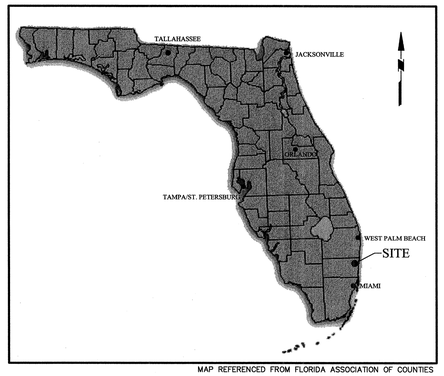
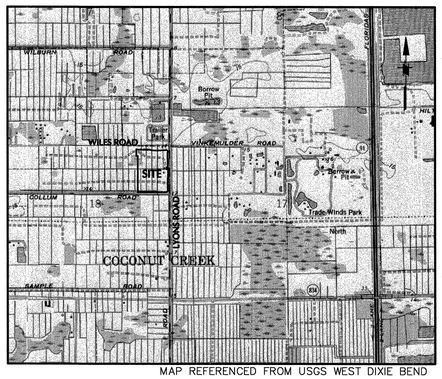
THE PROMENADE AT COCONUT CREEK

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
4451 LYONS ROAD, CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA
SITE PLAN SUBMISSION



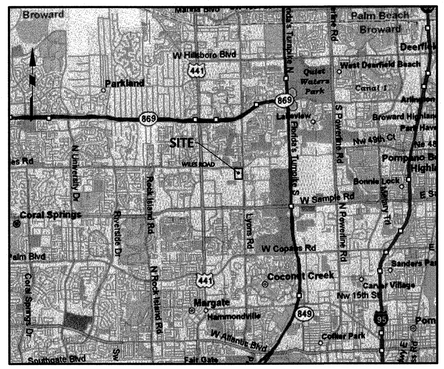
MAP REFERENCED FROM FLORIDA ASSOCIATION OF COUNTIES

FLORIDA MAP
N.T.S



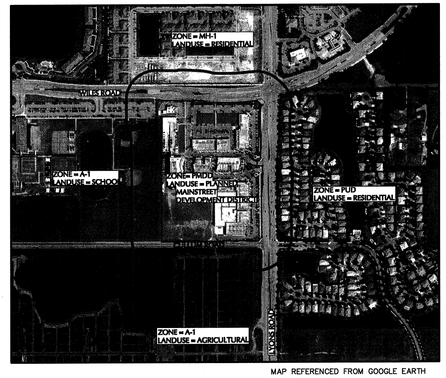
MAP REFERENCED FROM USGS WEST DIXIE BEND

TOPOGRAPHICAL MAP
SCALE 1" = 2000'



MAP REFERENCED FROM MAPQUEST.COM

SITE LOCATION MAP
1" = 8,000'



MAP REFERENCED FROM GOOGLE EARTH

VICINITY MAP - AERIAL
1" = 600'

INDEX OF DRAWINGS

NUMBER	DESCRIPTION	PREPARED BY
C-1.0	COVER SHEET	LAN
C-2.0	SITE PLAN	LAN
C-3.0	GEOMETRIC CONTROL PLAN	LAN
C-4.0	OVERALL PAVING GRADING AND DRAINAGE PLAN	LAN
C-4.1	PAVING GRADING AND DRAINAGE PLAN	LAN
C-4.2	STORMTECH CHAMBER SYSTEM PLAN	LAN
C-5.0	OVERALL WATER AND SEWER PLAN	LAN
C-5.1	WATER AND SEWER PLAN	LAN
C-5.2	SANITARY SEWER PROFILES	LAN
C-6.0	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)	LAN
C-7.0	SITE CROSS SECTIONS	LAN
C-8.0	TRUCK TURNING PLAN	LAN
C-9.0	CULLUM ROAD SIGNAGE AND STRIPING PLAN	LAN
C-9.1	CULLUM ROAD SITE TRIANGLE PLAN	LAN
C-10.0	CIVIL ENGINEERING NOTES	LAN
C-10.1	SITE DETAILS	LAN
C-10.2	WATER SYSTEM DETAILS	LAN
C-10.3	SANITARY SEWER DETAILS	LAN
C-10.4	PAVING GRADING AND DRAINAGE DETAILS	LAN
C-10.5	SWPPP DETAILS	LAN
A-100	OVERALL DEVELOPMENT PLAN	DY
A-100-T	ENLARGED DEVELOPMENT PLAN	DY
A-101-T	GROUND LEVEL	DY
A-102-T	PROJECTION LEVEL	DY
A-107-T	ROOF LEVEL	DY
A-200	ELEVATIONS	DY
A-201	ELEVATIONS	DY
A-202	NOT USED	DY
A-203	NOT USED	DY
A-220	ELEVATIONS	DY
A-221A	NIGHT RENDERING	DY
A-221	ELEVATIONS	DY
A300	DETAILS	DY
A400	ENCLOSURE DETAILS	DY
AS200	SITE SIGNAGE PLAN	DY
AS201	SITE SIGNAGE DETAILS	DY
AS202	SITE DSIGNAGE DETAILS	DY
PH-100-T	PHOTOMETRICS SITE PLAN	DY
TS-1	TREE SURVEY PLAN	AA
TS-3	TREE SURVEY PLAN	AA
LP-1	OVERALL LANDSCAPE PLAN	AA
LP-2	LANDSCAPE PLAN	AA
LP-4	LANDSCAPE PLAN	AA
LP-8	LANDSCAPE DETAIL PLAN	AA
LI-1	IRRIGATION PLAN	AA
LI-3	IRRIGATION PLAN	AA
LI-7	IRRIGATION DETAIL PLAN	AA
LS-1	LITERAL SEATING PLANS	AA
LS-2	LITERAL SEATING PLANS	AA
LS-3	LITERAL SEATING PLANS	AA
LS-4	LITERAL SEATING PLANS	AA
LS-5	LITERAL SEATING PLANS	AA
LS-6	LITERAL SEATING PLANS	AA
LS-7	LITERAL SEATING PLANS	AA
-	RECORDED PLAT (1 0F 2)	-
-	RECORDED PLAT (1 0F 2)	-

REFERANCE DRAWINGS PREPARED BY DAVID AND GERCHAR INC

NUMBER	DESCRIPTION	LAST REVISED
-	BOUNDARY SURVEY (1 OF 5)	09/21/2012
-	BOUNDARY SURVEY (2 OF 5)	09/21/2012
-	BOUNDARY SURVEY (3 OF 5)	09/21/2012
-	BOUNDARY SURVEY (4 OF 5)	09/21/2012
-	BOUNDARY SURVEY (5 OF 5)	09/21/2012

** NOTE:
LAN=LANGAN ENGINEERING
DY= DORSKY + YUE INTERNATIONAL
AA = ARCHITECTURAL ALLIANCE

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

LIST OF CONTACTS

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ASSISTANT DIRECTOR:
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ENGINEER:
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SEAN FLANAGAN
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TEL: (954) 973-1563
KEVIN WILSON, FIRE INSPECTOR
TEL: (954) 956-1514

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SUSTANIABLE CITY COORDINATOR
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LANDSCAPE COORDINATOR
CONTACT: SHARON VOLLMER
LANDSCAPE CONSULTANT
SCOTT PEAVLER
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ALL SERVICE REFUSE COMPANY
751 NORTHWEST 31ST AVENUE
FORT LAUDERDALE, FL 3331
CONTACT: DAVID LEWIS
TEL: (954) 327-9588

CITY COMMISSION
02-28-2013
APPROVED

CONTRACTOR NOTES:

1. THESE PLANS REPRESENT OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE WORK TO BE PERFORMED IS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS MAY NOT COMPLETELY REPRESENT ALL SPECIFIC SITE DETAILS OF INSTALLATION REQUIRED FOR SITEWORK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.

2. THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL ENGINEERING INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND RECEIVING REVIEWS AND / OR DIRECTION ON WRITTEN REQUESTS FOR INFORMATION.

3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE AND SHALL BE DEEMED TO HAVE MADE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ANY AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR A CHANGE ORDER.

4. IT IS SPECIFICALLY NOTED THAT INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL SPECIFICALLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION / DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING REQUESTING CLARIFICATION PRIOR TO CONSTRUCTION.

CONTRACTOR IS SPECIFICALLY NOTED THAT THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW, AND ADHERE TO ALL APPLICABLE REQUIREMENTS.

2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	3
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	2
1/7/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1
Date	Description	No.

REVISIONS

ERIC BLAINE SCHWARZ LICENSED No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIC B. SCHWARZ, P.E.
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
COVER SHEET

Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	AS SHOWN
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-1.0
Sheet	of

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NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK
LANGAN

Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C-1.0.dwg Date: 2/28/2013 Time: 14:15 User: trubino Style Table: Langan_OCE.stb Layout: D Size Sheet (Bottom)

PER SURVEY BY
DAVID & GERCHAR, INC.

P&Z TABLE

USES	EXISTING BUILDING - SF	PROPOSED BUILDING - SF	EXISTING CANOPY - SF	TOTAL - SF
Commercial				
Ground Floor Commercial Use	198,256		5,631	203,887
				0
				0
Commercial Subtotal	***198,256***		***5,631***	***203,887***
Bank	4,116	738		4,854
Movie Theater (up to 1600 seats)		59,000		59,000 [1]
Total Commercial	***202,372***	***59,000***	***6,369***	***267,741*** [2]
Office Use	49,154	0		49,154
Total	***251,526***	***59,000***	***6,369***	***316,895***
Total Existing and Proposed Building		***310,526***		

[1] Approximately
[2] Restaurant Canopy for Theater
* No more than 300,250 square feet shall be commercial building square footage

Parking Spaces	Ground Floor	2nd Floor	3rd Floor	Total Parking
Bldg. L	17			17
S of Bldg. T	34			34
E. of Bldg. T	153			153
W. of Bldg. T	47			47
N. of Bldg. T	20			20
N. of Bldg. J	26			26
W. of Bldg. J	13			13
E. of Bldg. J	63			63
E. of Bldg. B2	44			44
E. of Bldg. A	39			39
S. of Bldg. A	23			23
E. of Bldg. F	3			3
N. of Bldg. H1	98			98
N. of Bldg. H2	66			66
W of Bldg. H1	13			13
N. of Bldg. E, F	24			24
S. of Bldg. E, F	26			26
E. of Bldg. D	3			3
W. of Bldg. D	39			39
Pg-3	62	112	102	276
Pg-2	105	146	91	342
Total This Phase	918	258	193	**1,369**

NOTES:
FIVE PERCENT (5%) OF ALL PARKING SPACES WILL BE ALLOCATED FOR LOW EMITTING AND FUEL EFFICIENT VEHICLES. THESE SPACES WILL BE LOCATED IN PREFERRED AREAS AND WILL HAVE SIGNS IN FRONT OF EACH SPACE STATING "LOW-EMITTING & FUEL EFFICIENT VEHICLES ONLY-NO SUV'S". EXACT SPACES TO BE DESIGNATED SHALL BE COORDINATED WITH THE OWNER PRIOR TO SIGN INSTALLATION. REFER TO SIGNAGE PLANS (PREPARED BY OTHERS).

LEV Parking Req.	1,369 spaces x .05% =	69 spaces
LEV Ground Level Parking Prov.		59 spaces
LEV PG-2 2nd Level Parking Prov.		2 spaces
LEV PG-3 2nd Level Parking Prov.		2 spaces
Total LEV Parking Prov.		**70 spaces**

Parking Req. (Per Coconut Creek Land Development Code, Sec. 15.06)	(3 per 1,000 SF) 310,526 SF	932 spaces
Total Parking Prov.		**1,369 spaces**

HANDICAP PARKING COUNT (per Coconut Creek Land Development Code, Sec. 15.06)

H.C. Req.	1,369 spaces x .02% =	27 spaces
H.C. Prov.		30 spaces

Required Open Space (all previous areas)	Area	%
Total Site Area	1,001,053	100
Total (required)	160,168.48	16
Total (provided as below)	223,808.26	17.42
Perimeter Greenways Trails	52,568.91	5.25
Landscape Buffers	22,396.44	2.24
Other Pervious Areas	148,842.91	14.86

Open Space (hardscape/non-pervious)	Area	%
Total Site Area	1,001,053	100
Total (required)	200,210.60	20
Total (provided as below)	250,680	25.04
Perimeter Greenways Trails	14,713	1.46
Plazas	139,417.89	13.92
Pedestrian Arcades	96,549.16	9.64

The Landscaping/Green area within plazas and pedestrian areas is 102,838 SF = 43%

NOTES:
1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X", BASE ELEV. = N/A.
2. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
3. ALL SERVICE REFUSE WILL BE CONTRACTED TO PROVIDE GARBAGE COLLECTION INCLUDING CONSTRUCTION AND DEMOLITION DEBRIS.
4. NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
5. ALL CURB SHOWN WITHIN THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D". TYPE "F" CURBING WILL BE INSTALLED IN CULLUM ROAD AND AT ALL DRIVEWAYS CONNECTING TO WILES AND LYONS ROADS.
6. ALL LOADING AREAS SHALL BE REGULATED BY SIGNS. LOADING AREA SIGNS SHALL BE APPROVED BY THE CITY OF COCONUT CREEK PRIOR TO INSTALLATION.
7. THE PROJECT WILL INCLUDE A RECYCLING PLAN.
8. REFER TO LANDSCAPE/HARDSCAPE DRAWINGS BY ARCHITECTURAL ALLIANCE FOR SIDEWALK, CROSSWALK AND HARDSCAPE LAYOUT AND MATERIALS. SIDEWALK TREE GRATES TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
9. THE 28-FT GREENWAY/SETBACK ALONG LYONS AND WILES ROADS REQUIRED BY MAINSTREET STANDARDS HAS BEEN MODIFIED TO 18-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 8, 2006.
10. ALL PROJECT SIGN LOCATIONS ARE PROPOSED AND ARE SUBJECT TO PMDD APPROVAL.
11. POTENTIAL OUTDOOR DINING AREAS SHALL BE PERMITTED AT ALL SIDES OF BUILDINGS "D, E, F", AND IN FRONT OF BUILDING "T" PROVIDED THAT ADA REQUIRED CLEARANCES ARE MAINTAINED.
12. SIDEWALK ALONG CULLUM ROAD SHALL BE COLORED CONCRETE AS: SOLOMON COLORS, INTEGRAL COLORS FOR COLORED CONCRETE: 415 RED=VENETIAN RED.
13. ----RESERVED----
14. ----RESERVED----
15. REFER TO ARCHITECTURAL DRAWINGS FOR LEED INFORMATION.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- BUILDING
- PROPOSED CURB (TYPE "D & F")
- SITE VISIBILITY TRIANGLE AREA
- STOP SIGN (R1-1)
- DO NOT ENTER SIGN (R5-1)
- ACCESSIBLE PARKING SPACE SIGN
- ONE WAY SIGN (R6-1)
- RIGHT TURN ONLY SIGN (R3-5)
- NO LEFT TURN (R3-2)
- STRAIGHT AND RIGHT TURN ARROW (R3-6)
- KEEP RIGHT (R4-7B)
- NO PARKING (R7-1) WITH (R7-201)
- PARKING SPACE ROW COUNT
- PARKING SPACE AREA COUNT
- LEV — LOW EMISSIONS VEHICLES PARKING SPACES
- ACCESSIBLE CURB RAMP
- BENCH
- DECORATIVE HARDSCAPE/CROSSWALKS (REFER TO LANDSCAPE SITE PLAN AND DETAILS. SEE NOTE #9)
- PAINTED CROSSWALK
- AREA FREE OF SIGHT OBSTRUCTIONS (SIGHT VISIBILITY TRIANGLES)
- BIKE RACK
- DUMPSTER
- RECYCLE CONTAINERS
- TRASH COMPACTOR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE & DOMESTIC BACKFLOW PREVENTERS
- LIGHT FIXTURES

50 0 25 50
SCALE IN FEET

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
3/25/13	REVISED FOR FINAL SITE PLAN SUBMISSION	5
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	4
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	3
1/7/13	UPDATED PARKING AND BUILDING TABLE PER SITE PLAN	2
1/7/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1

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Langan Engineering & Environmental Services, Inc.
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FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: **THE PROMENADE AT COCONUT CREEK**
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: **SITE PLAN**

Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	1" = 50'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-2.0
Sheet	of

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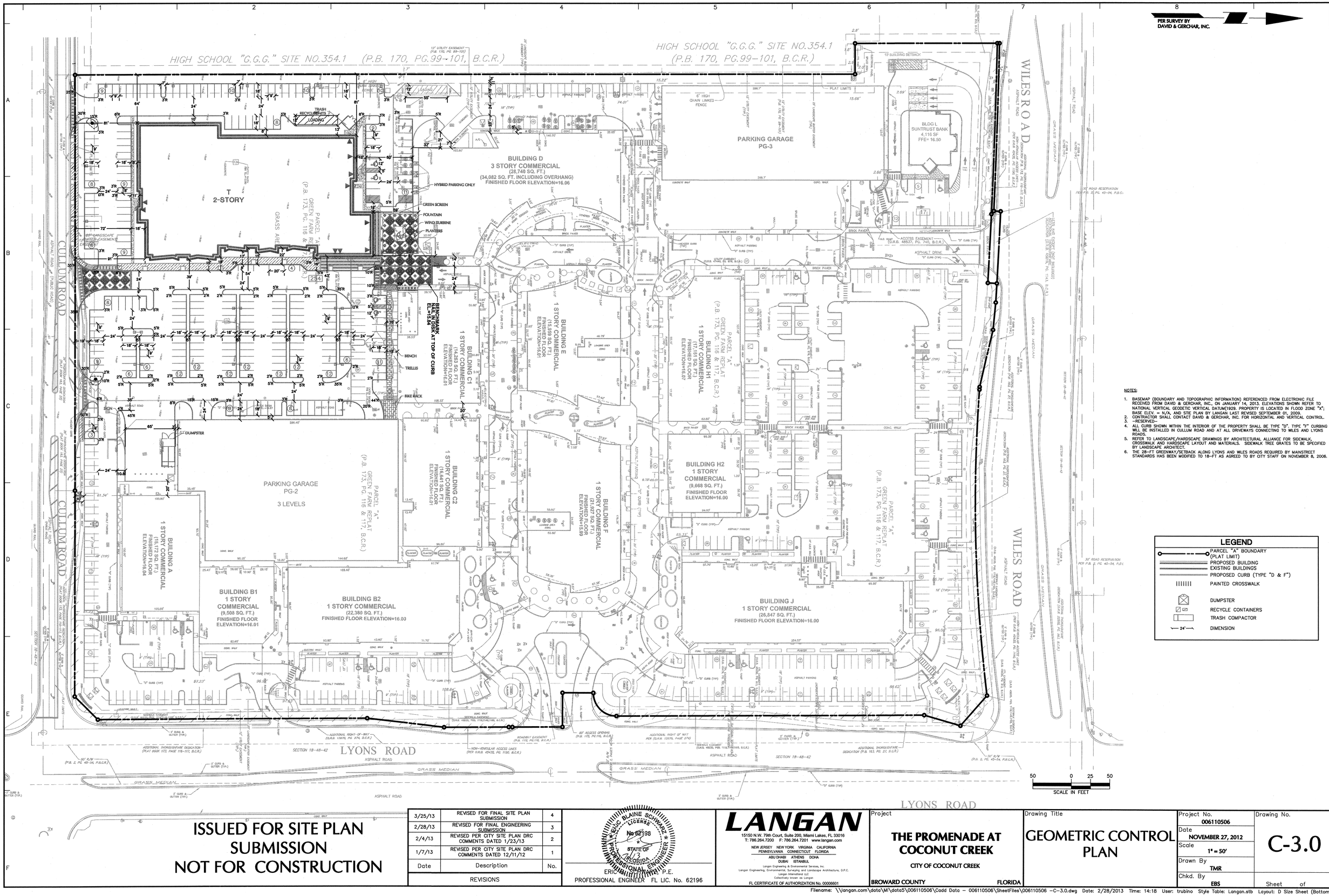
NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
THE PROMENADE AT COCONUT CREEK
PROJECT No. 006110506
LANGAN



NOTES:

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3. --RESERVED--
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LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDINGS
- PROPOSED CURB (TYPE "D & F")
- PAINTED CROSSWALK
- DUMPSTER
- RECYCLE CONTAINERS
- TRASH COMPACTOR
- 24'-0" DIMENSION

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

No.	Description	Date
4	REVISED FOR FINAL SITE PLAN SUBMISSION	3/25/13
3	REVISED FOR FINAL ENGINEERING SUBMISSION	2/28/13
2	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	2/4/13
1	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1/7/13

REVISIONS

ERIC BLAINE SCHWARZ, P.E.
No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
GEOMETRIC CONTROL PLAN

Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	1" = 50'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-3.0
Sheet	of

Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C–3.0.dwg Date: 2/28/2013 Time: 14:18 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

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NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
PROJECT No. 006110506
LANGAN
THE PROMENADE AT COCONUT CREEK

PROPOSED 24" STORM CONNECTION

PER SURVEY BY DAVID & GERCHAR, INC.

HIGH SCHOOL "G.G.G." SITE NO.354.1 (P.B. 170, PG.99-101, B.C.R.)

HIGH SCHOOL "G.G.G." SITE NO.354.1 (P.B. 170, PG.99-101, B.C.R.)

SAW CUT LINE

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING 183 LF OF 15" DRAINAGE PIPE TO BE REMOVED

T 2-STORY FFE = 16.50

EXISTING 61 LF OF 24" DRAINAGE PIPE TO BE REMOVED

EXISTING 47 LF OF 24" DRAINAGE PIPE TO BE REMOVED

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING DRAINAGE STRUCTURE TO REMAIN, (MAINTAIN ORIGINAL INTEGRITY OF STRUCTURE)

EXISTING 110 LF OF 30" HDPE DRAINAGE PIPE & TRENCH TO BE REMOVED

EXISTING DRAINAGE STRUCTURE TO REMAIN, (MAINTAIN ORIGINAL INTEGRITY OF STRUCTURE)

BUILDING D 3 STORY COMMERCIAL (28,740 SQ. FT.) (34,082 SQ. FT. INCLUDING OVERHANG) FINISHED FLOOR ELEVATION=16.06

PARKING GARAGE PG-3

BLDG L SUNTRUST BANK 4,116 SF FFE= 16.50

GRASS

BRICK PAVER

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING 195 LF OF 15" DRAINAGE PIPE TO BE REMOVED

EXISTING DRAINAGE STRUCTURE TO BE REMOVED

EXISTING 181 LF OF 15" DRAINAGE PIPE TO BE REMOVED

BENCHMARK AT TOP OF CURB EL=15.84

SAW CUT LINE

PROPOSED 24" STORM CONNECTION

BUILDING E 1 STORY COMMERCIAL (6,939 SQ. FT.) FINISHED FLOOR ELEVATION=16.00

BUILDING C1 1 STORY COMMERCIAL (14,785 SQ. FT.) FINISHED FLOOR ELEVATION=16.01

BUILDING H1 1 STORY COMMERCIAL (17,151 SQ. FT.) FINISHED FLOOR ELEVATION=16.07

GRASS

EXISTING DRAINAGE STRUCTURE TO REMAIN, (MAINTAIN ORIGINAL INTEGRITY OF STRUCTURE)

PROPOSED 24" STORM CONNECTION

SAW CUT LINE

EXISTING DRAINAGE STRUCTURE TO REMAIN, (MAINTAIN ORIGINAL INTEGRITY OF STRUCTURE)

PROPOSED 24" STORM CONNECTION

PARKING GARAGE PG-2 3 LEVELS

REFER TO SHEET C-4.1 & C-4.2 FOR ADDITIONAL PAVING GRADING AND DRAINAGE INFORMATION

BUILDING C2 1 STORY COMMERCIAL (16,641 SQ. FT.) FINISHED FLOOR ELEVATION=16.01

BUILDING F 1 STORY COMMERCIAL (21,927 SQ. FT.) FINISHED FLOOR ELEVATION=15.99

BUILDING H2 1 STORY COMMERCIAL (9,668 SQ. FT.) FINISHED FLOOR ELEVATION=16.00

BUILDING A 1 STORY COMMERCIAL (15,172 SQ. FT.) FINISHED FLOOR ELEVATION=16.04

BUILDING B1 1 STORY COMMERCIAL (9,508 SQ. FT.) FINISHED FLOOR ELEVATION=16.01

BUILDING B2 1 STORY COMMERCIAL (22,380 SQ. FT.) FINISHED FLOOR ELEVATION=16.00

BUILDING J 1 STORY COMMERCIAL (25,647 SQ. FT.) FINISHED FLOOR ELEVATION=16.00

CULLUM ROAD

WIES ROAD

LYONS ROAD

50 0 25 50
SCALE IN FEET

NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A, CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
3. REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL GRADING AND DRAINAGE NOTES
4. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
5. LONGITUDINAL SLOPES IN PAVED AREAS SHALL BE MINIMUM .4%
6. POLLUTION RETARDENT BAFFLES (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES. REFER TO DETAIL.

