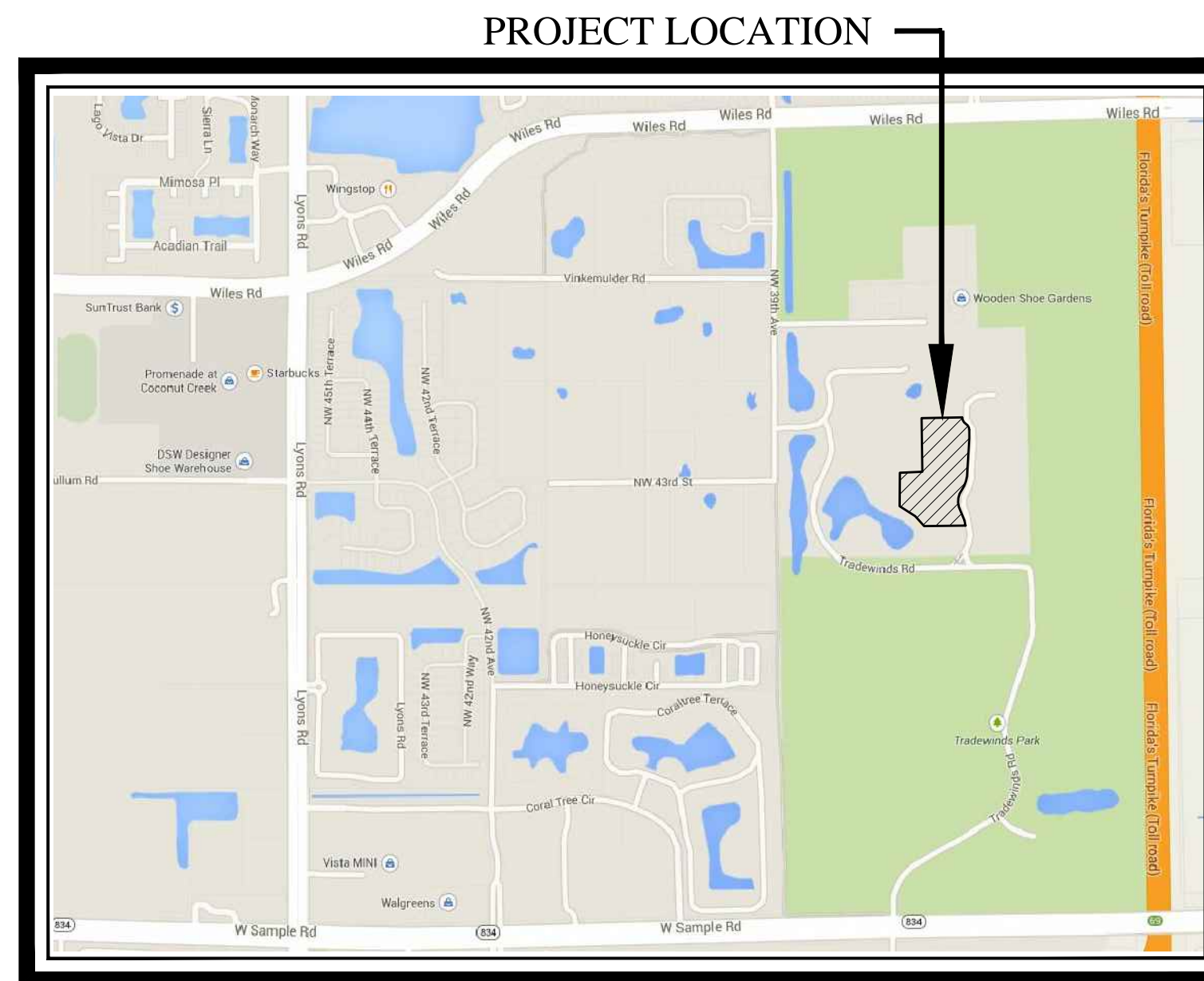


CONSTRUCTION PLANS FOR EQUINE ASSISTED THERAPIES

INDEX OF SHEETS	
SHEET	SHEET TITLE
C090	COVER
C100	GENERAL NOTES
C200	EXISTING CONDITIONS PLAN
C500	SITE PLAN
C600	GRADING AND PLAN
C900	CONSTRUCTION DETAILS
L100	LANDSCAPE PLANS (BY OTHERS)
L101	LANDSCAPE PLANS (BY OTHERS)

1. SITE CHARACTERISTICS:	Construct 3,550 SF Modular Building and Potable Water Connection and Storm Water Improvements.
2. PROPERTY LOCATION INFORMATION:	
GENERAL VICINITY:	North of Tradeswinds Park
PROPERTY TAX ID#:	484217000050
ZONING & LAND USE:	Xxxxx
4. DEVELOPMENT CHARACTERISTICS:	
PROJECT AREA:	23,467 SF or 0.54 Acres
SETBACKS:	Front: XX feet Side: XX feet Back: XX feet
5. PARKING:	
PARKING REQUIRED:	12 Spaces
PARKING PROVIDED:	8 Regular Spaces 4 Handicap Spaces 12 Spaces Total



VICINITY MAP

SECTION 17, TOWNSHIP 48 S, RANGE 42 E

LEGAL DESCRIPTION: (BY OTHERS)

A PORTION OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5996, PAGE 827 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "C", LYONS TRADESWINDS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (ON 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 17, THENCE N89°55'55"E ALONG THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 1205.67 FEET, THENCE N41°41'14"W A DISTANCE OF 67.25 FEET TO THE POINT OF BEGINNING, THENCE S89°12'42"W A DISTANCE OF 270.11 FEET, THENCE N41°41'14"W A DISTANCE OF 67.28 FEET, THENCE N07°32'58"W A DISTANCE OF 120.58 FEET, THENCE N00°01'27"E A DISTANCE OF 219.78 FEET, THENCE N87°24'48"E A DISTANCE OF 147.00 FEET, THENCE N00°04'14"W A DISTANCE OF 249.99 FEET, THENCE N89°14'48"E A DISTANCE OF 265.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A RADIAL BEARING OF N89°27'48"W FROM THE CENTER OF SAID CURVE, AND A RADIUS OF 47.50 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°36'18", AN ARC DISTANCE OF 51.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 43.10 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°07'54", AN ARC DISTANCE OF 44.50 FEET, THENCE S00°55'59"E A DISTANCE OF 56.70 FEET, THENCE S03°35'33"W A DISTANCE OF 248.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A RADIAL BEARING OF S82°50'11"E FROM THE CENTER OF SAID CURVE, AND A RADIUS OF 211.10 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°59'10", AN ARC DISTANCE OF 96.23 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIAL BEARING OF N54°11'19"W FROM THE CENTER OF SAID CURVE, AND A RADIUS OF 109.66 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°19'29", AN ARC DISTANCE OF 116.10 FEET, THENCE S22°19'29"E A DISTANCE OF 96.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A RADIAL BEARING OF N75°14'16" FROM THE CENTER OF SAID CURVE, AND A RADIUS OF 196.25 FEET, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'18", AN ARC DISTANCE OF 34.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAIN 239,900 SQUARE FEET (5.48 ACRES), MORE OR LESS.

SHOP DRAWINGS TO BE SUBMITTED TO:

Matthew K. Johnson, P.E.
JSK Consulting
464 West Pipkin Road, Suite 2
Lakeland, FL 33813

CLIENT/OWNER

Kevin DeBord
Equine-Assisted Therapies of South Florida, Inc.
3600 W. Sample Road
Coconut Creek, FL. 33073
Tel: (954) 974-2007

REFERENCE FDOT M.O.T. INDEXES:

600 - General Information For Traffic Control Through Work Zones
601 - Two-Lane, Two-Way, Work Outside Shoulder
602 - Two-Lane, Two-Way, Work on Shoulder
603 - Two-Lane, Two-Way, Work Within the Travel Way
607 - Two-Lane, Two-Way, Mobile Operation, Work on Shoulder, Work Within the Travel Way
608 - Two-Lane, Two-Way, Temporary Diversion Connection

NOTES:

- ALL INDEX REFERENCES IN THIS SET OF PLANS REFER TO F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" LATEST EDITION, UNLESS OTHERWISE STATED.
- GOVERNING SPECIFICATIONS STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED FOR THIS PROJECT.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- UNDERGROUND UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN OBTAINED BY FIELD SURVEYS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THIS DATA IS ESSENTIALLY CORRECT. HOWEVER, THESE PLANS DO NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR WILL BE REQUIRED TO VERIFY THE EXACT LOCATION OF EACH FACILITY WITH THE UTILITY COMPANY WHEN THE POTENTIAL EXISTS FOR INVOLVEMENT AND SHALL TAKE DUE CARE IN ALL PHASES OF THE CONSTRUCTION TO PROTECT ANY SUCH FACILITIES WHICH MAY BE AFFECTED BY THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EFFECTIVE DECEMBER 1, 1993 THERE IS A STATEWIDE CALL 1-(800)-432-4770 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.
- CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NO CLEARING OF THIS SITE SHALL TAKE PLACE UNTIL FINAL APPROVAL OF THE SITE PLAN.
- CONTRACTOR MUST SUBMIT & RECEIVE A R-O-W USE PERMIT PRIOR TO ALL WORK WITHIN R-O-W IF REQUIRED.

