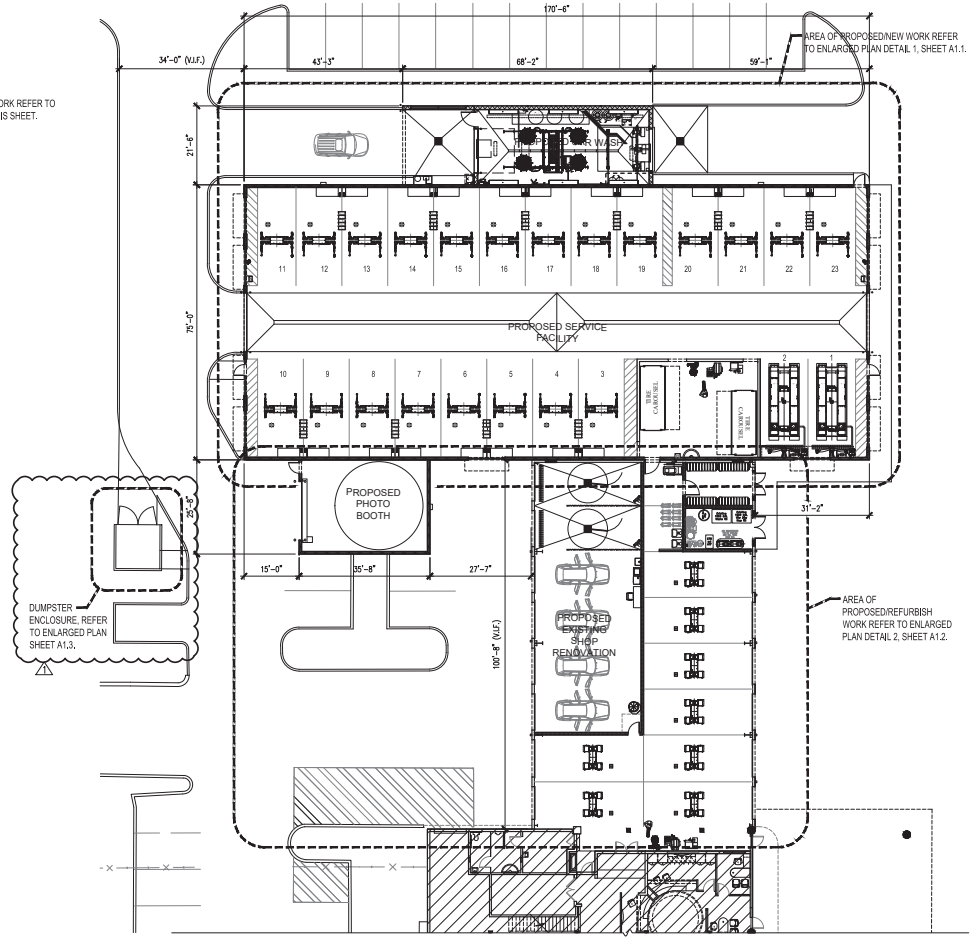


1 SITE SHOWING BUILDING/ARCHITECTURAL SCOPE PLAN – (FOR REFERENCE ONLY)
SCALE: 1"=60'



2 SERVICE FACILITY, CAR WASH, PHOTOBOOTH & EXISTING SHOP FLOOR PLAN
SCALE: 1/16"=1'-0"

BUILDING DATA TABLE

EXISTING OCCUPANCY CLASSIFICATION: GROUP B - BUSINESS	NEW OCCUPANCY CLASSIFICATION: GROUP S-1 - SERVICE
EXISTING CONSTRUCTION CLASSIFICATION CLASSIFICATION: 5A	NEW CONSTRUCTION CLASSIFICATION CLASSIFICATION: 5A
EXISTING BUILDING STORIES: 2	BUILDING STORIES ALLOWED PER FBC TABLE 503: 1 PROPOSED STORIES: 1
EXISTING MAIN BUILDING AREA: 15,729 SF	BUILDING HEIGHT ALLOWED PER FBC TABLE 503: 40'-0" PROPOSED HEIGHT: 22'-0"
EXISTING SERVICE AREA: 6,049 SF	BUILDING AREA ALLOWED PER FBC TABLE 503 OCCUPANCY S-1 WITH
TOTAL EXISTING AREA: 21,778 SF	506.3 AUTOMATIC SPRINKLER INCREASE: 14,000 X 300% = 42,000 SF
EXISTING FIRE SPRINKLER SYSTEM: YES	NEW SERVICE BUILDING, CARWASH & PHOTOBOOTH AREA: 15,170 SF
	TOTAL AREA AFTER EXPANSION: 36,948 SF
	NEW FIRE SPRINKLER SYSTEM: YES

SITE DATA TABLE

LAND USE CLASSIFICATION: COMMERCIAL	LEGAL DESCRIPTION: A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ZONING CLASSIFICATION: B-4 TO PMDD	

SITE AREA:	EXISTING:		PROPOSED:		
BUILDINGS:	33,846 S.F.	0.777 AC.	48,613 S.F.	1.116 AC.	11.5%
PAVEMENT AREAS:	253,301 S.F.	5.815 AC.	233,247 S.F.	5.355 AC.	55.4%
GREEN AREAS:	134,122 S.F.	3.079 AC.	139,409 S.F.	3.20 AC.	33.1%
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UTILITY COMPANY INFORMATION:

POTABLE WATER SERVICE:	COCONUT CREEK UTILITIES
SANITARY SEWER SERVICE:	COCONUT CREEK UTILITIES
STORMWATER MANAGEMENT:	S.F.W.M.D. & B.C.E.P.D.
TELEPHONE SERVICE:	BELLSOUTH
ELECTRICAL SERVICE:	FLORIDA POWER & LIGHT COMPANY
SOLID WASTE PICKUP:	WASTE MANAGEMENT, INC.

N

date	description
12.22.16	SPA SUBMITTAL
02.16.17	SPA SUBMITTAL REVISION #1

Drawn by: LS

Joel Cordilo
AR0017056

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4112 Cypress Street - Tampa Florida 33607 - 813-879-6916
612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-9361
Florida License # - Architectural/Interior Design: AA-C001123

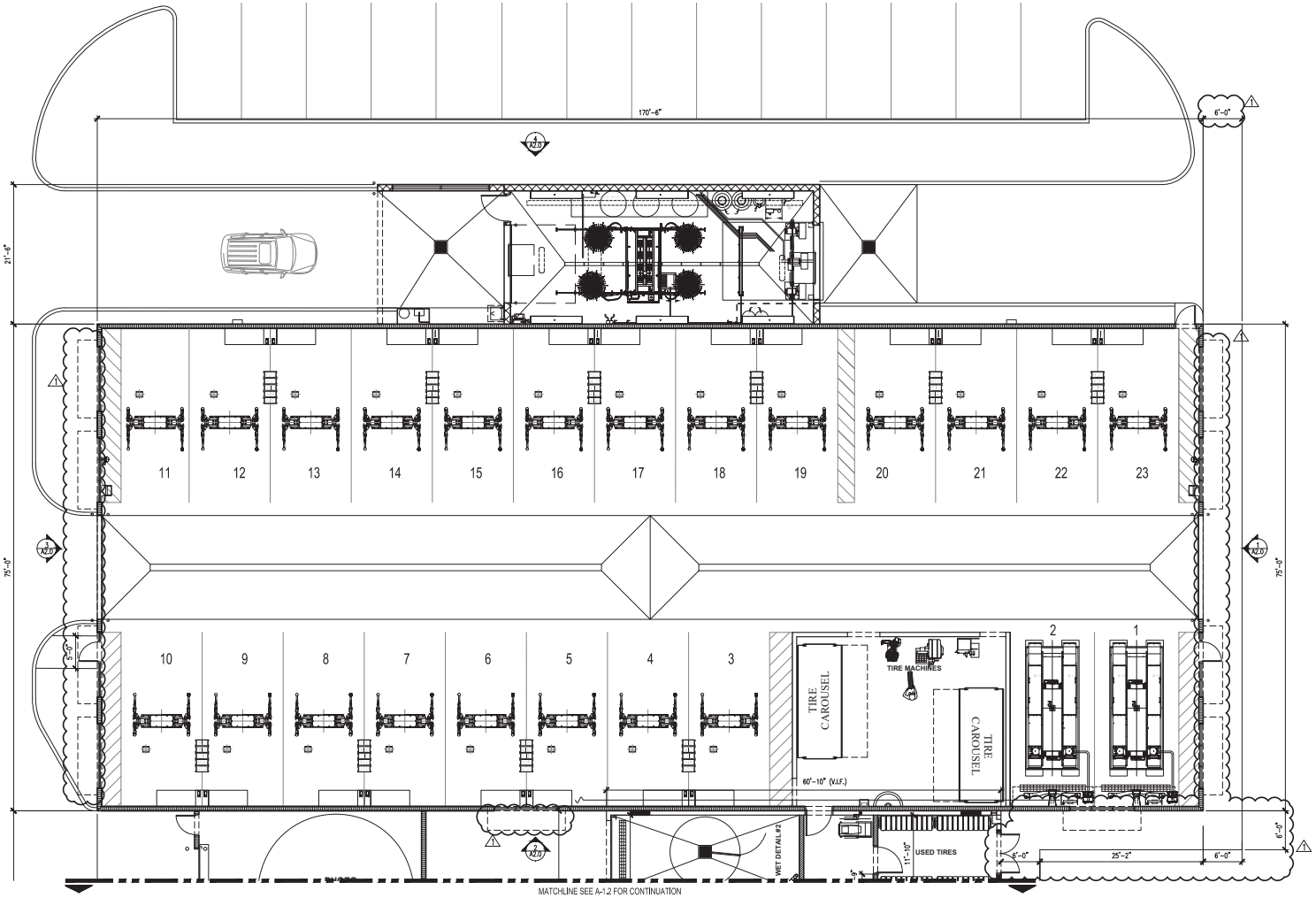
NEW SERVICE SHOP ADDITION / RENOVATION
@ INFINITI OF COCONUT CREEK
5501 W. SAMPLE RD., COCONUT CREEK, FL

16-049

sheet no.
A1.0

SITE SCOPE AND ENLARGED AREA PLANS
SCALE: AS NOTED

THE DESIGN AND CONCEPTS DEPICTED HEREWITH ARE THE SOLE PROPERTY OF RRW ARCHITECTS. NO REPRODUCTION, REVISIONS OR REUSE OF THIS DRAWING IS AUTHORIZED WITHOUT SPECIFIC WRITTEN PERMISSION. ALL RIGHTS RESERVED.



1 ENLARGED PLAN – SERVICE SHOP AND CAR WASH ADDITION
SCALE: 1/8"=1'-0"

N

date	description
12.22.16	SPR SUBMITTAL
02.16.17	SPR SUBMITTAL REVISION #1

NEW SERVICE SHOP ADDITION / RENOVATION
@ INFINITI OF COCONUT CREEK
5501 W. SAMPLE RD., COCONUT CREEK, FL

16-049

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
612 Shadowlawn Drive - Indian Rocks Beach, Florida 33785 - 727-595-5951
Florida License # - Architecture/Interior Design AA-C001123

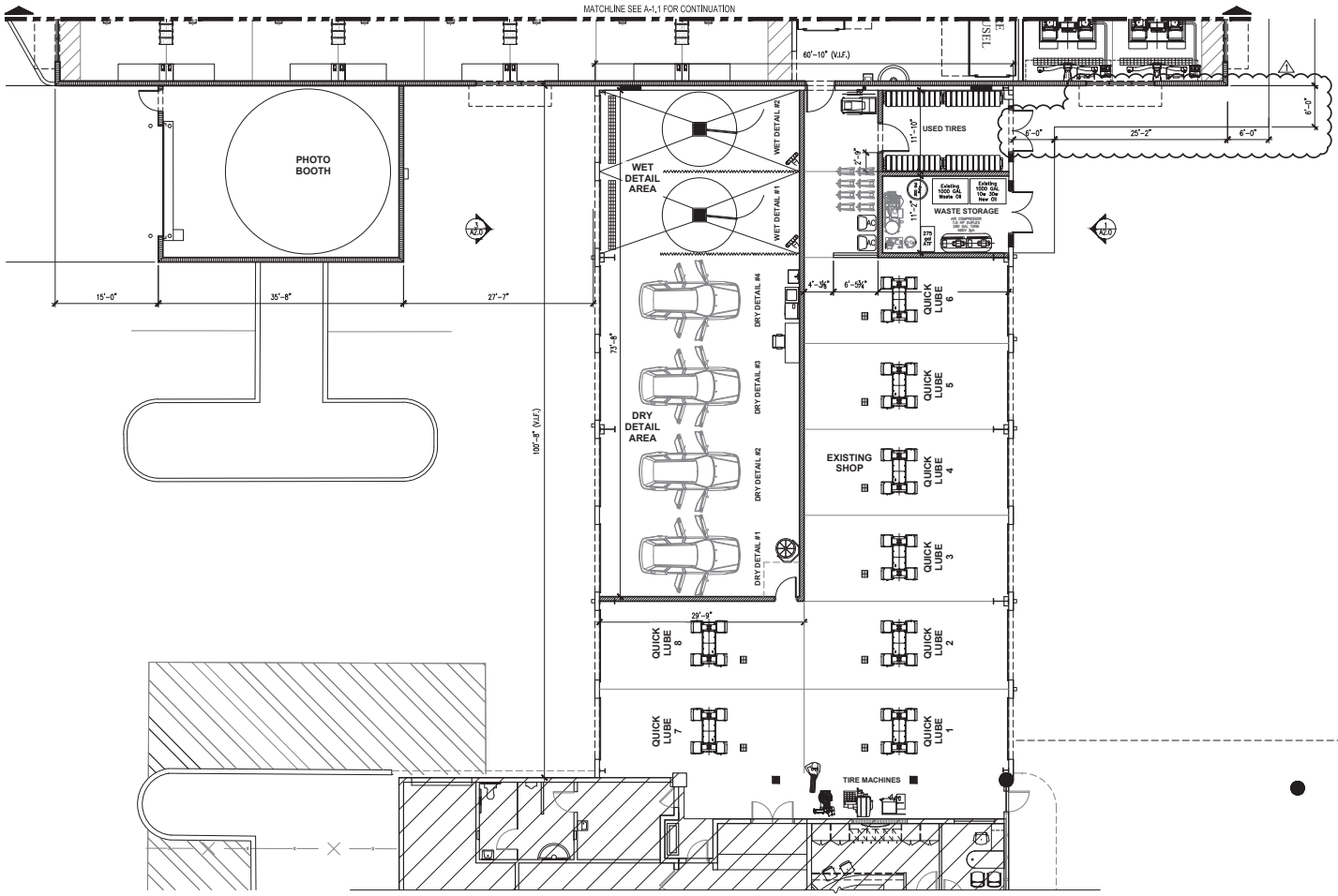
Joseph Cordillo
AR0013760

Drawn by: LS

sheet no.
A1.1

SERVICE SHOP AND CAR WASH ADDITION ENLARGED PLAN
SCALE: AS NOTED

THE DESIGN AND CONCEPTS DEPICTED HEREWITH ARE THE SOLE PROPERTY OF RRW ARCHITECTS. NO REPRODUCTION, REVISIONS OR REUSE OF THIS DRAWING IS AUTHORIZED WITHOUT SPECIFIC WRITTEN PERMISSION. ALL RIGHTS RESERVED.