Storm Sewer

Min. Pipe Size	15 IN.
Roof Leader	12 IN. (Unless otherwise noted)
Pipe Material	HDPE

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOED GATE VALVE
- EXISTING GATE VALVE
- POWERLINE
- UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- × 15.35 PROPOSED GRADES
- × 15.09 EXISTING GRADES

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
3/25/13	REVISED FOR FINAL SITE PLAN SUBMISSION	4
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	3
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	2
1/7/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1

REVISIONS

ERIC BLAINE SCHWARZ, P.E. LICENSE No. 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan International LLC Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: **THE PROMENADE AT COCONUT CREEK**
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: **OVERALL PAVING GRADING AND DRAINAGE PLAN**

Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	1" = 50'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-4.0
Sheet	of

Filename: \\langan.com\data\MI\data5\006110506\Cadd Data - 006110506\SheetFiles\006110506 -C-4.0.dwg Date: 2/28/2013 Time: 14:18 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK
LANGAN

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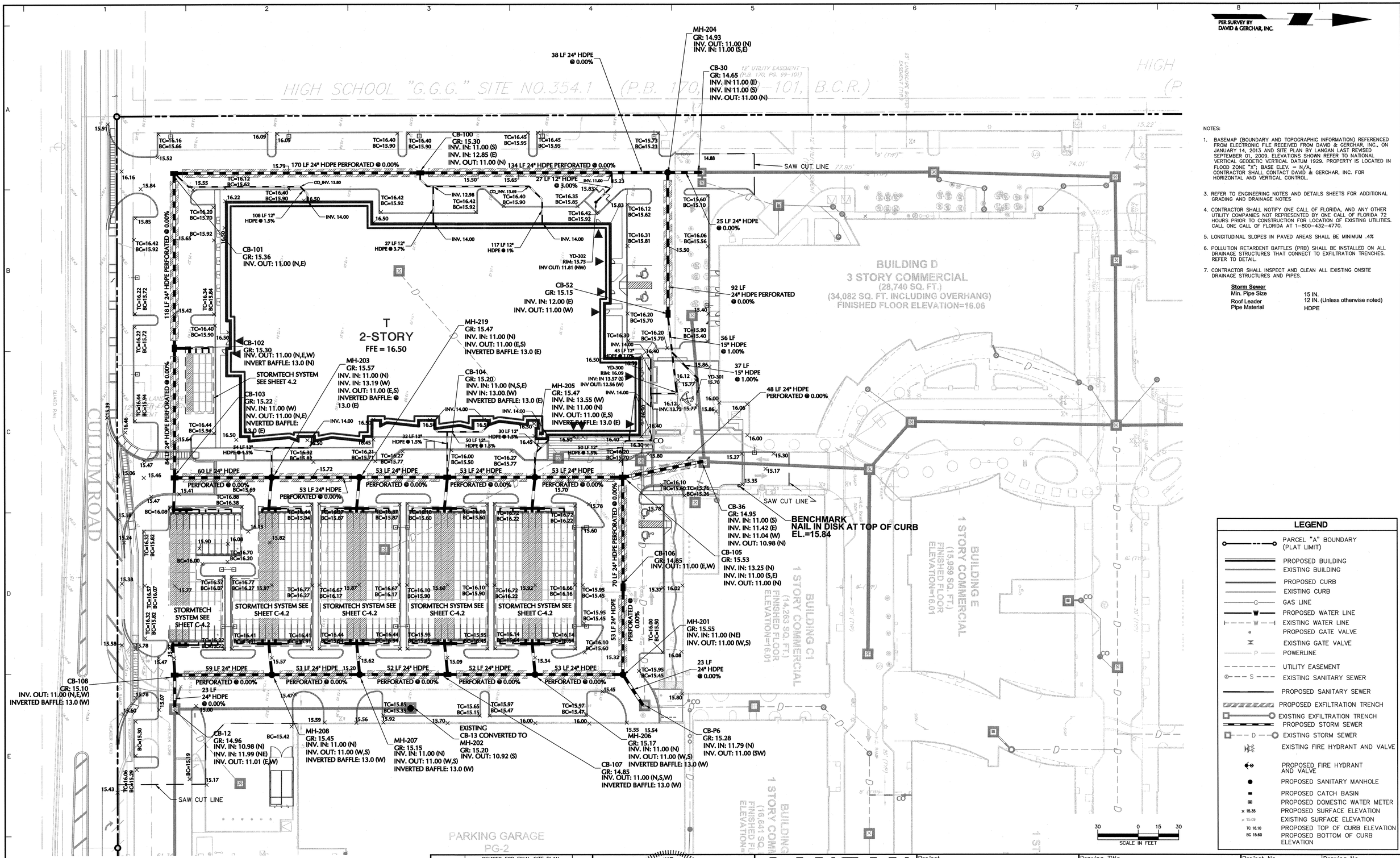

NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A, CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
3. REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL GRADING AND DRAINAGE NOTES
4. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
5. LONGITUDINAL SLOPES IN PAVED AREAS SHALL BE MINIMUM .4%
6. POLLUTION RETARDENT BAFFLES (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES. REFER TO DETAIL.
7. CONTRACTOR SHALL INSPECT AND CLEAN ALL EXISTING ONSITE DRAINAGE STRUCTURES AND PIPES.

Storm Sewer	
Min. Pipe Size	15 IN.
Roof Leader	12 IN. (Unless otherwise noted)
Pipe Material	HDPE

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- G — GAS LINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- P — POWERLINE
- UTILITY EASEMENT
- S — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- D — EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- × 15.35 PROPOSED SURFACE ELEVATION
- × 15.09 EXISTING SURFACE ELEVATION
- TC 16.10 / BC 15.60 PROPOSED TOP OF CURB ELEVATION / PROPOSED BOTTOM OF CURB ELEVATION

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

No.	Description	Date
4	REVISED FOR FINAL SITE PLAN SUBMISSION	3/25/13
3	REVISED FOR FINAL ENGINEERING SUBMISSION	2/28/13
2	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	2/4/13
1	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1/7/13

REVISIONS

ERIC BLAINE SCHWARZ, P.E.
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
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Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project	THE PROMENADE AT COCONUT CREEK
	CITY OF COCONUT CREEK
	BROWARD COUNTY FLORIDA
Drawing Title	PAVING GRADING AND DRAINAGE PLAN
Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	1" = 30'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-4.1
Sheet	of

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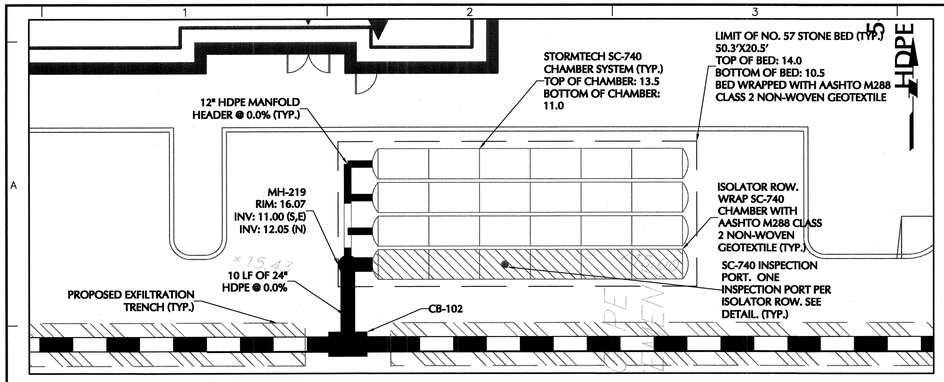
Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C–4.1.dwg Date: 2/28/2013 Time: 14:19 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

THE PROMENADE AT COCONUT CREEK | PROJECT No. 006110506 | NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING | LANGAN



LEGEND

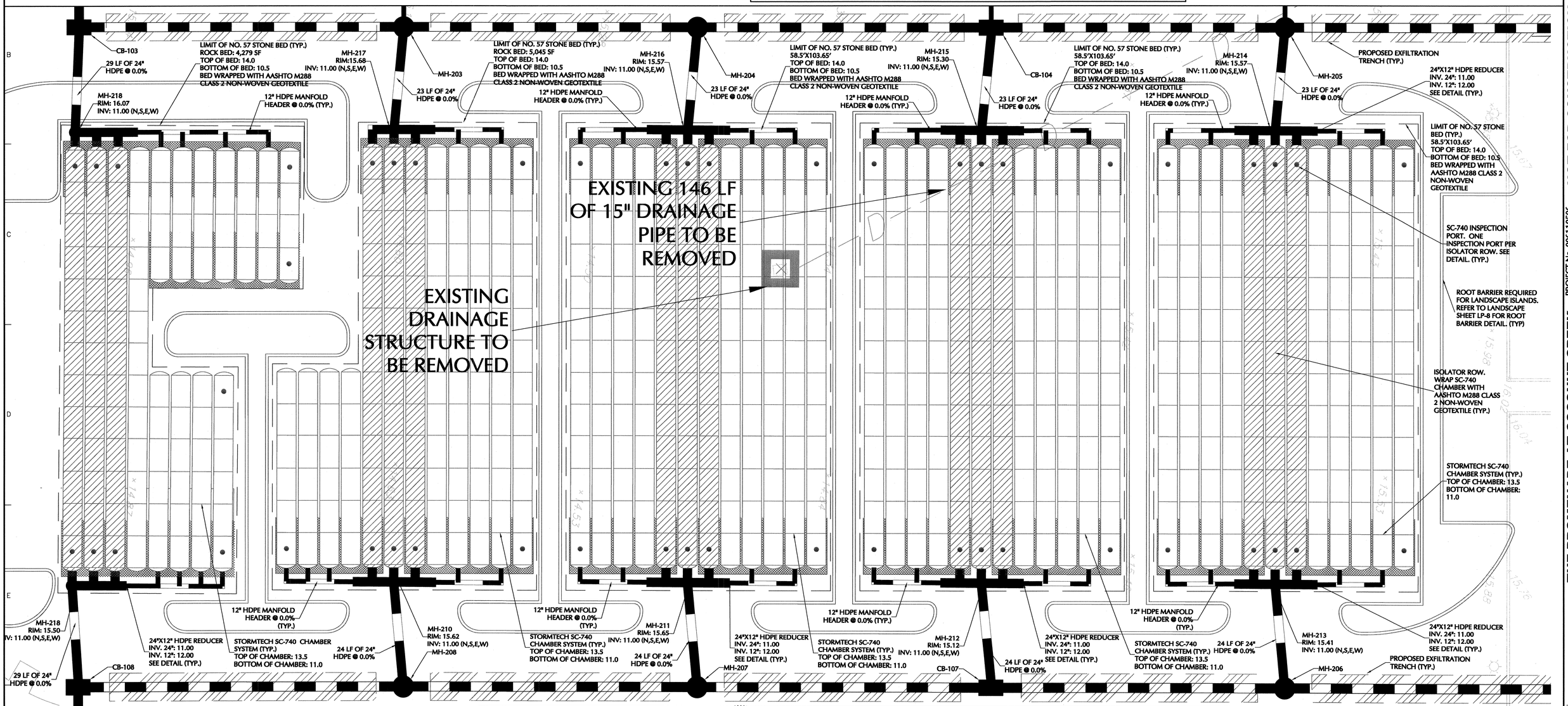
- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOED GATE VALVE
- EXISTING GATE VALVE
- POWERLINE
- UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- PROPOSED GRADES (× 15.35)
- EXISTING GRADES (× 15.09)

PER SURVEY BY DAVID & GERCHAR, INC.

NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A, CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
3. REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL GRADING AND DRAINAGE NOTES
4. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
5. LONGITUDINAL SLOPES IN PAVED AREAS SHALL BE MINIMUM .4%
6. POLLUTION RETARDENT BAFFLES (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES. REFER TO DETAIL.
7. ROOT BARRIER REQUIRED FOR ALL LANDSCAPE ISLANDS. REFER TO ARCHITECTURAL ALLIANCE LANDSCAPE PLANS SHEET LP-8 FOR DETAIL.

Storm Sewer	
Min. Pipe Size	15 IN.
Roof Leader	12 IN. (Unless otherwise noted)
Pipe Material	HDPE



ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

SCALE IN FEET: 10 0 2 4 10

Date	Description	No.
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	2
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	1

REVISIONS

BLAINE SCHWARTZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER

BLAINE SCHWARTZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project	THE PROMENADE AT COCONUT CREEK
	CITY OF COCONUT CREEK
	BROWARD COUNTY FLORIDA
Drawing Title	STORMTECH CHAMBER SYSTEM PLAN
Project No.	006110506
Date	JANUARY 7, 2013
Scale	1" = 10'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-4.2
Sheet	of

THE PROMENADE AT COCONUT CREEK | PROJECT No. 006110506 | NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING | LANGAN

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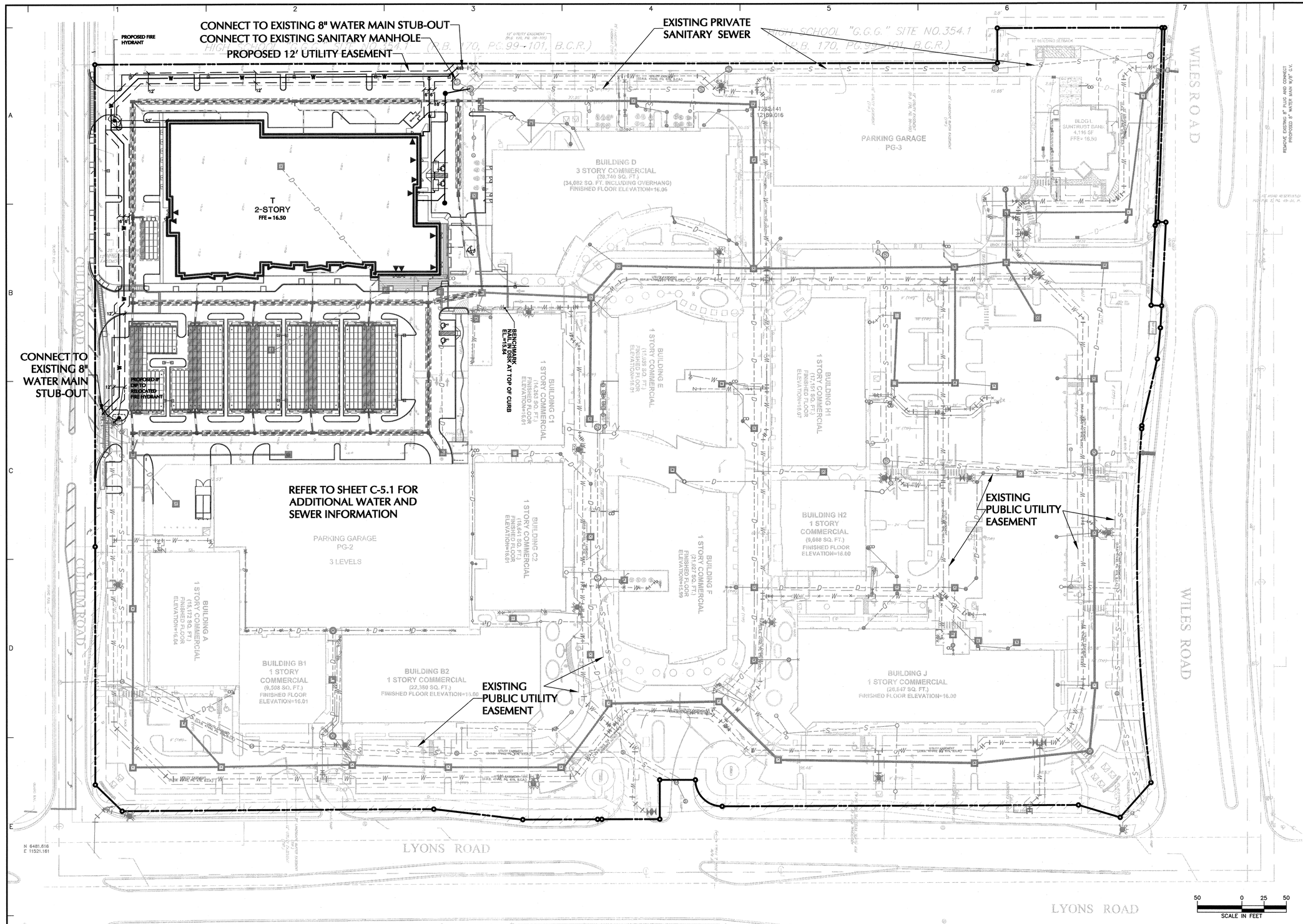

PER SURVEY BY
DAVID & GERCHAR, INC.

Water

Min. Pipe Size (On Site Main)	8 IN.
Min. Pipe Size (Fire Services)	6 IN.
Min. Pipe Size (Domestic Services)	2 IN.
Pipe Material (4" & Larger)	Cement Lined DIP (CLASS 51)
Pipe Material (2" & Smaller)	Polyethylene/ SDR 9
Max. Hydrant Spacing	300 FT Radius

DESIGN NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
2. INSTALL MINIMUM TWO BOLLARDS BETWEEN BACKFLOW PREVENTER AND LOADING/COMPACTOR LOCATION. REFER TO BOLLARD DETAIL.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND EXCEPT FOR ELECTRICAL LINES WITH A RATE LOAD OF 23K OR GREATER, IF ANY EXIST.
4. PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED TO HAVE AT A MINIMUM A 10 FEET HORIZONTAL SEPARATION AND AN 18 INCH VERTICAL SEPARATION.
5. REFER TO DRAWINGS PREPARED BY THE MEP ENGINEER FOR PROPOSED ELECTRIC, TELEPHONE, CABLE AND GAS UTILITY DESIGN.
6. REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL NOTES.
7. ON-SITE WATER MAIN SHALL BE 8-INCH MINIMUM AND ALL WATER SERVICE CONNECTIONS FROM THE ON-SITE WATER MAIN TO THE BUILDINGS SHALL BE 6-INCH MINIMUM. PIPE SIZES SHALL BE CONFIRMED BY THE MEP AND FIRE PROTECTION DESIGNERS PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770
9. SITE SANITARY SEWER SYSTEM IS CONVEYED BY A GRAVITY SYSTEM ALONG WILES ROAD TO LIFT STATION #21 P.S-2. THE LIFT STATION IS LOCATED AT 5063 WILES ROAD. LIFT STATION INFORMATION WAS RECEIVED FROM THE CITY SUPPLIED AS-BUILTS DRAWINGS PREPARED BY "CRAIG A. SMITH & ASSOCIATES". DRAWINGS ARE DATED 7/12/99 ON SHEETS C-7, C-17, C-18, C-19.
10. FINAL EASEMENTS WILL BE PROVIDED BASED ON THE ASBUILT WATER LINES LOCATIONS AND CONSISTENT WITH CITY REQUIREMENTS.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- GAS LINE
- PROPOSED WATER LINE
- EXISTING DIP WATER LINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- POWERLINE
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- PROPOSED GRADES (× 15.35)
- EXISTING GRADES (× 15.09)

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	3
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	2
1/7/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1

REVISIONS

ERIC B. SCHWARZ, LICENSE No. 62196, STATE OF FLORIDA, PROFESSIONAL ENGINEER
3/2/13

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Collectively known as Langan.
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
OVERALL WATER AND SEWER PLAN

Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	1" = 50'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-5.0
Sheet	of

Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 -C-5.0.dwg Date: 2/28/2013 Time: 14:21 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

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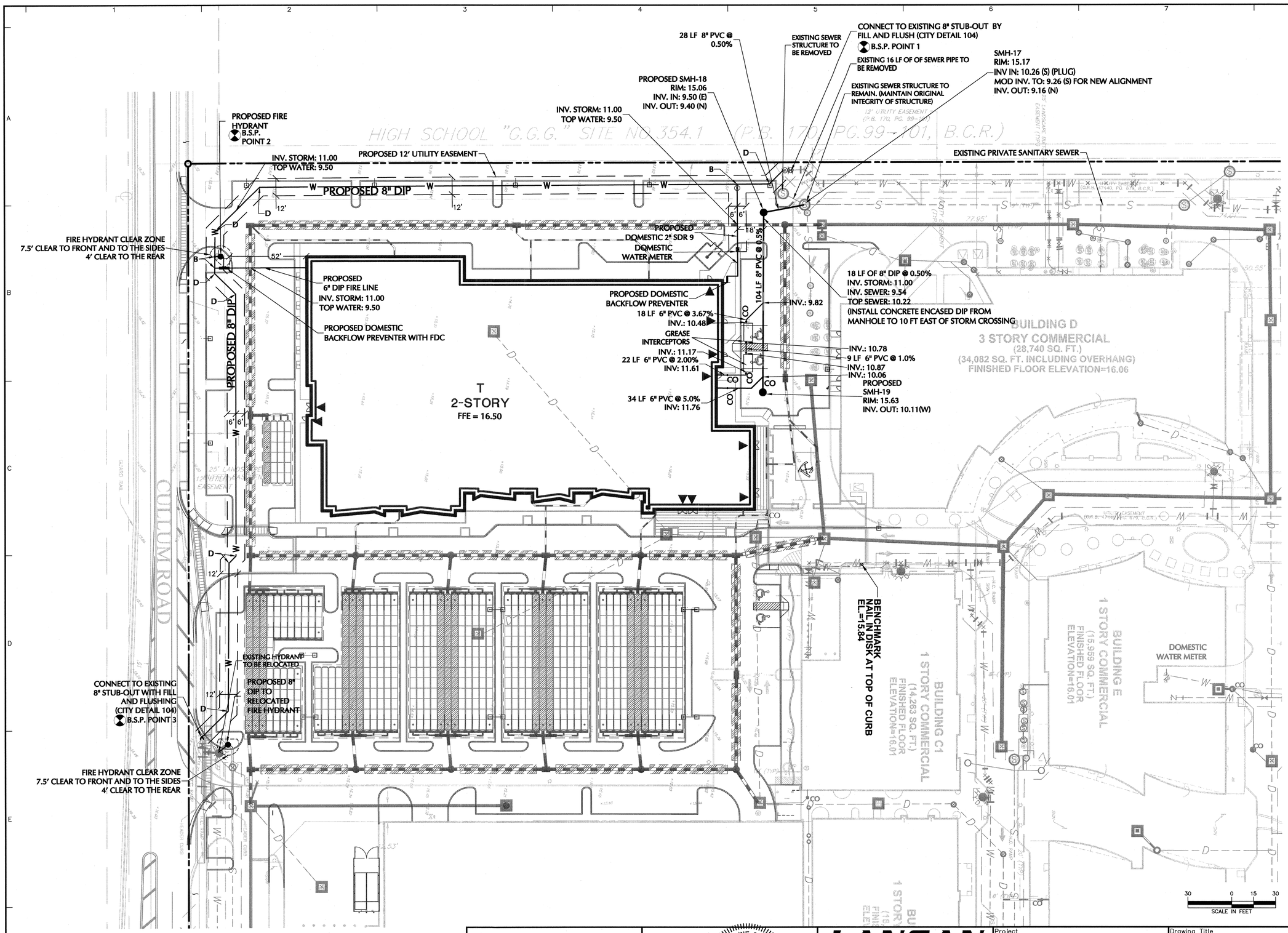
NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK
LANGAN



Water Line Fitting Legend	
A	8" x 8" x 8" Tee
B	8" x 8" x 6" Tee
C	8" x 90° Bend
D	8" x 45° Bend
E	8" x 22.5° Bend
F	6" x 90° Bend
G	6" x 45° Bend
H	8" x 8" Cross
I	6" x 6" Tee
J	12" x 12" Cross

Water

Min. Pipe Size (On Site Main)	8 IN.
Min. Pipe Size (Fire Services)	6 IN.
Min. Pipe Size (Domestic Services)	2 IN.
Pipe Material (4" & Larger)	Cement Lined DIP (CLASS 51)
Pipe Material (2" & Smaller)	Polyethylene/ SDR 9
Max. Hydrant Spacing	300 FT Radius

DESIGN NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
2. INSTALL MINIMUM TWO BOLLARDS BETWEEN BACKFLOW PREVENTER AND LOADING/COMPACTOR LOCATION. REFER TO BOLLARD DETAIL
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND EXCEPT FOR ELECTRICAL LINES WITH A RATE LOAD OF 23K OR GREATER, IF ANY EXIST.
4. PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED TO HAVE AT A MINIMUM A 10 FEET HORIZONTAL SEPARATION AND AN 18 INCH VERTICAL SEPARATION.
5. REFER TO DRAWINGS PREPARED BY THE MEP ENGINEER FOR PROPOSED ELECTRIC, TELEPHONE, CABLE AND GAS UTILITY DESIGN.
6. REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL NOTES.
7. ON-SITE WATER MAIN SHALL BE 8-INCH MINIMUM AND ALL WATER SERVICE CONNECTIONS FROM THE ON-SITE WATER MAIN TO THE BUILDINGS SHALL BE 6-INCH MINIMUM. PIPE SIZES SHALL BE CONFIRMED BY THE MEP AND FIRE PROTECTION DESIGNERS PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
9. FINAL EASEMENTS WILL BE PROVIDED BASED ON THE ASBUILT WATER LINES LOCATIONS AND CONSISTENT WITH CITY REQUIREMENTS.
10. ALL COUPLINGS SHALL COMPLY WITH ASTM SPECIFICATIONS.
11. ALL LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM AND EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. ALL AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.
12. APPROPRIATE DEFLECTION TESTS ARRE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY THAT NO PIPE SHALL EXCEED A DEFLECTION OF 5% BY USE OF A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN ASTM SPECIFICATION. TEXT MUST BE PERFORMED WITHOUT THE USE OF MECHANICAL PULLING DEVICES.
13. NO DISCHARGE OF SANITARY SEWER DURING CONSTRUCTION.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- POWERLINE
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED BACTERIOLOGICAL SAMPLE POINT (B.S.P.)
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- × 15.35 PROPOSED GRADES
- × 15.09 EXISTING GRADES

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

No.	Description	Date
3	REVISED FOR FINAL ENGINEERING SUBMISSION	2/28/13
2	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	2/4/13
1	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 12/11/12	1/7/13

REVISIONS

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/27/13
ERIC B. SCHWARZ
PROFESSIONAL ENGINEER PE LIC. No. 62196

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
WATER AND SEWER PLAN

Project No.	006110506
Date	NOVEMBER 27, 2012
Scale	1" = 30'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-5.1
Sheet	of

Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C–5.1.dwg Date: 2/28/2013 Time: 14:23 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
LANGAN
PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK

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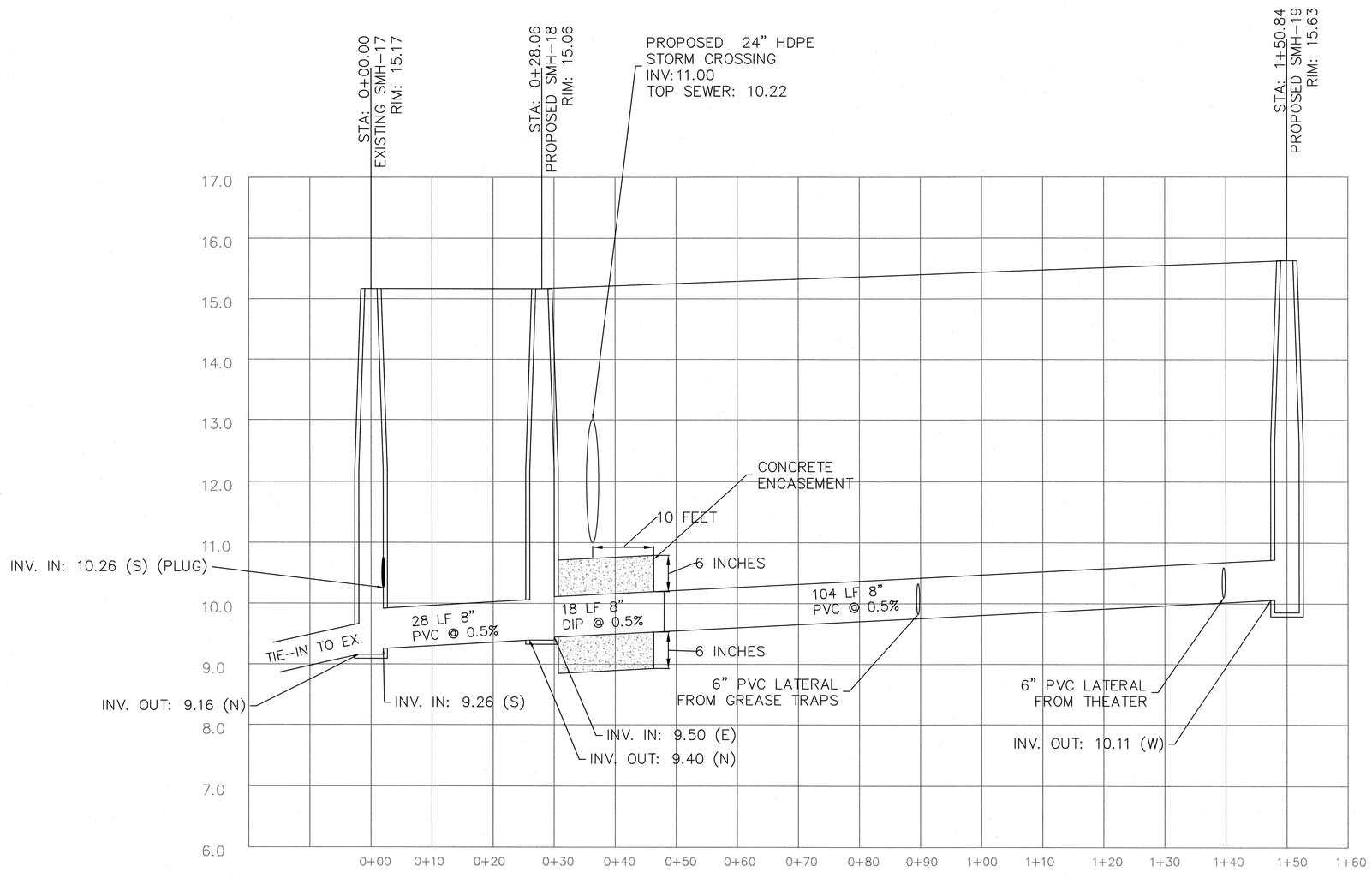

PROPOSED SANITARY SEWER PROFILE

VERTICAL SCALE IN FEET 1"=1'

HORIZONTAL SCALE IN FEET 1"=10'

LEGEND

PROPOSED GROUND SURFACE

ISSUED FOR SITE PLAN
SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
3/25/13	REVISED FOR FINAL SITE PLAN SUBMISSION	1

REVISIONS

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/27/13

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Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
SANITARY SEWER PROFILES

Project No.	006110506
Date	JANUARY 7, 2013
Scale	AS SHOWN
Drawn By	TMR
Chkd. By	EBS

Drawing No. C-5.2

Sheet of

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506

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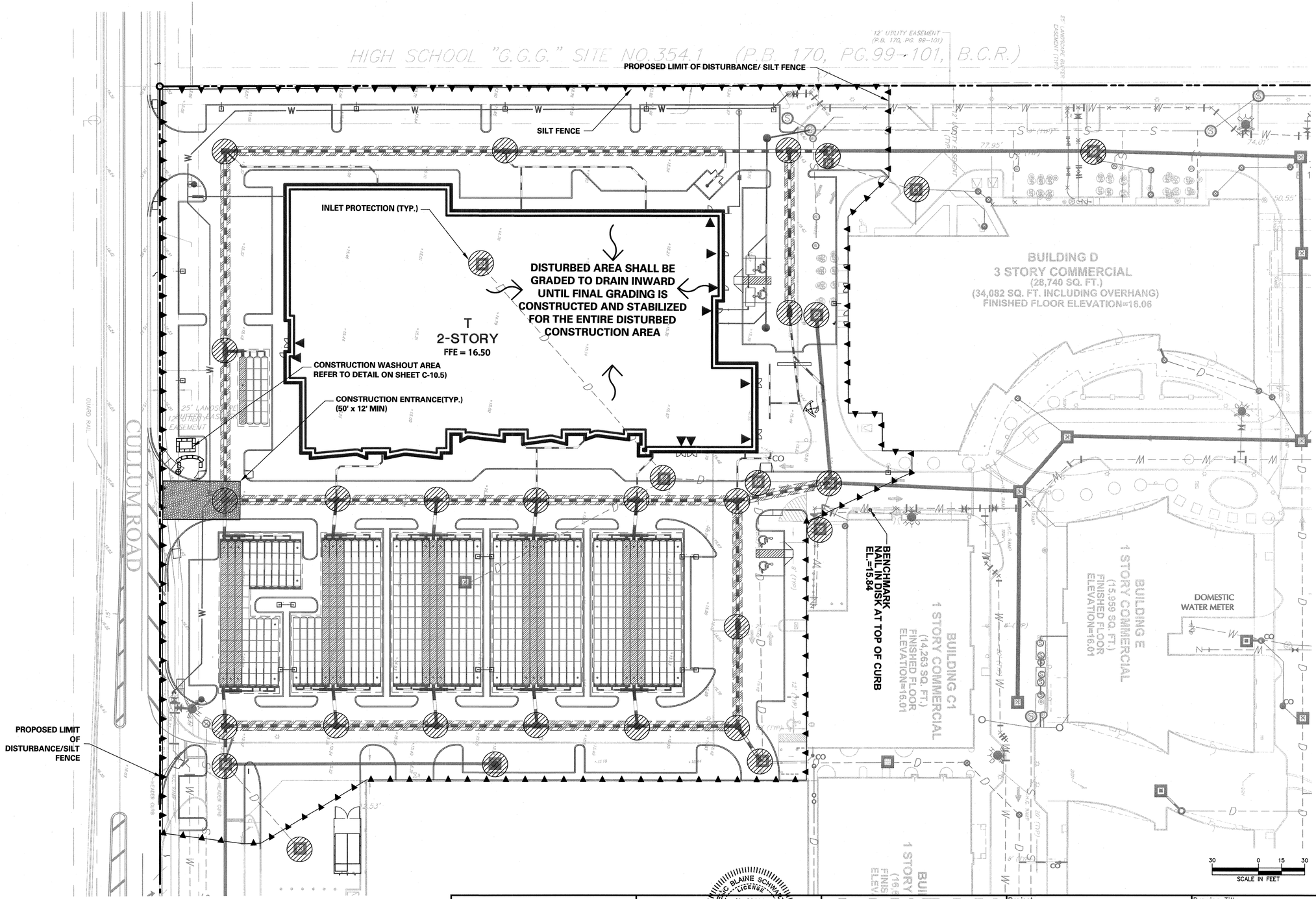

NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A,
2. –RESERVED–
3. REFER TO ENGINEERING NOTES AND DETAILS FOR ADDITIONAL NOTES AND DETAILS.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- LIMIT OF DISTURBANCE AREA / PROPOSED SILT FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- POWERLINE
- UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- PROPOSED INLET PROTECTION
- PROPOSED GRADES (× 15.55)
- EXISTING GRADES (× 15.09)

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

3/25/13	REVISED FOR FINAL SITE PLAN SUBMISSION	3
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	2
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	1
Date	Description	No.

REVISIONS

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/27/13

ERIC B. SCHWARZ, P.E.
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Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
STORMWATER POLLUTION PREVENTION PLAN

Project No.	006110506
Date	JANUARY 7, 2013
Scale	1" = 30'
Drawn By	TMR
Chkd. By	EBS

Drawing No. **C-6.0**
Sheet of

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PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK
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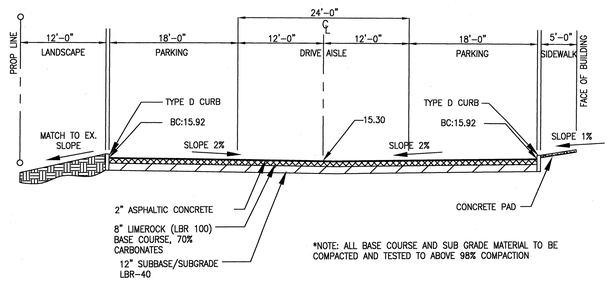
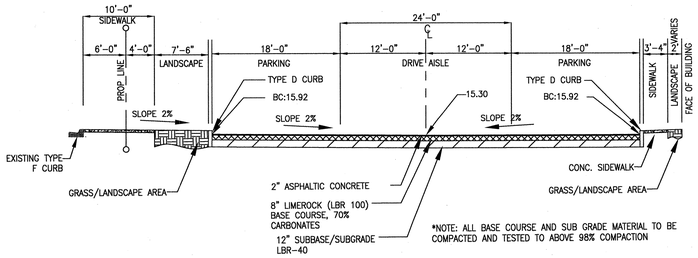
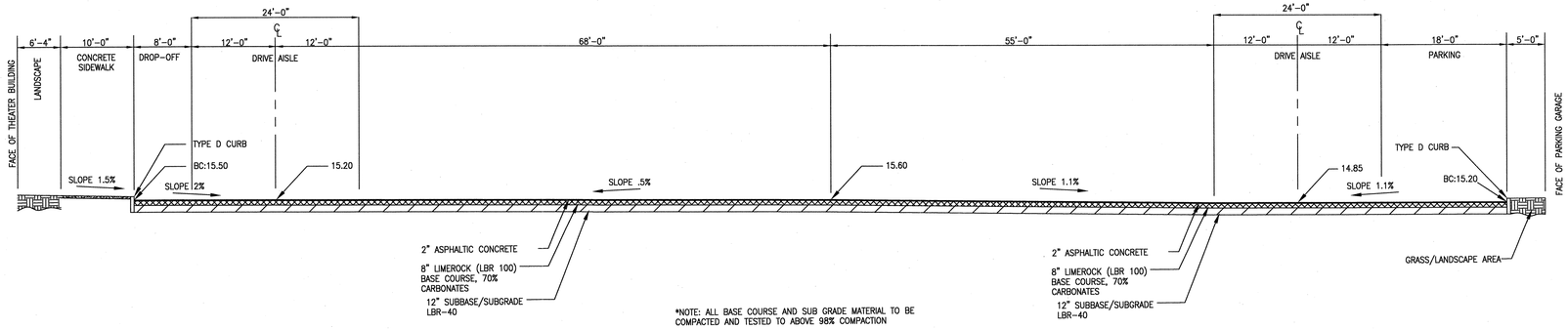


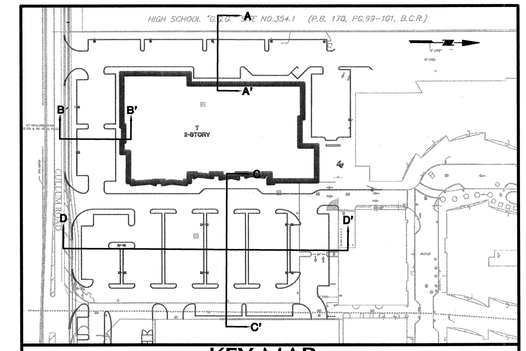
CROSS-SECTION A-A'



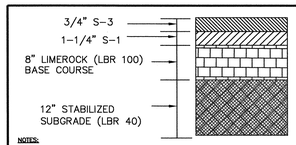
CROSS-SECTION B-B'



CROSS-SECTION C-C'

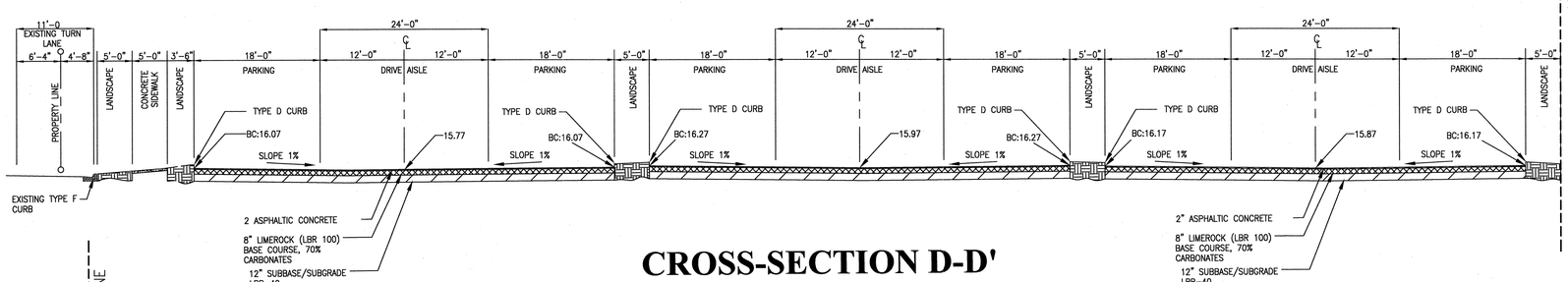


KEY MAP
N.T.S.



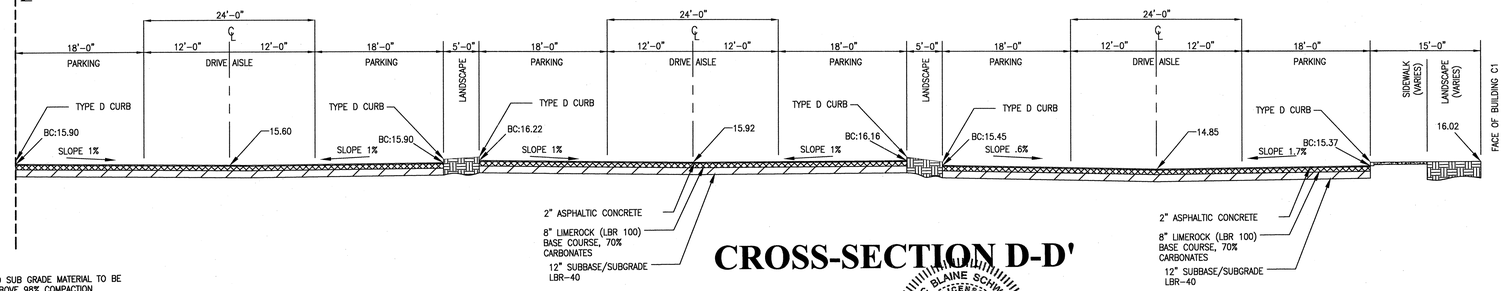
NOTES:
1. A TACK COAT SHALL BE APPLIED BETWEEN ASPHALT LAYERS AS A RATE OF 0.02-0.08 GAL/SQ. YD.
2. FINISH ROCK SHALL BE PRIMED.
3. LIMEROCK TO HAVE MINIMUM OF 70% OF CARBONATES AND LIQUID LIMIT 35, PLASTICITY 6, MINIMUM LBR OF 100.

ON SITE PARKING LOT ASPHALT PAVEMENT SECTION



CROSS-SECTION D-D'

MATCHLINE



CROSS-SECTION D-D'

*NOTE: ALL BASE COURSE AND SUB GRADE MATERIAL TO BE COMPACTED AND TESTED TO ABOVE 98% COMPACTION

LEGEND

PROPOSED GROUND SURFACE

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

20 0 5 10 20
SCALE IN FEET

Date	Description	No.
REVISIONS		

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/27/13
ERIC B. SCHWARZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Project	THE PROMENADE AT COCONUT CREEK
	CITY OF COCONUT CREEK
	BROWARD COUNTY FLORIDA
Drawing Title	SITE CROSS SECTIONS
Project No.	006110506
Date	JANUARY 7, 2013
Scale	SCALE 1" = 10'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-7.0
Sheet	of

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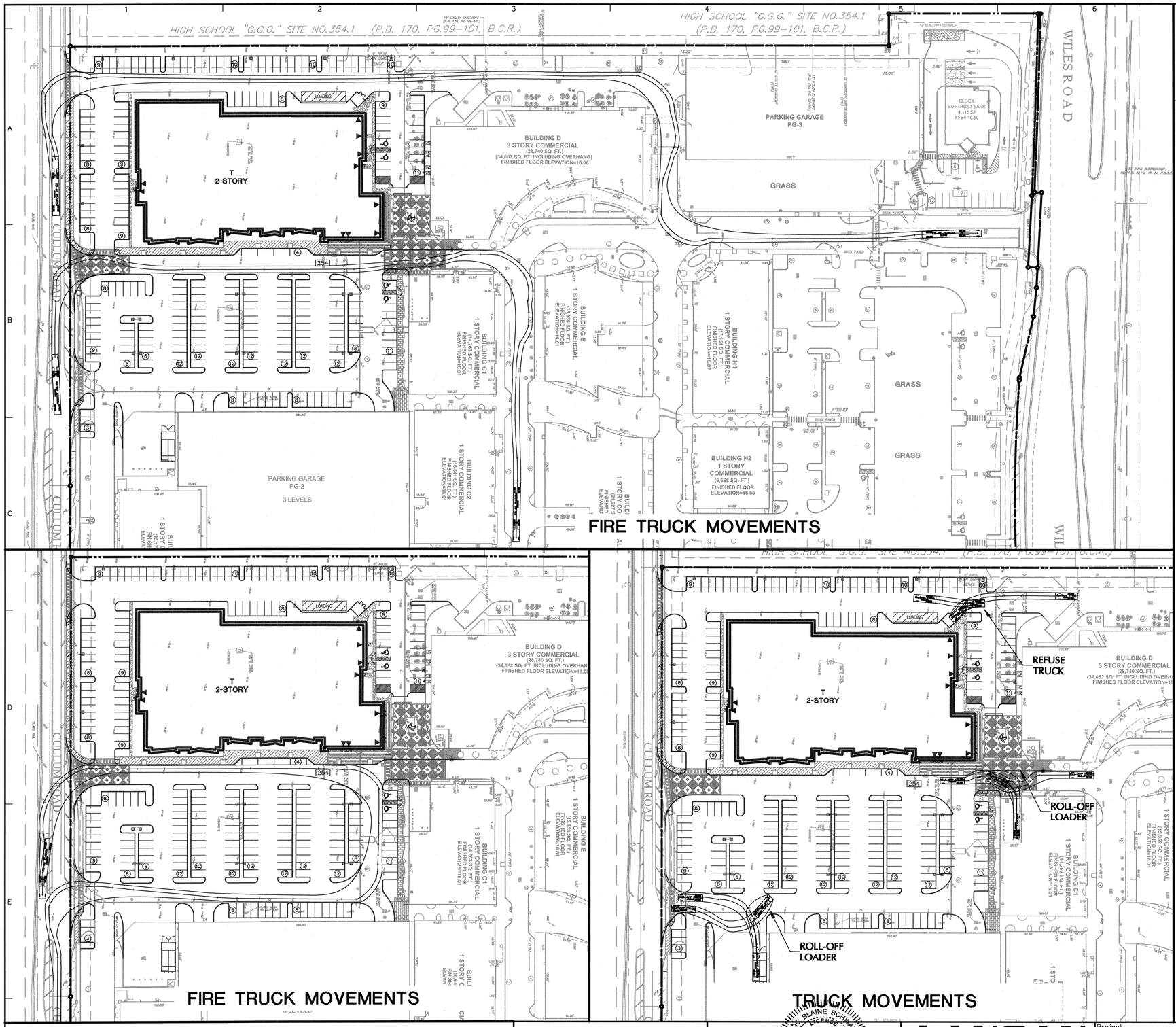
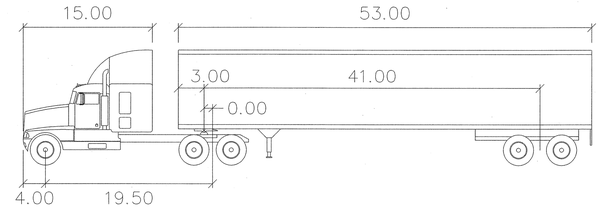
PER F

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506 NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING LANGAN



PER SURVEY BY
DAVID & GERCHAR, INC.

FIRE TRUCK
WB-65 CIRCULATION
NTS

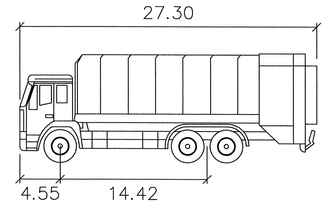


WB-65 FLORIDA feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 22.90
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

NOTE:

1. MINIMUM CENTERLINE TURNING RADIUS = 50 FEET

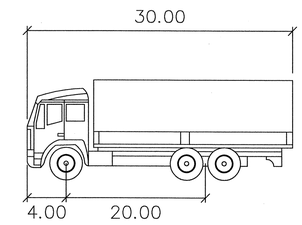


REFUSE TRUCK feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 22.30

NOTE:

1. MINIMUM CENTERLINE TURNING RADIUS = 38 FEET



ROLL-OFF LOADER feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.70

NOTE:

1. MINIMUM CENTERLINE TURNING RADIUS = 38 FEET

ISSUED FOR SITE PLAN
SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	2
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	1

REVISIONS

ERIC B. SCHWARZ, P.E. No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/2/13
ERIC B. SCHWARZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
TRUCK TURNING PLAN

Project No.	006110506
Date	JANUARY 7, 2013
Scale	1" = 50'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-8.0
Sheet	of

PROJECT No. 006110506 — NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING — LANGAN
THE PROMENADE AT COCONUT CREEK

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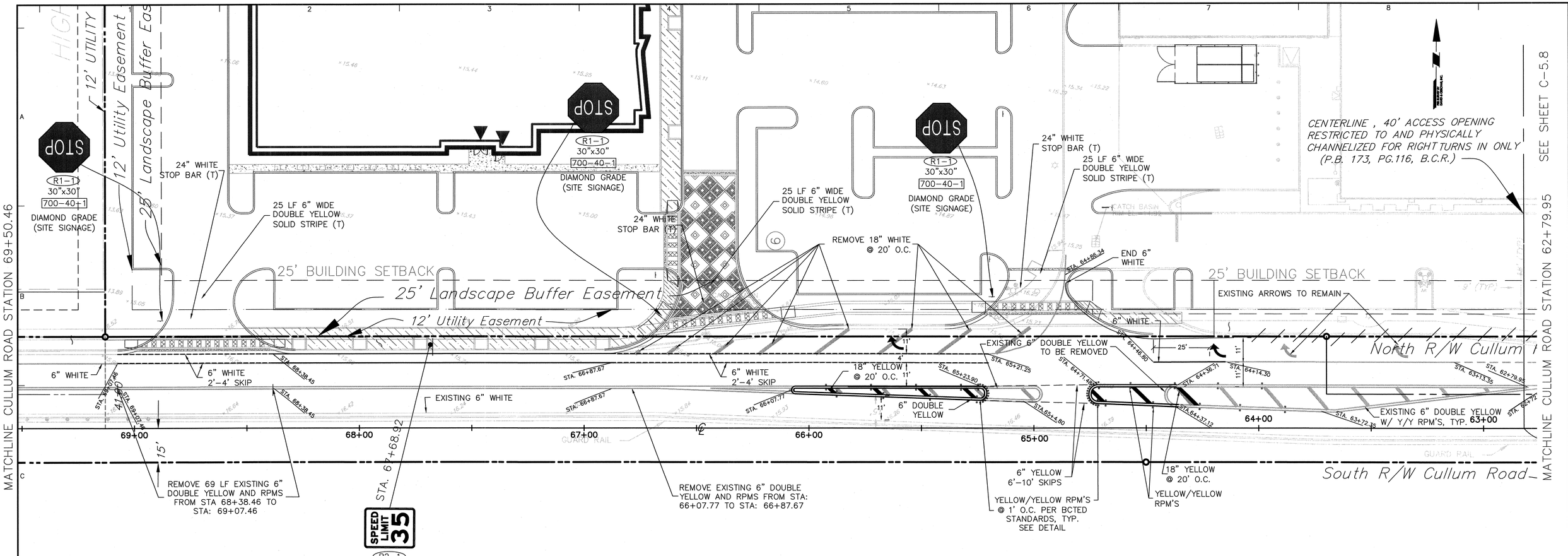


CULLUM ROAD

SCALE IN FEET: 20 0 5 10 20

FLORIDA DEPARTMENT OF TRANSPORTATION- DISTRICT FOUR

1.) Broward County specific notes for safe routes to schools.
- **MAINTENCE OF TRAFFIC SCHOOL/PEDESTRIAN**

The following areas within the project limits are designated as Safe Routes to School by the Broward County School Board (Areas to be provided by BCTE)

Within these areas the contractor's attention is directed to the following:

1. Provide at lessot one safe, walkable path throughout the construction zone. If the existing current walking surfaces cannot be maintained, then a temporary path, a minimum of 4 foot wide, shall be provided and delineated. Temporary paths shall be delineated by a 4 foot high orange construction fence for the entire length of the temporary walk path. The path shall meet all ADA requirements. The contractor shall also install or modify any additional pavement, signing, markings or pedestrian signals as needed in conjunction with the temporary path.
2. On days the school is in session, the contractor's work schedule within the school zone may be reduced based on actual work activities in the school zone. See maintenance of Traffic Plans for details on the work zone restricitons, If warranted. Any changes in the maintenance of Traffic work schedules within school zones should be discussed during the mandatory reconstruction –school safety meeting.
3. All work required at designated school crossings and pedestrian crossings shall be restored to a safe walkable path between the hours noted in No. 2. above.
4. Thirty (30) days prior to the beginning of construction the Contractor SHALL notify the Special Projects coordinator at Broward County traffic Engineering Division, (954) 847–2671, to arrange a pre–construction –school safety meeting.
5. It **SHALL**be the Contractor's responsibility to notify the Broward county School Board Pupil transportation department to arrange a pre–construction school bus route meeting at the following:
   - Chester Tindall Student Transportation & Fleet Services (754) 321–4400 Ext. # 2008 chester.tindall@browardschools.com
   - Ruth Masters Routing 754–321–4400 Ext. # 2309 ruth.masters@browardschools.com
   - Vincent Harrell Student Transportation & Fleet Service (754)–321–4472 vincent.harrell@browardschools.com
   - Mary Tochtermann Student Transportation & Fleet Service (754) 321–4400 Ext. #2006 mary.tochtermann@browardschools.com

This meeting is to determine all bus routes and to make all necessary arrangements for rerouting. This meeting shall include the Special Projects coordinator from Broward County Traffic Engineering Division, (954) 847–2671.