DESIGNED BY:	DATE	Oct 07, 2014
DRAFTED BY:	JOB NO.	1307.03
CHECKED BY:	DESCRIPTION	
NO.	DATE	
1		
2		
3		
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5		
6		

Civil Engineers, Land Planners
Construction Managers

461 West Pipkin Road, Suite # 2
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www.jskconsulting.com

CREATING • IMPLEMENTING • SOLVING

EQUINE ASSISTED THERAPIES

3600 W. SAMPLE RD.
COCONUT CREEK, FL 33073

COVER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

MATTHEW K. JOHNSON, P.E.
FLA. P.E. No. 60129

DATE

SHEET NUMBER
C090



ADMINISTRATIVE APPROVAL 11-01-14
APPROVED

GENERAL NOTES

- 1. DRAWING DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
2. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS LATEST EDITION.
4. PRIOR TO PROCEEDING WITH TRENCH EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN THE AREA TO AD IN LOCATING THEIR UNDERGROUND SERVICES.
5. THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION.
6. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY UNDER-GROUND CONDUIT AND/OR PIPING REQUIRED FOR ELECTRIC POWER, TELEPHONE, CABLE TELEVISION, IRRIGATION, ETC.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND PAYING ALL NECESSARY FEES FOR HOLDING POWER POLES AND/OR LINES AFFECTED BY CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AT ALL TIMES DURING CONSTRUCTION, INCLUDING PROVIDING DIRECT SUPPORT AND/OR SHORING EXCAVATED AREAS AS NECESSARY.
9. ALL EXISTING WATER VALVES, FIRE HYDRANTS, WATER METERS/SERVICES, AND APPURTENANCES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CLEARING AND GRUBBING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING OUT THE PIPE LINE LOCATION AND NOTIFYING THE ENGINEER AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF LAYOUT.
12. THE TRENCH SAFETY ACT SHALL BE INCORPORATED INTO THIS CONTRACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.
13. BENCH MARK DATA IS NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
14. ANY NGVD MONUMENT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY:
15. SHOP DRAWINGS FOR ALL CONSTRUCTION ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
16. ALL CONSTRUCTION DEWATERING (WELL POINTS, PUMPS, ETC) WILL REQUIRE A SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) WATER USE DEWATERING PERMIT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING WATER USE DEWATERING PERMITS AS APPLICABLE.
18. THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO BE PRESENT AT THE PROJECT PRE-CONSTRUCTION MEETING AND TO REMAIN ON THE JOB SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
19. THE CONTRACTOR SHALL HAVE THE FOLLOWING AVAILABLE AT THE MINIMUM JOB SITE AT ALL TIMES: ONE COPY (1) OF THE CITY DESIGN AND CONSTRUCTION STANDARDS, ONE (1) COPY OF THE CONTRACT DOCUMENTS INCLUDING ALL ATTACHED SCHEDULES AND SPECIAL PROVISIONS, AND ONE (1) COPY OF EACH REQUIRED CONSTRUCTION PERMIT.
20. THE CONTRACTOR SHALL RESTORE ALL DRAINAGE SWALES/DITCHES AND REPAIR OR REPLACE ALL DRAINAGE STRUCTURES (INLETS, CULVERTS, HEADWALLS, ETC) AFFECTED BY CONSTRUCTION ACTIVITIES.
21. THE CONTRACTOR SHALL RESTORE/REPLACE ALL EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS, MAILBOXES, SOD, LANDSCAPING, CONDUIT, CABLE, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.
22. SOIL SHALL BE REPLACED FOR THE FULL WIDTH DISTURBED.
23. CONCRETE AND ASPHALT DRIVEWAYS SHALL BE RESTORED/REPLACED FROM SAW CUT TO EDGE OF ROADWAY PAVEMENT.
24. SURVEY LAYOUT AND TESTING BY CONTRACTOR
25. ESTIMATED QUANTITIES SHOWN HEREIN ARE FOR PERMITTING PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON AGENCY REVIEW.
26. THE CONTRACTOR SHALL NOT CONSTRUCT ANY INFRASTRUCTURE BASED ON BIDDING DOCUMENTS.
27. THIS SITE LIES WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP (FIRM) 120310101F5 IN PANEL 115.
28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE PRE-CONSTRUCTION MEETINGS AND BECOME FAMILIAR WITH ALL APPLICABLE AGENCY PROCEDURES PRIOR TO COMMENCING WORK.
29. IN ADDITION TO INFORMATION PROVIDED WITHIN THESE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL CONDITIONS AND REQUIREMENTS STATED IN APPLICABLE PERMITS.
30. WATER MAINS
31. ALL WATER SYSTEM CONSTRUCTION SHALL BE INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE CITY MINIMUM DESIGN AND CONSTRUCTION STANDARDS MANUAL LATEST EDITION.
32. THE CONTRACTOR SHALL COORDINATE THE TIE-INS TO THE EXISTING UTILITIES WATER SYSTEM WITH THE CITY SYSTEM MAINTENANCE MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO THE INTENDED TIME OF TIE-IN.
33. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTION SERVICES DEPARTMENT AND THE UTILITIES SYSTEM MAINTENANCE MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE WATER SYSTEM.
34. PVC PIPE - WATER LINE
35. ALL PVC PIPE OF NOMINAL DIAMETER FOUR THROUGH TWELVE INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION.
36. DUCTILE IRON PIPE (D.I.P.) SHALL BE CEMENT-MORTAR LINED, CLASS 300, MECHANICAL OR PUSHON JOINT, AND SHALL MEET ALL REQUIREMENTS OF THE FOLLOWING: ANSII/AWWA C1042 21-4, ANSII/AWWA C111A 21-1 (FOR RUBBER GASKET JOINTS), ANSII/AWWA C1561 21-1 (FOR THICKNESS DESIGN) AND ANSII/AWWA C151A 21-1 (FOR D.I.P. MOLDS).