2 ENLARGED PLAN – PHOTO BOOTH AND EXISTING SHOP RENOVATION
SCALE: 1/8"=1'-0"

N

THE DESIGN AND CONCEPTS DEPICTED HEREWITH ARE THE SOLE PROPERTY OF RRW ARCHITECTS. NO REPRODUCTION, REVISIONS OR REUSE OF THIS DRAWING IS AUTHORIZED WITHOUT SPECIFIC WRITTEN PERMISSION. ALL RIGHTS RESERVED.

PHOTO BOOTH AND EXISTING SHOP RENOVATION ENLARGED PLAN
SCALE: AS NOTED

NEW SERVICE SHOP ADDITION / RENOVATION
@ INFINITI OF COCONUT CREEK
5501 W. SAMPLE RD., COCONUT CREEK, FL

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4112 Cypress Street - Tampa Florida 33607 - 813-879-6916
612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-9361
Florida License # - Architectural/Interior Design: AA-C001123

16-049

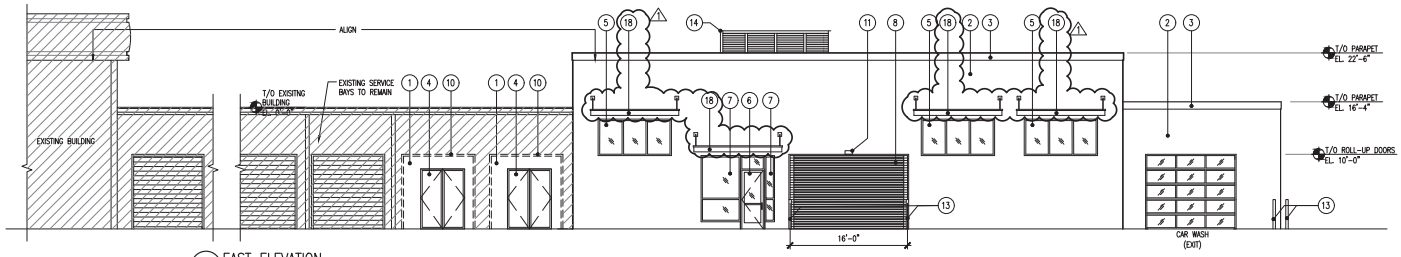
Joe Cordilo
AR0010766

Drawn by: LS

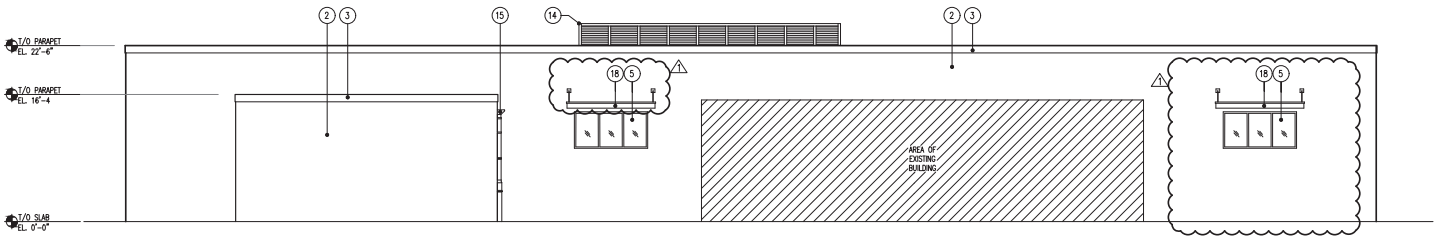
date	description
12.22.16	SPA SUBMITTAL
02.16.17	SPA SUBMITTAL REVISION #1

date	description

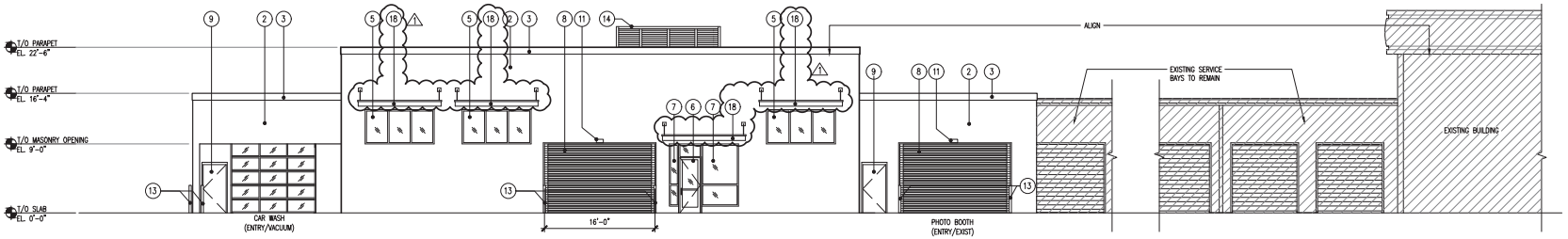
sheet no.
A1.2



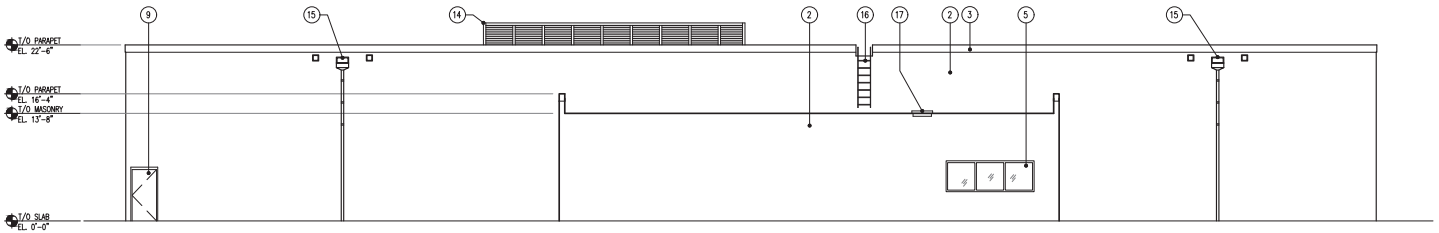
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

TAG	MATERIAL / DESCRIPTION	
1	NEW WALL IN EXISTING STRUCTURE	PAINT TO MATCH EXISTING BUILDING
2	WALL FINISH	PAINT TO MATCH EXISTING BUILDING
3	MANUFACTURED COPING	PAINT TO MATCH EXISTING BUILDING
4	HOLLOW METAL DOUBLE DOOR & FRAME	PAINT TO MATCH EXISTING BUILDING
5	EXTERIOR ALUMINUM-FRAMED STOREFRONT GLASS	TO MATCH EXISTING
6	STOREFRONT DOOR	TO MATCH EXISTING
7	STOREFRONT GLASS	TO MATCH EXISTING
8	HIGH SPEED ROLL-UP DOOR	PAINT TO MATCH EXISTING BUILDING
9	HOLLOW METAL DOOR & FRAME	PAINT TO MATCH EXISTING BUILDING
10	EXISITING ROOL-UP DOOR TO BE DEMOLISHED	
11	OVERHEAD DOOR SENSOR	
12	TRAFFIC SIGNAL	
13	CONCRETE-FILLED METAL BOLLARD W/"TOPGARD" CAP	
14	ROOF TOP UNIT SCREENING	CITYSCAPES ENVISOR PUTTY 1
15	ROOF DRAIN SCUPPERS, DOWNSPOUTS & OVERFLOWS	PAINT TO MATCH WALLS
16	METAL LADDER	
17	ROOF HATCH	
18	ALUMINUM CANOPY	BRUSHED NICKEL, TO MATCH STOREFRONTS

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BUILDING ELEVATIONS
SCALE: AS NOTED

sheet no. A2.0

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Florida License # : Architectural/Interior Design; AA-C001123

Joe Cordilo
AR0010769

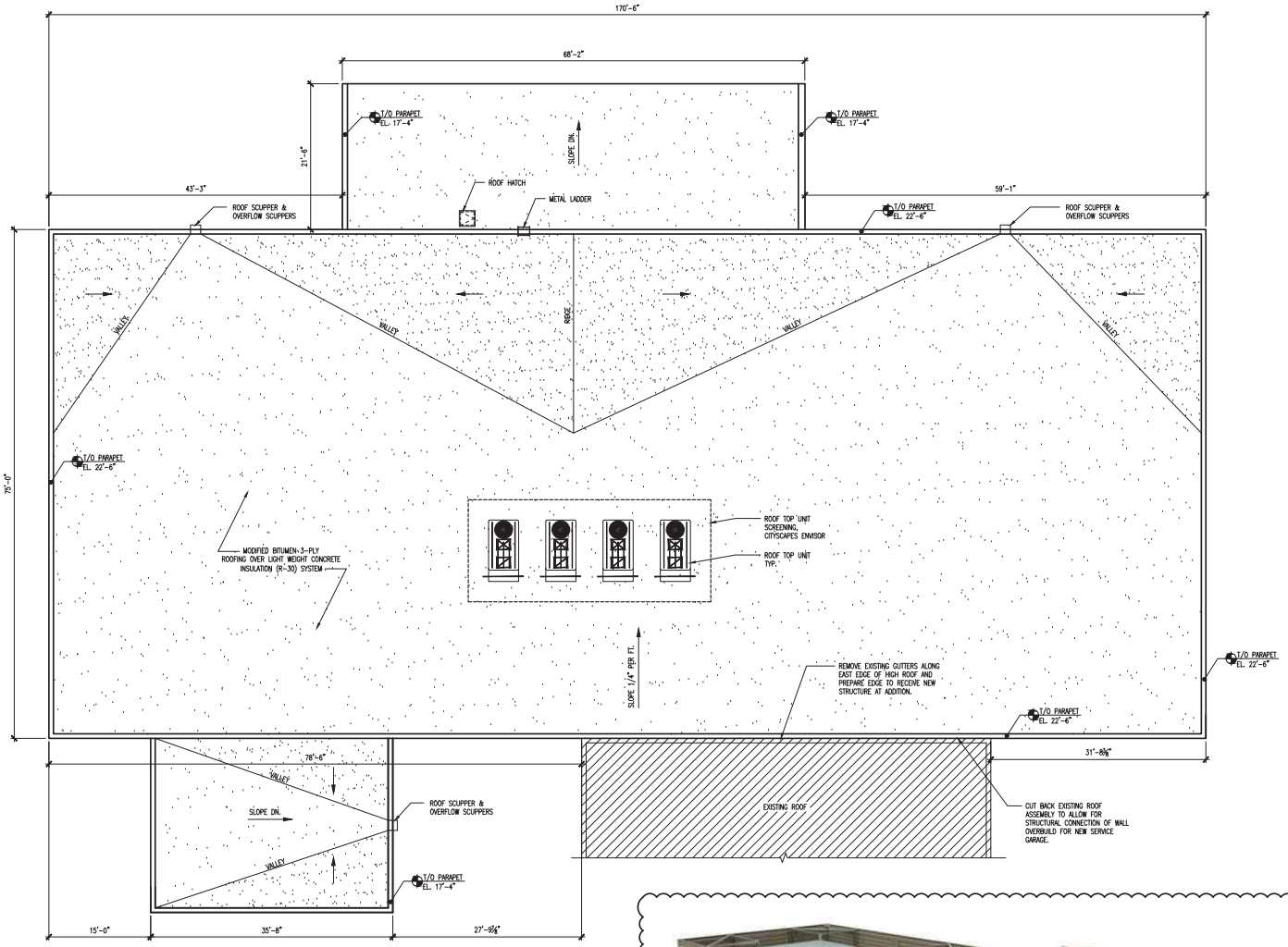
Drwn by: LS

NEW SERVICE SHOP ADDITION / RENOVATION
@ INFINITI OF COCONUT CREEK
5501 W. SAMPLE RD., COCONUT CREEK, FL

16-049

date	description
12.22.16	SPA SUBMITTAL
02.16.17	SPA SUBMITTAL REVISION #1

date	description



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: PANELS ARE HEAVY DUTY
EXTRUDED ALUMINUM.