Note to PMs and Plan Reviewers: Consider the work scope in using these notes. If the work will require a shutdown of an existing designated school crossing during the hours of use by the school, we will have to add a note requiring the contractor to hire an Off-Duty officer to cross students at alternate locations. This should be coordinated/discussed with the Special projects Coordinator at Broward County Traffic Engineering division during design. coordination with the school will be done during the construction of the project.

"Communication Notes"

The agency responsible for maintenance of the traffic signals and related equipment is Broward County Traffic Engineering Division (BCTED). All system communications equipment, cabling and related material shall comply with Broward County's latest edition of the minimum standards as expressed in the "Standards and Specifications–Communication Infrastructure" document. Please refer to (BCTED's) Communications Policies and Procedures for additional information. Broward county Traffic Engineering division will not accept any projects that do not meet these stands and specifications. If fiber optic pull boxes already exist at an intersection, no additional fiber optic pull boxes will need to be installed. For a copy of these stands refer to Broward County web site at www.BROWARD.ORG/TRAFFIC under publications.

If there are Copper Interconnect Cable/s within your project limits or within 1500 feet of your project limits, contact the Traffic Signal Supervisor at tecommunications@broward.org or 954-847-2702.

If there are Fiber Optic Cable within your project limits or within 1500 feet of your project limits, contact the Traffic Signal Supervisor at tecommunications@Broward.org or 954-847-2702.

All BCTED communications cables/conduit shall be located a minimum of 48 hours in advance.

Broward County Traffic Engineering Division
Procedure for Notification of Communication Disruption

Copper Interconnect Cable Notification Contact Person
When communications to an intersection must be disrupted by a contractor to perform work, the Contractor **shall** provide two day advance notice in writing to Broward County Traffic Engineering Division. This notification **shall** be conveyed via electronic mail (**email**) to the Traffic Signal Supervisor at **tecommunications@broward.org.** Notification **shall** include include contact person, telephone number, purpose, location and duration. The disruption **shall** last for no more than 3 consecutive business days. where possible, the disruption **shall** be during off peak hours beginning at 9:00am and ending at 3:00pm.

Fiber Optic Cable Notification Contact Person
When communications to an intersection must be disrupted by a contractor to perform work, the Contractor **shall** provide two day advance notice in writing to Broward County Traffic Engineering Division. This notification **shall** be conveyed via electronic mail (**email**) to the Traffic Signal Supervisor at **tecommunications@broward.org.** Notification **shall** include include contact person, telephone number, purpose, location and duration. The disruption **shall** last for no more than 3 consecutive business days. where possible, the disruption **shall** be during off peak hours beginning at 9:00am and ending at 3:00pm.

Copper Interconnect Cable- (Bret henderson) Broward County Traffic Engineering Division (BCTED) 954-847-2702.

Fiber Optic Cable - (Robert Blount) Broward County Traffic Engineering Division (BCTED) 954-847-2745

NOTES

(a) ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.

(b) ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 5730/31 TAPE AND APPLIED WITH AN 844 CONTACT CEMENT AS PER MANUFACTURER'S SPECIFICATIONS.

(c) ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

(d) SEE FDOT INDEX NO. 17352 FOR PLACEMENT OF RPM's. (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)

(e) RPM's SHALL BE CLASS "B" 911 OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.

(f) FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.

(g) FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 17346, SHEET 9 OF 13.

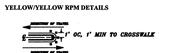
(h) MARKINGS IN AND ADJACENT TO BIKE LANES SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50% GLASS SPHERES AND 50% SHARP SILICA SAND APPLIED AT A RATE OF 0.2 LBS. PER SQUARE FOOT.

(i) EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SANDBLASTING ONLY.

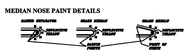
(j) ALL STOP BARS TO BE 4' BEHIND CROSSWALK OR SIDEWALK.

(k) PAVEMENT MARKING REFLECTIVITY SHALL BE 250 MILLICANDELLAS FOR WHITE AND 175 MILLICANDELLAS FOR YELLOW.

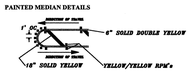
1 YELLOW/YELLOW RPM DETAILS



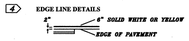
2 MEDIAN NOSE PAINT DETAILS



3 PAINTED MEDIAN DETAILS



4 EDGE LINE DETAILS



5 CHEVRON DETAILS

(SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)

6 STREET NAME BLADE DETAILS

D-2's SHALL HAVE 6" BLADES WITH A 3/8" WHITE BORDER AND 4" SERIES "C" HIGHWAY GOTHIC LETTERS EXCEPT ON COLLECTOR/LOCAL STREETS WHERE COLLECTOR IS 40 MPH OR GREATER, BLADE SHALL BE 8" WITH A 1/2" WHITE BORDER FOR THE LOCAL ROAD AND 6" SERIES "C" HIGHWAY GOTHIC LETTERS.

7 TYPE IV SEPARATOR DETAILS

8 6'-10' SKIP DETAILS

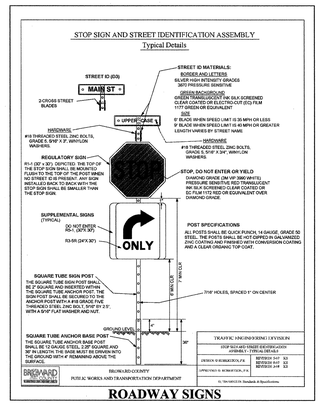
6' – 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- HORIZONTAL CURVE SECTIONS
- CHANGES IN HORIZONTAL ALIGNMENT
- TRANSITIONS GREATER THAN 100'

9 2'-4' SKIP DETAILS

2' – 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- RADIUS GUIDE LINES BETWEEN DUAL LEFT TURN MOVEMENTS (90' RADIUS PREFERRED OR AS NOTED ON PLANS)
- BUS BAY TRANSITIONS

PAVEMENT MARKINGS AND SIGNS DETAILS PER BCTED STANDARDS

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY
Typical Details



ROADWAY SIGNS

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- UTILITY EASEMENT

DESIGN NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A,
2. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
3. REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1–800–432–4770

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, DESIGN STANDARDS, DATED 2010, AS LISTED BELOW UNLESS INDICATED OTHERWISE IN THE DETAILS.

- **FDOT INDEX # 211 - CURB INLET TOPS**
- **FDOT INDEX # 270 - FLARED END SECTION**
- **FDOT INDEX # 300 - CURB AND CURB AND GUTTER**
- **FDOT INDEX # 304 - PUBLIC SIDEWALK CURB RAMPS**
- **FDOT INDEX # 17346 - SPECIAL MARKING AREAS**
- **FDOT INDEX # 17355 - SPECIAL SIGN DETAILS**

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	2
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	1

REVISIONS

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/27/13
ERIC B. SCHWARZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: **THE PROMENADE AT COCONUT CREEK**
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: **CULLUM ROAD SIGNAGE AND STRIPING PLAN**

Project No.	006110506
Date	JANUARY 7, 2013
Scale	1" = 20'
Drawn By	TMR
Chkd. By	EBS

Drawing No. **C-9.0** Sheet of

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506 **NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING** LANGAN

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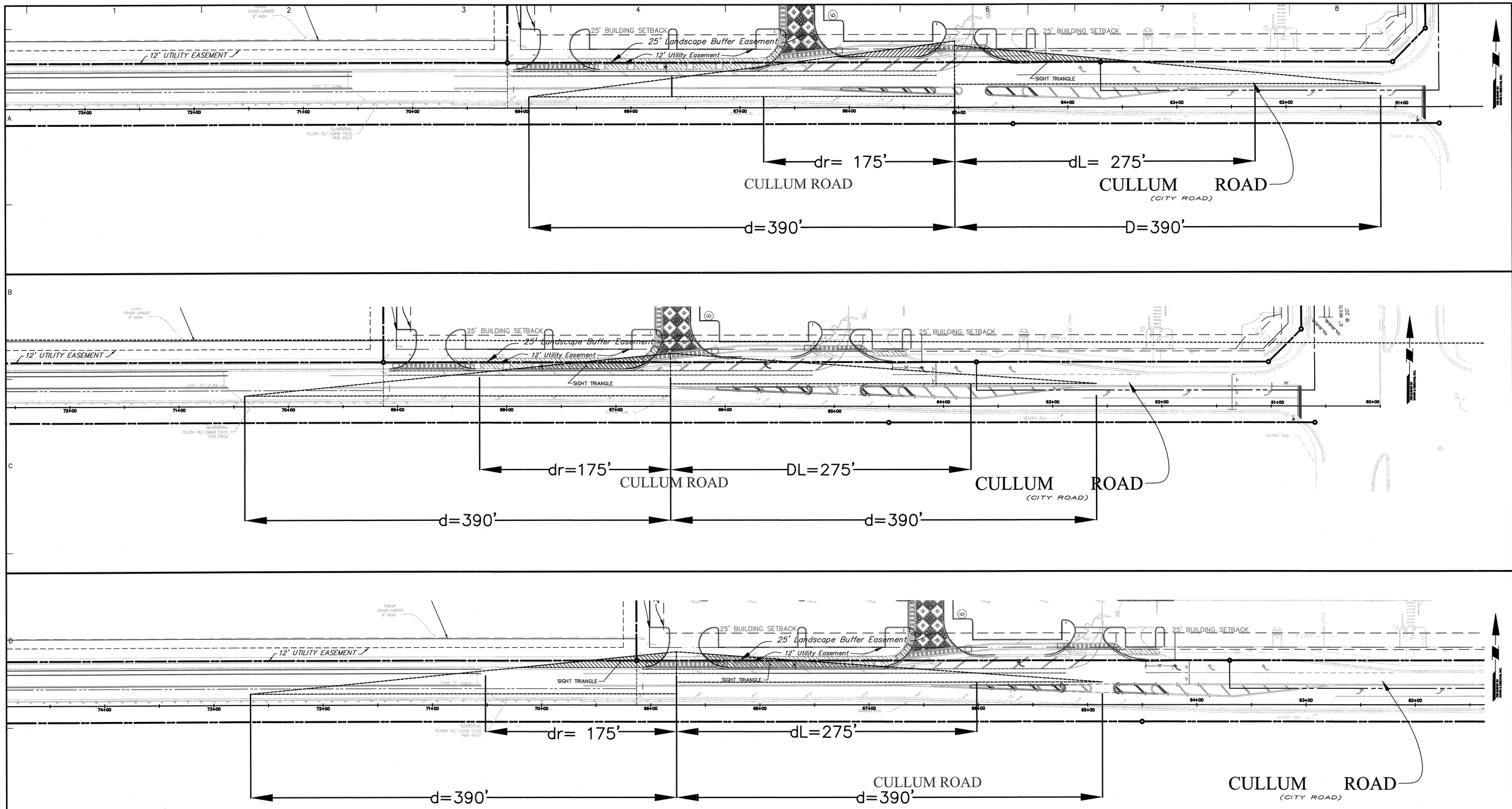
Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C–9.0.dwg Date: 2/28/2013 Time: 14:28 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)



CULLUM ROAD (35 MPH)

NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
   CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
2. SITE TRIANGLES BASED ON FDOT INDEX # 546.

40 0 10 25 40
SCALE IN FEET

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
2/28/13	REVISED FOR FINAL ENGINEERING SUBMISSION	2
2/21/13	REVISED PER FEB 20 CITY DRC SITE PLAN COMMENTS	1

REVISIONS

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/27/13

ERIC B. SCHWARZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project	THE PROMENADE AT COCONUT CREEK CITY OF COCONUT CREEK BROWARD COUNTY FLORIDA
Drawing Title	CULLUM ROAD SIGHT DISTANCE TRIANGLE PLAN
Project No.	006110506
Date	JANUARY 7, 2013
Scale	1" = 40'
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-9.1
Sheet	of

Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C–9.1.dwg Date: 2/28/2013 Time: 14:30 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506 NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING LANGAN

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GENERAL NOTES:

1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A,

2. CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.

3. THE CONTRACTOR SHALL BE FAMILIAR WITH THE CITY OF COCONUT CREEK UTILITY AND ENGINEERING STANDARDS. ALL WORK MUST COMPLY WITH THESE STANDARDS UNLESS SPECIFICALLY OTHERWISE APPROVED. IF DEVIATIONS EXIST ON THE CONTRACT DOCUMENTS, THE CITY STANDARDS WILL GOVERN.

4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE UNDERGROUND DRAINAGE SYSTEM IS DESIGNED TO WITHSTAND H-20 LOADING CONDITIONS. IF DURING CONSTRUCTION LOADING CONDITIONS GREATER THAN H-20 ARE ANTICIPATED OVER THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DAMAGE TO THE DRAINAGE PIPES. ANY DAMAGE TO INSTALLED SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S COST.

5. STRUCTURES SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO, DRAINAGE STRUCTURES (INLETS, CATCH BASINS AND MANHOLES), SANITARY MANHOLES, METER PITS AND UNDERGROUND VAULTS ARE NOT STRUCTURALLY DESIGNED. THE DETAILS PROVIDE TYPICAL DIMENSIONS, LOCATIONS OF PIPE PENETRATIONS, PIPE INVERTS AND GROUND ELEVATIONS AT THE STRUCTURE RIM OR GRATE ONLY. THE STRUCTURAL DESIGN INCLUDING WALL AND SLAB THICKNESS AS WELL AS REINFORCING SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER TO MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND HS-20 LOADING REQUIREMENTS WHEN POSITIONED IN TRAVELED WAYS.

WATER NOTES:

1. ALL WATER LINE SYSTEM COMPONENTS (PIPES, VALVES, HYDRANTS, ETC.) SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL GOVERNMENTAL AGENCY, THE LOCAL WATER COMPANY, AND THE LOCAL FIRE DEPARTMENT.

2. MINIMUM EARTH COVER OVER TOP OF PIPE SHALL BE 30-INCHES.

3. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, AND PLUGS. SEE DETAIL SHEET FOR SIZING REQUIREMENTS.D

4. SEE DETAIL SHEET FOR BEDDING REQUIREMENTS. APPROVED BACKFILL FOR PIPE TRENCHES SHALL BE PLACED IN 8 INCH LAYERS AND COMPACTED WITH A MINIMUM OF 4 COVERAGES OF A VIBRO PLUS CM 20 OR EQUIVALENT. IN ADDITION, THE BACKFILL SHALL BE COMPACTED TO A MINIMUM 95 PERCENT MODIFIED PROCTOR DENSITY. CARE SHOULD BE TAKEN TO FILL ALL VOIDS AROUND THE PIPE. BACKFILL SHALL CONSIST OF GRANULAR SOIL FREE FROM LUMPS, LARGE STONES, BOULDERS OR OTHER UNSUITABLE MATERIALS.

5. ALL WATER PIPING SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C600-99, SECTION 4 AT 1.5 TIMES THE MAXIMUM PRESSURE OF THE SYSTEM AT THE POINT OF TESTING. IN NO CASE SHALL PIPELINE SECTIONS BE TESTED AT LESS THAN 100 PSIG, NOR GREATER THAN 250 PSIG. CITY OF COCONUT CREEK REQUIRES MINIMUM 2-HOUR TEST AT 150 PSI.

6. A HYDROSTATIC TEST REQUIREMENT, WATER MAIN LEAKAGE TEST AT 150 PSI FOR 2 HRS. MAXIMUM ALLOWABLE, $L=(SD(P^{\frac{1}{2}}))/133{,}200$ AWWA SPECIFICATIONS.

7. ALL NEW WATER LINES SHALL BE STERILIZED BEFORE BEING PUT INTO SERVICE AND CONNECTION MADE TO EXISTING PIPE IN ACCORDANCE WITH AWWA C651-99.

8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF WORK.

9. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION AND SUPPLY EQUIPMENT FOR ALL TESTS ON WATER LINES.

10. ALL WATER SERVICES AND PLUMBING TO CONFORM TO PLUMBING SUBCODE OF THE APPROPRIATE JURISDICTION BODY.

11. AFTER DISINFECTION, AND BEFORE THE WATER SYSTEM IS PLACED IN SERVICE, BACTERIOLOGICAL SAMPLES SHALL BE TAKEN AND TESTED IN ACCORDANCE WITH AWWA C601-81.

12. CONTRACTOR SHALL PROVIDE OWNER'S ENGINEER WITH AWWA C906 AND NSF-61 CERTIFICATIONS.

13. WATER PIPE 3" AND GREATER SHALL BE C900 PVC. WATER PIPE LESS THAN 3" SHALL BE COPPER TYPE K.

14. EXISTING WATERLINE LOCATION ESTIMATED FROM SURVEY LOCATION OF EXISTING WATER VAVLES AND EASEMENTS. CONTRACTOR SHALL TEST PIT AND FIELD LOCATED ACTUAL WATER LINE IN ENOUGH LOCATIONS FOR HIM TO BE SATISFIED PRIOR TO ANY OTHER SUBSURFACE DISTURBANCE INCLUDING DRILLING OR PILE DRIVING.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE AROUND THE PERIMETER OF ALL EARTH DISTURBANCES. THE SILT FENCE SHALL BE INSPECTED AND REPAIRED FOLLOWING EVERY RAINFALL EVENT. SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION OF DISTURBED AREAS IS COMPLETED.

2. THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DEWATERING PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR.

3. THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES AFTER EACH RAINFALL AND REPAIR OR REPLACE THEM AS REQUIRED.

4. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT, AND APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

5. THE CONTRACTOR SHALL CONTROL ALL DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER.

6. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO SURFACE WATER CONVEYANCE DITCHES, INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED TO MITIGATE EROSION OR SEDIMENTATION EFFECTS OCCURRING DURING HIS WORK.

7. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AND DEVICES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND /OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.

8. EROSION CONTROL DEVICES SHALL FOLLOW STANDARDS AND DETAILS IN INDEX 102,103,104 OF THE (FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS). CONTROL DEVICES AND TECHNIQUES, AS PROVIDED IN THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL SHALL BE IMPLEMENTED TO COMPLY WITH CURRENT STATE REGULATIONS.

9. THE CONTRACTOR MUST SUBMIT A NPDES NOTICE OF TERMINATION FORM TO THE FDEP UPON COMPLETION OF CONSTRUCTION.

CITY REQUIRED NOTES:

1. REMOVAL OF ORGANICS AND DELETERIOUS MATERIAL IF REQUIRED.

2. MINIMUM 1½-INCH THICK TYPE S-1 OR S-3 ASPHALT CONCRETE SURFACE COURSE TO BE PAVED IN 2 LIFTS AND 8-INCH LIMEROCK BASE.

3. LIMEROCK TO HAVE MINIMUM OF 70% OF CARBONATES AND LIQUID LIMIT 35, PLASTICITY 6, MINIMUM LBR OF 100.

4. DENSITY TEST REQUIREMENTS 98%-MAXIMUM DENSITY AASHTO T-180.

5. TRAFFIC MARKING, STRIPING AND SIGNS IN CONFORMANCE WITH COUNTY SPECIFICATIONS.

6. SERVICE PIPE FROM WATER MAIN TO WATER METER TO BE P.E. TUBING MINIMUM SDR9.

7. CORPORATION STOPS FOR ALL 2-INCH OR LESS SERVICE CONNECTION BRASS ALLOY TYPE IN CONFORMANCE TO ASTM SPECIFICATIONS.

8. PROVIDE 30 INCHES MINIMUM COVER FOR WATER MAIN AND MINIMUM 24 INCHES OF WATER SERVICE LINE.

SANITARY SEWER NOTES:

1. ALL SANITARY GRAVITY SEWER PIPE ON THE SITE SHALL BE PVC SDR35.

2. SEE DETAIL SHEET FOR BEDDING REQUIREMENTS. APPROVED BACKFILL FOR PIPE TRENCHES SHALL BE PLACED IN 8 INCH LAYERS AND COMPACTED WITH A MINIMUM OF 4 COVERAGES OF A VIBRO PLUS CM 20 OR EQUIVALENT. IN ADDITION, THE BACKFILL SHALL BE COMPACTED TO A MINIMUM 95 PERCENT MODIFIED PROCTOR DENSITY. CARE SHOULD BE TAKEN TO FILL ALL VOIDS AROUND THE PIPE. BACKFILL SHALL CONSIST OF GRANULAR SOIL FREE FROM LUMPS, LARGE STONES, BOULDERS OR OTHER UNSUITABLE MATERIALS.

3. AT THE POINT WHERE THE PROPOSED SEWER CONSTRUCTION MEETS A LIVE OR EXISTING SEWER, THE NEW SEWER SHALL BE SECURELY PLUGGED UNTIL THE ENTIRE NEW SEWER CONSTRUCTION IS COMPLETED AND READY FOR FINAL INSPECTION.

4. THE CONTRACTOR SHALL APPROPRIATELY NOTIFY THE ENGINEER, GOVERNMENTAL AGENCIES AND ALL OTHER APPROPRIATE AGENCIES WHEN WORK IS TO COMMENCE.

5. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF WORK.

6. THE GRAVITY SEWER LINE SHALL BE TESTED FOR INFILTRATION BY MEASURING FLOW OVER A V-NOTCH OR TESTED FOR EXFILTRATION BY FILLING THE LINE WITH WATER TO 10 FEET ABOVE THE INVERT OF THE MANHOLE. THE LIMITING RATE OF INFILTRATION SHALL NOT EXCEED 200 GALLONS PER 1-INCH DIAMETER PER MILE PER 24 HOURS. AN ALTERNATE TESTING METHOD SHALL BE AIR PRESSURE TESTING AT 5 PSI FOR A DURATION OF 10 MINUTES YIELDING NO OBSERVED DROP IN PRESSURE.

7. DROP MANHOLE TO BE UTILIZED WHERE INVERT IN IS TWO FEET OR MORE ABOVE INVERT OUT.

8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION AND SUPPLY EQUIPMENT FOR ALL TESTS ON SANITARY SEWER LINES.

9. SANITARY CLEANOUTS SHALL BE PROVIDED WITHIN 5 FEET OF ALL BUILDING CONNECTIONS.

10. CUT SHEETS AND SHOP DRAWINGS OF ALL ITEMS PERTAINING TO THE CONSTRUCTION OF THE SANITARY SEWER SHALL BE SUBMITTED TO OWNER AND ENGINEER OF RECORD FOR REVIEW. THIS INCLUDES, BUT IS NOT LIMITED TO: MANHOLES, GREASE TRAPS, PUMP STATIONS, FRAMES, COVERS, PIPE, FITTINGS, BACKFILL MATERIAL, BLACKTOP, ETC.

11. EXISTING SEWER SYSTEM ESTIMATED FROM ORGINAL DRAWINGS AND SURVEY.

GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.

3. STORM DRAINAGE PIPING TO UTILIZE WATER TIGHT JOINTS.

4. SEE DETAIL SHEETS FOR ALL PROPOSED STRUCTURE DETAILS.

5. ALL STORM SEWERS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION STANDARDS OF ROADWAY CONSTRUCTION DETAILS.

6. MINIMUM DEPTH OF COVER FOR ALL STORM SEWER PIPE IS SEVEN (7") INCHES MEASURED FROM BOTTOM OF BASE, UNLESS SHOWN OTHERWISE.

7. EXCAVATED MATERIAL CONTAINING CONCRETE ROCK OR STONE GREATER THAN SIX (6") INCHES IN LARGEST DIMENSION IS UNACCEPTABLE FOR FILL WITHIN THE PROPOSED BUILDING AND PAVING AREA.

8. ALL SITEWORK AND EARTHWORK OPERATIONS CONDUCTED ON THE SITE TO BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE OWNER'S GEOTECHNICAL ENGINEER RECOMMENDATIONS IN THE GEOTECNNICAL REPORT THAT EXCEED THE INFORMATION IN THIS DRAWING SET SHALL TAKE PRECEDENCE.

9. COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

Fill Area	Percent of Maximum Modified Proctor Dry Density
Building Footprint	98%
Pavement and Roadways	98%
Paved Parking Areas	95%
Sidewalk	95%
Landscape Areas	93%
Trench Backfill	Same as Surrounding Areas

10. ALL FILL SHALL BE PLACED AT A MOISTURE CONTENT WITHIN THREE PERCENT OF ITS MODIFIED PROCTOR (ASTM D 1557) DETERMINED OPTIMUM MOISTURE IN LEVEL LIFTS WHOSE THICKNESS DOES NOT EXCEED 12 INCHES. EACH LIFT SHOULD BE THOROUGHLY AND UNIFORMLY COMPACTED TO 95 PERCENT OF THE ASTM D 1557 MAXIMUM DRY DENSITY. SUBGRADES RECEIVING FILL SHOULD BE DENSIFIED TO AN EQUIVALENT RELATIVE COMPACTION.

11. PAVEMENT: CRUSHED AGGREGATE FOR THE BASE COURSE SHOULD MEET THE REQUIREMENTS OF SECTIONS 911 OR 913A OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." THE BASE MATERIALS SHOULD HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND BE COMPACTED TO NOT LESS THAN 98 PERCENT OF THE AASHTO T-180 MAXIMUM DRY DENSITY. SUBBASE MATERIALS SHOULD BE DENSIFIED TO AN EQUIVALENT RELATIVE COMPACTION. SUBGRADE SOILS RECEIVING FLEXIBLE PAVING SHOULD BE UNIFORMLY COMPACTED TO 95 PERCENT OF THE AASHTO T-180 MAXIMUM DRY DENSITY.

12. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.

13. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO A DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS-SECTION.

14. GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS OR CONTOURS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.

15. BUILDING AREA SUBGRADE PAD SHALL BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND TEN FEET (10') BEYOND THE BUILDING AND APPURTENANCES INCLUDING THE LIMITS OF ANY FUTURE BUILDING EXPANSION AREAS AS SHOWN ON THE SITE/CIVIL DRAWINGS OR AS SPECIFIED IN THE GEOTECHNICAL REPORT.