- 3. FITTINGS SHALL BE DUCTILE IRON, CEMENT-MORTAR LINED, MECHANICAL JOINT, RATED AT 350 PSI MEETING ALL REQUIREMENTS OF THE FOLLOWING: ANSII/AWWA C1042A1, ANSII/AWWA C110A21.10, AND ANSII/AWWA C111A21.11.
4. WATER MAINS SHALL BE MECHANICALLY RESTRAINED AT ELBOWS, VALVES, TEES AND DEAD ENDS IN ACCORDANCE WITH THE UTILITY COMPANY DESIGN AND CONSTRUCTION STANDARDS.
5. PVC WATER MAINS SHALL HAVE A MINIMUM COVER OF THREE FEET (3) UNLESS OTHERWISE NOTED.
6. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSII/AWWA C651 AND BACTERIOLOGICALLY TESTED FOR TWO (2) CONSECUTIVE DAYS. TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER. CONNECTION TO THE EXISTING LINES WILL NOT BE ALLOWED PRIOR TO FDEP APPROVAL OF CERTIFICATION.
7. VALVES SHALL BE RESILIENT SEAT TYPE GATE VALVES IN ACCORDANCE WITH AWWA C509.
8. ALL CONNECTIONS AND TAPS SHALL BE AT LEAST 24 INCHES FROM A FITTING OR BELL.
9. FIRE HYDRANTS SHALL HAVE 5/4 INCH VALVE OPENING AND SHALL COMPLY WITH AWWA STANDARD C602 FOR FIRE HYDRANTS FOR WATER WORKS SERVICE. EACH HYDRANT SHALL HAVE 6-INCH MECHANICAL JOINT ENDS WITH HARNESSING LUGS AND SHALL OPEN BY TURNING TO THE LEFT. OPERATING NUTS SHALL BE AWWA STANDARD. FIRE HYDRANTS SHALL BE EQUIPPED WITH 2-1/2 INCH PACKING.
10. POLYETHYLENE WATER SERVICE TUBING SHALL BE COPPER TUBE SIZE (CTS), SDR 9, RATED FOR 180 PSI IN ACCORDANCE WITH ASTM D2737 AND AWWA C301.
11. COUPLINGS AND FITTINGS FOR POLYETHYLENE TUBING SHALL BE GRIP-JOINT TYPE AS MANUFACTURED BY FORD OR APPROVED EQUIVALENT.
GRAVITY SANITARY SEWER
1. PVC PIPE & FITTINGS (4'-15') SHALL BE SDR 35 CONFORMING TO THE REQUIREMENTS OF ASTM D3034. PVC PIPE & FITTINGS (18" OR GREATER) SHALL BE SDR 35 CONFORMING TO THE REQUIREMENTS OF ASTM F671.
2. MAXIMUM LAYING LENGTHS OF ALL PVC GRAVITY PIPE SIZES SHALL AS FOLLOWS: 4 INCHES THROUGH 15 INCHES - 13 FEET, 18 INCHES - 13 FEET, LARGER THAN 18 INCHES - 12 FEET.
3. PVC GRAVITY PIPE SHALL BE GREEN IN COLOR.
4. JOINTS FOR PVC GRAVITY PIPE 1 INCHES AND LARGER SHALL BE INTEGRAL BELL AND SPIGOT, WITH A SINGLE RUBBER GASKET. THE BELL SHALL CONSIST OF ONE INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION ELECTROMETRIC RING, FACTORY INSTALLED, AND SHALL CONFORM TO ASTM F477 AND MEET THE REQUIREMENTS OF ASTM D3212.
5. PVC FITTINGS SHALL BE MADE OF PVC PLASTIC HAVING A CELL CLASSIFICATION OF 12454-B, OR 12454-C, OR 13343-C AS DEFINED IN ASTM D1784. JOINED WITH A RUBBER GASKET JOINT.
6. LAMPING, INTERNAL VIDEO INSPECTION, AND FIVE PERCENT (5%) DEFLECTION TESTING OF THE GRAVITY SEWER SYSTEM SHALL BE PERFORMED BY CONTRACTOR WITH COUNTY PRESENT.
PIPE LINE INSTALLATIONS
1. INSTALLATION OF WATER MAINS AND FORCE MAINS SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANSII/AWWA C900 FOR PVC PIPE, AND ANSII/AWWA C900 FOR DUCTILE IRON PIPE.
2. ALL PIPE SHALL BE LAID IN TRENCHES HAVING A DRY AND STABLE BOTTOM. BACKFILL SHALL BE FREE OF BOULDERS AND DEBRIS.
3. ALL FOREIGN MATERIAL SHALL BE CLEANED FROM THE PIPE PRIOR TO INSTALLATION.
4. ALL WATER MAINS AND FORCE MAINS SHALL BE INSTALLED WITH AN INSULATED 1/4 GAUGE COPPER WIRE ATTACHED DIRECTLY TO THE PIPE FOR LOCATION PURPOSES.
5. A 3" WIDE PLASTIC OR ALUMINUM FOIL WARNING/IDENTIFICATION TAPE SHALL BE INSTALLED NO DEEPER THAN 12" BELOW FINISHED GRADE DIRECTLY ABOVE THE PIPE.
6. PIPE SHALL BE DEFLECTED AS NECESSARY TO OBTAIN THE REQUIRED ALIGNMENT.
HANDLING AND STORAGE
7. HANDLING, PIPE FITTINGS AND ACCESSORIES SHALL BE CAREFULLY INSPECTED BEFORE AND AFTER INSTALLATION AND THOSE FOUND DEFECTIVE SHALL BE REJECTED.
INSTALLATION
8. BELL-AND-SPIGOT PIPE SHALL BE PLACED WITH THE BELL END POINTING IN THE DIRECTION OF PIPE LAYING.
9. CONCRETE AND ASPHALT DRIVEWAYS SHALL BE RESTORED/REPLACED FROM SAW CUT TO EDGE OF ROADWAY PAVEMENT.
24. SURVEY LAYOUT AND TESTING BY CONTRACTOR
25. ESTIMATED QUANTITIES SHOWN HEREIN ARE FOR PERMITTING PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON AGENCY REVIEW.
26. THE CONTRACTOR SHALL NOT CONSTRUCT ANY INFRASTRUCTURE BASED ON BIDDING DOCUMENTS.
27. THIS SITE LIES WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP (FIRM) 120310101F5 IN PANEL 115.
28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE PRE-CONSTRUCTION MEETINGS AND BECOME FAMILIAR WITH ALL APPLICABLE AGENCY PROCEDURES PRIOR TO COMMENCING WORK.
29. IN ADDITION TO INFORMATION PROVIDED WITHIN THESE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL CONDITIONS AND REQUIREMENTS STATED IN APPLICABLE PERMITS.
STANDARD SEPARATION OF WATER/SEWER CONFLICTS
1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS, SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE TOP OF THE WATER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
2. A MINIMUM EIGHT FEET (8') HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
3. AS BUILT DRAWINGS SHALL BE NEAT AND LEGIBLE.
4. ALL COSTS ASSOCIATED WITH THE AFOREMENTIONED AS COMPLETE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
BID UNIT PRICES AND BASIS OF PAYMENT
THE PROJECT BID UNIT PRICES AND BASIS OF PAYMENT SHALL INCLUDE ALL MOBILIZATION, LABOR, MATERIALS, CLEARING, GRUBBING, EXCAVATION, DEWATERING, SILT BARRIERS, TRENCH SAFETY AND SHORING, PIPE BEDDING, SPECIAL BACKFILL, MECHANICAL RESTRAINT TESTING, MAINTENANCE OF TRAFFIC, INCIDENTALS, DISPOSAL OF EXCESS MATERIAL, CLEAN UP AND ANY OTHER ITEMS REQUIRED TO COMPLETE CONSTRUCTION OF THE ENTIRE PROJECT.

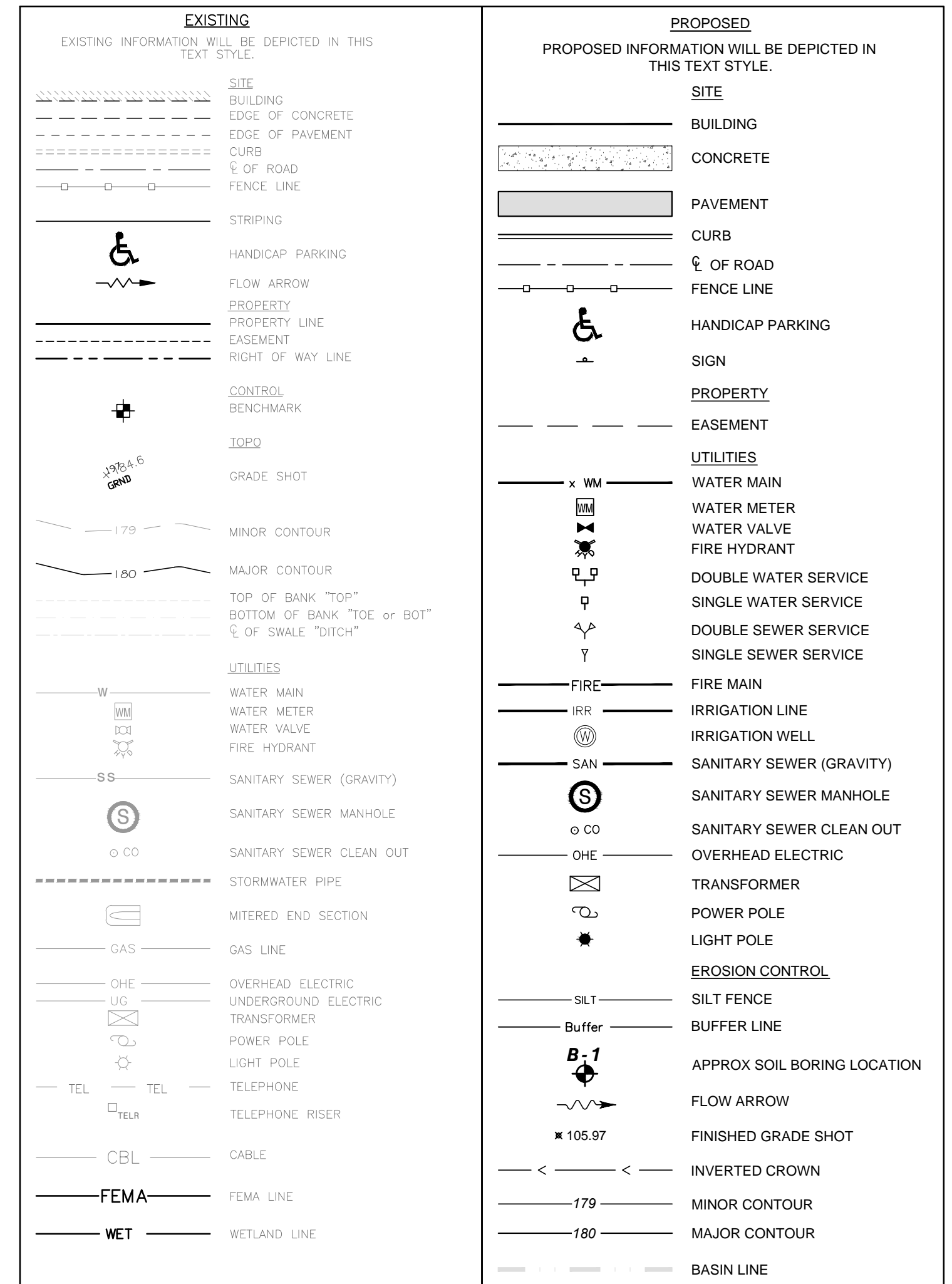
- CENTER OR THREE FEET (3) OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES.
GRADING & EARTHWORK
STRUCTURAL FILL
1. ALL NEW FILL WITHIN THE PROJECT, WHICH MAY BE USED FOR SUPPORT OF STRUCTURES, SIGNS, UTILITIES, PAVEMENTS, WALKS, WALLS, ETC. IS DEFINED AS STRUCTURAL FILL.
2. ALL UNDERGROUND UTILITIES SHOULD BE BACKFILLED WITH THE TRENCH SPOIL.
3. THE ORIGINAL SUBGRADE, AND EACH SUCCESSIVE LIFT OF STRUCTURAL FILL INCLUDING THE FINAL LIFT SHALL BE STABLE UNDER THE WEIGHT OF A LOADED BIAXIAL DUMP TRUCK.
SUBGRADE
1. THE ORIGINAL SUBGRADE, AND EACH SUCCESSIVE LIFT OF STRUCTURAL FILL INCLUDING THE FINAL LIFT SHALL BE STABLE UNDER THE WEIGHT OF A LOADED BIAXIAL DUMP TRUCK.
ROAD DESIGN REQUIREMENTS
NOTE: REFER TO TYPICAL ASPHALT PAVEMENT SECTION ON DETAIL SHEET FOR THICKNESSES AND SPECIFICATIONS.
STABILIZED SUBGRADE
1. ALL ROAD SUBGRADE, WHERE APPLICABLE, SHALL BE STABILIZED TO THE REQUIRED DEPTH AND REQUIRED FLOOR BEARING VALUE.
BASE COURSE
1. THE MATERIALS PERMITTED AS BASE COURSE FOR FLEXIBLE PAVEMENT SHALL BE LIMEROCK, OYSTER SHELL, HOT PLANT MIX ASPHALTIC CONCRETE OR SOIL CEMENT AND SHALL MEET FDOT STANDARD SPECIFICATIONS.
SURFACE COURSE
1. ANY ASPHALTIC CONCRETE SURFACE COURSE MEETING FDOT STANDARD SPECIFICATIONS WILL BE PERMITTED.
FLEXIBLE PAVEMENT ROAD DESIGN
1. FOR COLLECTOR AND ARTERIAL ROADS, THE METHOD OF DETERMINING ROAD SUBBASE, BASE AND PAVEMENT THICKNESS FOR STANDARD TYPICAL SECTIONS SHOWN IN FIGURES AS AITS TYPICAL ROAD SECTIONS AND STANDARD INTERSECTION DETAILS, SHALL BE THE STRUCTURAL NUMBER CRITERION.
AS-BUILT PLANS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE ENGINEER OF RECORD CERTIFIED UTILITY AS-BUILT SURVEYS (8 MIN IN ADDITION TO ANY COPIES REQUIRED BY OWNER).
STANDARD SEPARATION OF WATER/SEWER CONFLICTS
1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS, SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE TOP OF THE WATER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
BID UNIT PRICES AND BASIS OF PAYMENT
THE PROJECT BID UNIT PRICES AND BASIS OF PAYMENT SHALL INCLUDE ALL MOBILIZATION, LABOR, MATERIALS, CLEARING, GRUBBING, EXCAVATION, DEWATERING, SILT BARRIERS, TRENCH SAFETY AND SHORING, PIPE BEDDING, SPECIAL BACKFILL, MECHANICAL RESTRAINT TESTING, MAINTENANCE OF TRAFFIC, INCIDENTALS, DISPOSAL OF EXCESS MATERIAL, CLEAN UP AND ANY OTHER ITEMS REQUIRED TO COMPLETE CONSTRUCTION OF THE ENTIRE PROJECT.