2 RTU SCREENING – CITYSCAPES ENVISOR
SCALE: N.T.S.

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ROOF PLAN
SCALE: AS NOTED

NEW SERVICE SHOP ADDITION / RENOVATION
@ INFINITI OF COCONUT CREEK
5501 W. SAMPLE RD., COCONUT CREEK, FL

16-049

Robert Reid Wedding
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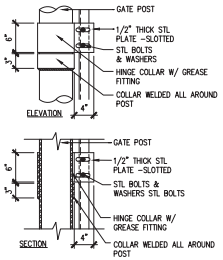
Joe Cordilo
AR0010766

Drawn by: LS

date	description
12.22.16	SPA SUBMITTAL
02.16.17	SPA SUBMITTAL REVISION #1

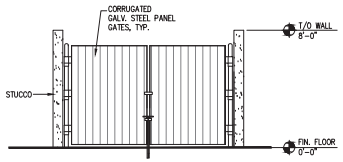
date	description

sheet no.
A3.0

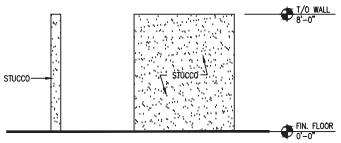


NOTE:
SECTIONS & DETAILS ALSO APPLY TO DUMPSTER ENCLOSURE, RE: SITE PLAN FOR DUMPSTER LOCATION

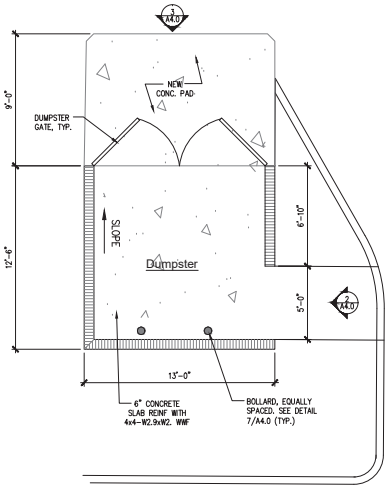
4 GATE HINGE DETAIL
SCALE: 1" = 1'-0"



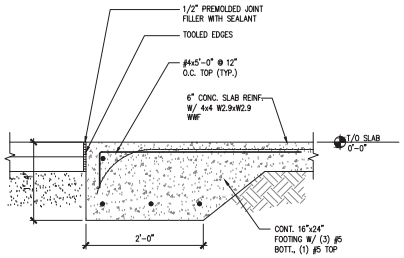
3 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



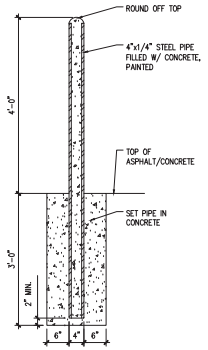
2 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



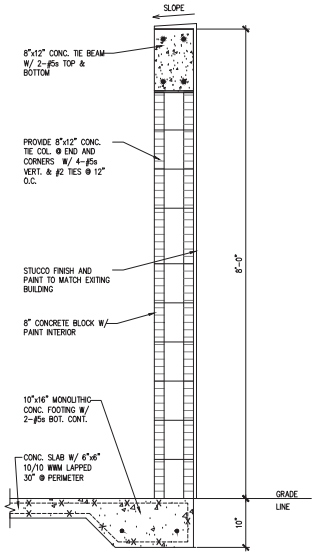
1 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



5 CONCRETE APRON DETAIL
SCALE: 1" = 1'-0"



7 DUMPSTER BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



6 DUMPSTER WALL SECTION
SCALE: 1" = 1'-0"

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DUMPSTER PLAN & DETAILS
SCALE: AS NOTED
A4.0

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Joel Cordilio
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Drawn by: LS

NEW SERVICE SHOP ADDITION / RENOVATION
@ INFINITI OF COCONUT CREEK
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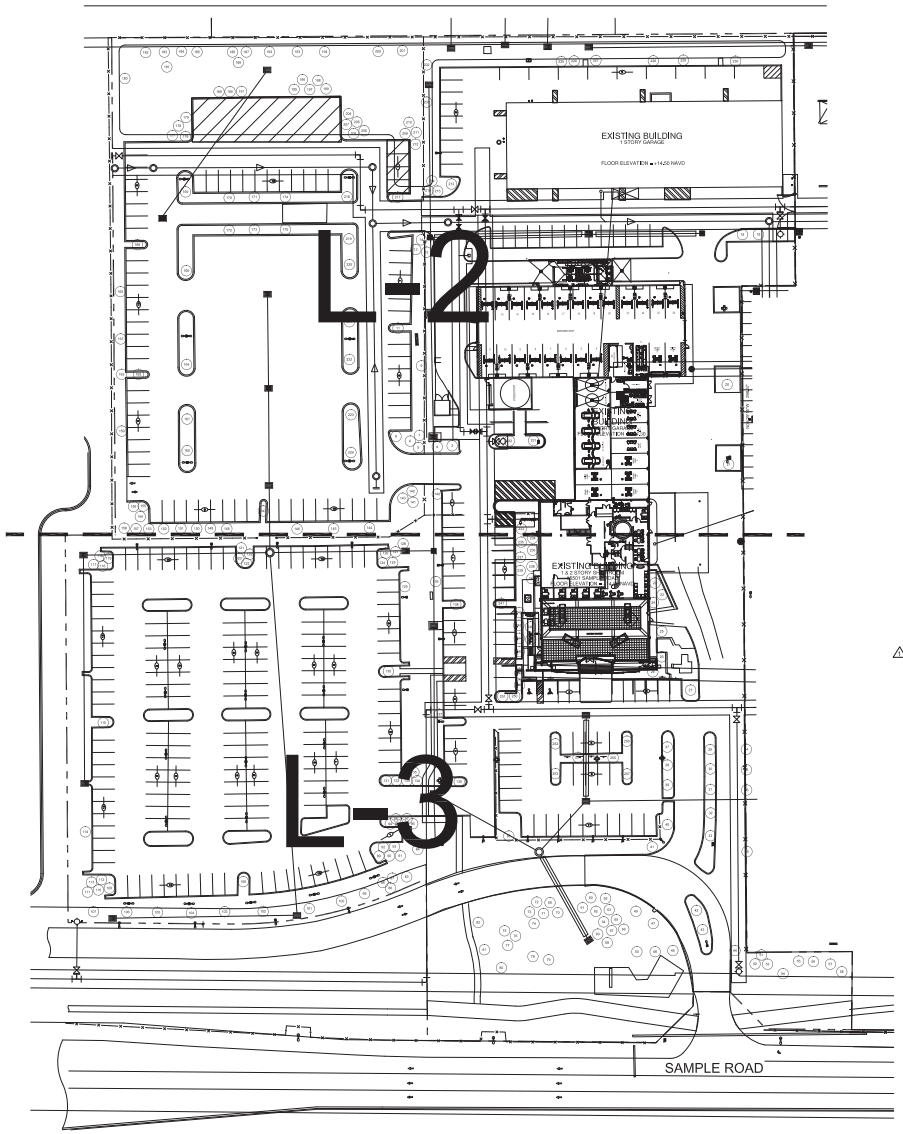
16-049

sheet no	date	description
1	02.16.17	SPA SUBMITTAL REVISION #1

date	description



LANDSCAPE INDEX

Scale: NTS

NORTH

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	5	*Coccoloba diversifiora	12' HT. X 5' SPR. X 2" CAL
		PIGEON PLUM	F.G.
	5	*Conocarpus erectus 'sericeus'	12' HT. X 5' SPR. X 2" CAL
		SILVER BUTTONWOOD	F.G.
	2	*Ilex cassine	12' HT. X 5' SPR. X 2" CAL
		DAHOON HOLLY	F.G.
	5	Lagerstroemia Indica 'Natchez'	8' HT. X 4' SPR. X 3.5" DBH
		WHITE CREPE MYRTLE	F.G.
	39	*Quercus virginiana	12' HT. X 5' SPR. X 2" CAL
		LIVE OAK	F.G.
	11	Veitchia montgomeryana 'single'	18' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	4	Veitchia montgomeryana 'double'	20' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	398	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CI	65	*Chrysobalanus Icaco	24" HT. X 24" SPR. / 24" O.C.
		GREEN COCOPLUM	3 GAL.
CO	650	*Coreopsis spp.	12" HT. X 12" SPR. / 12" O.C.
		TICKSEED	1 GAL.
FM	531	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	14	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
HP	189	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FIREBUSH	3 GAL.
PC	437	*Pontederia cordata	15" HT. X 15" SPR. / 15" O.C.
		PICKERALWEED	1 GAL
TF	126	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

SAMPLE ROAD
MAIN STREET STREETSCAPE
FRONTAGE RD. PERIMETER GREENWAY

	REQ.	PROV.
12' WIDE PATHWAY	YES	YES
TREES: 573 linear ft./30=19.1	19	19
ACCENT TREES: 3373 sq.ft./700 sq.ft.=4.8	5	5
SHRUBS/GROUNDCOVER:	<40%	YES

SYMBOL LEGEND

(#x) Tree to Remain

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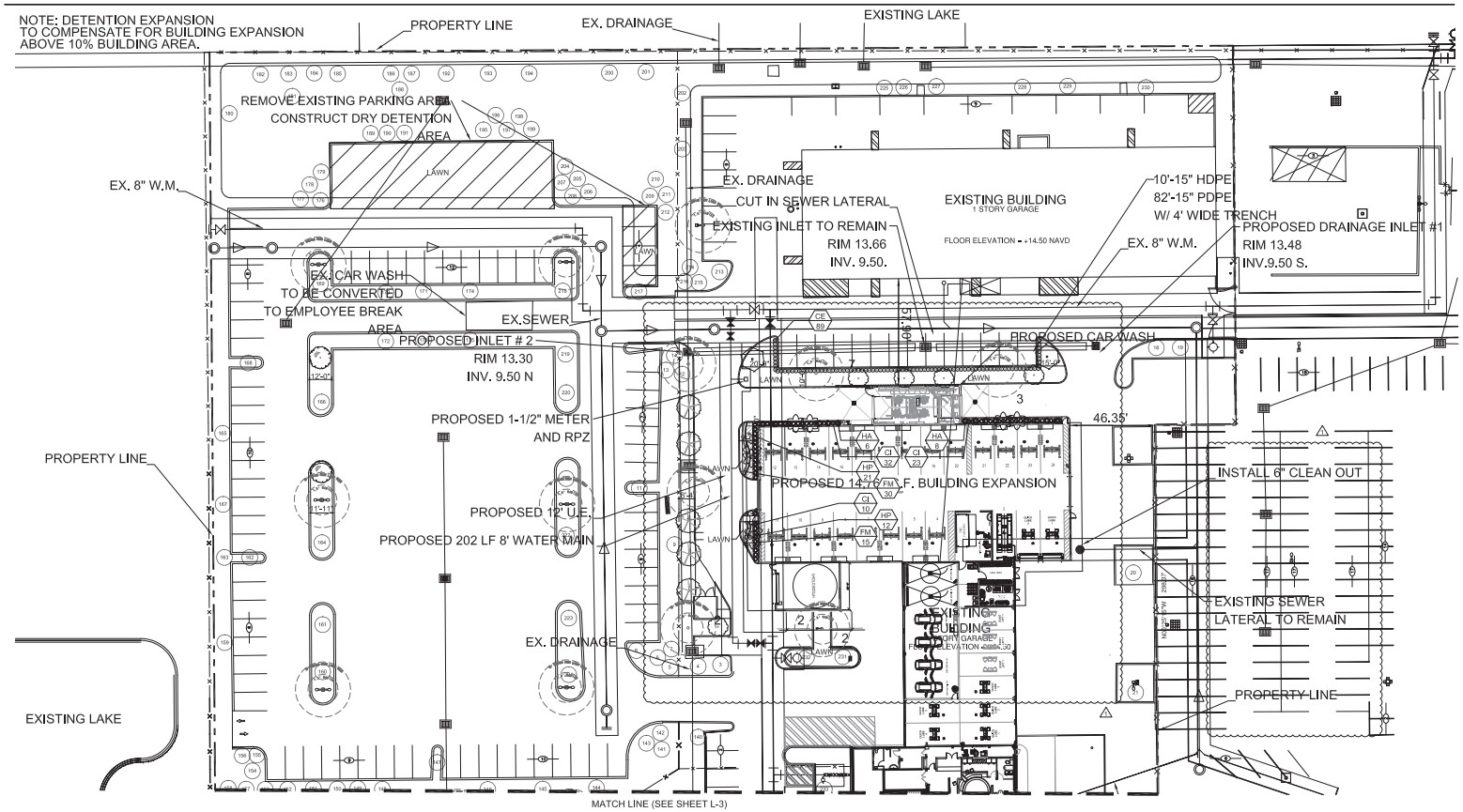
Project:
INFINITI DEALERSHIP
Coconut Creek, Florida
INDEX

Revisions:	Date:	By:
1) City Comments	02.15.2017	LD

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Index
Date: 02/15/2017
Scale: See Left
Drawn by: LD
Sheet No.:
L-1
Cad Id.: 2016-106



LANDSCAPE PLAN

Scale: 1"=30'-0"

NORTH

SYMBOL LEGEND

(#x) Tree to Remain

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Project:

INFINITI DEALERSHIP
Coconut Creek, Florida
LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	02.15.2017	LD

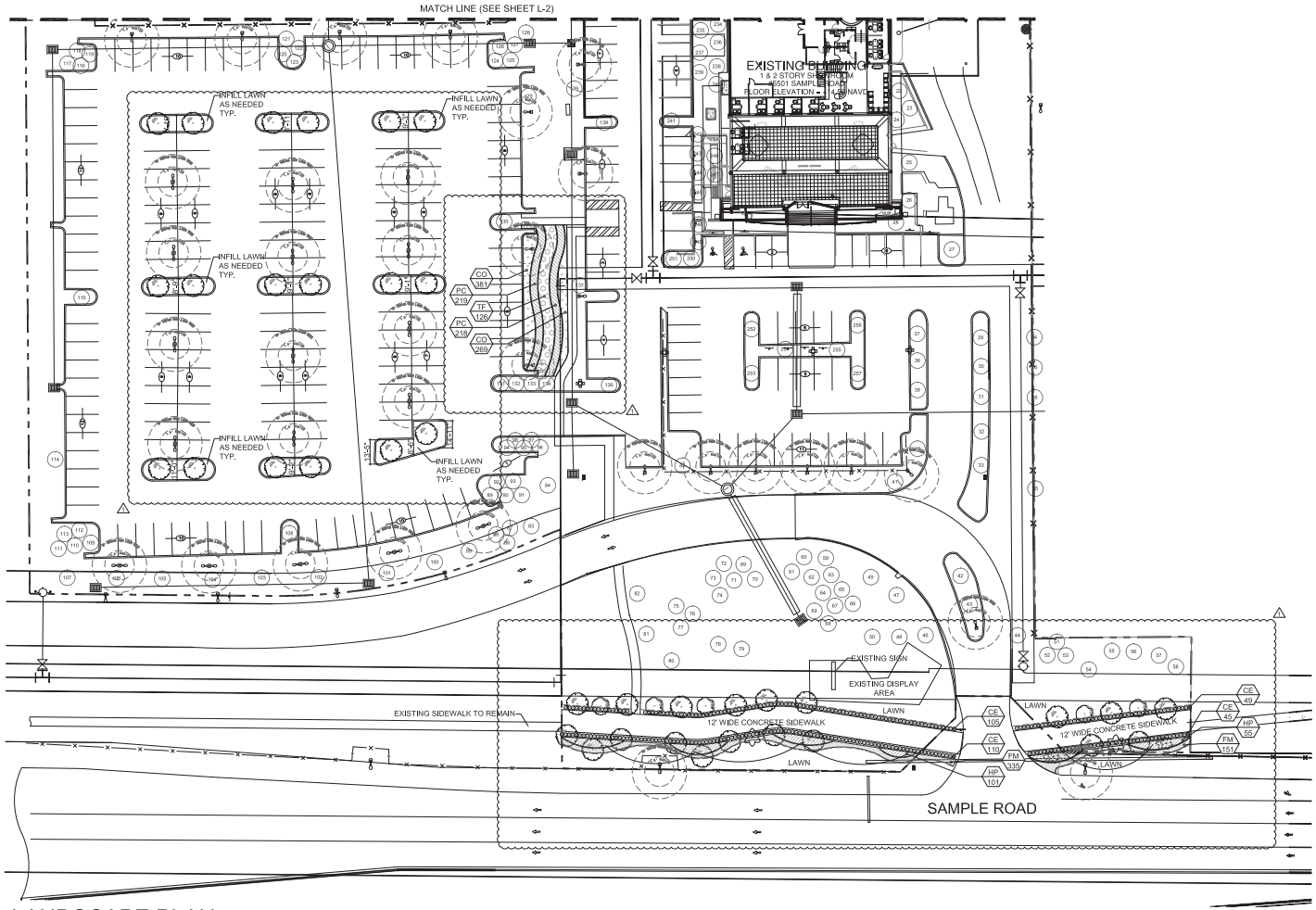
Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 02/15/2017
Scale: See Left
Drawn by: LD
Sheet No.:

L-2

Cad Id.: 2016-106



LANDSCAPE PLAN

Scale: 1"=30'-0"

NORTH

SYMBOL LEGEND

(#x) Tree to Remain

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phone: 954-923-9681 fax/alt#: 954-923-9689
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Project:

INFINITI DEALERSHIP

Coconut Creek, Florida

LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	02.15.2017	LD

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 02/15/2017

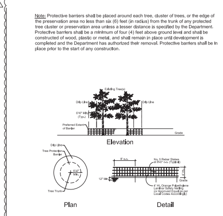
Scale: See Left

Drawn by: LD

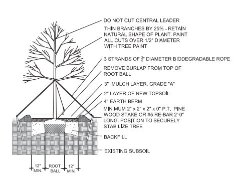
Sheet No.:

L-3

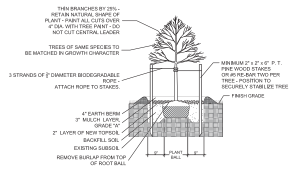
Cad Id.: 2016-106



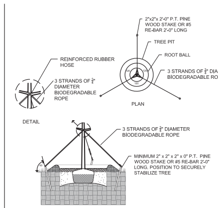
Tree Protection Barrier Detail



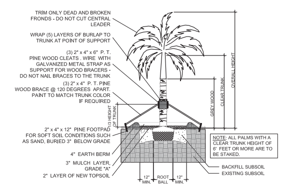
LARGE TREE PLANTING DETAIL



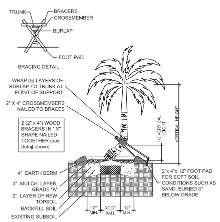
SMALL TREE PLANTING DETAIL



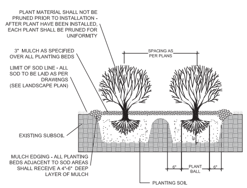
TYPICAL TREE GUYING DETAIL



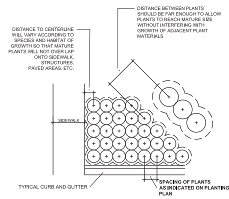
STRAIGHT TRUNK PALM PLANTING DETAIL



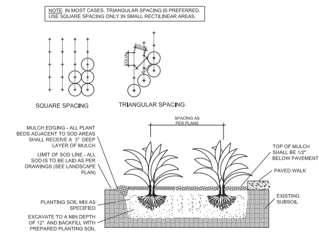
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

TREE PRESERVATION NOTES:

PER SECTION 13-448 (n): During construction, land development or lot clearing, the contractor and the owner shall adhere to all of the requirements which follow:

-Place and maintain protective barriers around the drip line of all trees to be retained on the site to prevent their destruction or damage. The protective barriers shall be at least four (4) feet in height and conspicuously colored to be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy material and shall be installed prior to construction or land development.

-Not store or use materials or equipment within the drip line of any tree to be retained on site unless the activity is being done to protect trees.

-Not discharge or contaminate the soil within the drip line of any tree to be retained on site with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts.

-Clearing of vegetation within the drip line of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots; said equipment shall be a maximum or 48 inches wide, tire to tire, with a maximum weight of 3500 pounds.

-Utilize retaining walls and drywells where needed to protect trees to be preserved from severe grade changes.

-Pruning of trees to be preserved shall be in accordance with the standards for pruning established by ANSI A-300.

-Make no attachments, other that those of a protective and non damaging nature to any tree to be retained on site.

-Not change the natural grade above the root system within the drip line of any tree to be retained on site unless it can be demonstrated to the city that it w ill not damage any tree.

-Avoid encroachments, excavations, or severe grade changes within the drip line of preserved trees unless it can be demonstrated to the city that it will not impact any tree.

-Not cause soil compaction within the drip line of any tree to be retained on site.

Any trees designated to be preserved which are damaged during construction shall promptly be repaired.

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Project:
INFINITI DEALERSHIP
Coconut Creek, Florida
LANDSCAPE DETAILS

Revisions:	Date:	By:
1) City Comments	02.14.2017	LD

Seal:
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 02/15/2017
Scale: NTS
Drawn by: LD
Sheet No.:
L-4
Cad Id.: 2016-108

CITY OF COCONUT CREEK
STANDARD LANDSCAPE NOTES

1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation.
3. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
4. All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three (3) sides by landscape shrubs.

   NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide additional plants to provide an adequate screen.
5. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement shall be made from top of root ball planted at proper elevation.
6. Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms and plant material rejected due to this practice shall be replaced with the inspector on site.
7. Burlap material, wire cages, plastic/canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material REMOVED ENTIRELY prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
10. All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
12. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction of the inspector.
13. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
14. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
15. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with 50% overlap (minimum) using rust free water, except preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
16. Irrigation permits and plans shall be submitted for approval at time of building permits.
17. All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
18. All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc. leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
19. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of incline for the berm.
20. An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

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Project:
INFINITI DEALERSHIP
Coconut Creek, Florida
LANDSCAPE DETAILS

Revisions:	Date:	By:
1) City Comments	02.15.2017	LD

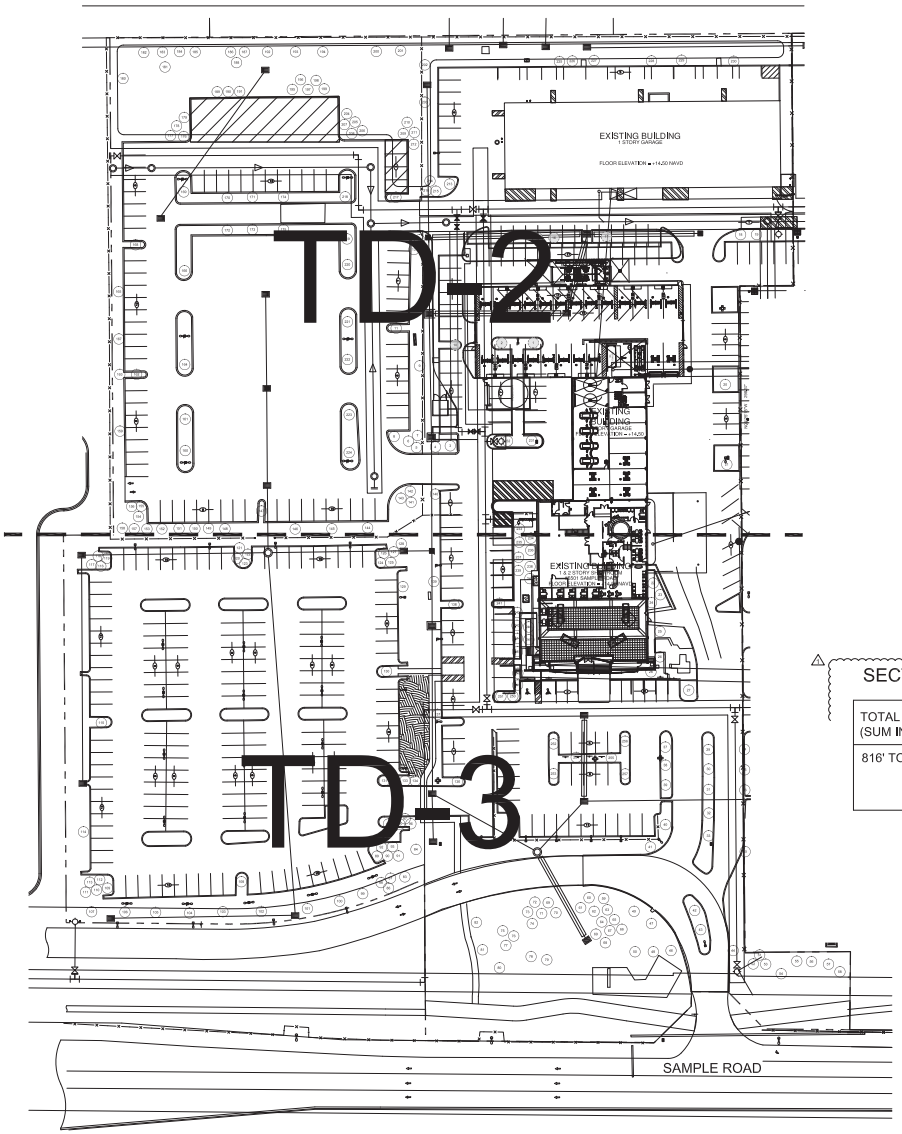
Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 02/15/2017
Scale: NTS
Drawn by: LD
Sheet No.:

L-5

Cad Id.: 2016-106



TREE DISPOSITION INDEX

Scale: N.T.S.

NORTH

SECTION 13: REPLACEMENT CHART

TOTAL CANOPY TO BE REMOVED (SUM IN FEET)	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (CATEGORY 1 - 300 FT.)
816' TO BE REMOVED	816/300=2.72 = 3 REQUIRED TREES 3 PROVIDED CATEGORY 1 TREES (SEE LANDSCAPE PLAN FOR SPECIES AND LOCATION)

SYMBOL LEGEND

(#x) Tree to Remain

(#x) Tree to Remove

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Project:

INFINITI DEALERSHIP
Coconut Creek, Florida
TREE DISPOSITION INDEX

Revisions:	Date:	By:
1) City Comments	02.16.2017	LD

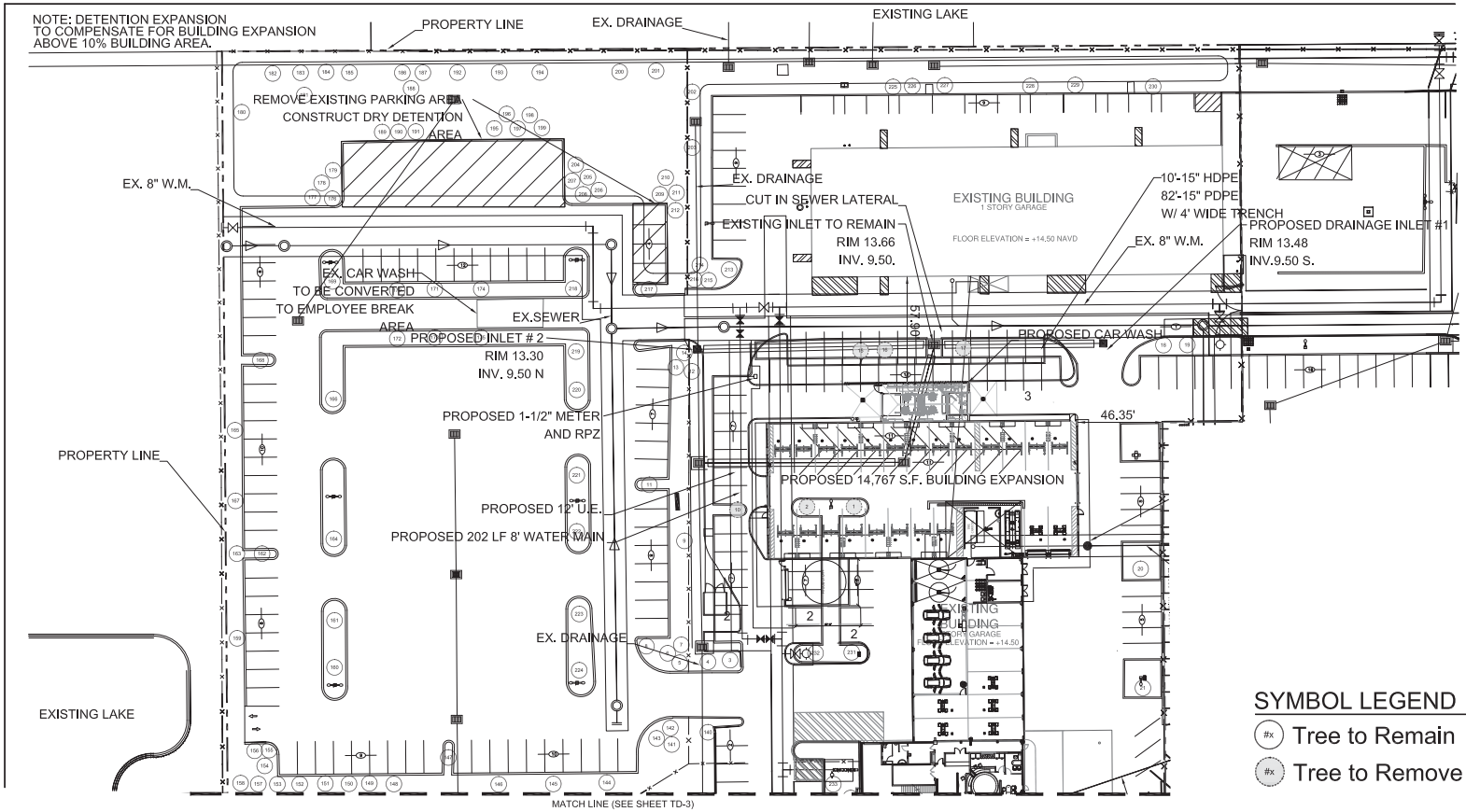
Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Index
Date: 02/14/2017
Scale: See Left
Drawn by: LD
Sheet No.:

TD-1

Cad Id.: 2016-106



SYMBOL LEGEND

- #x Tree to Remain
- #x Tree to Remove

TREE DISPOSITION PLAN

Scale: 1"=30'-0"

NORTH

WITKIN HULTS DESIGN GROUP
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Project:

INFINITI DEALERSHIP

Coconut Creek, Florida

TREE DISPOSITION PLAN

Revisions:	Date:	By:
1) City Comments	02.16.2017	LD

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 02/14/2017

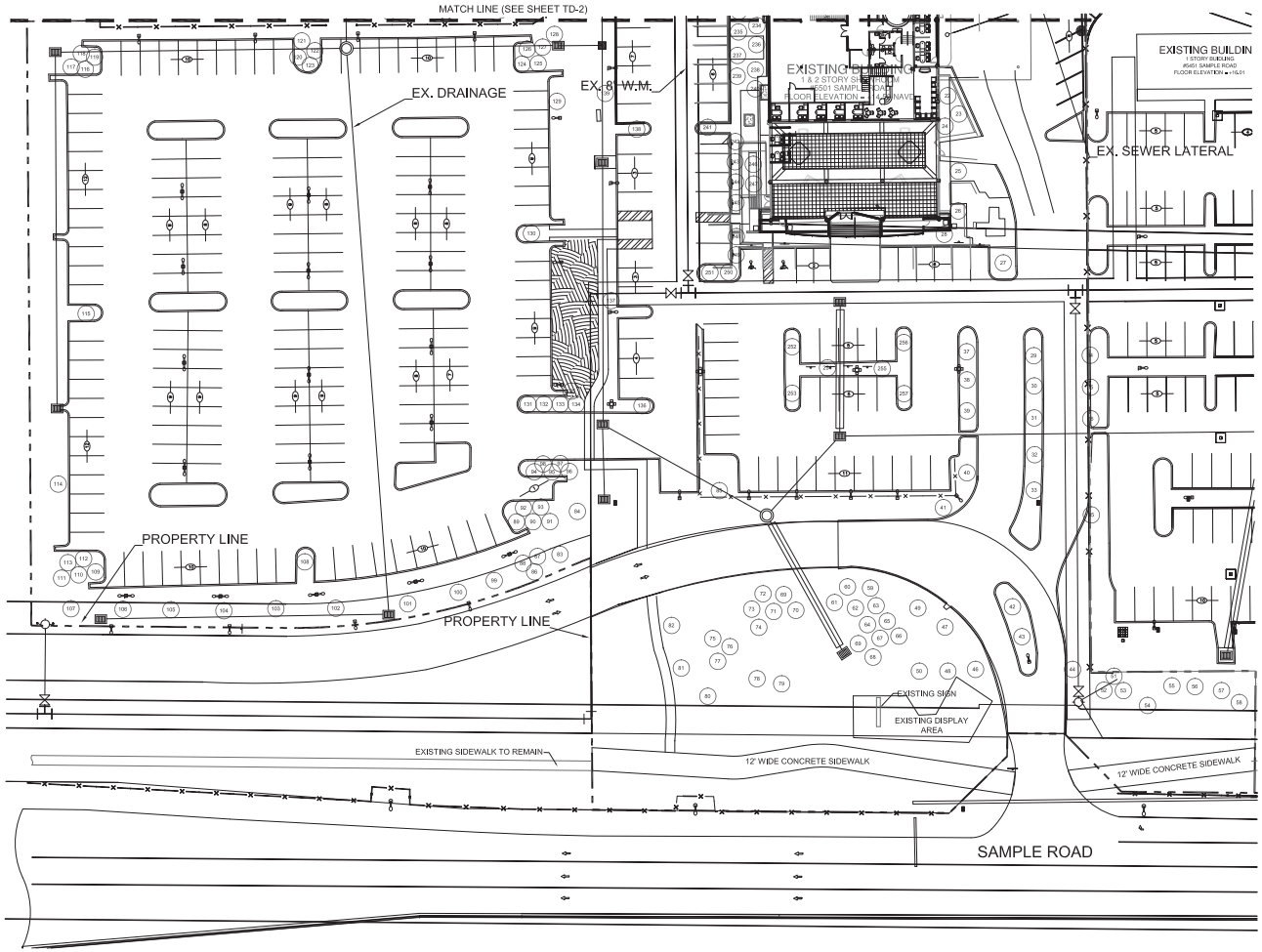
Scale: See Left

Drawn by: LD

Sheet No.:

TD-2

Cad Id.: 2016-106



TREE DISPOSITION PLAN

Scale: 1"=30'-0"

NORTH

SYMBOL LEGEND

#x Tree to Remain

#x Tree to Remove

WITKIN HULTS DESIGN GROUP
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Project:

INFINITI DEALERSHIP

Coconut Creek, Florida

TREE DISPOSITION PLAN

Revisions:	Date:	By:
1) Cty Comments	02.16.2017	LD

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 02/14/2017

Scale: See Left

Drawn by: LD

Sheet No.:

TD-3

Cad Id.: 2016-106

TREE DISPOSITION TABLE

Tree #	Height (FT)	Spread (FT)	DBH (IN)	Botanical Name	Common Name	Disposition	Condition	Canopy Area
1	30	17	10	*Quercus virginiana*	Live Oak	Remove	Fair	226.865
2	30	15	8	*Quercus virginiana*	Live Oak	Remove	Fair	176.625
3	30	20	15	*Quercus virginiana*	Live Oak	Remain	Fair	314
4	20	15	10	*Callistemon*	Bottle Brush	Remain	Fair	176.625
5	22	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
6	22	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
7	22	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
8	22	20	18	*Quercus virginiana*	Live Oak	Remain	Fair	314
9	17	15	12	*Callistemon*	Bottle Brush	Remain	Fair	176.625
10	30	15	10	*Quercus virginiana*	Live Oak	Remove	Fair	176.625
11	30	15	10	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
12	30	17	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	226.865
13	27	17	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	226.865
14	27	17	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	226.865
15	15	10	4	*Callistemon*	Bottle Brush	Remove	Fair	78.5
16	15	10	4	*Callistemon*	Bottle Brush	Remove	Fair	78.5
17	15	10	4	*Callistemon*	Bottle Brush	Remove	Fair	78.5
18	25	17	12	*Callistemon*	Bottle Brush	Remain	Fair	226.865
19	25	17	12	*Callistemon*	Bottle Brush	Remain	Fair	226.865
20	25	20	18	*Quercus virginiana*	Live Oak	Remain	Fair	314
21	15	10	15	*Adonidia merrillii*	Christmas Palm (Triple)	Remain	Fair	78.5
22	27	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
23	27	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
24	27	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
25	18	12	12	*Adonidia merrillii*	Christmas Palm (Triple)	Remain	Fair	113.04
26	32	23	18	*Coccoloba diversifolia*	Pigeon Plum	Remain	Fair	415.265
27	30	15	24	*Roystonea regia*	Royal Palm	Remain	Fair	176.625
28	12	10	9	*Adonidia merrillii*	Christmas Palm (Triple)	Remain	Fair	78.5
29	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
30	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
31	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
32	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
33	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
34	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
35	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
36	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
37	30	20	48	*Roystonea regia*	Royal Palm	Remain	Fair	314
38	30	20	35	*Roystonea regia*	Royal Palm	Remain	Fair	314
39	30	20	36	*Roystonea regia*	Royal Palm	Remain	Fair	314
40	30	20	36	*Roystonea regia*	Royal Palm	Remain	Fair	314
41	30	20	36	*Roystonea regia*	Royal Palm	Remain	Fair	314
42	30	20	14	*Roystonea regia*	Royal Palm	Remain	Fair	314
43	30	20	18	*Roystonea regia*	Royal Palm	Remain	Fair	314
44	32	20	36	*Roystonea regia*	Royal Palm	Remain	Fair	314
45	25	17	18	*Roystonea regia*	Royal Palm	Remain	Fair	226.865
46	20	15	12	*Roystonea regia*	Royal Palm	Remain	Fair	176.625
47	30	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
48	15	8	6	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	50.24
49	28	20	24	*Roystonea regia*	Royal Palm	Remain	Fair	314
50	12	15	16	*Phoenix roebelenii*	Pygmy Date Palm	Remain	Fair	176.625
51	17	10	10	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
52	17	8	4	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	50.24
53	20	17	10	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	226.865
54	17	18	9	*Phoenix dactylifera*	Date Palm	Remain	Fair	254.34
55	30	22	24	*Quercus virginiana*	Live Oak	Remain	Fair	379.94
56	30	25	36	*Quercus virginiana*	Live Oak	Remain	Fair	490.625
57	20	10	6	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
58	20	10	6	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
59	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
60	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
61	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
62	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
63	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
64	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
65	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
66	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
67	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
68	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
69	25	15	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
70	20	10	8	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
71	20	10	8	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
72	20	10	8	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
73	20	10	8	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
74	20	10	8	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
75	18	10	6	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
76	18	10	6	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
77	18	10	6	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
78	20	16	26	*Quercus virginiana*	Live Oak	Remain	Fair	200.96
79	15	10	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
80	33	27	36	*Swietenia mahagoni*	Mahogany	Remain	Fair	572.265
81	28	20	24	*Swietenia mahagoni*	Mahogany	Remain	Fair	314
82	28	20	36	*Swietenia mahagoni*	Mahogany	Remain	Fair	314
83	30	20	36	*Swietenia mahagoni*	Mahogany	Remain	Fair	314
84	25	20	24	*Quercus virginiana*	Live Oak	Remain	Fair	314
85	25	20	24	*Quercus virginiana*	Live Oak	Remain	Fair	314
86	20	10	12	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
87	20	10	12	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
88	20	10	12	*Syagrus romanzoffiana*	Queen Palm	Remain	Fair	78.5
89	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
90	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
91	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
92	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
93	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
94	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
95	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
96	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
97	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
98	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
99	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
100	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
101	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
102	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
103	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
104	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
105	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
106	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
107	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
108	20	15	14	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
109	15	10	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
110	15	10	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
111	15	10	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
112	15	10	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
113	15	10	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
114	20	17	24	*Quercus virginiana*	Live Oak	Remain	Fair	226.865
115	20	16	18	*Quercus virginiana*	Live Oak	Remain	Fair	200.96
116	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
117	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
118	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
119	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
120	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
121	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
122	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
123	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
124	20	15	20	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
125	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
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127	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
128	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
129	20	15	6	*Tabebuia heterophylla*	Pink Tabebuia	Remain	Fair	176.625
130	25	20	14	*Quercus virginiana*	Live Oak	Remain	Fair	314
131	18	12	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
132	18	12	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
133	18	12	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
134	18	12	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
135	18	12	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
136	20	15	10	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
137	25	20	18	*Quercus virginiana*	Live Oak	Remain	Fair	314
138	25	20	24	*Quercus virginiana*	Live Oak	Remain	Fair	314
139	25	15	12	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
140	20	15	18	*Callistemon*	Bottle Brush	Remain	Fair	176.625
141	20	12	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
142	20	12	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
143	20	12	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
144	25	25	36	*Quercus virginiana*	Live Oak	Remain	Fair	490.625
145	25	20	18	*Quercus virginiana*	Live Oak	Remain	Fair	314
146	20	8	3	*Quercus virginiana*	Live Oak	Remain	Fair	50.24
147	25	15	24	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
148	25	15	18	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
149	25	12	15	*Callistemon*	Bottle Brush	Remain	Fair	113.04
150	25	15	24	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
151	25	10	14	*Callistemon*	Bottle Brush	Remain	Fair	78.5
152	28	15	18	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
153	10	5	6	*Callistemon*	Bottle Brush	Remain	Fair	19.625
154	25	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
155	25	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
156	25	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
157	30	20	48	*Quercus virginiana*	Live Oak	Remain	Fair	314
158	30	25	40	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	490.625
159	30	35	48	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	961.625
160	25	20	18	*Quercus virginiana*	Live Oak	Remain	Fair	314
161	22	20	15	*Quercus virginiana*	Live Oak	Remain	Fair	314
162	25	20	36	*Quercus virginiana*	Live Oak	Remain	Fair	314
163	25	30	40	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	706.5
164	22	20	18	*Quercus virginiana*	Live Oak	Remain	Fair	314
165	25	20	22	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	314
166	12	8	3	*Quercus virginiana*	Live Oak	Remain	Poor	50.24
167	25	20	22	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	314
168	32	30	30	*Quercus virginiana*	Live Oak	Remain	Fair	706.5
169	20	18	15	*Quercus virginiana*	Live Oak	Remain	Fair	254.34
170	20	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
171	20	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
172	20	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
173	20	12	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	113.04
174	26	15	18	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
175	26	15	12	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
176	25	15	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
177	20	15	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
178	20	15	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
179	20	15	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
180	25	25	36	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	490.625
181	30	15	18	*Acer rubrum*	Red Maple	Remain	Fair	176.625
182	10	8	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	50.24
183	15	10	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
184	15	10	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	78.5
185	20	15	10	*Acer rubrum*	Red Maple	Remain	Fair	176.625
186	23	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
187	23	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
188	23	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
189	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
190	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
191	20	15	18	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
192	25	17	18	*Acer rubrum*	Red Maple	Remain	Fair	226.865
193	25	17	18	*Acer rubrum*	Red Maple	Remain	Fair	226.865
194	25	17	18	*Acer rubrum*	Red Maple	Remain	Fair	226.865
195	20	15	12	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
196	20	15	13	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
197	20	15	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
198	20	15	15	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
199	20	15	13	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
200	20	15	15	*Acer rubrum*	Red Maple	Remain	Poor	176.625
201	15	15	36	*Pongamia Pinnata*	Indian Beech Tree	Remain	Poor	176.625
202	20	15	36	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	176.625
203	20	25	20	*Quercus virginiana*	Live Oak	Remain	Fair	490.625
204	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
205	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
206	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
207	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
208	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
209	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
210	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
211	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
212	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
213	20	17	12	*Quercus virginiana*	Live Oak	Remain	Fair	226.865
214	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
215	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
216	20	15	14	*Sabal palmetto*	Cabbage Palm	Remain	Fair	176.625
217	20	20	15	*Quercus virginiana*	Live Oak	Remain	Fair	314
218	20	15	12	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
219	20	17	12	*Quercus virginiana*	Live Oak	Remain	Fair	226.865
220	20	17	12	*Quercus virginiana*	Live Oak	Remain	Fair	226.865
221	20	17	12	*Quercus virginiana*	Live Oak	Remain	Fair	226.865
222	20	17	12	*Quercus virginiana*	Live Oak	Remain	Fair	226.865
223	20	15	10	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
224	20	15	10	*Quercus virginiana*	Live Oak	Remain	Fair	176.625
225	20	10	10	*Acer rubrum*	Red Maple	Remain	Fair	78.5
226	20	15	14	*Acer rubrum*	Red Maple	Remain	Fair	176.625
227	15	15	15	*Pongamia Pinnata*	Indian Beech Tree	Remain	Poor	176.625
228	20	15	18	*Acer rubrum*	Red Maple	Remain	Fair	176.625
229	20	8	10	*Acer rubrum*	Red Maple	Remain	Fair	50.24
230	20	20	36	*Pongamia Pinnata*	Indian Beech Tree	Remain	Fair	314
231	30	27	10	*Quercus virginiana*	Live Oak	Remain	Fair	572.265
232	30	25	20	*Quercus virginiana*	Live Oak	Remain	Fair	490.625
233	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
234	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
235	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
236	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
237	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
238	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
239	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
240	27	18	10	*Sabal palmetto*	Cabbage Palm	Remain	Fair	254.34
241	35	33	30	*Quercus virginiana*	Live Oak	Remain	Fair	854.865
242	15	12	12	*Wodyetia bifurcata*	Foxtail Palm	Remain	Fair	113.04
243	15	12	12	*Wodyetia bifurcata*	Foxtail Palm	Remain	Fair	113.04
244	15	12	12	*Wodyetia bifurcata*	Foxtail Palm	Remain	Fair	113.04
245	15	12	12	*Wodyetia bifurcata*	Foxtail Palm	Remain	Fair	113.04
246	35	20	5	*Ptychosperma elegans*	Alexander Palms	Remain	Fair	314
247	35	20	5	*Ptychosperma elegans*	Alexander Palms	Remain	Fair	314
248	15	10	15	*Wodyetia bifurcata*	Foxtail Palm	Remain	Fair	78.5
249	15	10	15	*Wodyetia bifurcata*	Foxtail Palm	Remain	Fair	78.5
250	30	25	24	*Roystonea regia*	Royal Palm	Remain	Fair	490.625
251	30	25	24	*Roystonea regia*	Royal Palm	Remain	Fair	490.625
252	30	30	36	*Roystonea regia*	Royal Palm	Remain	Fair	706.5
253	30	30	36	*Roystonea regia*	Royal Palm	Remain	Fair	706.5
254	30	30	36	*Roystonea regia*	Royal Palm	Remain	Fair	706.5
255	30	30	36	*Roystonea regia*	Royal Palm	Remain	Fair	706.5
256	30	30	36	*Roystonea regia*	Royal Palm	Remain	Fair	706.5
257	30	30	36	*Roystonea regia*	Royal Palm	Remain	Fair	706.5
							Total Mitigation Required:	**815.615**