16. TRENCH DEPTH REQUIREMENTS MEASURED FROM FINISHED GRADE OR PAVED SURFACE SHALL MEET THE FOLLOWING REQUIREMENTS OR APPLICABLE CODES AND ORDINANCES:

A. WATER MAINS: 30 INCHES TO TOP OF PIPE BARREL

B. SANITARY SEWER: ELEVATIONS AND GRADES AS INDICATED ON DRAWINGS.

C. STORM SEWER: DEPTHS, ELEVATIONS, AND GRADES AS SHOWN ON DRAWINGS.

D. ELECTRICAL CONDUITS: 24 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300-5, NEC 710-36 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEEPER.

E. TV CONDUITS: 18 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.

F. TELEPHONE CONDUITS: 18 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.

G. GAS MAINS AND SERVICE: 30 INCHES MINIMUM TO TOP OF PIPE, OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.

17. ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 3000 PSI.

18. FINISHED GRADE ELEVATIONS SHALL NOT DEVIATE FROM THE PROPOSED ELEVATIONS SHOWN ON THE GRADING AND DRAINAGE PLANS BY MORE THAN 0.10 FEET.

19. DESIGN REQUIRES ALL MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR. ALL INLET AND OUTLET PIPES MUST BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER TIGHT CONNECTION OR ANOTHER WATER TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

20. ALL MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE SPECIFIED BY CITY INSPECTOR. ALL AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

ISSUED FOR SITE PLAN
SUBMISSION
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK
LANGAN

Date	Description	No.
REVISIONS		

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: CIVIL ENGINEERING NOTES

Project No.	Drawing No.
006110506	C-10.0
Date: JANUARY 7, 2013	
Scale: AS SHOWN	
Drawn By: TMR	
Chkd. By: EBS	Sheet of

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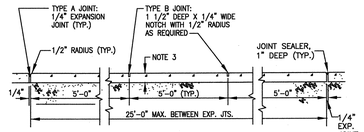
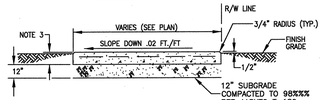
Filename: \\langan.com\data\MI\data5\006110506\Cadd Data - 006110506\SheetFiles\006110506 -C-10.0.dwg Date: 2/28/2013 Time: 14:33 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)



SIDEWALK EXPANSION JOINT
LONGITUDINAL SECTION



SIDEWALK SECTION

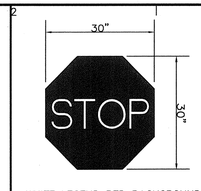
NOTES:
1. CONCRETE TO BE TYPE I 3000 P.S.I.
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FEET BEYOND DRIVE, ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.

SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

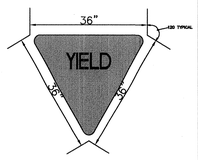
CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

TYPICAL SIDEWALK DETAILS

Date	Revisions	Appr. by	Date: Dec. 1999	Scale: N.T.S.	Dwg: F304	Fig: 304



WHITE LEGEND RED BACKGROUND
R1-1
"STOP" SIGN
N.T.S.

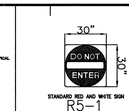


RED LEGEND WHITE BACKGROUND
R1-2
"YIELD" SIGN
N.T.S.

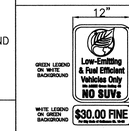
"PEDESTRIAN CROSSING" SIGN
N.T.S.

R6-1R
36"X12"
STANDARD BLACK AND WHITE SIGN

"ONE WAY" SIGN
N.T.S.

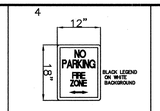


STANDARD RED AND WHITE SIGN
R5-1
"DO NOT ENTER" SIGN
N.T.S.

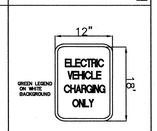


"LOW EMITTING" VEHICLES SIGN
N.T.S.

NOTE:
SIGN MANUFACTURER SHALL REFER TO COLOR DRAWING SHEET A300 PREPARED BY DORSKY HODGSON PERRISH YUE FOR SIGN COLORS PRIOR TO FABRICATION.



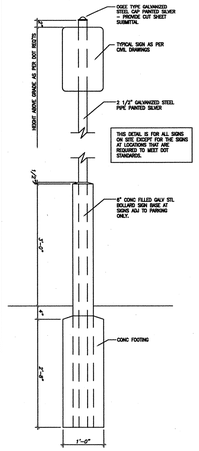
R7-6
"NO PARKING – FIRE ZONE" SIGN
N.T.S.



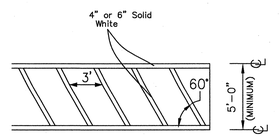
ELECTRIC VEHICLE PARKING ONLY SIGN
N.T.S.

NOTE:
SIGN MANUFACTURER SHALL REFER TO COLOR DRAWING SHEET A300 PREPARED BY DORSKY HODGSON PERRISH YUE FOR SIGN COLORS PRIOR TO FABRICATION.

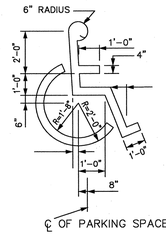
NOTE:
SIGN MOUNTING HEIGHT SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS



TRAFFIC CONTROL SIGN BASE AND POLE DETAIL

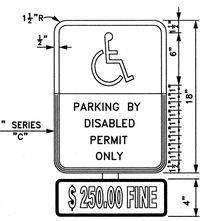


ACCESSIBLE CROSS-WALK DETAIL



℄ OF PARKING SPACE

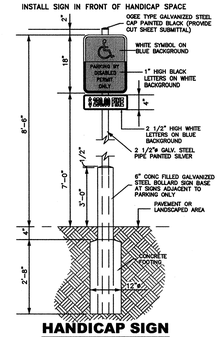
ACCESSIBLE SYMBOL



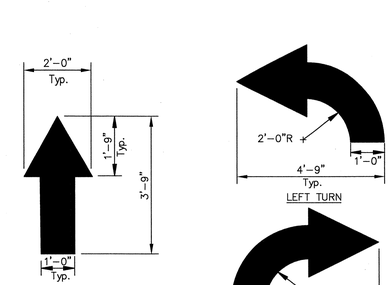
NOTES:
1. Top portion of FTP 25 shall have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. FTP 26 may be fabricated on one panel or two.
4. FTP 25 is for use in areas where space is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

HANDICAP SIGN

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

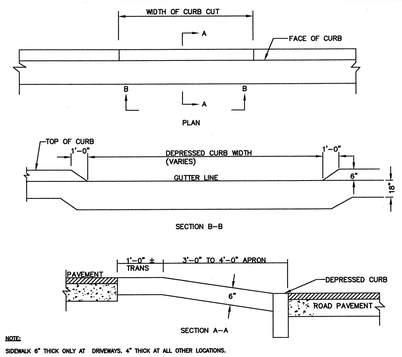


HANDICAP SIGN
INSTALLATION DETAIL



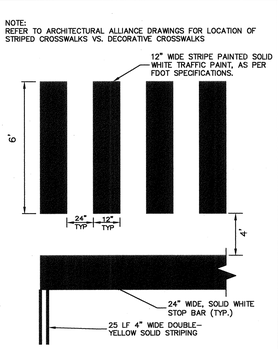
NOTE: ALL TRAFFIC FLOW ARROWS SHALL BE WHITE EPOXY.

TRAFFIC FLOW ARROW

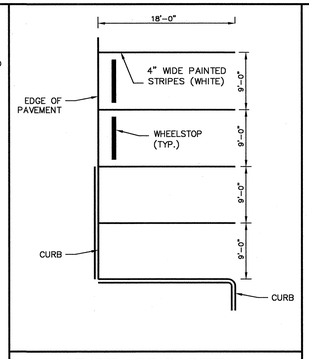


NOTE:
SIDEWALK 6" THICK ONLY AT DRIVEWAYS. 4" THICK AT ALL OTHER LOCATIONS.

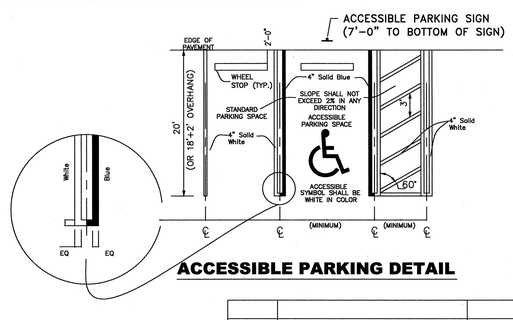
DEPRESSED CURB



STOP BAR / CROSSWALK STRIPING



STANDARD PARKING SPACE STRIPING



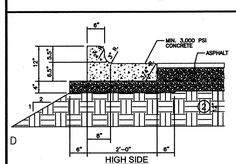
ACCESSIBLE PARKING DETAIL

NOTES:
1. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ADAAG, AND CITY OF COCONUT CREEK ORDINANCES.

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

HANDICAP PARKING DETAILS

Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F320	Fig: 320



GENERAL NOTES:
1. LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 100 AND MAXIMUM OF 6" LIFTS.
2. SUB GRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 9" LIFTS.

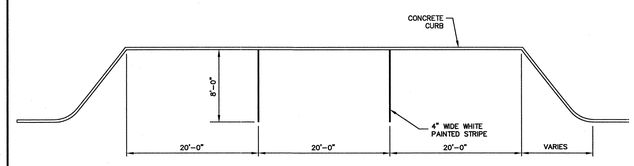
ADDITIONAL CURBING NOTES:
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 1,000 SQUARE FEET AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

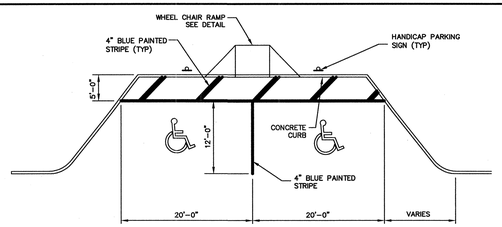
CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

TYPE "F" CURB AND GUTTER DETAIL

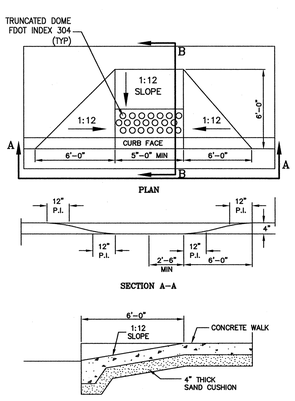
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F356	Fig: 356



STANDARD PARALLEL PARKING SPACES

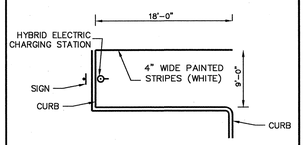


ACCESSIBLE PARALLEL PARKING SPACES

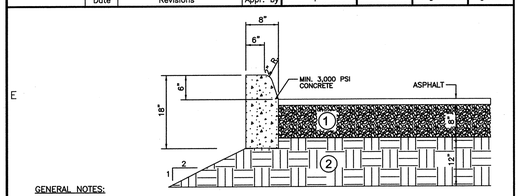


NOTE:
1. INSTALL DETECTABLE WARNING RAISED TRUNCATED DOMES WITH A NOMINAL 0.9 INCH DIAMETER, 0.2 INCH HEIGHT AND CENTER-TO-CENTER SPACING OF 2.35 INCHES.
2. CONTRACTOR TO PROVIDE OWNER WITH COST OPTION OF USING PAVERS WITH TRUNCATED DOMES.

WHEEL CHAIR RAMP



ELECTRIC HYBRID PARKING SPACE



GENERAL NOTES:
1. CONCRETE CYLINDER TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 50 CU. YDS. OR LESS, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

TYPE "D" CURB

Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F357	Fig: 357

Date	Description	No.
2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	1

REVISIONS

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PROFESSIONAL ENGINEER FL LIC. No. 62196

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006801

Project	Drawing Title
THE PROMENADE AT COCONUT CREEK CITY OF COCONUT CREEK BROWARD COUNTY FLORIDA	SITE CONSTRUCTION DETAILS

Project No.	Drawing No.
006110506	C-10.1
Date: JANUARY 7, 2013	
Scale: AS SHOWN	
Drawn By: TMR	
Chkd. By: EBS	Sheet of

THE PROMENADE AT COCONUT CREEK
PROJECT No. 006110506
NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
LANGAN

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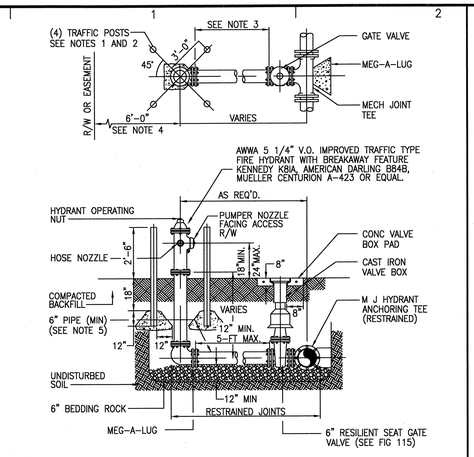
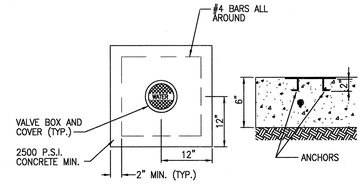
Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 -C-10.1.dwg Date: 2/28/2013 Time: 14:34 User: trubino Style Table: Langan_OCE.stb Layout: D Size Sheet (Bottor

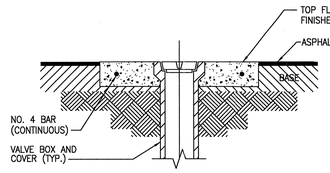


NOTES:
1. HYDRANT GUARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE AND TO BE PLACED AT LOCATION AS REQUESTED BY THE CITY ENGINEER. GUARDS ARE REQUIRED AT ALL NON-RESIDENTIAL SITES.
2. OMIT REAR GUARDS IN LOCATION WHERE SIDEWALKS EXIST.
3. USE MEG-A-LUG MECHANICAL JOINT COUPLING.
4. HYDRANT SETBACK SHALL BE SET TO A DISTANCE OF 7-FT MAXIMUM AND 4-FT MINIMUM FROM THE EDGE OF PAVEMENT OR CONFORM TO F.D.O.T. AND/OR BROWARD COUNTY REQUIREMENTS WHERE APPLICABLE.
5. SERVICE LINES FOR FIRE HYDRANTS TO BE SIZED TO ALLOW A MINIMUM OF 20 PSI RESIDUAL PRESSURE AT THE HYDRANT UNDER FIRE FLOW CONDITIONS.
6. TWO BLUE REFLECTIVE PAVEMENT MARKERS FOR IDENTIFICATION OF THE HYDRANT AND ITS VALVE LOCATION SHALL BE INSTALLED ON THE CENTER OF THE ADJACENT PAVED DRIVE LANE TO THE HYDRANT; MARKERS SHALL BE SPACED 1-FT APART, PERPENDICULAR TO THE ROAD CENTERLINE.
7. FIRE HYDRANT TO BE MUELLER CENTURION OR AMERICAN DARLING
8. FIRE HYDRANT CLEAR ZONE SHALL BE 7.5' CLEAR IN FRONT OF AND TO THE SIDES, 4' CLEARANCE TO THE REAR.

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
FIRE HYDRANT ASSEMBLY DETAIL				
Date: Nov. 1999	Scale: N.T.S.	Dwg: F103	Fig: 103	



UNIMPROVED CONDITION

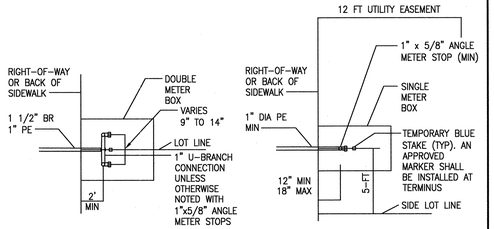


ALTERNATIVE FOR IMPROVED CONDITION

NOTE:
STANDARD CAST IRON FLOW CONTROL TRENCH ADAPTER VALVE BOX AND EXTENSION IS PREFERRED.

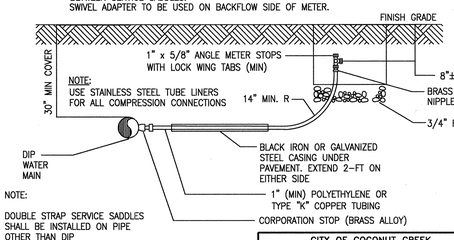
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
VALVE COLLAR DETAIL				
Date: Nov. 1999	Scale: N.T.S.	Dwg: F111	Fig: 111	

Date	Revisions	Appr. by
April 2006	Removed bronze disc – other	



DOUBLE SERVICE PLAN SINGLE SERVICE PLAN

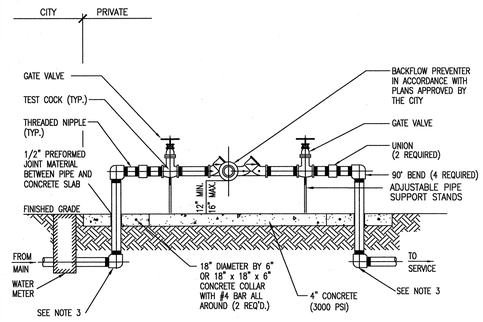
NOTES:
WATER METER TO BE INSTALLED BY THE CITY. METER BOX AND SPACER TO BE SUPPLIED BY AND INSTALLED BY THE BUILDER. BACKFLOW PREVENTER SHALL BE INSTALLED DOWNSTREAM OF METER PER CODE. 18" MIN SEPARATION SHALL BE MAINTAINED BETWEEN SERVICE SADDLES.
SWIVEL ADAPTER TO BE USED ON BACKFLOW SIDE OF METER.



NOTE:
DOUBLE STRAP SERVICE SADDLES SHALL BE INSTALLED ON PIPE OTHER THAN DIP

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
WATER SERVICE CONNECTION DETAILS				
Date: Nov. 1999	Scale: N.T.S.	Dwg: F119	Fig: 119	

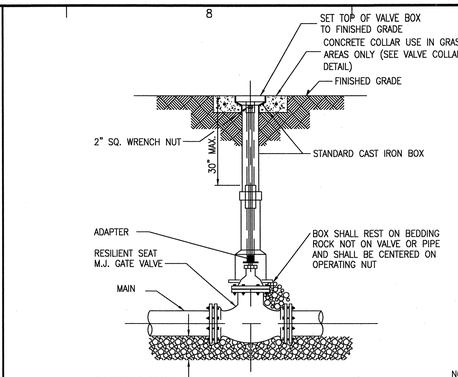
Date	Revisions	Appr. by
April 2006	Modified notes regarding meter box	



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS, AS SHOWN. ALL 3" PIPE TO BE GALVANIZED STEEL.
2. ALL PIPE FITTINGS LARGER THAN 4" SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND WITH RESTRAINED JOINTS AND THRUST COLLARS.
3. MEGALUGS, OR EQUAL, CAN BE USED IN PLACE OF RESTRAINED JOINTS ON ALL UNDERGROUND DUCTILE IRON PIPING (4" AND LARGER).
4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES.
5. BACKFLOW DEVICES MUST BE IN PLACE AND OPERATIONAL PRIOR TO THE INSTALLATION OF WATER METERS.

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
REDUCED PRESSURE BACKFLOW PREVENTER				
Date: Nov. 1999	Scale: N.T.S.	Dwg: F120	Fig: 120	

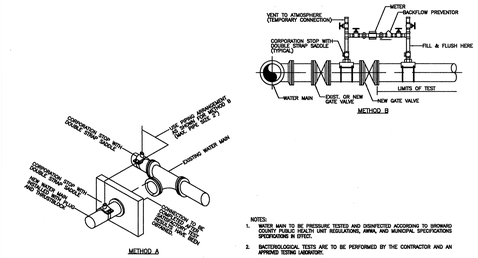
Date	Revisions	Appr. by
April 2006	Added note no. 5 – other	



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

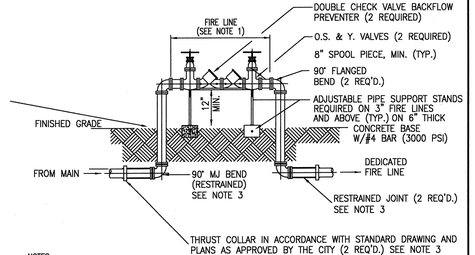
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
GATE VALVE AND BOX DETAIL				
Date: Nov. 1999	Scale: N.T.S.	Dwg: F115	Fig: 115	

Date	Revisions	Appr. by
April 2006	Adopted Cast Iron Box – Other	



NOTES:
1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO BROWARD COUNTY PUBLIC HEALTH UNIT REGULATIONS, AWWA, AND MUNICIPAL SPECIFICATIONS SPECIFICATIONS IN EFFECT.
2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR AND AN APPROVED TESTING LABORATORY.
3. REMOVE TEMPORARY CONNECTION AT SADDLE ON NEW MAINS AFTER FILLING AND FLUSHING HAS BEEN COMPLETED AND REPLACE WITH BRASS PLUG.
4. PROVIDE ALL NECESSARY THRUST BLOCKS OR OTHER RESTRAINTS.
5. FILLING AND FLUSHING LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR, ENGINEER, AND CITY.
6. VENT TO ATMOSPHERE SHALL REMAIN OPEN DURING ALL PHASES OF PRESSURE TESTING.

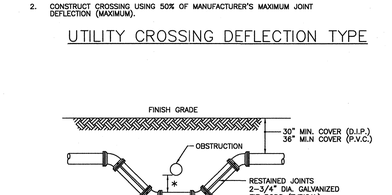
FILLING & FLUSHING CONNECTIONS



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS.
2. ALL PIPE FITTINGS 4" DIA. AND LARGER SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND.
3. MEGALUGS, OR EQUAL, CAN BE USED IN PLACE OF RESTRAINED JOINTS ON ALL UNDERGROUND PIPING.
4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES.

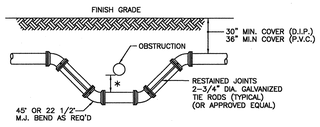
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
FIRELINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY				
Date: Nov. 1999	Scale: N.T.S.	Dwg: F121	Fig: 121	

Date	Revisions	Appr. by
April 2006	Revised concrete slab under supports	



NOTES:
1. (*) 18" MINIMUM CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS, 12" MINIMUM CLEARANCE REQUIRED FOR OTHER UTILITY CROSSINGS.
2. CONSTRUCT CROSSING USING 50% OF MANUFACTURER'S MAXIMUM JOINT DEFLECTION (MAXIMUM).

UTILITY CROSSING DEFLECTION TYPE

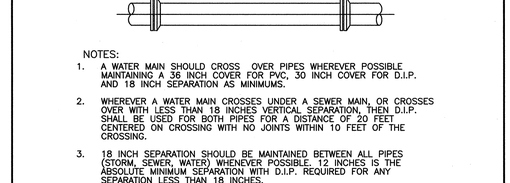


NOTES:
1. (*) 18" MIN. CLEARANCE REQUIRED FOR WATER & SEWER MAIN CROSSINGS, 12" MIN. CLEARANCE REQUIRED FOR OTHER UTILITIES CROSSINGS.
2. COAT TIE RODS WITH A COAL TAR ENAMEL AFTER ASSEMBLY (2 COATS MIN.).
3. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.

UTILITY CROSSING FITTING TYPE

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
UTILITY CROSSING INSTALLATION DETAILS				
Date: April 2006	Scale: N.T.S.	Dwg: F142	Fig: 142	

Date	Revisions	Appr. by

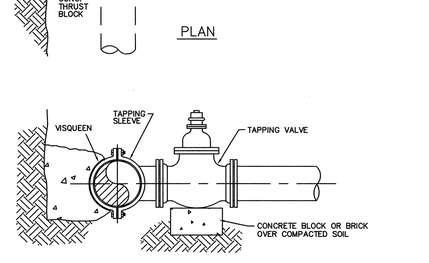


NOTES:
1. A WATER MAIN SHOULD CROSS OVER PIPES WHEREVER POSSIBLE MAINTAINING A 36 INCH COVER FOR PVC, 30 INCH COVER FOR D.I.P. AND 18 INCH SEPARATION AS MINIMUMS.
2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 18 INCHES VERTICAL SEPARATION, THEN D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20 FEET CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
3. 18 INCH SEPARATION SHOULD BE MAINTAINED BETWEEN ALL PIPES (STORM, SEWER, WATER) WHENEVER POSSIBLE. 12 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH D.I.P. REQUIRED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
5. 4 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
6. 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

UTILITY CROSSING GENERAL REQUIREMENTS

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
UTILITY CROSSING GENERAL REQUIREMENTS				
Date: April 2006	Scale: N.T.S.	Dwg: F143	Fig: 143	

Date	Revisions	Appr. by



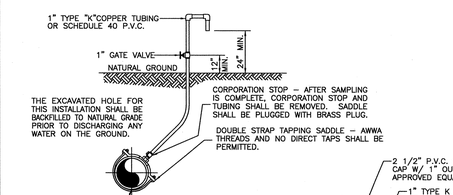
PLAN

ELEVATION

NOTES:
1. NOTIFY THE CITY OF COCONUT CREEK 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
TAPPING SLEEVE AND VALVE DETAIL				
Date: April 2006	Scale: N.T.S.	Dwg: F153	Fig: 153	

Date	Revisions	Appr. by

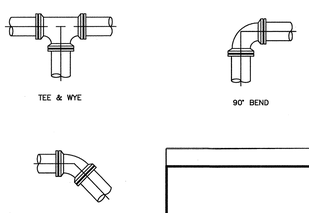


MAIN CONNECTION HYDRANT CONNECTION

TYPICAL SAMPLING POINTS

Laying condition:	Type 4 (Pipe bedded in sand, gravel, or crushed stone to the depth of 1/8 pipe diameter, 4 inches minimum. Backfill compacted to top of pipe).
Depth of cover:	2.5 feet
Working Pressure:	150 p.s.i.
Soil Bearing	2,000 p.s.f. against undisturbed soil.