ABBREVIATIONS

THE FOLLOWING LIST CONTAINS ABBREVIATIONS USED IN THIS SET OF DRAWINGS. NOTE THAT NOT ALL ABBREVIATIONS SHOWN HEREIN MIGHT APPEAR WITHIN THIS SET OF PLANS.

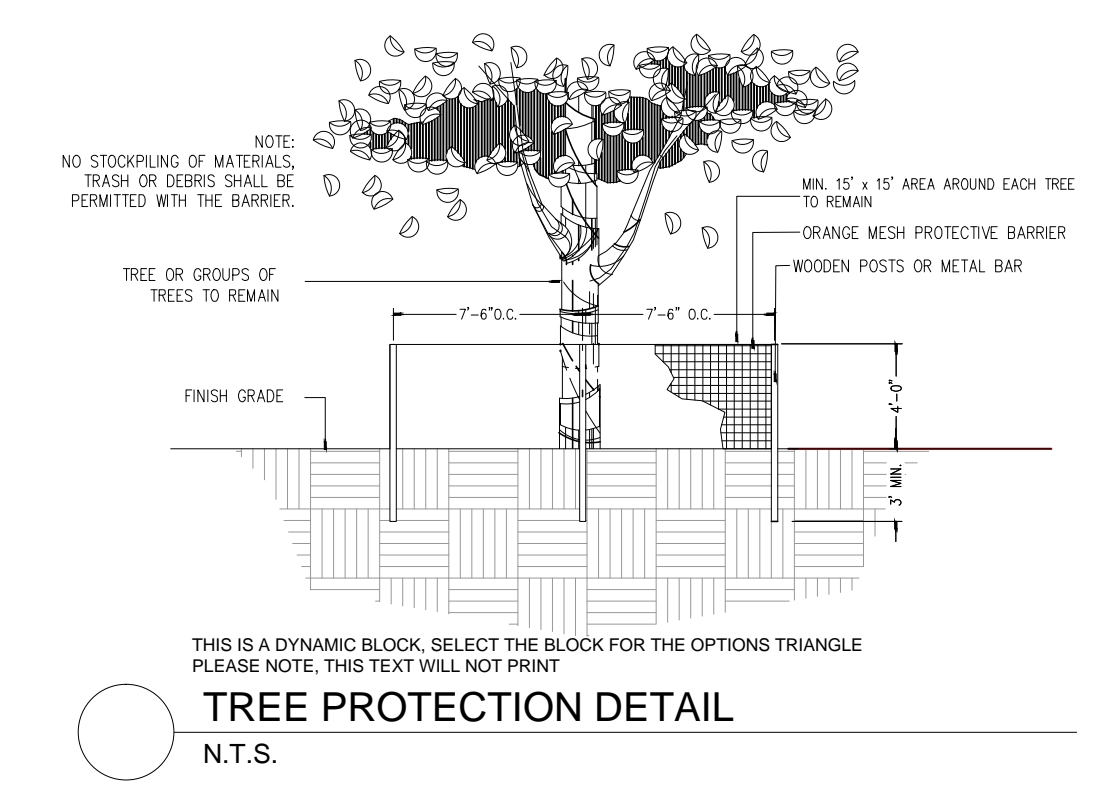
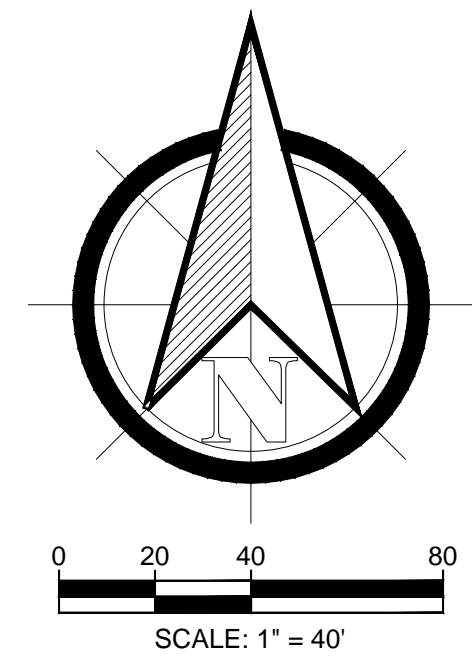
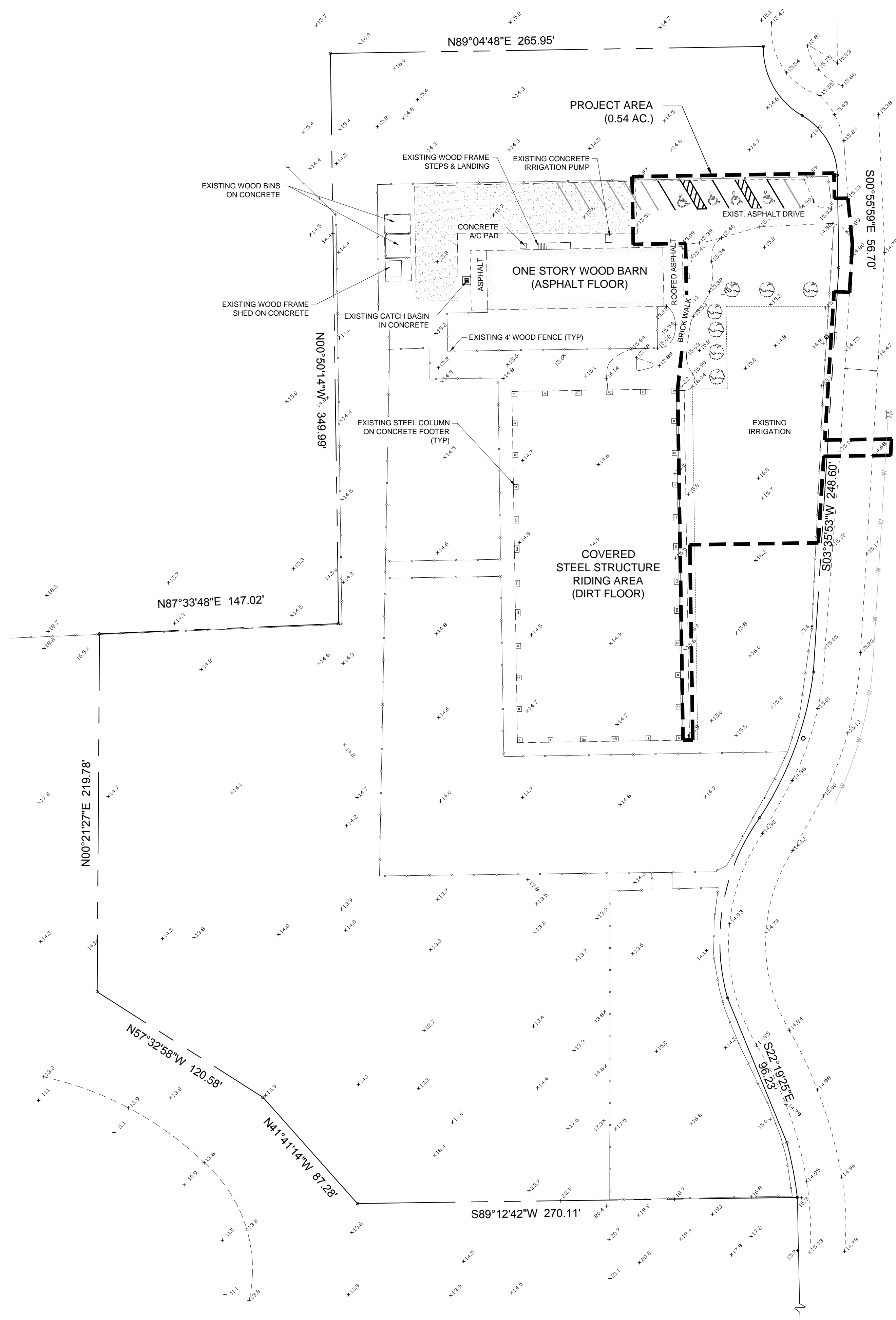
Table with columns: ABBREVIATION, DESCRIPTION, and SYMBOL. Includes entries like AC = ASPHALT CONCRETE, APPD = APPROVED, NOM = NOMINAL, etc.