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:

INFINITI DEALERSHIP

Coconut Creek, Florida

TREE DISPOSITION PLAN

Revisions:	Date:	By:
1) City Comments	02.16.2017	LD

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 02/14/2017

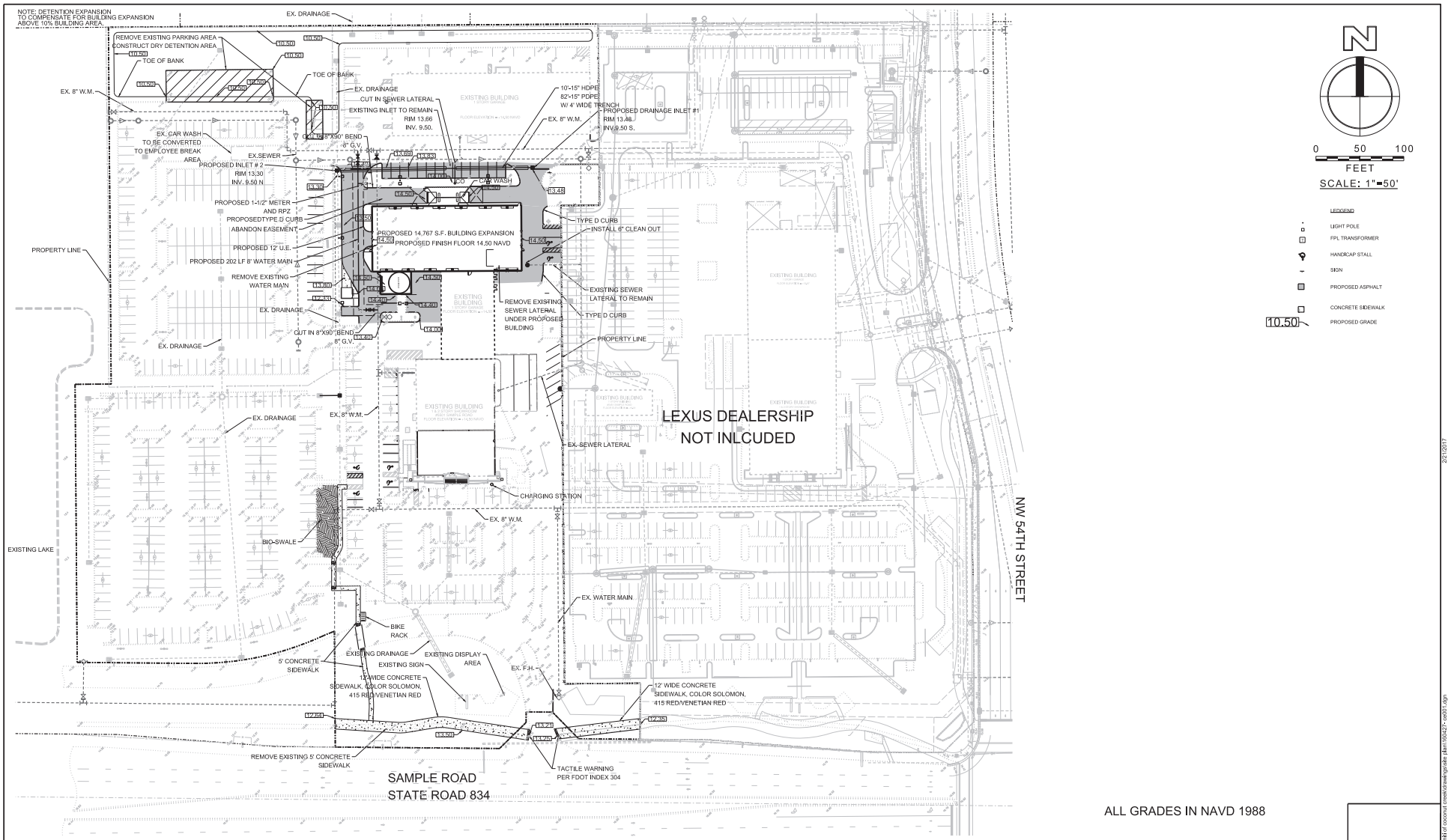
Scale: See Left

Drawn by: LD

Sheet No.:

TD-4

Cad Id.: 2016-108



ALL GRADES IN NAVD 1988

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 3/16
Drawn by: AZ Date: 3/16
Checked by: JH Date: 3/16

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

INFINITI OF COCONUT CREEK
CONCEPTUAL ENGINEERING PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 1604-27
SHEET NUMBER: CE-1

Date: 2/21/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida

2/21/2017

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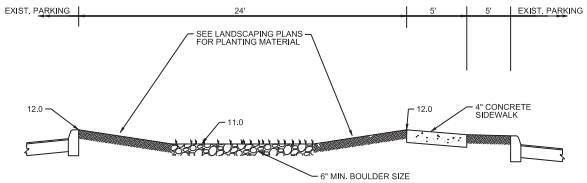


BIOSWALE DETAIL

N.T.S.

Bioswales

Help Us Help the Environment

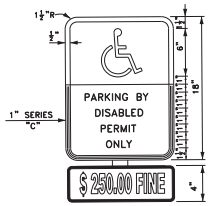
Definition:
A bioswale or vegetated swale is a form of bioretention used to partially treat water quality, attenuated flooding potential and convey storm water away from critical infra-structure

Objective:
The function of these open-channel (broad) drainage ways is to convey storm water runoff. They are often used as an alternate to, or an enhancement of, traditional storm water piping. Bioswales are often integrated into parking lot and road medians and parallel to roadways to infiltrate and treat a portion of the storm water volume, filtering it before it goes back into the environment.

Please Stay Out of the Swales

BIOSWALE INFORMATIONAL SIGN

N.T.S.



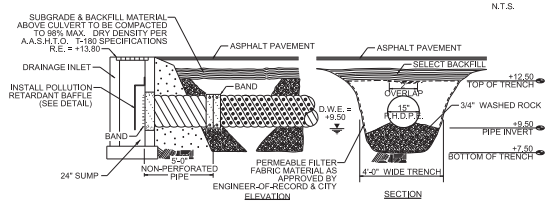
NOTES:

1. Top portion of FTP 25 shall have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. FTP 26 may be fabricated on one panel or two.
4. FTP 25 is for use in areas where space is limited.

HANDICAP SIGN

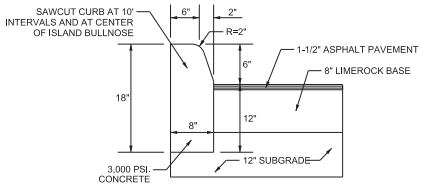
F.D.O.T. INDEX NO. 17355

INSTALL SIGN IN FRONT OF HANDICAP SPACE



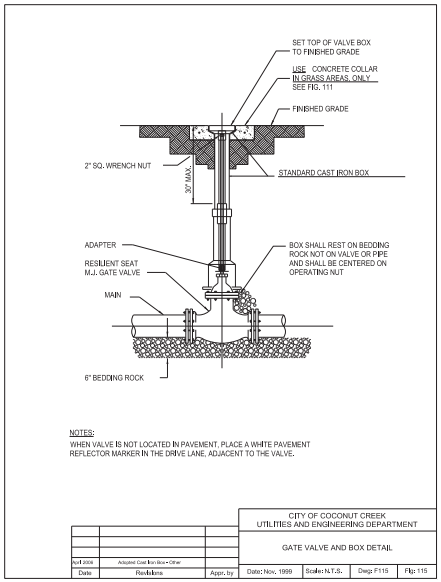
EXFILTRATION TRENCH DETAIL

N.T.S.



TYPE "D" CONCRETE CURB DETAIL

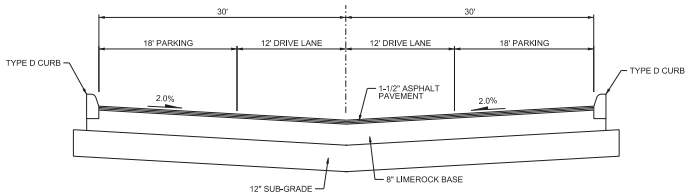
N.T.S.



NOTES:

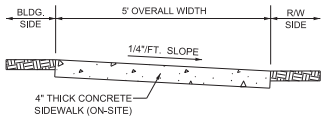
WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.

Date	Revisions	Appr. by	CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			GATE VALVE AND BOX DETAIL			
April 2006	Adopted Cost for Box + Other					
			Date: Nov. 1999	Scale: N.T.S.	Dwg: F115	Fig: 115



TYPICAL PARKING LOT SECTION

N.T.S.

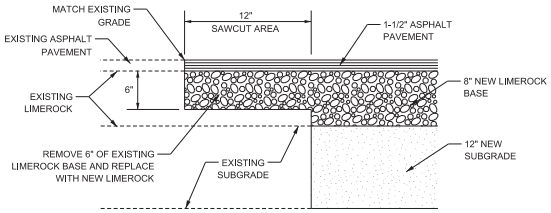


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

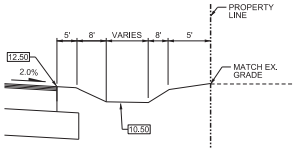
CONCRETE SIDEWALK DETAILS

N.T.S.



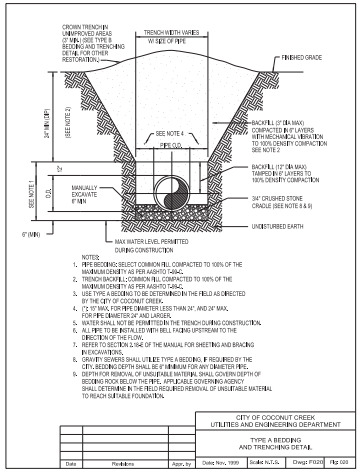
ASPHALT CONNECTION DETAIL

N.T.S.



RETENTION AREA SECTION

N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-D.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-D.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF COCONUT CREEK.
4. (*) 10" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 2.184 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR ANY DIAMETER PIPE.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE. APPLICABLE GOVERNING AGENCY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

Date	Revisions	Appr. by	CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			TYPE A BEDDING AND TRENCHING DETAIL			
			Date: Nov. 1999	Scale: N.T.S.	Dwg: F020	Fig: 020

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 12/16
Drawn by: AQ Date: 12/16
Checked by: JH Date: 12/16

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

INFINITI OF COCONUT CREEK

CONCEPTUAL ENGINEERING DETAILS

SCALE: N.T.S.
PROJECT NUMBER: 1604-27
SHEET NUMBER: CE-2

Date: 2/20/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 58918
State of Florida

2/20/2017

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NOTE: DETENTION EXPANSION TO COMPENSATE FOR BUILDING EXPANSION ABOVE 10% BUILDING AREA.