PIPE DIA. (IN.)	11.25d (FT.)	22.5d (FT.)	45d (FT.)	90d (FT.)	DEAD END (FT.)	TEE (FT.)	45d VERT BEND (FT.)	22d VERT BEND (FT.)
6	5	9	16	31	60	35	20	12
8	6	11	20	42	80	50	25	14
10	7	14	24	52	100	60	26	18
12	8	16	28	63	120	65	30	20
14	10	18	32	73	130	80	35	23
16	11	20	35	84	140	90	40	26
18	12	22	39	94	150	100	45	28
20	13	24	42	105	180	120	55	32
24	14	27	49	126	220	150	65	35



RESTRAINED PIPE JOINT DETAIL

Date	Description	No.

REVISIONS

ERIC B. SCHWARZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: WATER SYSTEM DETAILS

Project No.	006110506	Drawing No.
Date	JANUARY 7, 2013	C-10.2
Scale	AS SHOWN	
Drawn By	TMR	
Chkd. By	EBS	Sheet of

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506 NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING LANGAN

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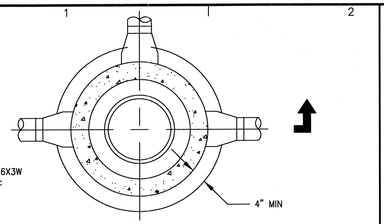
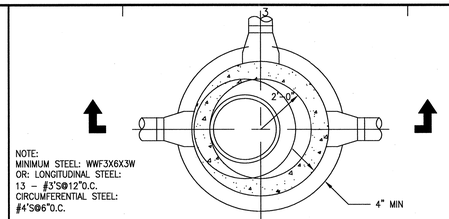
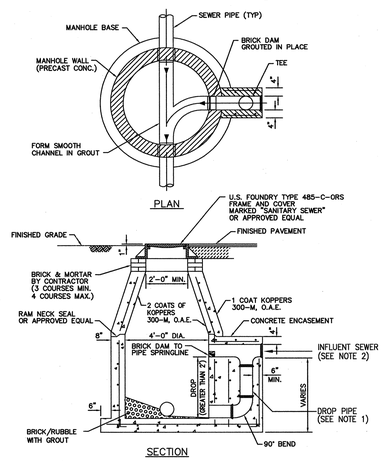
Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C-10.2.dwg Date: 2/28/2013 Time: 14:35 User: trublno Style Table: Langan_OCE.stb Layout: D Size Sheet (Bottom)



			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
April 2006	Revised minimum standards		CONCENTRIC PRECAST MANHOLE DETAIL (6'-0" AND UNDER)
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F200 | Fig: 200

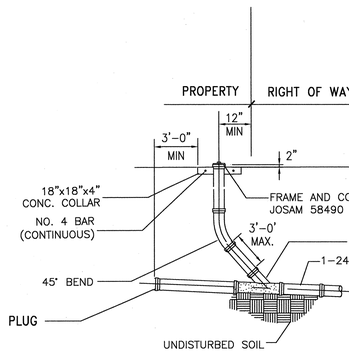


			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
April 2006	Revised minimum standards		ECCENTRIC PRECAST MANHOLE DETAIL (6'-0" DEPTH AND GREATER)
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F200A | Fig: 200A



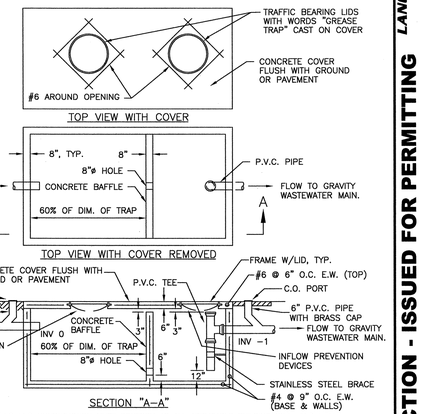
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION.
4. ALL PIPE WORK SHALL BE CLASS 50 D.I.P., ENCASED FITTINGS SHALL BE CLASS 350.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
April 2006	Revised minimum standards		DROP MANHOLE DETAIL
Date	Revisions	Appr. by	Date: Dec. 1999 | Scale: N.T.S. | Dwg: F202A | Fig: 202A



NOTES:
1. THREADS SHALL BE LUBRIACTED AS NECESSARY AND UNIT FULLY OPERATIONAL PRIOR TO ACCEPTANCE AND/OR FINAL APPROVAL BY THE CITY.
2. CITY MAINTAINS SEWER UP TO 1ST CLEANOUT.

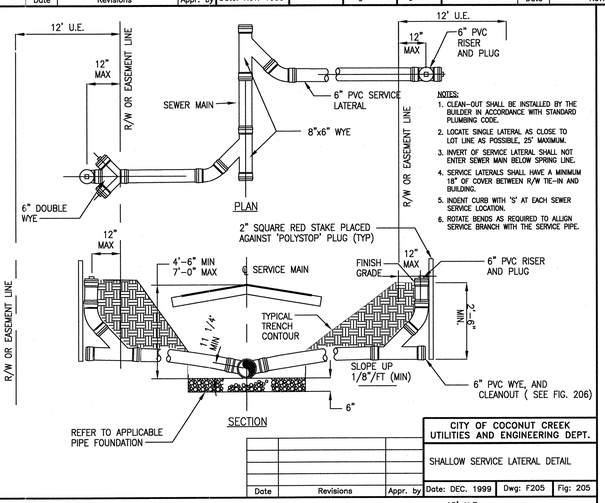
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
April 2006	Amended frame and cover standards		SANITARY SERVICE CLEANOUT DETAIL
Date	Revisions	Appr. by	Date: Dec. 1999 | Scale: N.T.S. | Dwg: F206 | Fig: 206



NOTES:
1. THE DESIGN, SIZING AND CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODE AND HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO CHAPTER 10D-6, FLORIDA ADMINISTRATIVE CODE.
2. THE OIL AND GREASE INTERCEPTOR (MODEL AND CAPACITY) SHALL BE IDENTIFIED ON THE APPLICABLE PLAN SHEET.
3. OTHER DESIGNS MAY BE USED UPON SUBMITTAL AND APPROVAL OF SHOP DRAWINGS.
4. OIL AND GREASE INTERCEPTOR SHALL BE PROVIDED WITH INSPECTION PORTS (CLEAN OUTS) WHICH ARE EASILY ACCESSIBLE FOR INSPECTION/SAMPLING.
5. THE INTERCEPTOR SHALL BE LOCATED IN GRASS AREA/NON-TRAFFIC AREA WHENEVER POSSIBLE.

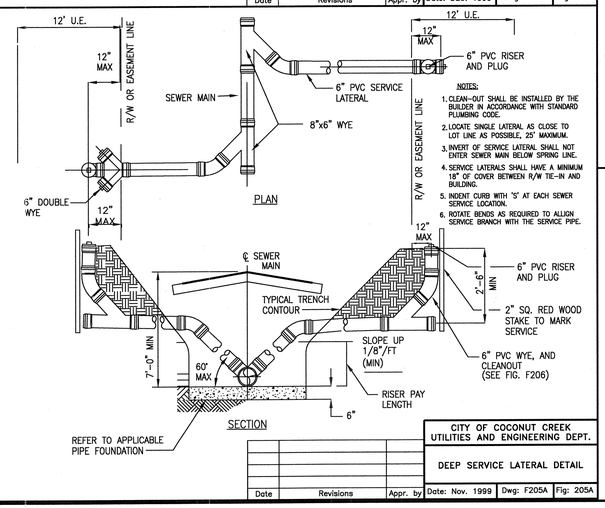
GREASE TRAP DETAIL

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
Date	Revisions	Appr. by	GREASE TRAP DETAIL
			Date: April 2006 | Scale: N.T.S. | Dwg: F250 | Fig: 250



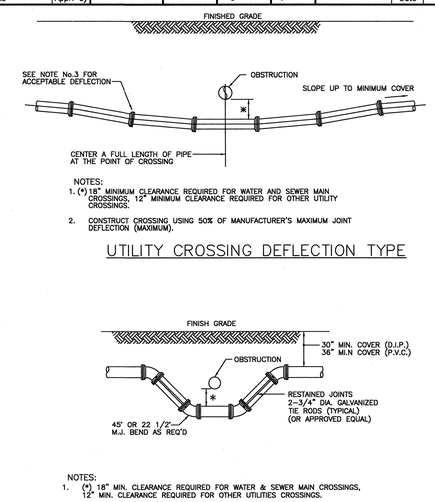
NOTES:
1. CLEAN-OUT SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. SERVICE LATERALS SHALL HAVE A MINIMUM 18" OF COVER BETWEEN R/W TIE-IN AND BUILDING.
5. INDENT CURB WITH 'S' AT EACH SEWER SERVICE LOCATION.
6. ROTATE BENDS AS REQUIRED TO ALLIGN SERVICE BRANCH WITH THE SERVICE PIPE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPT.
			SHALLOW SERVICE LATERAL DETAIL
Date	Revisions	Appr. by	Date: DEC. 1999 | Dwg: F205 | Fig: 205



NOTES:
1. CLEAN-OUT SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. SERVICE LATERALS SHALL HAVE A MINIMUM 18" OF COVER BETWEEN R/W TIE-IN AND BUILDING.
5. INDENT CURB WITH 'S' AT EACH SEWER SERVICE LOCATION.
6. ROTATE BENDS AS REQUIRED TO ALLIGN SERVICE BRANCH WITH THE SERVICE PIPE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPT.
			DEEP SERVICE LATERAL DETAIL
Date	Revisions	Appr. by	Date: Nov. 1999 | Dwg: F205A | Fig: 205A



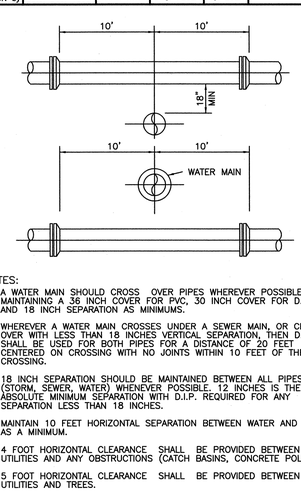
NOTES:
1. (*) 18" MINIMUM CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS, 12" MINIMUM CLEARANCE REQUIRED FOR OTHER UTILITY CROSSINGS.
2. CONSTRUCT CROSSING USING 50% OF MANUFACTURER'S MAXIMUM JOINT DEFLECTION (MAXIMUM).

UTILITY CROSSING DEFLECTION TYPE

NOTES:
1. (*) 18" MIN. CLEARANCE REQUIRED FOR WATER & SEWER MAIN CROSSINGS, 12" MIN. CLEARANCE REQUIRED FOR OTHER UTILITIES CROSSINGS.
2. COAT TIE RODS WITH A COAL TAR ENAMEL AFTER ASSEMBLY (2 COATS MIN.).
3. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.

UTILITY CROSSING FITTING TYPE

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			UTILITY CROSSING INSTALLATION DETAILS
			Date: April 2006 | Scale: N.T.S. | Dwg: F142 | Fig: 142



NOTES:
1. A WATER MAIN SHOULD CROSS OVER PIPES WHEREVER POSSIBLE MAINTAINING A 36 INCH COVER FOR PVC, 30 INCH COVER FOR D.I.P. AND 18 INCH SEPARATION AS MINIMUMS.
2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 18 INCHES VERTICAL SEPARATION, THEN D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20 FEET CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
3. 18 INCH SEPARATION SHOULD BE MAINTAINED BETWEEN ALL PIPES (STORM, SEWER, WATER) WHENEVER POSSIBLE. 12 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH D.I.P. REQUIRED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
5. 4 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
6. 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

UTILITY CROSSING GENERAL REQUIREMENTS

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			UTILITY CROSSING GENERAL REQUIREMENTS
Date	Revisions	Appr. by	Date: April 2006 | Scale: N.T.S. | Dwg: F143 | Fig: 143

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.
REVISIONS		

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/27/13
ERIC B. SCHWARZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project	THE PROMENADE AT COCONUT CREEK CITY OF COCONUT CREEK BROWARD COUNTY FLORIDA
Drawing Title	SANITARY SEWER DETAILS
Project No.	006110506
Date	JANUARY 7, 2013
Scale	AS SHOWN
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-10.3
Sheet	of

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506 NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING LANGAN

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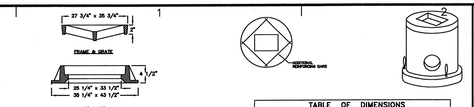
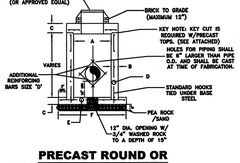
Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C-10.3.dwg Date: 2/28/2013 Time: 14:36 User: trubino Style Table: Langan_OCE.stb Layout: D Size Sheet (Bottom)



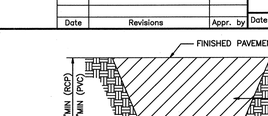
USF # 4155 FRAME & GRATE

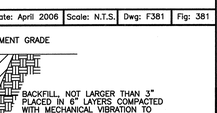
TABLE OF DIMENSIONS					
TYPE	A	B	C	D-C.C.E.W.	E-C.C.E.W.	F
PA, PB	2'-4"	6"	8"	#4 AT 12"	#4 AT 12"	4"-10"
C-4, C-4S	4'-0"	8"	8"	#4 AT 12"	#4 AT 12"	5"-10"
C-5	5'-0"	8"	8"	#5 AT 12"	#5 AT 12"	6"-10"
C-6	6'-0"	8"	10"	#5 AT 12"	#5 AT 6"	7"-10"
C-7	7'-0"	8"	10"	#5 AT 12"	#5 AT 6"	8"-10"
C-8	8'-0"	10"	10"	2-W.W.M. W/#4 @12" C.C. VERT.	#5 AT 6"	10"-2"

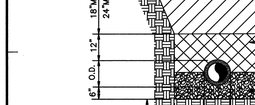


PRECAST ROUND OR RECTANGULAR CATCH BASIN

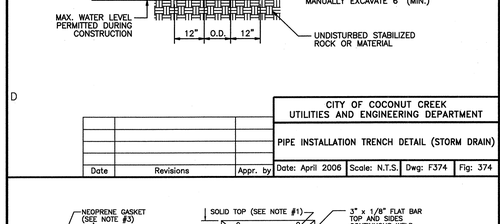
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT					
PRECAST CATCH BASIN					
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F379	Fig: 379



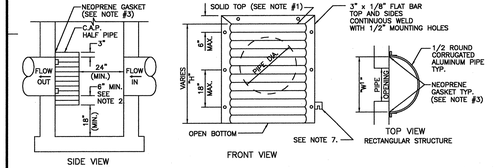




CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT					
CURB AND GUTTER INLET					
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F381	Fig: 381



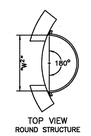
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT					
PIPE INSTALLATION TRENCH DETAIL (STORM DRAIN)					
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F374	Fig: 374



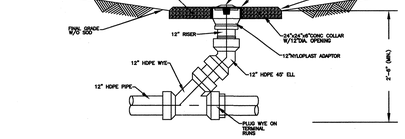
PIPE DIA.	W1 (IN)	W2 (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

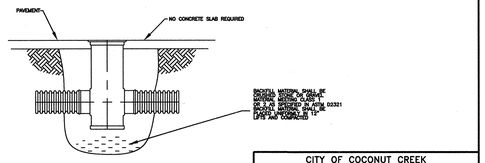
NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 6" BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.



POLLUTION RETARDANT BAFFLE



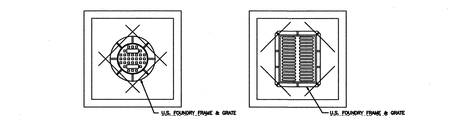
NOTE: YARD DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) N-12 (ADVANCED DRAINAGE SYSTEMS) OR EQUAL.



18" DRAIN BASIN

YARD INLET DETAIL (NYLOPLAST OR EQUAL)

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT					
YARD DRAIN DETAIL					
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F378	Fig: 378

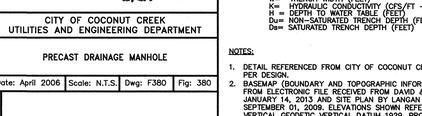


CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT					
PRECAST DRAINAGE MANHOLE					
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F380	Fig: 380

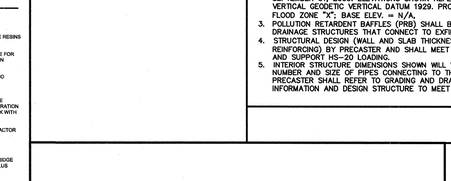
STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS TESTED USING ASTM STANDARDS.
3. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
6. ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2922 MUST BE USED AS A PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
7. CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
8. ALL DESIGN SPECIFICATIONS FOR CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST DESIGN MANUAL.
9. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.

STORMWATER CHAMBER SPECIFICATIONS	
SCALE:	NTS
DATE:	8/26/11
DRAWN BY:	KLJ
CHECKED:	

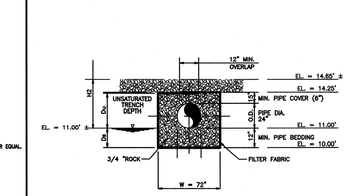


ISOLATOR ROW PROFILE	
SCALE:	NTS
DATE:	8/15/11
DRAWN BY:	KLJ
CHECKED:	



ALL ELEVATION SHOWN ON THIS DETAIL REFER TO NGVD 1929 DATUM

SC-740 STORMTECH CHAMBER SECTION

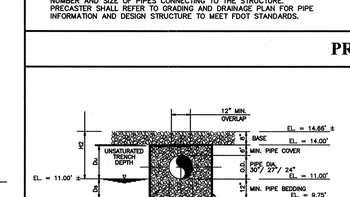


24" PIPE

L= LENGTH OF TRENCH REQUIRED (FEET)
V= VOLUME TREATED (ACRE – INCHES)
W= TRENCH WIDTH (FEET)
K= HYDRAULIC CONDUCTIVITY (CFS/FT – FT. HEAD)
H = DEPTH TO WATER TABLE (FEET)
Du= NON-SATURATED TRENCH DEPTH (FEET)
Ds= SATURATED TRENCH DEPTH (FEET)

NOTES:
1. DETAIL REFERENCED FROM CITY OF COCONUT CREEK AND MODIFIED PER DESIGN.
2. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
3. POLLUTION RETARDENT BAFFLES (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES.
4. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET FDOT STANDARDS AND SUPPORT HS–20 LOADING.
5. INTERIOR STRUCTURE DIMENSIONS SHOWN WILL VARY BASED ON NUMBER AND SIZE OF PIPES CONNECTING TO THE STRUCTURE. PRECASTER SHALL REFER TO GRADING AND DRAINAGE PLAN FOR PIPE INFORMATION AND DESIGN STRUCTURE TO MEET FDOT STANDARDS.

PROPOSED EXFILTRATION TRENCH



30"/27"/24" PIPE

L= LENGTH OF TRENCH REQUIRED (FEET)
V= VOLUME TREATED (ACRE – INCHES)
W= TRENCH WIDTH (FEET)
K= HYDRAULIC CONDUCTIVITY (CFS/FT – FT. HEAD)
H = DEPTH TO WATER TABLE (FEET)
Du= NON-SATURATED TRENCH DEPTH (FEET)
Ds= SATURATED TRENCH DEPTH (FEET)

NOTES:
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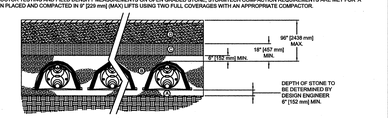
3. POLLUTION RETARDENT BAFFLES (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES.
4. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET FDOT STANDARDS AND SUPPORT HS–20 LOADING.
5. INTERIOR STRUCTURE DIMENSIONS SHOWN WILL VARY BASED ON NUMBER AND SIZE OF PIPES CONNECTING TO THE STRUCTURE. PRECASTER SHALL REFER TO GRADING AND DRAINAGE PLAN FOR PIPE INFORMATION AND DESIGN STRUCTURE TO MEET FDOT STANDARDS.

EXISTING EXFILTRATION TRENCH

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION...	COMPACTION/DENSITY REQUIREMENT
D	FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	TOP MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (A LAYER) TO 18" [457 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL-AGGREGATE MIXTURES, <35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. 2). A ROLLER GROSS VEHICLE WEIGHT NOT EXCEEDING 12,000 LBS [89 kN] DYNAMIC FORCE NOT TO EXCEED 20,000 lbs [89 kN].
B	EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (B LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY(a).

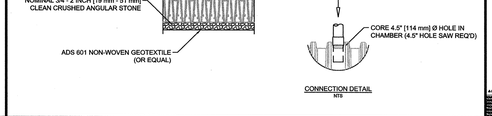
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



STORMTECH ACCEPTABLE FILL	
SCALE:	NTS
DATE:	3/30/10
DRAWN BY:	KLJ
CHECKED:	

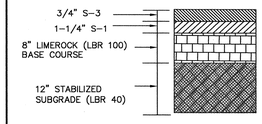
SC-740 INSPECTION PORT DETAIL	
SCALE:	NTS
DATE:	8/15/11
DRAWN BY:	KLJ
CHECKED:	

NOTES:
1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



SC-740 INSPECTION PORT DETAIL	
SCALE:	NTS
DATE:	8/15/11
DRAWN BY:	KLJ
CHECKED:	

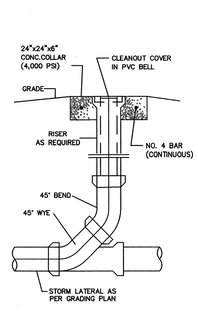
EXISTING OUTLET CONTROL STRUCTURES



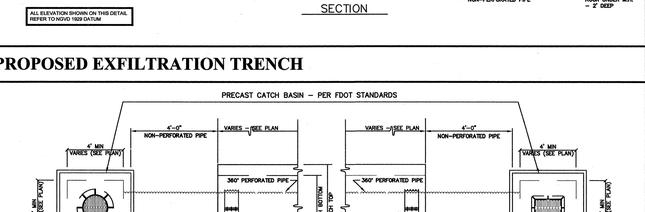
NOTES:
1. A TACK COAT SHALL BE APPLIED BETWEEN ASPHALT LAYERS AS A RATE OF 0.02–0.08 GAL/SQ. YD.
2. FINISH ROCK SHALL BE PRIMED.
3. LIMEROCK TO HAVE MINIMUM OF 70% OF CARBONATES AND LIQUID LIMIT 35, PLASTICITY 6, MINIMUM LBR OF 100.

ON SITE PARKING LOT ASPHALT PAVEMENT SECTION

ON SITE LOADING CONCRETE PAVEMENT SECTION

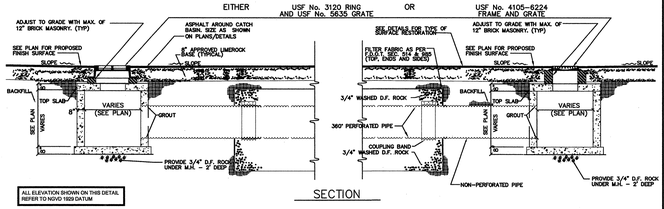


STORM SEWER CLEAN-OUT



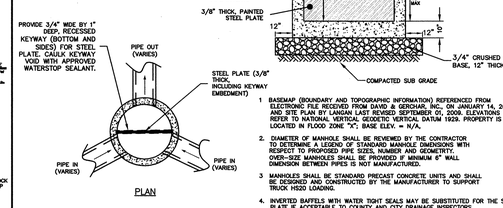
ALL ELEVATION SHOWN ON THIS DETAIL REFER TO NGVD 1929 DATUM

EXISTING EXFILTRATION TRENCH

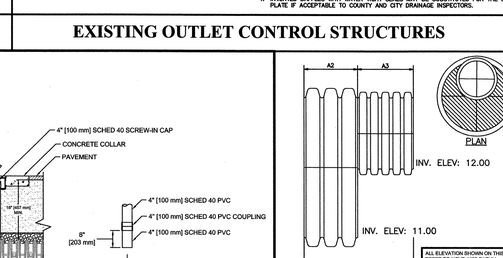


ALL ELEVATION SHOWN ON THIS DETAIL REFER TO NGVD 1929 DATUM

PROPOSED EXFILTRATION TRENCH



ALL ELEVATION SHOWN ON THIS DETAIL REFER TO NGVD 1929 DATUM



1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A.
2. DIAMETER OF MANHOLE SHALL BE REVIEWED BY THE CONTRACTOR TO DETERMINE A LEGEND OF STANDARD MANHOLE DIMENSIONS WITH RESPECT TO PROPOSED PIPE SIZES, NUMBER AND GEOMETRY. OVER-SIZE MANHOLES SHALL BE PROVIDED IF MINIMUM 6" WALL DIMENSION BETWEEN PIPES IS NOT MANUFACTURED.
3. MANHOLES SHALL BE STANDARD PRECAST CONCRETE UNITS AND SHALL BE DESIGNED AND CONSTRUCTED BY THE MANUFACTURER TO SUPPORT TRUCK HS20 LOADING.
4. INVERTED BAFFELS WITH WATER TIGHT SEALS MAY BE SUBSTITUTED FOR THE STEAL PLATE IF ACCEPTABLE TO COUNTY AND CITY DRAINAGE INSPECTORS.

EXISTING OUTLET CONTROL STRUCTURES

PART NO.	PIPE SIZE	A1	A2	A3
2474–AN	24" x 12" 600 mm x 300 mm	24.75" 629 mm	15.58" 395 mm	9.20" 234 mm

PART # 2474–AN

ADS N-12 FABRICATED REDUCER

ISSUED FOR SITE PLAN SUBMISSION NOT FOR CONSTRUCTION

2/4/13	REVISED PER CITY SITE PLAN DRC COMMENTS DATED 1/23/13	1
Date	Description	No.
REVISIONS		

ERIC BLAINE SCHWARZ, P.E.
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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project: THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: PAVING, GRADING, AND DRAINAGE DETAILS

Project No.	006110506
Date	JANUARY 7, 2013
Scale	AS SHOWN
Drawn By	TMR
Chkd. By	EBS

Drawing No. C-10.4 Sheet of

NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING
PROJECT No. 006110506
THE PROMENADE AT COCONUT CREEK
LANGAN

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Filename: \\langan.com\data\MI\data5\006110506\Cadd Data – 006110506\SheetFiles\006110506 –C–10.4.dwg Date: 2/28/2013 Time: 14:37 User: trubino Style Table: Langan.stb Layout: D Size Sheet (Bottom)

NOTES:

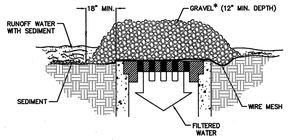
1. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF ONE FOOT (30 CM) BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH (1.3 MM) OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED AT LEAST 1 FT. (30 CM).