LEGEND



Project information block containing: DESIGNED BY, DRAFTED BY, CHECKED BY, DATE, JOB NO., DESCRIPTION, Civil Engineers, Land Planners & Construction Managers, 461 West Phipps Road, Suite # 2, Phone (863) 619-0131, Fax (863) 619-0131, Certificate of Authorization No. 26092, www.jacksonville.com, EQUINE ASSISTED THERAPIES, 3600 W. SAMPLE RD., COCONUT CREEK, FL 33073, MATTHEW K. JOHNSON, P.E., FLA. P.E. NO. 60129, DATE, SHEET NUMBER C100.

P:\1307.03 - Avon - Equine\DRAWINGS\ENGINEERING\Submittals\01-10-6-14\1307.03 BAS-C.dwg Tuesday, October 07, 2014 10:52:29 AM



BENCHMARK TABLE	
BENCHMARK NOTES:	
•	ELEVATIONS ARE (N.G.V.D. 1929)
•	REFERENCE BENCHMARK: 2752: Elevation 19.646.
BENCH MARK AND EXISTING CONDITIONS SURVEY INFORMATION PROVIDED BY:	
SCOTT A. GUZZI & ASSOC., INC.	
7041 W. COMMERCIAL BLVD., STE. 6C	TAMARAC, FL 33319
PHONE: (954) 722-8500	FAX: (954) 722-8502



DESIGNED BY:	DATE	Oct 07, 2014
DRAFTED BY:	JOB NO.	1307.03
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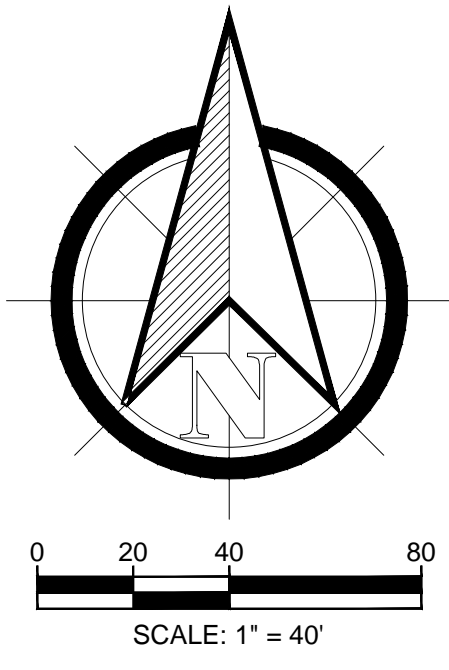
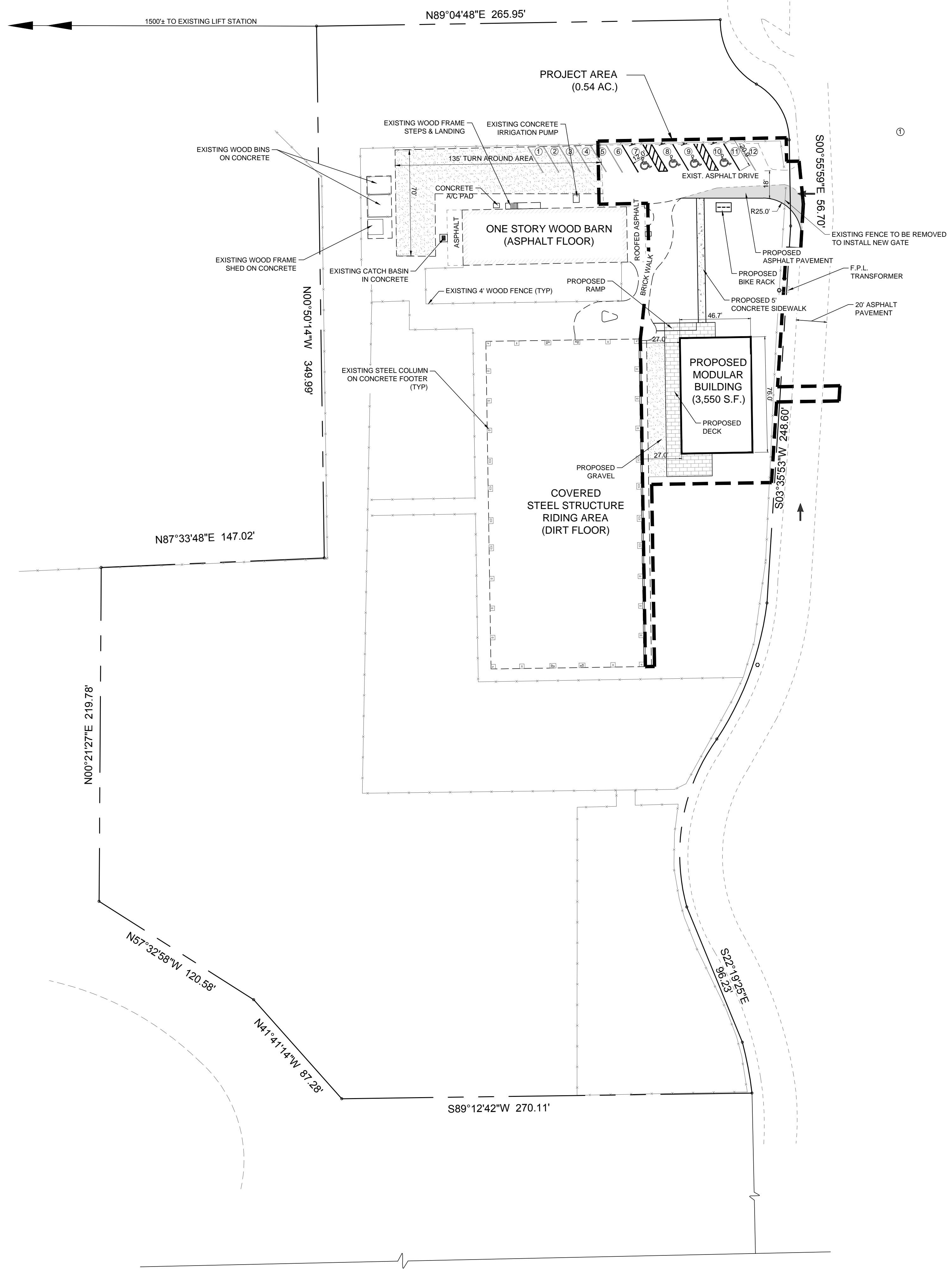
EXISTING CONDITIONS

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MATTHEW K. JOHNSON, P.E.
 FLA. P.E. No. 60129