PROPERTY LINE

EXISTING LAKE

REMOVE EXISTING PARKING AREA
CONSTRUCT DRY DETENTION AREA

EXISTING BUILDING
1 STORY GARAGE
FLOOR ELEVATION = 14.90 NAVD

POWER LINE TO BE RELOCATED

EQUIPMENT TO BE REMOVED AND BUILDING CONVERTED TO EMPLOYEE GATHERING

PROPERTY LINE

REMOVE PARKING AREA

REMOVE CURB

REMOVE DRAINAGE INLET AND PIPES

REMOVE CURB

EXISTING BUILDING
1 STORY GARAGE
FLOOR ELEVATION = 14.30

EXISTING LAKE

PROPERTY LINE

LEXUS DEALERSHIP
NOT INCLUDED

EXISTING BUILDING
1 & 2 STORY SHOWROOM
WISH SAMPLE ROAD
FLOOR ELEVATION = 14.30 NAVD

NW 54TH STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

REMOVE SIDEWALK

EXISTING 5' CONCRETE SIDEWALK TO REMAIN

REMOVE SIDEWALK

SAMPLE ROAD

N

0 50 100
FEET
SCALE: 1"=50'

LEGEND

- LIGHT POLE
- FPL TRANSFORMER
- HANDICAP STALL
- SIGN
- PERVIOUS SIDEWALK
- CONCRETE SIDEWALK
- PROPOSED PAVEMENT

2/20/2017

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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 3/16
Drawn by: AZ Date: 3/16
Checked by: JH Date: 3/16

HSQ GROUP, INC.
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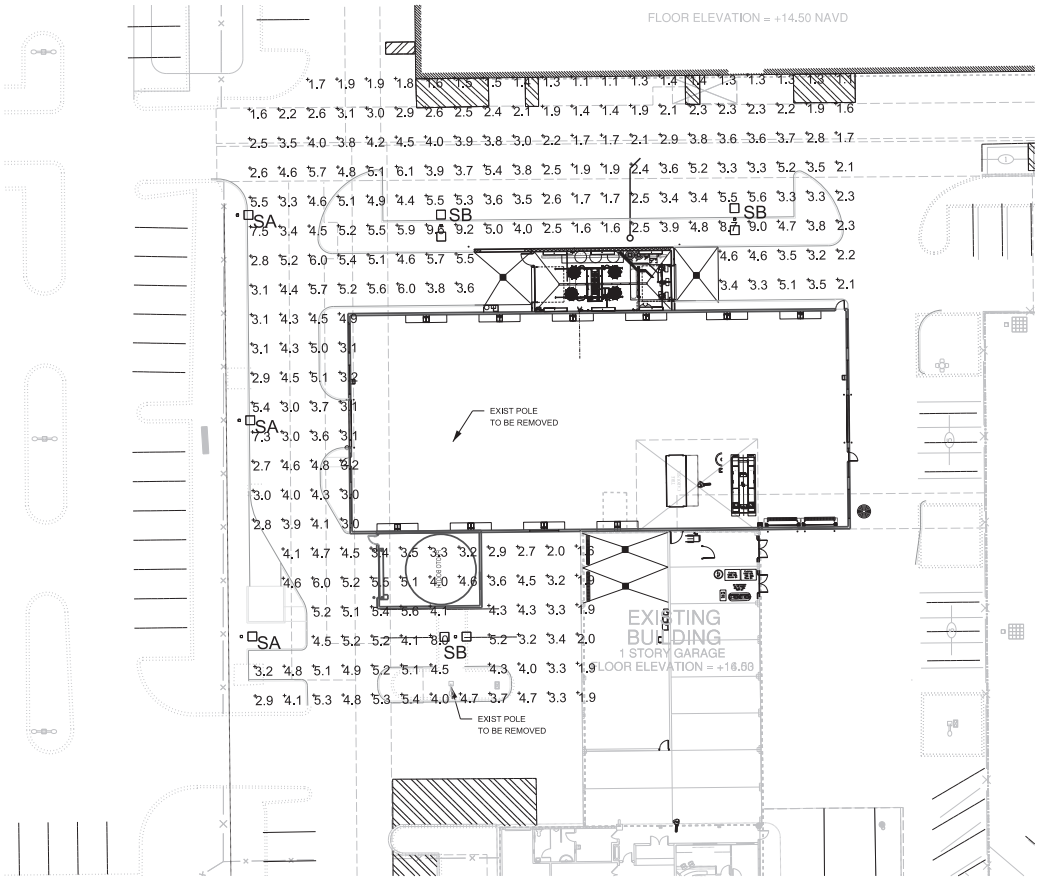
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

INFINITI OF COCONUT CREEK

DEMOLITION PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 1604-27
SHEET NUMBER: DM-1

Date: 2/20/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida



SCALE: 1"=20'

LEGEND

- LIGHT POLE
- FPL TRANSFORMER
- HANDICAP STALL
- SIGN
- PERVIOUS SIDEWALK
- CONCRETE SIDEWALK

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	File	LLF	Watts
	SA	3	BEACON PRODUCTS VPL 80NB-180 3K T4 UNV COLOR (POLE MT @ 25 FT AFG)	VP-L-80NB-180-3K-T4.ies	1.00	180
	SB	3	BEACON PRODUCTS VPL 80NB-180 3K T4 UNV COLOR (POLE MT @ 25 FT AFG)	VP-L-80NB-180-3K-T4.ies	1.00	360

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New Parking Lot/Drive Area (FC @ 3 FT AFG)	+	3.7 fc	9.6 fc	1.1 fc	8.7:1	3.4:1

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	ADD PLAN PER DRC COMMENTS				

Designed by: JH Date: 3/16
Drawn by: AZ Date: 3/16
Checked by: JH Date: 3/16

HSQ GROUP, INC.
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Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

INFINITI OF COCONUT CREEK

PHOTOMETRICS PLAN

SCALE: 1" = 20'
PROJECT NUMBER: 1604-27
SHEET NUMBER: PH-1

Date: 2/20/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

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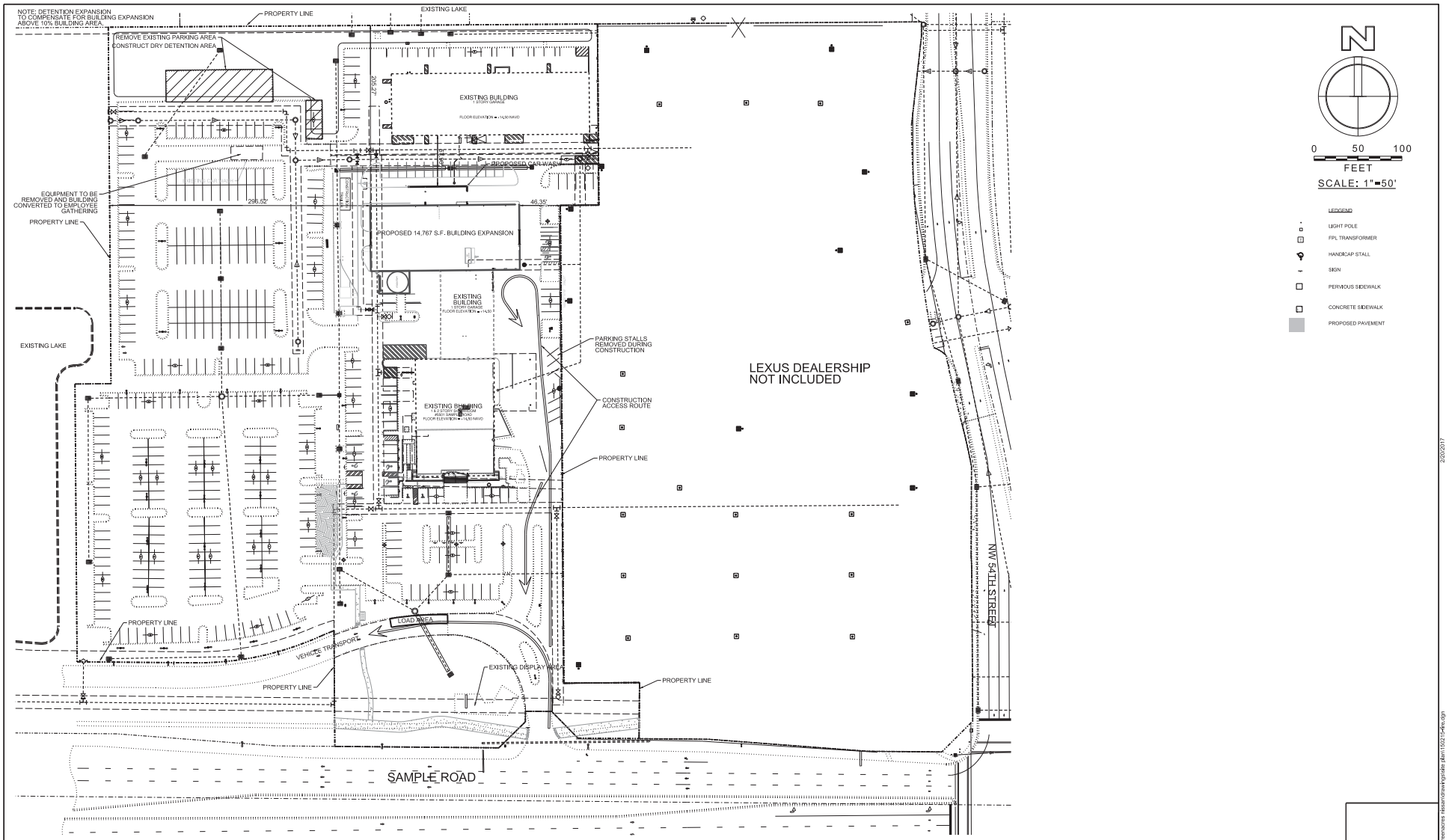
2/20/2017



COMMERCIAL TOC

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

Designed by: JH Date: 3/16
Drawn by: AZ Date: 3/16
Checked by: JH Date: 3/16

HSQ GROUP, INC.
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Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

INFINITI OF COCONUT CREEK

TRUCK ACCESS ROUTE

SCALE: 1" = 50'
PROJECT NUMBER: 1604-27
SHEET NUMBER: TA-1

Date: 2/20/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida

2/20/2017

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AMENDED 30767/0909

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT Nº 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

THIS PLAT HAS BEEN AMENDED: SEE O.R. BOOK 23697 PG 25

O.R. 14644 Pg. 139

PREPARED BY: SCHWEBKE - SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA. 33169.
ORDER NO. 154276 FEBRUARY 1987

LEGAL DESCRIPTION:

BEING A REPLAT OF TRACTS 45, 46, 47, 61, 62, 63, 64, 68, 69, 70, 71 AND 72; PORTIONS OF TRACTS 44, 66 AND 67 IN BLOCK 89 AND PORTIONS OF TRACTS 5, 6, 7, 8, 9, AND 10 IN BLOCK 90; AND A PORTION OF THE FIFTY (50) FOOT ROAD, DIKE, AND DITCH RESERVATION LYING BETWEEN SAID BLOCKS 89 AND 90, "PALM BEACH FARMS COMPANY PLAT Nº 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 47, BLOCK 89; THENCE RUN S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 47, FOR 660.04 FEET TO A POINT TO BE HEREIN-AFTER REFERRED TO, AS POINT "A"; THENCE S.89°37'15"W., ALONG THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 47, 46, 45 AND 44, BLOCK 89, FOR 1901.31 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.85°22'34"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 3°37'09" FOR AN ARC DISTANCE OF 267.09 FEET TO A POINT OF TANGENCY; THENCE N.1°00'17"W., FOR 398.22 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD Nº 7, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86100-2631); THENCE N.89°37'09"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 44, 45, 46, AND 47, BLOCK 89, FOR 1916.47 FEET TO THE POINT OF BEGINNING. CONTAINING 28.968 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE RUN S.0°25'15"E., FOR 30.00 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 61, BLOCK 89); THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 61, FOR 330.00 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACTS 61 AND 72, BLOCK 89 AND ITS SOUTHERLY PROLONGATION, FOR 1345.09 FEET; THENCE S.0°23'55"E., ALONG THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 5, BLOCK 90 AND ITS NORTHERLY PROLONGATION, FOR 166.66 FEET; THENCE N.89°28'23"W., ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD Nº 834 (SAMPLE ROAD), FOR 2090.16 FEET; THENCE N.0°31'37"E., FOR 108.94 FEET; THENCE N.89°37'24"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 10, BLOCK 90, FOR 27.18 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.35°30'35"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 53°28'56", FOR AN ARC DISTANCE OF 219.36 FEET TO A POINT OF TANGENCY; THENCE N.1°00'29"W., ALONG A LINE PARALLEL WITH AND 224.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, FOR 205.01 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 4402.28 FEET AND A CENTRAL ANGLE OF 6°40'00" FOR AN ARC DISTANCE OF 512.28 FEET TO A POINT OF TANGENCY; THENCE N.7°40'20"W., FOR 274.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 0°58'56" FOR AN ARC DISTANCE OF 72.49 FEET (LAST MENTIONED FIVE COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD Nº 7, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86100-2631); THENCE S.89°37'15"W., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF THE AFOREMENTIONED TRACT 66, BLOCK 89, FOR 71.60 FEET; THENCE N.1°16'11"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 66, FOR 122.01 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 66, FOR 320.30 FEET; THENCE S.0°50'48"E., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 66, FOR 122.00 FEET; THENCE N.89°37'15"E., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF SAID TRACT 66, FOR 310.49 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 66, FOR 538.01 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 68, BLOCK 89, FOR 330.00 FEET; THENCE N.0°25'15"W., ALONG THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 64, BLOCK 89, FOR 660.02 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 64, 63, AND 62, BLOCK 89, FOR 990.00 FEET TO THE POINT OF BEGINNING. CONTAINING 68.195 ACRES, MORE OR LESS.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 97.163 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WPK ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, AND GERALD M. WOCHNA, AS TRUSTEE, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK", A REPLAT.

THAT THE THOROUGHFARES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT THE EASEMENTS, AS SHOWN AND IDENTIFIED HEREON, AS UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS.

ALL TRACTS ABUTTING PUBLIC RIGHTS-OF-WAY SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY FOR TURNING LANES AT APPROVED OPENINGS AS REQUIRED BY THE CITY OF COCONUT CREEK.

IN WITNESS WHEREOF: WPK ASSOCIATES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 17 DAY OF MARCH A.D. 1987.

BY: BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WPK ASSOCIATES LIMITED.

BY: BOCA/WPK CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED

WITNESS: [signature]
WITNESS: Charles Pateman [signature]

BY: [signature] PRESIDENT.
GERALD M. WOCHNA
BOCA/WPK CORP.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNA, PRESIDENT OF BOCA/WPK CORP., A FLORIDA CORPORATION AS GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA AND GENERAL PARTNER OF WPK
(CONTINUED)

(CONTINUED)
ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17 DAY OF MARCH A.D. 1987.
MY COMMISSION EXPIRES: May 3, 1988

[signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 17 DAY OF MARCH A.D. 1987.