2. FDOT NO. 1 COARSE AGGREGATE (1.5" TO 3.5" STONE)(4-9CM) SHALL BE PLACED OVER THE WIRE MESH AS SHOWN. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES. OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

3. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

4. THIS FILTERING DEVICE HAS NO OVERFLOW MECHANISM. THEREFORE, PONDING IS LIKELY ESPECIALLY IF SEDIMENT IS NOT REMOVED REGULARLY.

5. ALTERNATE STORM DRAIN INLET PROTECTION METHODS AS SHOWN IN THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTION'S MANUAL MAY BE USED, IF APPROVED BY THE GOVERNING AGENCIES AND THE ENGINEER OF RECORD.

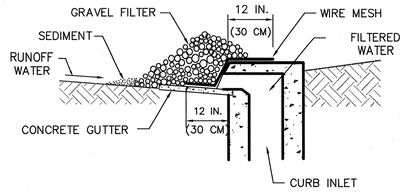


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

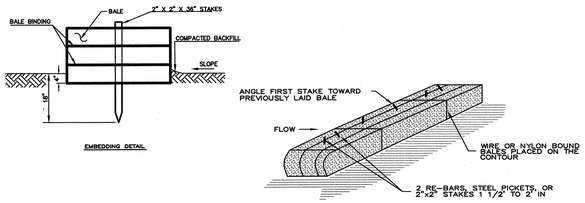
* – GRAVEL SHALL BE FDOT #3, #357 OR #5 COARSE AGGREGATE

GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER



NOTES:
1. PLACE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH IN. OPENINGS OVER THE CURB INLET OPENING SO THAT AT LEAST 12 IN. OF WIRE EXTENDS BEYOND BOTH THE TOP AND BOTTOM OF THE INLET OPENING
2. PLACE STONE AGAINST THE WIRE TO ANCHOR THE WIRE AGAINST THE GUTTER AND COVER THE INLET OPENING COMPLETELY. USE 2 TO 3 IN. GRAVEL.
3. MAINTENANCE – INSPECT ONCE EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE INLET AND CLEANED OR REPLACED.
4. THIS FILTERING DEVICE HAS NO OVERFLOW MECHANISM. THEREFORE, PONDING IS LIKELY ESPECIALLY IF SEDIMENT IS NOT REMOVED REGULARLY.
5. ALTERNATE STORM DRAIN INLET PROTECTION METHODS AS SHOWN IN THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTION'S MANUAL MAY BE USED, IF APPROVED BY THE GOVERNING AGENCIES AND THE ENGINEER OF RECORD

CURB INLET PROTECTION

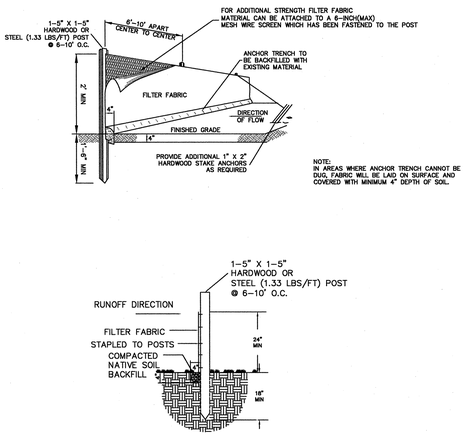


Notes:
1. STRAW BALE BARRIERS SHOULD NOT BE USED FOR NORE THAN 3 MONTHS.
2. STRAW BALE BARRIERS MUST BE PLACED AT LEVEL GRADES. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45° TO MAINTAIN BARRIER ALIGNMENT.
3. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.
4. ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

MAINTENANCE:

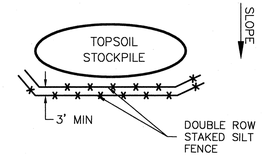
INSPECT ONCE EVERY WEEK OR AFTER EVERY STORM EVENT. HAYBALE BARRIERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW HAYBALE BARRIERS MUST BE USED TO REBUILD THE BARRIER.

HAY BALE DETAIL



NOTE:
IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH MINIMUM 4" DEPTH OF SOIL.

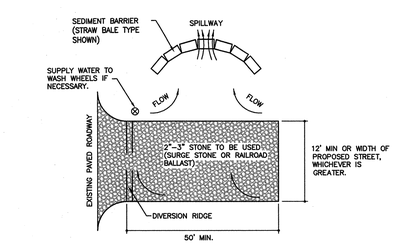
SILT FENCE



NOTE:

REFER TO GENERAL NOTES FOR ADDITIONAL STOCKPILE INSTALLATION, MAINTENANCE REQUIREMENTS, DIMENSIONS AND SLOPES.

TOPSOIL STOCKPILE DETAIL

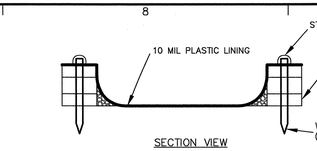


PLAN VIEW

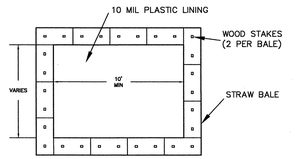
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE



SECTION VIEW

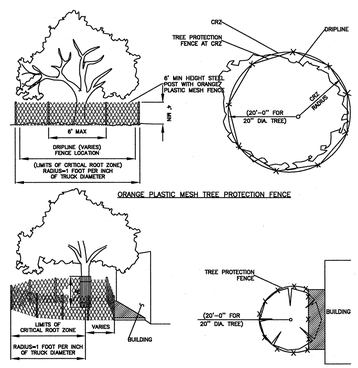


PLAN VIEW

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

CONCRETE WASHOUT



TREE PROTECTION

ISSUED FOR SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

Date	Description	No.

REVISIONS

ERIC BLAINE SCHWARZ LICENSE No 62196 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project	THE PROMENADE AT COCONUT CREEK
	CITY OF COCONUT CREEK
	BROWARD COUNTY FLORIDA
Drawing Title	SWPPP DETAILS
Project No.	006110506
Date	JANUARY 7, 2013
Scale	AS SHOWN
Drawn By	TMR
Chkd. By	EBS
Drawing No.	C-10.5
Sheet	of

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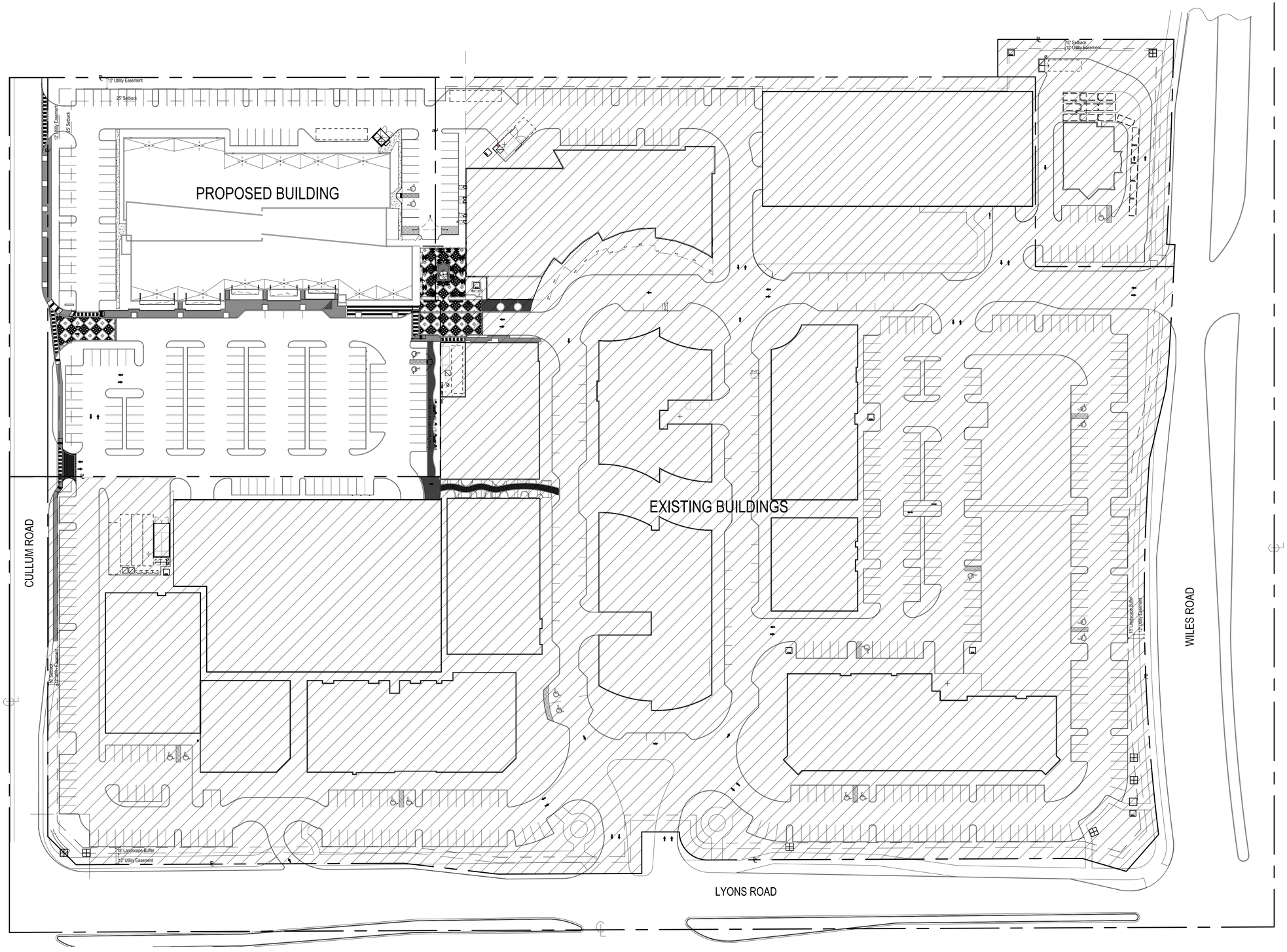

1 A100 OVERALL DEVELOPMENT PLAN

1" = 50'

*FOR ROOF ELEVATIONS SEE ROOF PLAN A-107A
*FOR SITE DATA SEE CIVIL DRAWINGS

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Victor K. Yue
AR 0013087

AA 26002045

Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013
REV#3 CITY COMMENTS	03.25.2013

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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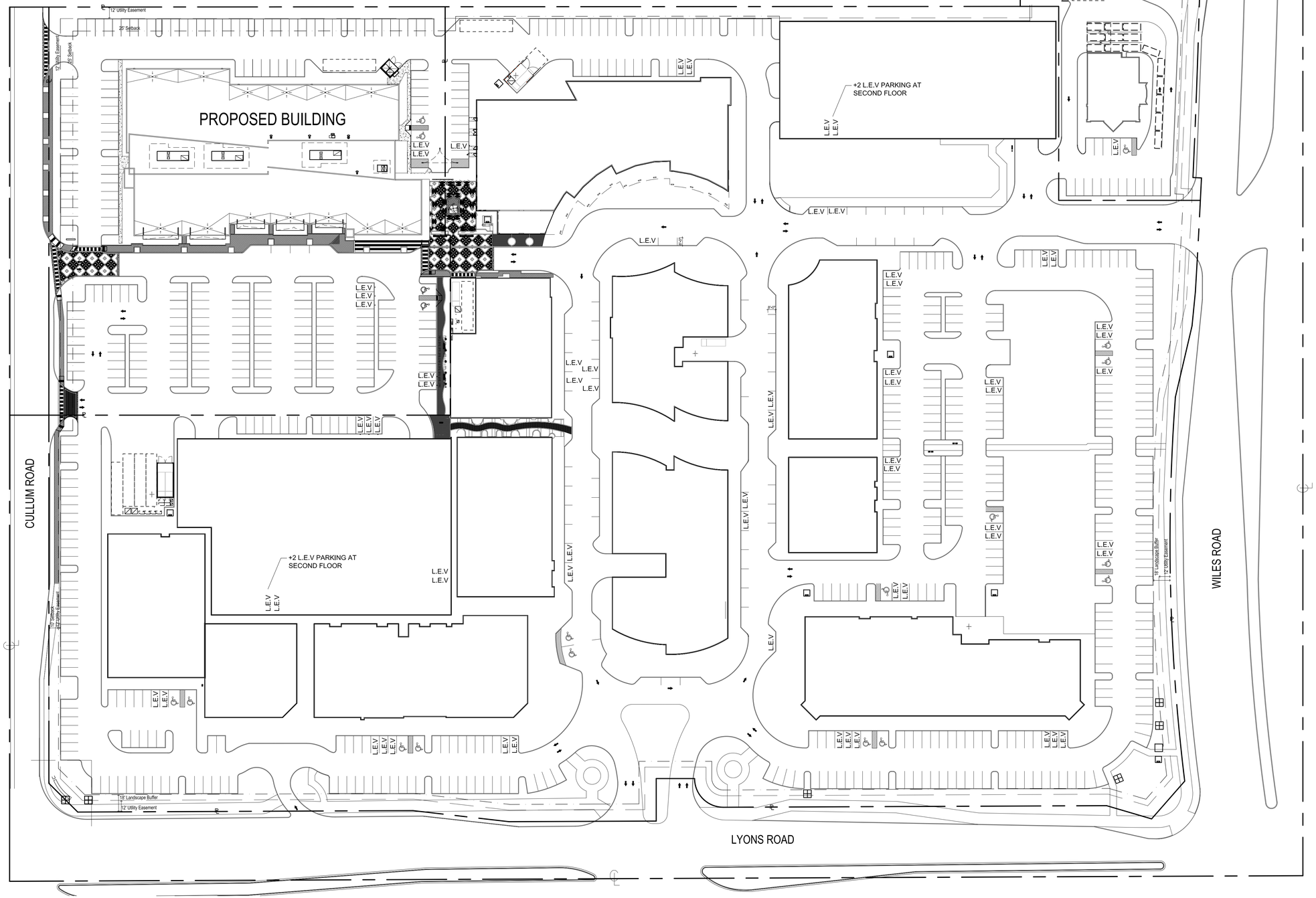
OVERALL DEVELOPMENT PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 01-07-13

A100



1 A110 OVERALL DEVELOPMENT PLAN

1" = 50'

NEW AND EXISTING L.E.V PARKING

LEV Parking Req.	1,369 spaces x .05% =	69 spaces
LEV Ground Level Parking Prov.		66 spaces
LEV PG-2 2nd Level Parking Prov.		2 spaces
LEV PG-3 2nd Level Parking Prov.		2 spaces
Total LEV Parking Prov.		**70 spaces**

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OVERALL DEVELOPMENT PLAN

Job No.: DY201115
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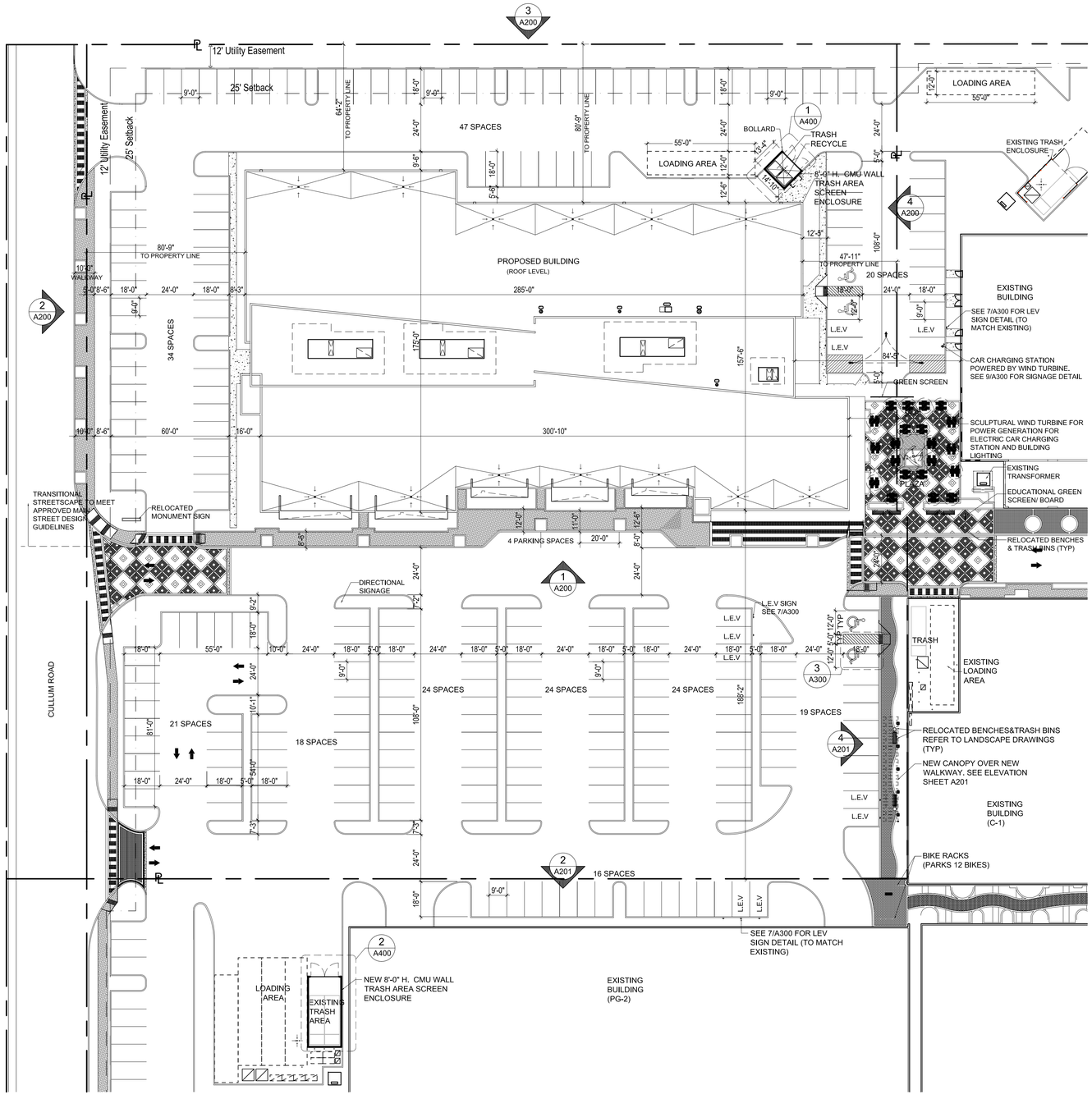
A110



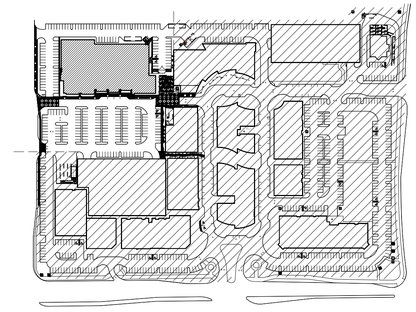
1 A100T ENLARGED DEVELOPMENT PLAN

1" = 30'

*FOR ROOF ELEVATIONS SEE ROOF PLAN A107
*FOR SITE DATA SEE CIVIL DRAWINGS
*FOR HARDSCAPE AND PLAZA DESIGN, REFER TO LANDSCAPE DRAWINGS

2 A100T KEY PLAN

NTS



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Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
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THE PROMENADE AT COCONUT CREEK

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ENLARGED DEVELOPMENT PL.

Job No.: DY2011115
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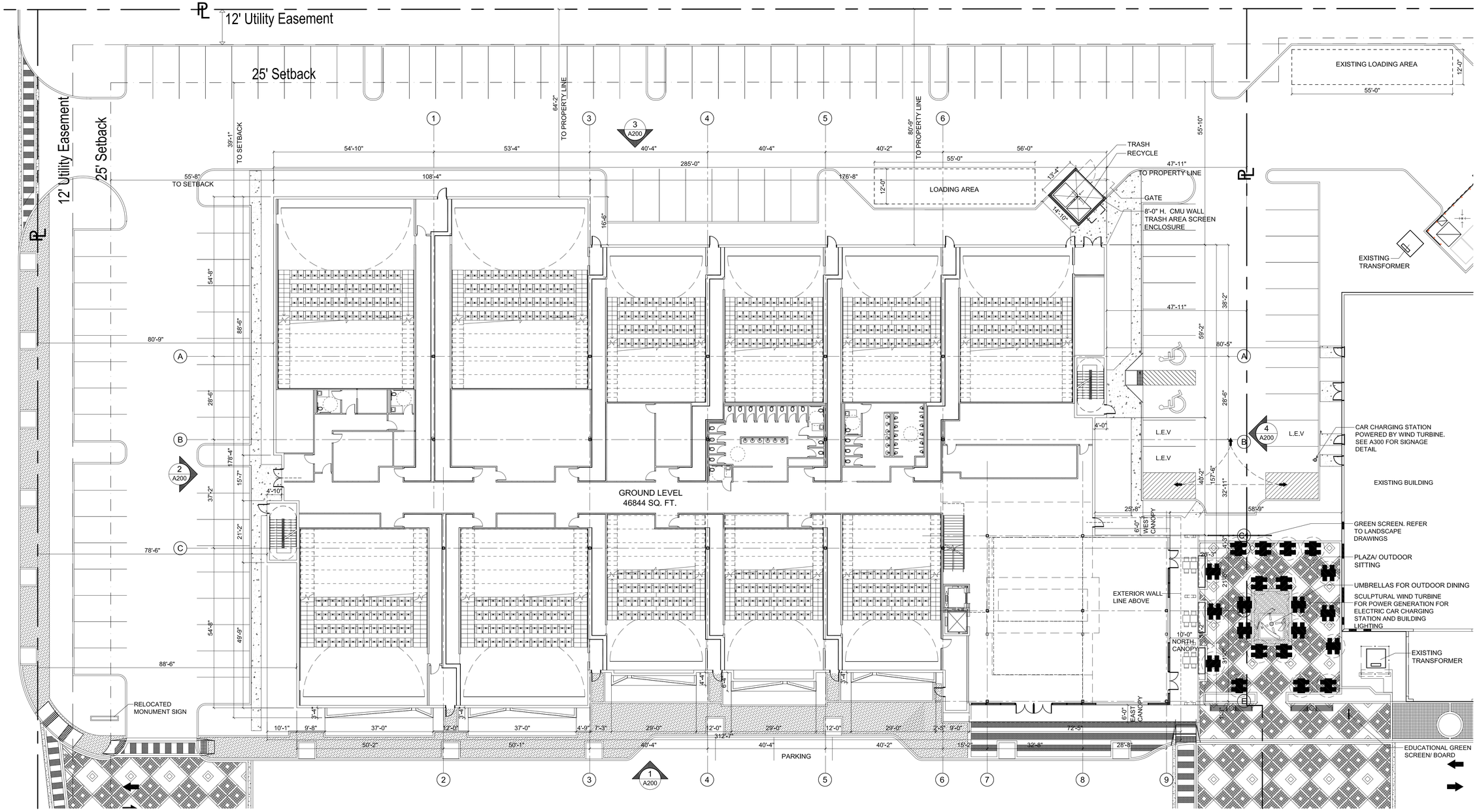
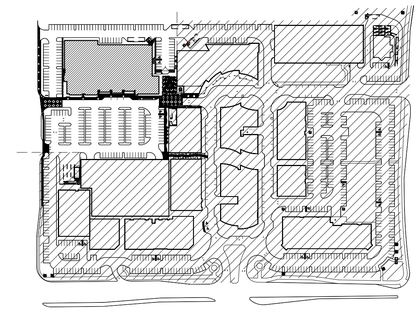
A100T



1 A101T GROUND LEVEL PLAN
46,844 SF 1'=1/16"

NOTE: - INTERIOR LAYOUT TO BE DESIGNED BY TENANT
- REFER TO LANDSCAPE DRAWINGS FOR PLAZA DESIGN



2 A101T KEY PLAN
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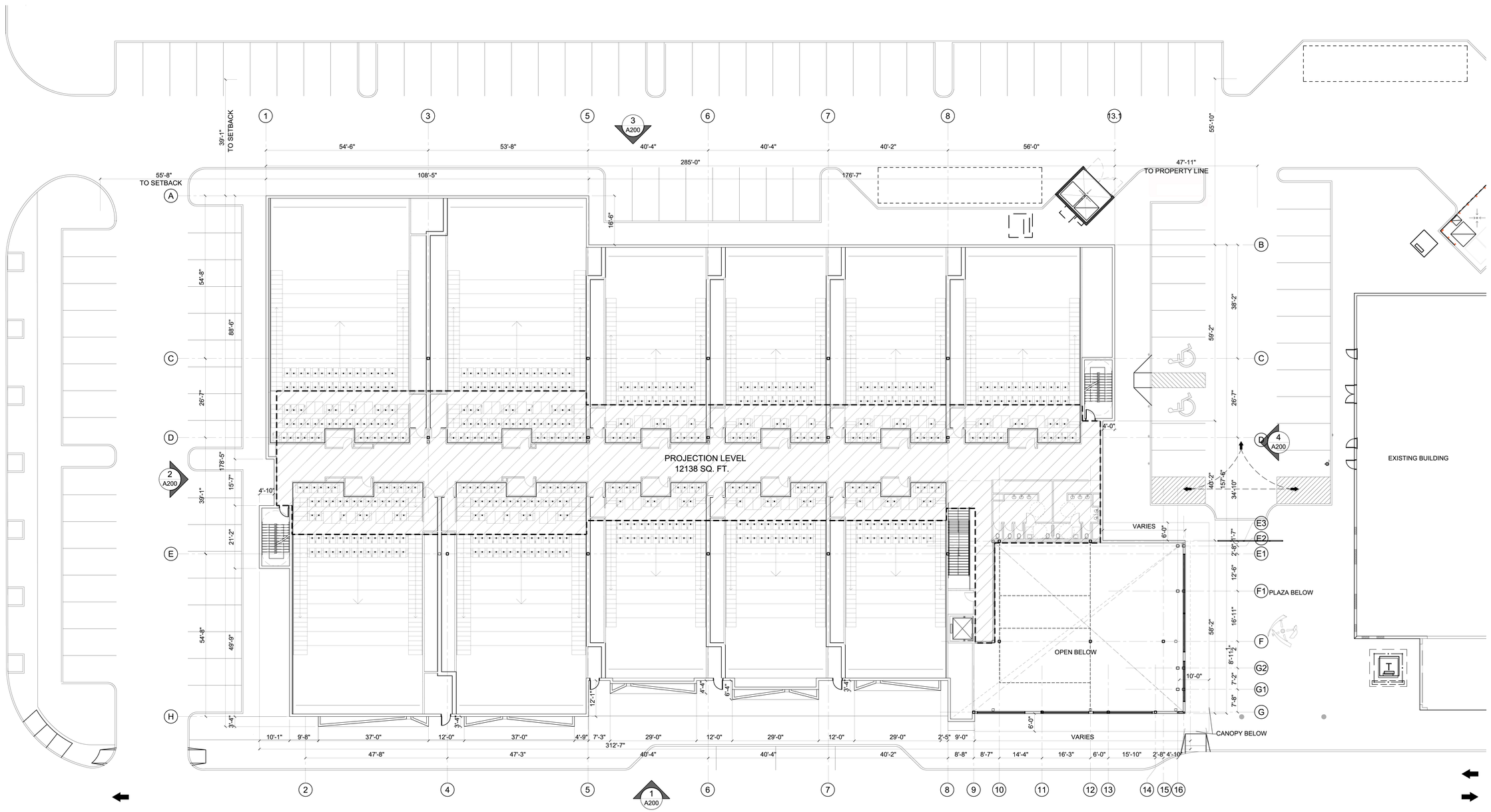
GROUND LEVEL