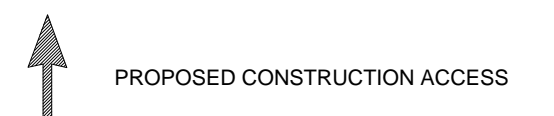
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- SITE SPECIFIC UTILITY NOTES:**
- FOR CONTINUATION ON ALL CONNECTIONS TO BUILDING(S) REFER TO PLUMBING & FIRE PROTECTION DRAWINGS
 - ALL PVC SANITARY SEWER SERVICE LINES @ 1.0% MIN. SLOPE (TYP.)
 - WATER AND SEWER PROVIDED BY THE CITY OF COCONUT CREEK. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED BY RECORD DRAWINGS, SITE VISITS, AND THE CITY OF COCONUT CREEK. DEVIATIONS IN ACTUAL SITE CONDITIONS CAN BE EXPECTED DUE TO INACCURACIES IN RECORD DRAWINGS AND PERIODIC MAINTENANCE BY OWNER. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER FOR ANY DEVIATIONS OR FIELD FITTING.
 - CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITIES.
 - CONTRACTOR TO NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE IN ORDER TO HAVE A CITY INSPECTOR ON SITE FOR WATER AND SEWER CONNECTIONS TO EXISTING SYSTEM AND TESTING.
 - WATER AND SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH OWNER, CITY, COUNTY, AND STATE REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
 - ALL POTABLE WATER LINES TO BE INSIDE PVC SLEEVE WHEN UNDERNEATH PAVEMENT.
 - PORTIONS OF THIS PROJECT REQUIRE THE REPLACEMENT OF EXISTING WATER AND SEWER MAINS. FOR THESE AREAS, THE CONTRACTOR SHALL REMOVE THE EXISTING MAINS AND REPLACE AS PROPOSED. THIS WORK SHALL INCLUDE RECONNECTING EXISTING SERVICES AND THE INSTALLATION OF NEW CLEANOUTS, VALVES, COLLARS, RISERS, COVERS, AND ALL ASSOCIATED WORK TO CONNECT TO PROPOSED/EXISTING FACILITIES.
 - PROPOSED SERVICE CONNECTION SIZES ARE BASED ON MECHANICAL AND FIRE PROTECTION DRAWINGS BY OTHERS. THESE SIZES SHALL BE VERIFIED BY ARCHITECT, MECHANICAL, AND FIRE DESIGN RECORD PROFESSIONALS FOR ADEQUACY.
 - CONTRACTOR TO BECOME FAMILIAR WITH LOCAL UTILITY STANDARDS AND MEET REQUIREMENTS SET FORTH FOR MATERIALS, INSTALLATION, INSPECTION, TESTING, AND CLEARING OF SYSTEMS IN ADDITION TO THOSE SET FORTH IN SPECIFICATIONS.
 - ADDITIONAL FITTINGS AND APPURTENANCES FOR WATER AND SEWER FEATURES MAY BE REQUIRED BEYOND THOSE DESCRIBED IN DETAIL IN THESE DRAWINGS AND ARE ASSUMED INHERENT TO MEET THE INTENT OF THE PROPOSED WORK. CONTRACTOR SHALL INCLUDE THESE ITEMS IN THE BASE BID. NO ADDITIONAL FUNDS WILL BE MADE AVAILABLE TO COMPLETE THE SITE UTILITIES AS PROPOSED.
 - REFER TO GENERAL NOTES(C100).

- GENERAL SITE NOTES**
- CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED LAYOUT OF SPECIFIC BUILDINGS AND SITE FEATURES.
 - CONTRACTOR TO PROVIDE CONCRETE PAVING ALTERNATE FOR PROPOSED ASPHALT PAVING PER TYPICAL CONCRETE SECTION.



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SITE PLAN

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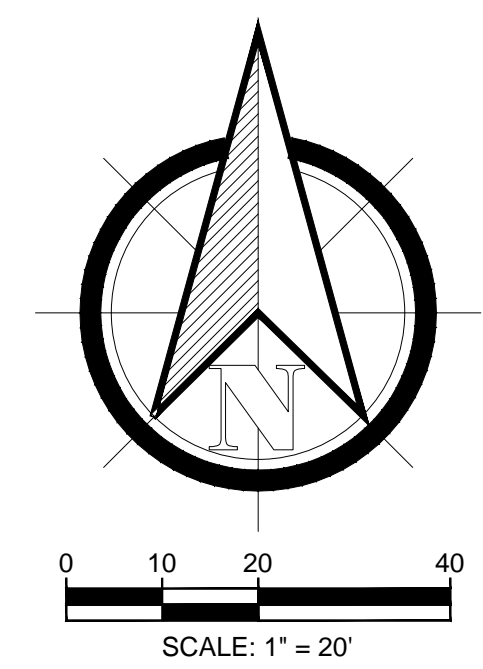
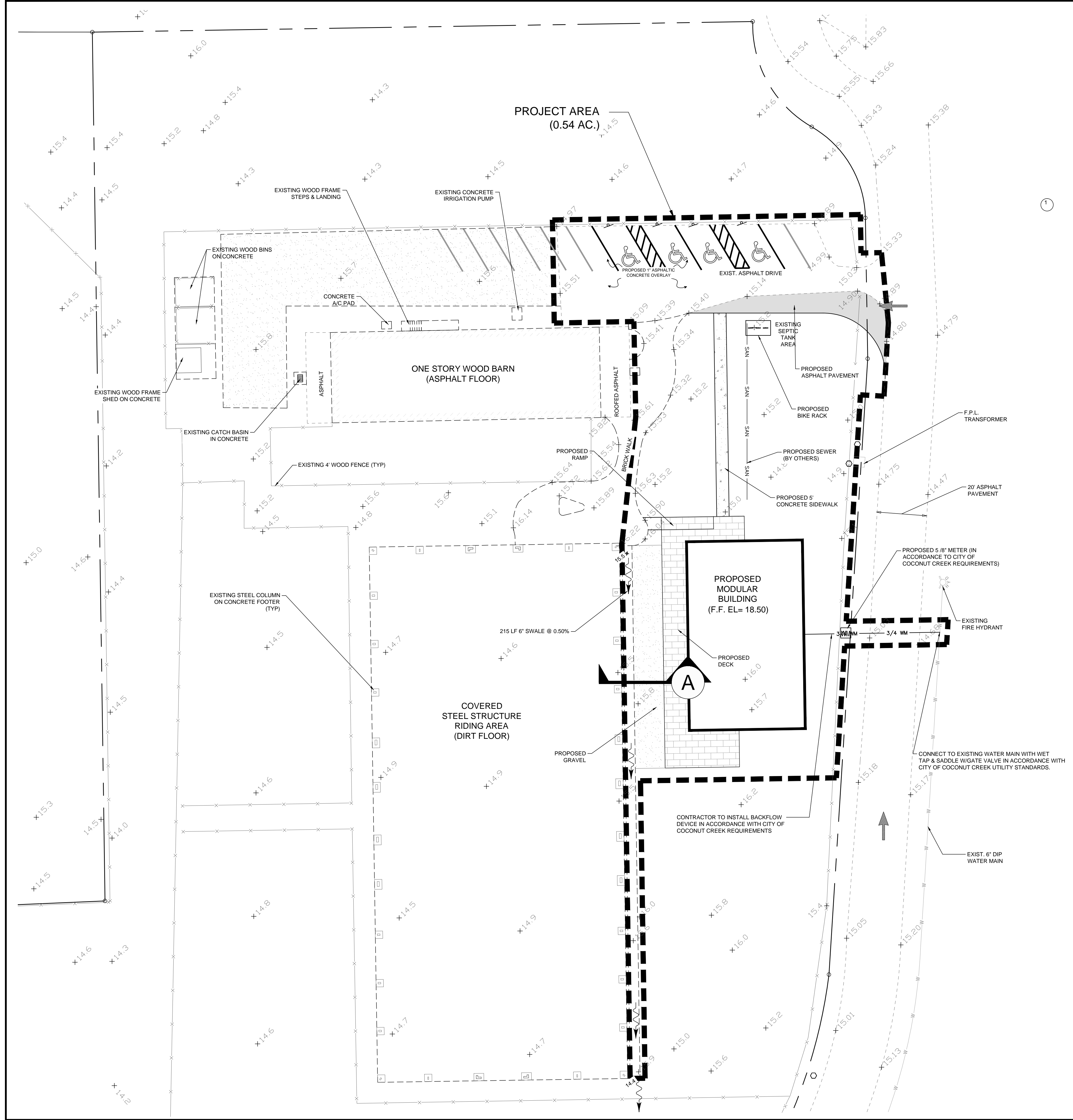
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SURVEYOR NOTE:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29) AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 2752, ELEVATION = 19.646.

BENCHMARK NOTE:
 A PERMANENT BENCHMARK SHALL BE SET FOR THE OUTFALL STRUCTURE, BY CONTRACTOR AND INCLUDED ON AS BUILT DRAWINGS. A STAMPED DISK RATHER THAN MARK ETCHED IN STRUCTURE SHALL BE PROVIDED.