WITNESS: [signature]
WITNESS: Charles Pateman [signature]

BY: [signature] as trustee SEAL
GERALD M. WOCHNA, AS TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNA, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17 DAY OF MARCH A.D. 1987.
MY COMMISSION EXPIRES: May 3, 1988

[signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

N.A.

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 13956 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS ___ DAY OF ______ A.D. 198_.

WITNESS: ______
WITNESS: ______

______ SEAL.
JOHN D. GOODRIDGE, ATTORNEY IN FACT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOHN D. GOODRIDGE, ATTORNEY IN FACT FOR ULLRICH D. SCHULZE, PER POWER OF ATTORNEY RECORDED ____ IN OFFICIAL RECORDS BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS __ DAY OF ______ A.D. 198_.
MY COMMISSION EXPIRES: ______

______
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CLARA LEE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 14, 1986 IN OFFICIAL RECORDS BOOK 13904 AT PAGE 782 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 30TH DAY OF March A.D. 1987.

WITNESS: L. Judson Lloyd
WITNESS: [signature]

BY: Clara Lee SEAL.
CLARA LEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CLARA LEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 30 DAY OF March A.D. 1987.
MY COMMISSION EXPIRES: March 29, 1990

L. Judson Lloyd
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED JULY 21, 1986 IN OFFICIAL RECORDS BOOK 13576 AT PAGE 904 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 19th DAY OF MARCH A.D. 1987.

WITNESS: G. J. Van Huss (AS TO BOTH)
WITNESS: Vincent De Marco (AS TO BOTH)

BY: Winfred B. Brown SEAL.
WINFRED B. BROWN
BY: Delores Emma Brown SEAL.
DELORES EMMA BROWN, HIS WIFE.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 19 DAY OF March A.D. 1987.
MY COMMISSION EXPIRES: December 20, 1987

Vincent De Marco
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT JACK CORREIA AND IDILIA CORREIA, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12988 AT PAGE 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 17th DAY OF March A.D. 1987.

WITNESS: [signature] (AS TO BOTH)
WITNESS: [signature] (AS TO BOTH)

BY: Jack Correia SEAL.
JACK CORREIA
BY: Idilia Correia SEAL.
IDILIA CORREIA, HIS WIFE.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK CORREIA AND IDILIA CORREIA, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF March A.D. 1987.
MY COMMISSION EXPIRES: November 25, 1990

[signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA.) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY: SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS ZONING
5800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33127
ORDER NO. 154270 FEBRUARY 1987

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES T. DRIVER AND B.G. ERICKSON, AS TRUSTEES, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 15006, AT PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 26 DAY OF MARCH A.D. 1987

WITNESS _____

WITNESS _____ BY: Charles T. Driver as Trustee SEAL
CHARLES T. DRIVER, AS TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Broward SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CHARLES T. DRIVER, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON WHOSE DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 26th DAY OF MARCH A.D. 1987
MY COMMISSION EXPIRES: Nov. 15, 1990
Sam Rich
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
(ACKNOWLEDGMENT FOR B.G. ERICKSON AT THE RIGHT)

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT JUDGE M. CHESIRE AND WOODROW W. CHESIRE, AS CO-TRUSTEES UNDER AGREEMENT WITH JUDGE M. CHESIRE, AS TRUSTOR, DATED NOVEMBER 2, 1970, AS AMENDED NOVEMBER 8, 1972 (PCL 29, 17TH AND ARCO 3), THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED OCTOBER 27, 1982 IN OFFICIAL RECORDS BOOK 13347, AT PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 18th DAY OF March A.D. 1987

WITNESS Beverly Barker BY: Judge M. Chesire SEAL
JUDGE M. CHESIRE, AS CO-TRUSTEE AND TRUSTOR.
(AS TO BOTH)

WITNESS Roxanne Mitchell BY: Woodrow W. Chesire SEAL
WOODROW W. CHESIRE, AS CO-TRUSTEE.
(AS TO BOTH)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Broward SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JUDGE M. CHESIRE, AS CO-TRUSTEE, TO ME WELL KNOWN TO BE THE PERSONS WHOSE DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 18 DAY OF March A.D. 1987
MY COMMISSION EXPIRES: December 20, 1987
Notary Public State of Florida at Large

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, PREPARED AND REVIEWED UNDER OUR SUPERVISION DIRECTION AND SUPERVISION; THAT THE SURVEY WAS MADE COMPLIANT TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE BOUNDARY SURVEY PERFORMED FOR THE PREPARATION OF THE ATTACHED PLAT CONFORMS TO THE APPLICABLE SECTIONS OF CHAPTER 177 AND 61G17-6 FLORIDA ADMINISTRATIVE CODE; THE SURVEY MONUMENTS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH REQUIREMENTS ADOPTED BY THE NATIONAL GEODETIC SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 3 DAY OF MARCH, 1987

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

DATE: Mar. 3, 1987 BY: _____ SECRETARY-TREASURER
JOSEPH P. SHISKIN
PROFESSIONAL LAND SURVEYOR NO. 1115 STATE OF FLORIDA

APPROVALS:

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 25 DAY OF April A.D. 1987

BY: _____ CHAIRMAN.

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY RESOLUTION ADOPTED THIS 26 DAY OF March A.D. 1987, PURSUANT TO ORDINANCE NO. 128-87

BY: Lorraine C. Beaubien CITY CLERK.

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 24 DAY OF April A.D. 1987

BY: _____ CITY ENGINEER.
FLORIDA P.E. REG. Nº 31197

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRANSPORTATION BY RESOLUTION ADOPTED THIS 26 DAY OF FEBRUARY A.D. 1987.

BY: John Pistor 3/26/87

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD.

BY: Robert J. Thomson COUNTY ENGINEER. BY: Hugh P. Cook DIRECTOR.
ROBERT L. THOMPSON HUGH P. COOK
PROF. LAND SURVEYOR Nº 3525 STATE OF FLORIDA. P.E. ENGINEER Nº 19204 STATE OF FLORIDA.

DATE: 7-22-87 DATE: 7-20-87

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5th DAY OF July A.D. 1987

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR

BY: Phyllis J. Thompson COUNTY. BY: _____ CHAIRMAN. COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD, THIS 16th DAY OF July A.D. 1987, AND RECORDED IN PLAT BOOK 131 PAGE 30 OF THE PLAT RECORDS OF BROWARD COUNTY, FLORIDA.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR

BY: Carole C. Doyle COUNTY.

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE: 7-21-87 Arnold L. Carroll AICP DIRECTOR

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 26th DAY OF March A.D. 1987

WITNESS _____

WITNESS _____ BY: B.G. Erickson as Trustee SEAL
B.G. ERICKSON, AS TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Broward SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, B.G. ERICKSON, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON WHOSE DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 26th DAY OF March A.D. 1987
MY COMMISSION EXPIRES: Nov. 15, 1990
Sam Rich
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
3800 NORTHWEST SECOND AVENUE MIAMI FLORIDA 33127
ORDER NO. 8L-8276 FEBRUARY, 1987.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1980 IN OFFICIAL RECORDS BOOK 13996 AT PAGE 598 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 7th DAY OF April A.D. 1987.

WITNESS: Harold J. Witt
WITNESS: Ralf Zimmer

BY: Ullrich D. Schulze SEAL
ULLRICH D. SCHULZE

ACKNOWLEDGMENT:

FEDERAL REPUBLIC OF GERMANY WEF: 530/14588 W.

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ULLRICH D. SCHULZE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 7th DAY OF April A.D. 1987.

MY COMMISSION EXPIRES: Appointment for life.

NOTARY PUBLIC IN FEDERAL REPUBLIC OF GERMANY AT LARGE.

PLAT BOOK 131 PAGE 30

SHEET 1 OF 4 SHEETS

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E.
(P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA.) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

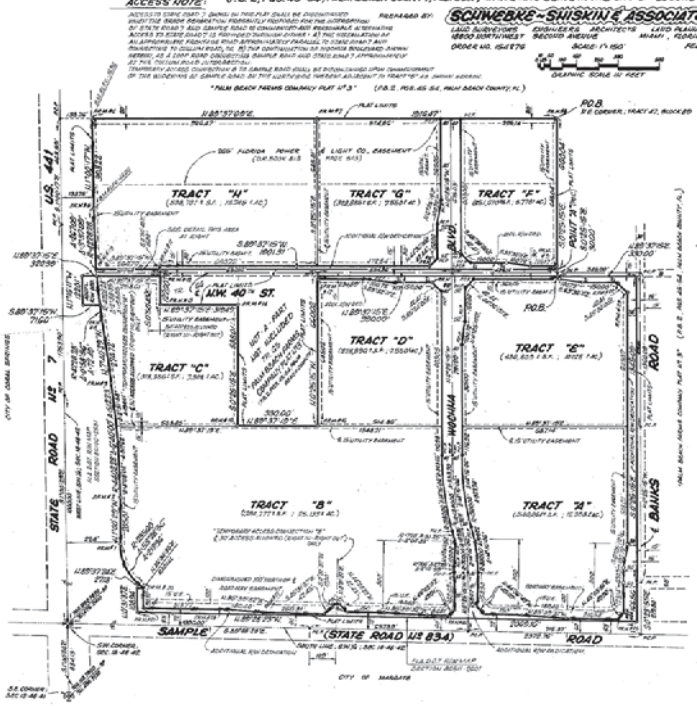
ACCESS NOTE:

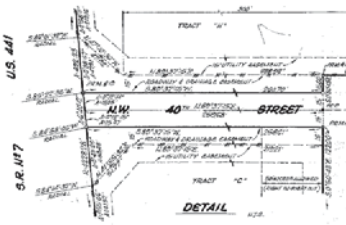
ACCESS TO STATE ROAD 7 (BEING ON THIS PLAT) SHALL BE CONSOLIDATED WITH THE BASIC RESTRICTION PREVIOUSLY REQUIRED FOR THE DISTRIBUTION OF STATE ROAD 7 AND SAMPLE ROAD TO COMMERCIAL AND RESIDENTIAL ALTERNATIVE ACCESS TO STATE ROAD 7 (A PARTIAL DIVERSION OF THE DISTRIBUTION OF ALL APPROPRIATE FRONTAGE ROAD APPROXIMATELY PARALLEL TO STATE ROAD 7 WITH PROVISIONS TO CONVERT ROAD, NO. 85 THE CONSTRUCTION OF NORTH BOULEVARD AVENUE; AS A JOINT ROAD CONSTITUTES SAMPLE ROAD AND STATE ROAD 7 APPROXIMATELY AT THE TRUCKING ROUTE INTERSECTION.
TEMPORARY ACCESS CONNECTION B TO SAMPLE ROAD SHALL BE DISCONTINUED UPON COMMENCEMENT OF THE WIDENING OF SAMPLE ROAD ON THE NORTHERNMOST PARTIAL ALIGNMENT TO TRACT "G" AS SHOWN HEREON.

PREPARED BY: **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18500 NORTHWEST 82ND AVENUE MIAMI, FLORIDA 33015
ORDER NO. 154276 SCALE: 1"=150' FEBRUARY, 1987.

GRAPHIC SCALE IN FEET

"PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FL.)





COORDINATE TABULATION

POINT #	NORTHING	EASTING
1	1861855.4064	1836198.7966
2	1861844.3547	1836487.1696
3	1861854.8054	1836.1044.8455
4	1861.873.1043	1836.1046.8773
5	1861.873.6666	1836.1046.8773
6	1861.873.8888	1836.1046.8888
7	1861.873.8888	1836.1046.8888
8	1861.873.8888	1836.1046.4885
9	1861.873.8888	1836.1046.4885
10	1861.873.8888	1836.1046.2278
11	1861.873.8888	1836.1046.2278
12	1861.873.8888	1836.1046.2278
13	1861.873.8888	1836.1046.2278
14	1861.873.8888	1836.1046.2278
15	1861.873.8888	1836.1046.2278
16	1861.873.8888	1836.1046.2278
17	1861.873.8888	1836.1046.2278
18	1861.873.8888	1836.1046.2278
19	1861.873.8888	1836.1046.2278
20	1861.873.8888	1836.1046.2278
21	1861.873.8888	1836.1046.2278
22	1861.873.8888	1836.1046.2278
23	1861.873.8888	1836.1046.2278
24	1861.873.8888	1836.1046.2278
25	1861.873.8888	1836.1046.2278
26	1861.873.8888	1836.1046.2278
27	1861.873.8888	1836.1046.2278
28	1861.873.8888	1836.1046.2278

LOCATION SKETCH

PORTION OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
Scale: 1"=2000'

SURVEYOR'S NOTES:

* R.L.M. DENOTES PERMANENT REFERENCE MONUMENT.
* P.C.P. DENOTES PERMANENT CONTROL POINT.
——— DENOTES NON-VEHICULAR ACCESS LINE.

STATE PLANE COORDINATES ARE BASED ON THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN ON BROWARD COUNTY RIGHT-OF-WAY MAP, MIDDLE AVENUE PLAT BOOK 3, AT PAGE 44 (SHEET 3 OF 10 SHEETS) OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
BEARINGS SHOWN ARE STATE PLANE BEARINGS AND ARE BASED ON THE EAST LINE OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 41 EAST OF THE SAID BROWARD COUNTY BROWARD.
BENCHMARK: U.S.C.&G.S. BAR 2-97; BRASS DISK CAST IN HOLE END OF CONC. MEADOWALL, 17' WEST OF ℄ OF U.S. 441 AND 1.75' NORTH OF ℄ OF SAMPLE ROAD. ELEVATION: 10.77'
P.O.B. DENOTES POINT OF BEGINNING.
P.O.C. DENOTES POINT OF COMMENCEMENT.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
ADDITIONAL RIGHT-OF-WAY DEDICATION BY THIS PLAT = 354,722 S.F. ; 8.1441 AC
SEE ACCESS NOTE THIS SHEET.

RESTRICTION NOTE:

THIS PLAT IS RESTRICTED TO 487,370 SQUARE FEET OF COMMERCIAL, 875,380 SQUARE FEET OF OFFICE, 785,858 SQUARE FEET OF INDUSTRIAL, INSTITUTIONAL USES AND UNI PROHIBITED USE TRAFFIC. NOTE: THIS NOTE IS REQUIRED BY CHAPTER 6, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

213-MP-86