GRADE ELEVATION LEGEND
 * 206.19 TR = TOP OF RAMP EL
 * 204.19 SW = SIDEWALK EL

SITE SPECIFIC GRADING & DRAINAGE NOTES:

- A FENCE SHALL BE CONSTRUCTED AROUND ANY STORMWATER POND WITH SIDESLOPES STEEPER THAN 4(H) TO 1(V).
- CONTRACTOR TO SAW CUT EXISTING PAVEMENT AT PROPOSED DRIVEWAY TIE INS TO PROVIDE A CLEAN EDGE FOR NEW PAVEMENT AND BASE CONNECTION.
- CONTRACTOR TO BECOME FAMILIAR WITH AND ADHERE TO ALL ADA STANDARDS.
- CONTRACTOR TO CONSTRUCT SIDEWALKS WITH A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LINEAR SLOPE UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. ANY SIDEWALKS CONSTRUCTED EXCEEDING THESE PARAMETERS WILL BE RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO PROVIDE SMOOTH TRANSITION AT LOCATIONS WHERE PROPOSED FEATURES MEET EXISTING FEATURES (CONCRETE, ASPHALT, ETC.).
- SILTATION RUNOFF TO THE PROPOSED STORMWATER POND(S) SHALL BE PREVENTED VIA SILT FENCE, HAY BALES, OR OTHER METHODS UNTIL ALL DISTURBED SURFACES ARE STABILIZED VIA SOD, BUILDINGS, OR PAVING. ANY ACCUMULATION OF UNDESIRABLE MATERIALS ON POND BOTTOM ARE TO BE REMOVED BY CONTRACTOR PRIOR TO ACCEPTANCE OF WORK BY OWNER.
- ALL FILL PLACED FOR POND BERMING SHALL BE FREE OF ORGANICS, NON-PLASTIC GRANULAR SOIL (CLEAN SANDS). FILL SHALL BE PLACED IN MAX. OF 12" LIFTS AND COMPACTED TO A MINIMUM 95% per ASTM SPEC D-1557. TO OBTAIN BERM STABILITY.
- ALL MEG ELEV, ROADWAY, AND UNDERGROUND STORM/UTILITY PIPES SHOWN ARE APPROXIMATE.
- ALL AREAS DISTURBED ARE TO BE SODDED VIA BAHIA SOD BY CONTRACTOR. SOD IS TO BE STAKED AS REQUIRED IN SLOPED AREAS AND MONITORED FOR WASHOUTS. ONCE THE SOD IN SLOPED AREAS IS ESTABLISHED AND THE SLOPE IS STABILIZED, CONTRACTOR MAY REMOVE STAKES.

STORMWATER MANAGEMENT SYSTEM OPERATING AND MAINTENANCE PROCEDURES

THE STORMWATER FACILITY MUST BE MAINTAINED PROPERLY IF IT IS TO PERFORM THE SERVICE FOR WHICH IT WAS DESIGNED. THIS IS INTENDED TO BE A GUIDE TO THE PROPER WAYS TO MAINTAIN THIS FACILITY. THIS IS ONLY A GUIDE AND SHOULD BE MODIFIED AS FIELD CONDITIONS REQUIRE.

- MONTHLY VISUALLY INSPECT INLET OPENINGS TO INSURE THAT NO CLOGGING HAS OCCURRED.
- ONCE EVERY THREE MONTHS, VISUALLY INSPECT ALL PIPES FOR OBSTRUCTIONS OR A BUILD-UP OF EXCESSIVE SEDIMENTS. IF EXCESS SEDIMENTATION HAS OCCURRED, HAVE ALL LINES PROPERLY FLUSHED.
- WEEKLY DURING THE SUMMER MONTHS AND BI-WEEKLY DURING THE REMAINDER OF THE YEAR, MOW ANY GRASS WITHIN THE STORMWATER RETENTION AND COLLECTION AREAS. GRASS CLIPPINGS SHALL BE COLLECTED AND REMOVED FROM THE SITE FOR PROPER DISPOSAL.



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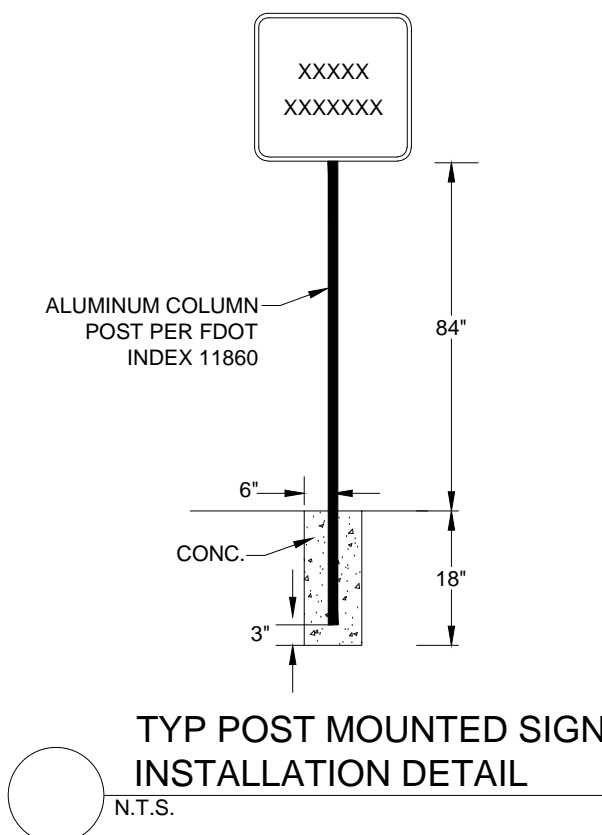
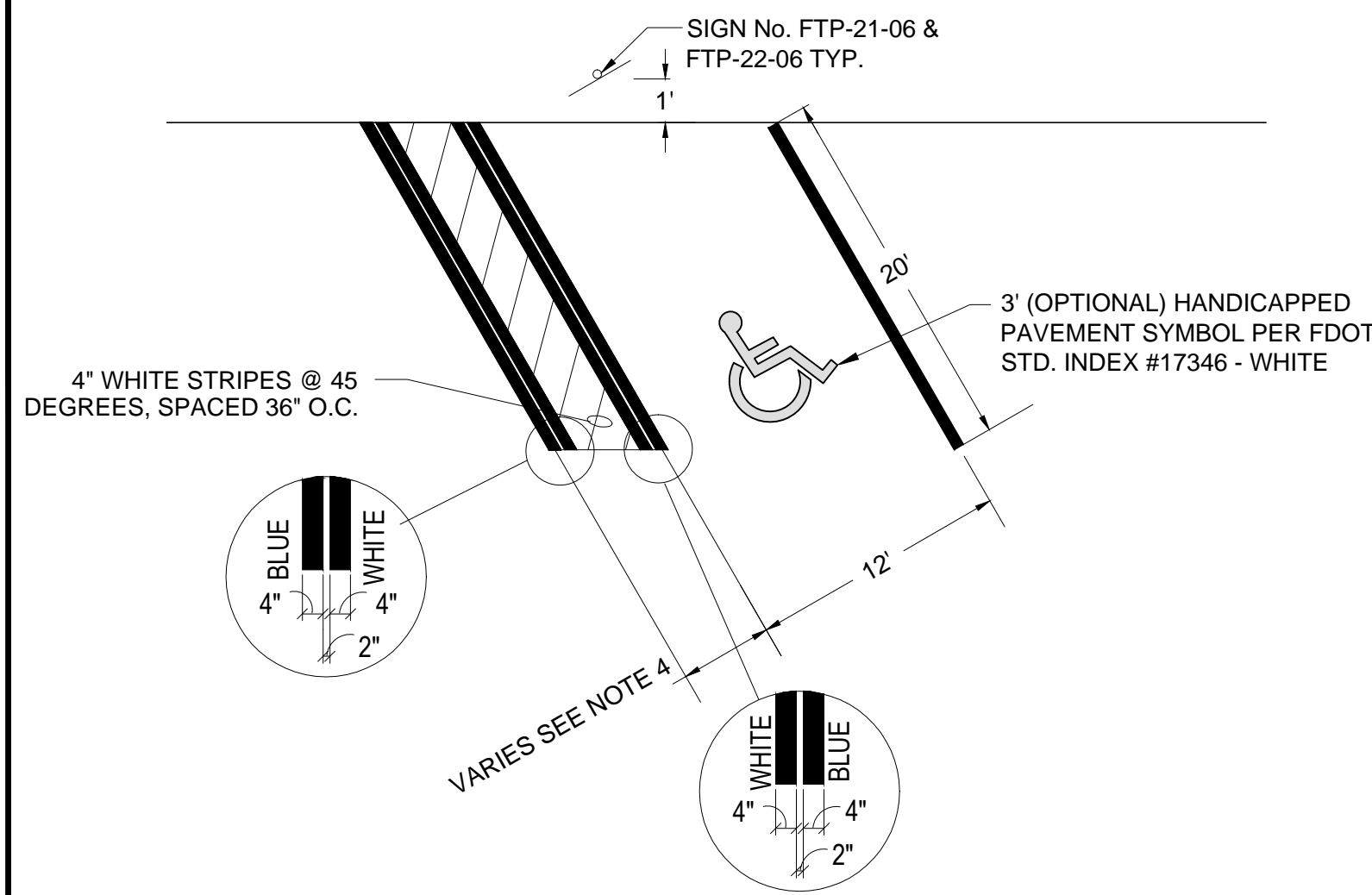
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GRADING AND DRAINAGE PLAN

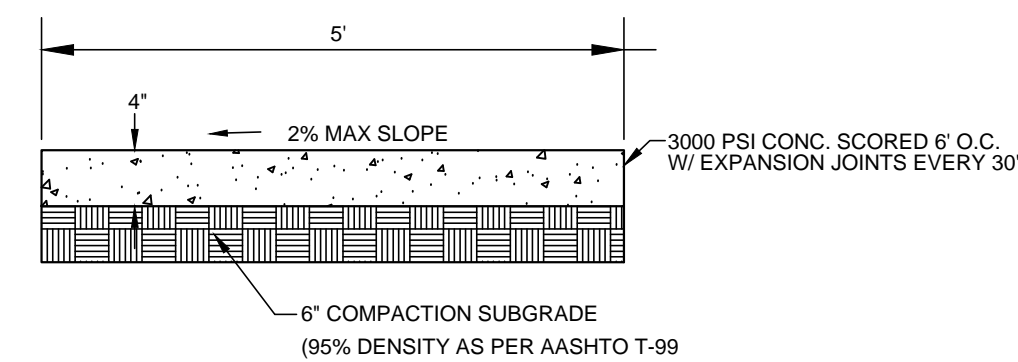
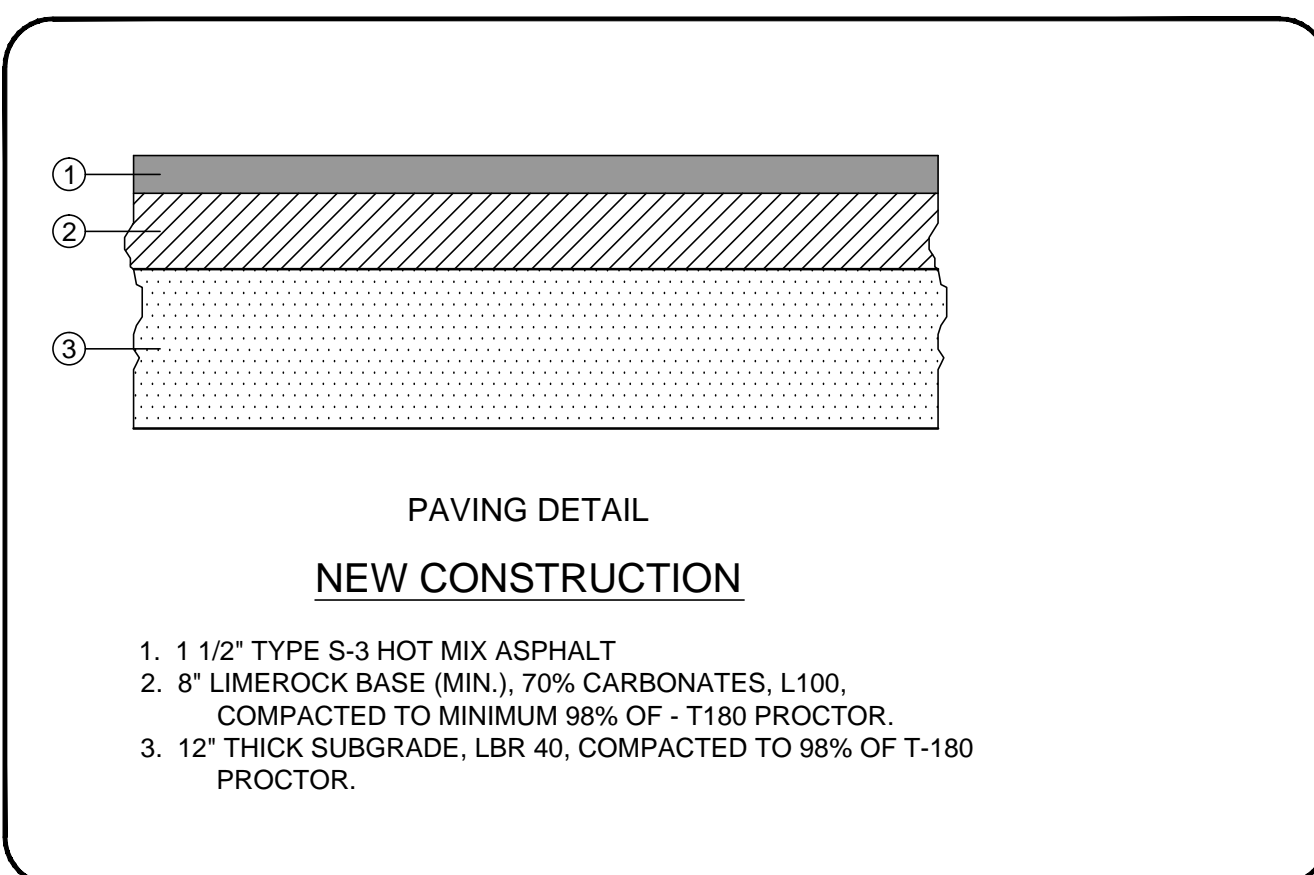
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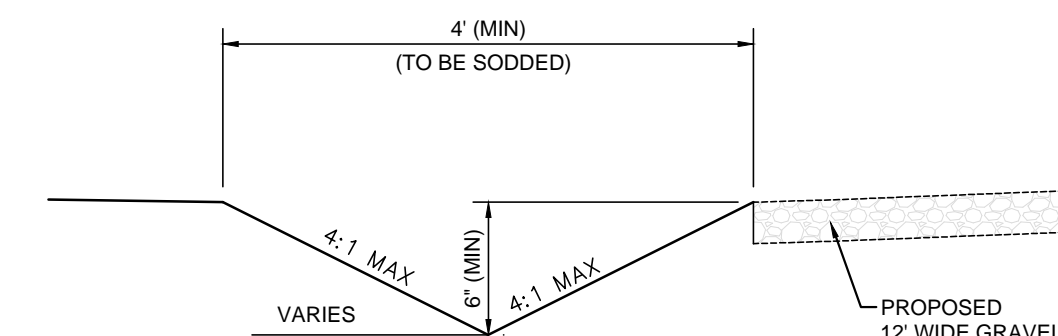
- NOTES:**
1. THE OPTIONAL HANDICAP SYMBOL SHALL BE 3 FT. HIGH AND WHITE IN COLOR.
 2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARD 595A.
 3. STRIPING SHALL BE PER A.D.A. AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
 4. * HANDICAP ACCESS IS 5' MIN FOR STANDARD SPACES AND 8' MIN FOR VAN SPACES. SEE PLANS FOR DIMENSION.
 5. SLOPE IS NOT TO EXCEED 2.0% IN ANY DIRECTION WITHIN HANDICAP STALL STRIPING

X
C900 N.T.S.



- NOTES:**
1. WHERE METAL TEMPLATES ARE USED FOR JOINT CONSTRUCTION, THE CURB AND CURB AND GUTTER SHALL BE CONSTRUCTED IN UNIFORM SECTIONS TEN FEET IN LENGTH, EXCEPT WHERE SHORTER SECTIONS ARE NECESSARY FOR CLOSURES, BUT NO SECTION SHALL BE LESS THAN FOUR FEET.
 2. AT THE OPTION OF THE CONTRACTOR, THE SECTIONS MAY BE FORMED BY THE USE OF DUMMY JOINTS (EITHER FORMED OR SAWED) OR BY THE USE OF SHEET METAL TEMPLATES. IF SHEET METAL TEMPLATES ARE USED, THEY SHALL BE OF THE DIMENSIONS AND SHALL BE SET TO THE LINES SHOWN ON THE PLANS. THE TEMPLATES SHALL BE HELD FIRMLY DURING THE PLACING OF THE CONCRETE AND SHALL BE LEFT IN PLACE UNTIL THE CONCRETE HAS SET SUFFICIENTLY TO HOLD ITS SHAPE, BUT SHALL BE REMOVED WHILE THE FORMS ARE STILL IN PLACE.
 3. DUMMY JOINTS SHALL BE SPACED AT INTERVALS OF TEN FEET FOR CURB AND INTERVALS OF FIVE FEET FOR SIDEWALKS. THEY SHALL BE 1/4 THE DEPTH OF THE CONCRETE. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALKS AT A MAXIMUM OF 30 FEET AT DRIVEWAYS, SIDEWALK INTERSECTION, ALL INLETS, ALL RADIUS POINTS, ALL POINTS WHERE OPERATIONS CEASE FOR ANY CONSIDERABLE TIME (SUCH AS THE END OF THE DAY'S RUN).

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