Job No.: DY2011115
Drawn:
Checked:
Date: 11-27-12

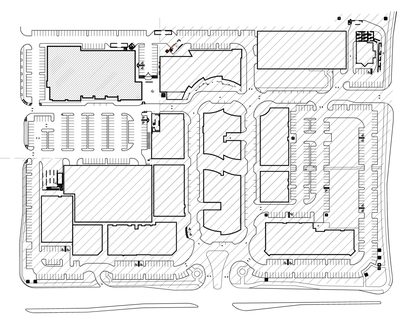
A101T



1 A102T PROJECTION LEVEL PLAN
12,138 SF 1'=1/16"

NOTE: INTERIOR LAYOUT TO BE DESIGNED BY TENANT

2 A102T KEY PLAN
NTS



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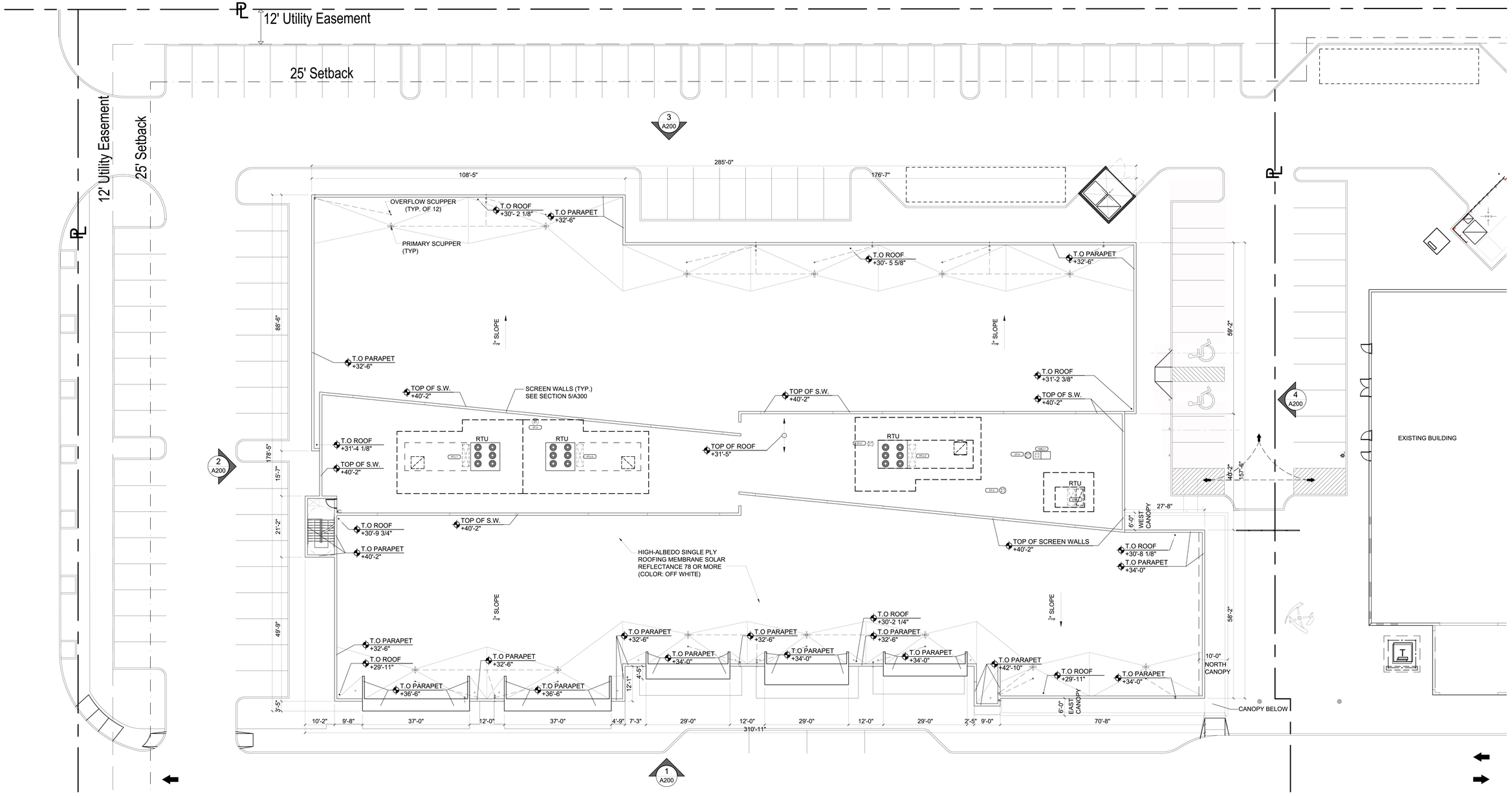
PROJECTION LEVEL

Job No.: DY201115
Drawn:
Checked:
Date: 11-27-12

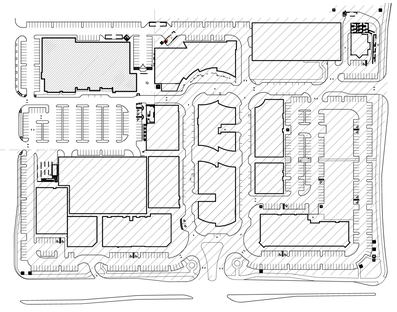
A102T



1 A107T ROOF LEVEL PLAN

1'=1/16"

N



2 A107T KEY PLAN

NTS

N

Victor K. Yue
AR 0013087

AA 26002045

Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
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REV#2 CITY COMMENTS	02.05.2013
REV#3 CITY COMMENTS	03.25.2013

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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ROOF LEVEL

Job No.: DY201115
Drawn:
Checked:
Date: 01-07-13

A107T

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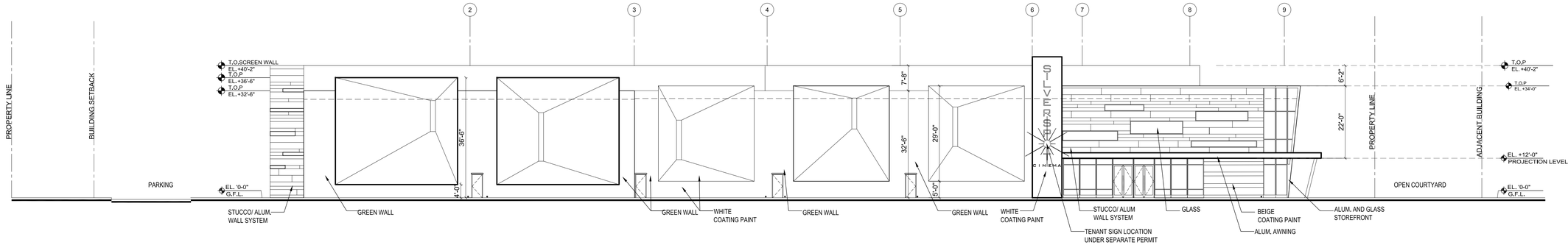
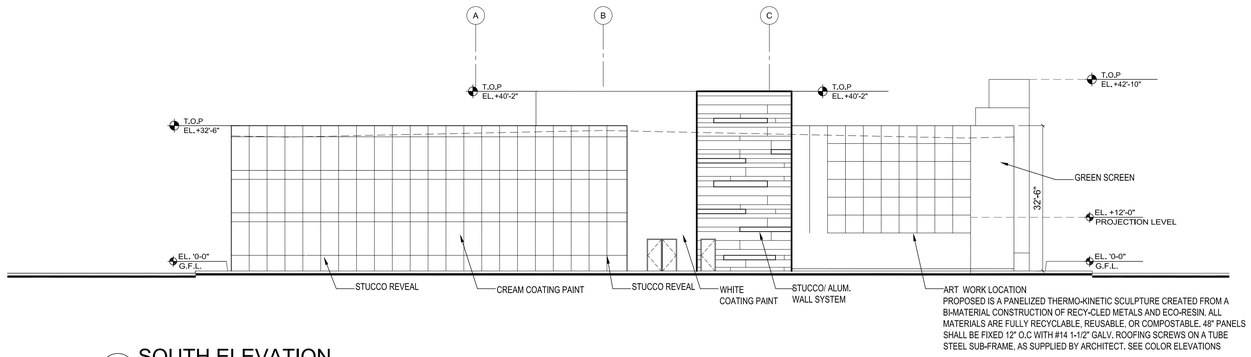


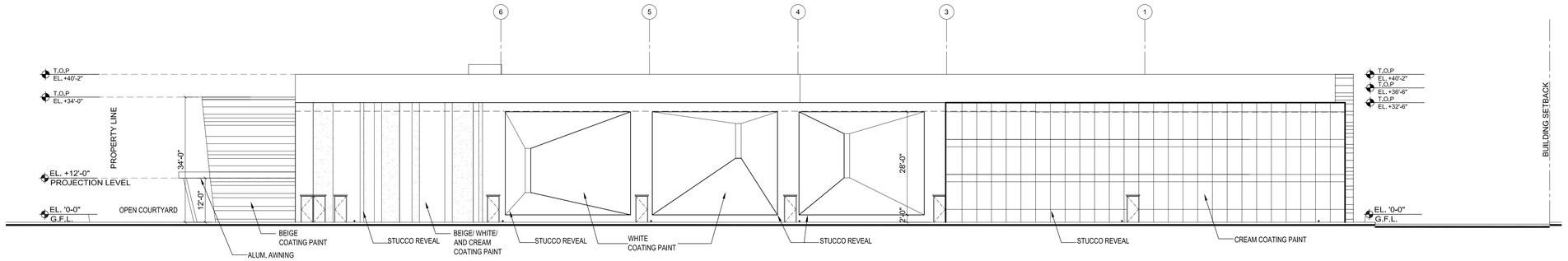
1 A200 **EAST ELEVATION**

1/16"=1'-0"



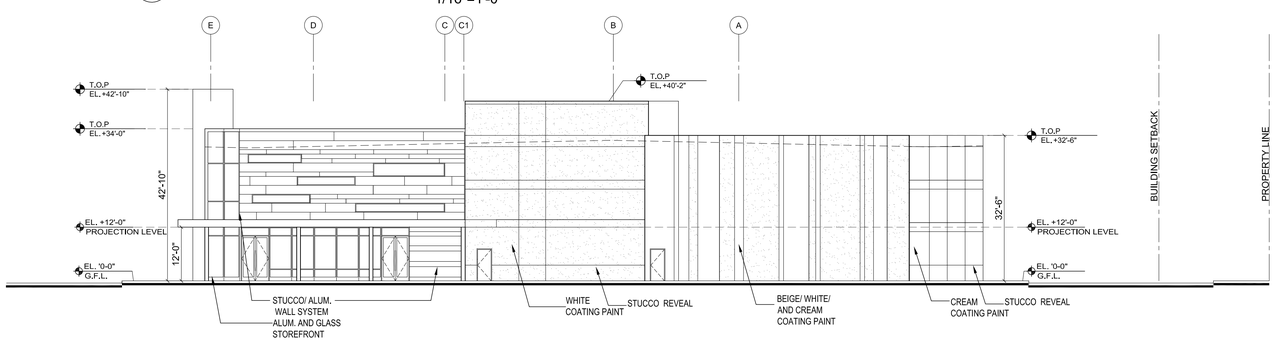
2 A200 **SOUTH ELEVATION**

1/16"-1'-0"



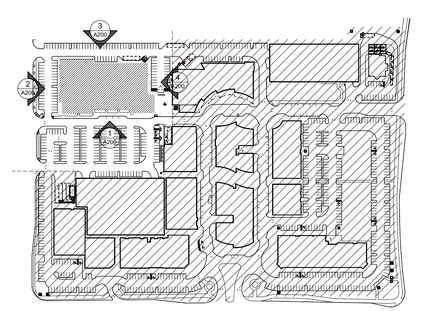
3 A200 **WEST ELEVATION**

1/16"=1'-0"



4 A200 **NORTH ELEVATION**

1/16"=1'-0"



1 A200 **KEY PLAN**

NTS

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AR 0013087

AA 26002045

Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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ELEVATIONS

Job No.: DY201115
Drawn:
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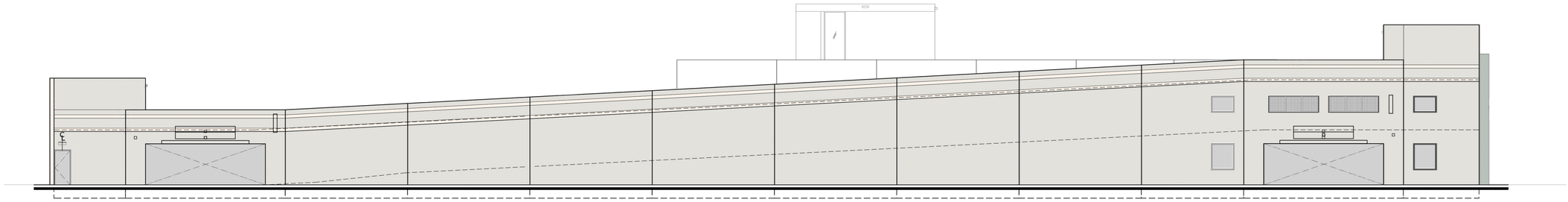
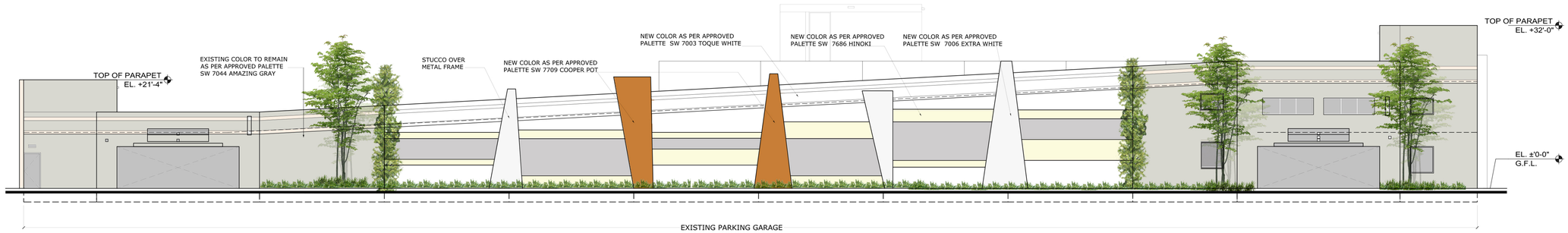
A200



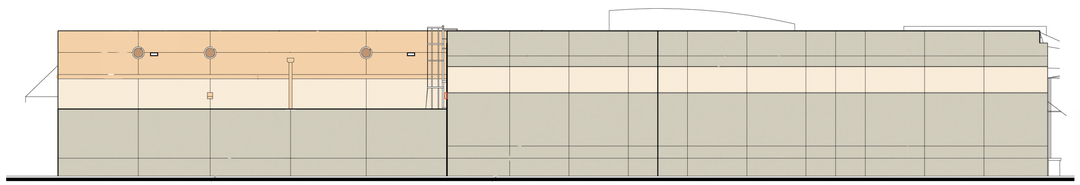
1 A201 POD 7 EXISTING WEST ELEVATION

3/32"=1'-0"



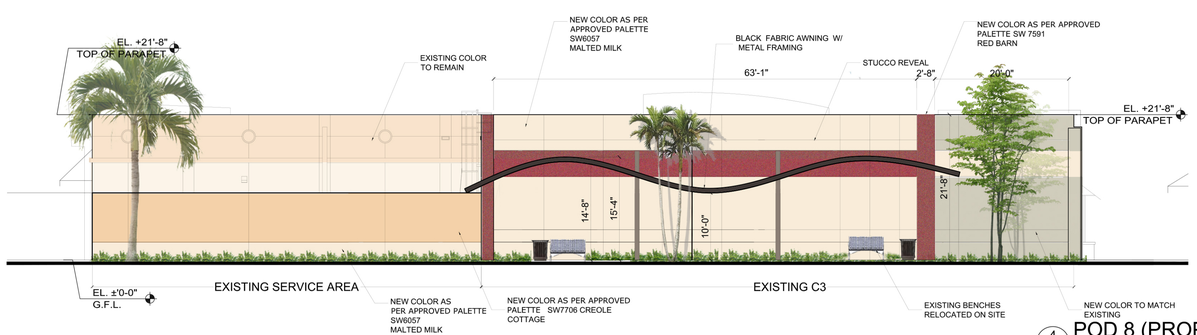
2 A201 POD 7 (PROPOSED) WEST ELEVATION

3/32"=1'-0"



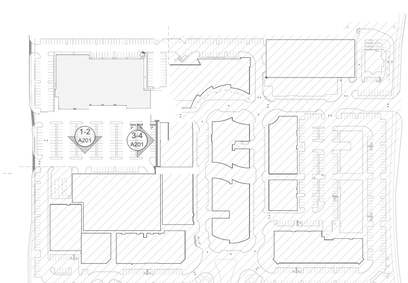
3 A201 POD 8 EXISTING SOUTH ELEVATION

3/32"-1'-0"



4 A201 POD 8 (PROPOSED) SOUTH ELEVATION

3/32"-1'-0"



0 A201 KEY PLAN

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Job No.: DY2011115
Drawn:
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Date: 01-07-13

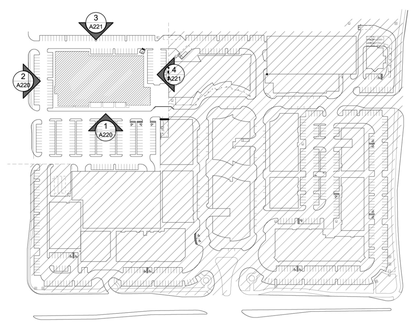
A201

1 A300 EAST ELEVATION

1/16"=1'-0"

2 A300 SOUTH ELEVATION

1/16"-1'-0"



1 A220 KEY PLAN

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Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
SITE PLAN SUBMITTAL	02.05.2013

Tenant/ Landlord

Issue: Date:

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THE PROMENADE AT COCONUT CREEK

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A220

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SITE PLAN SUBMITTAL 02.05.2013

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Date: 11-27-12

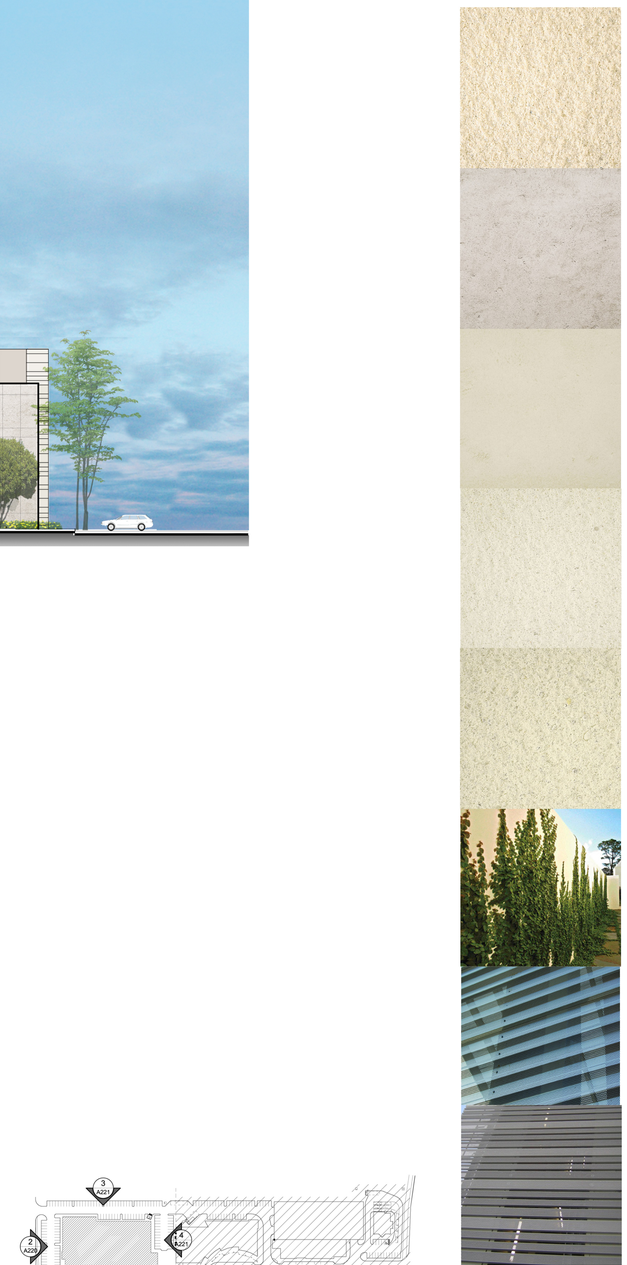
A220a

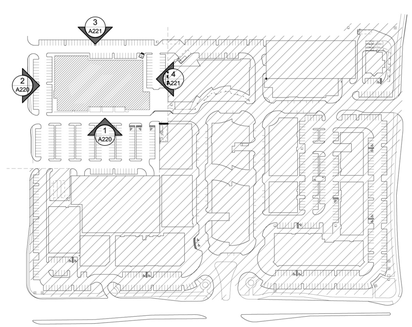
3 A221 WEST ELEVATION

1/16"=1'-0"

4 A221 NORTH ELEVATION

1/16"=1'-0"





1 A221 KEY PLAN

NTS

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A221

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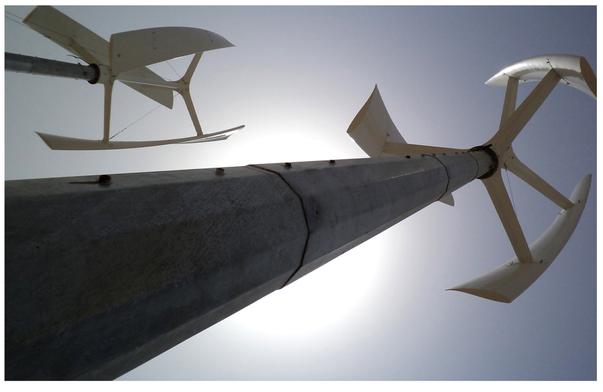

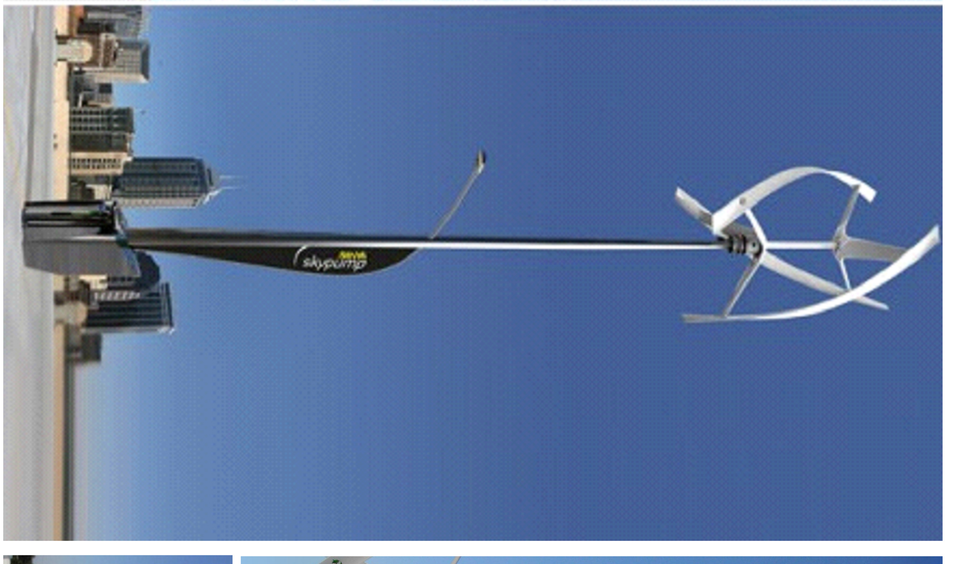

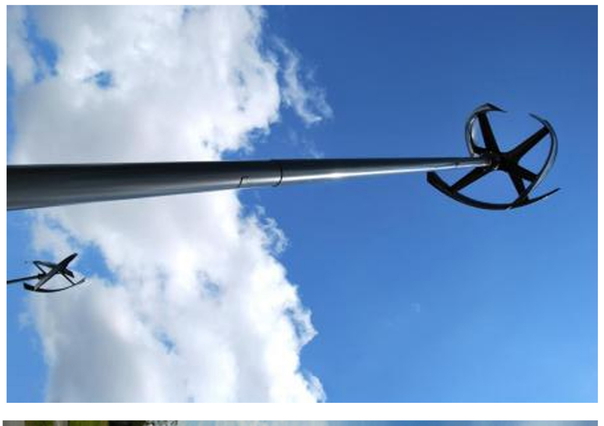

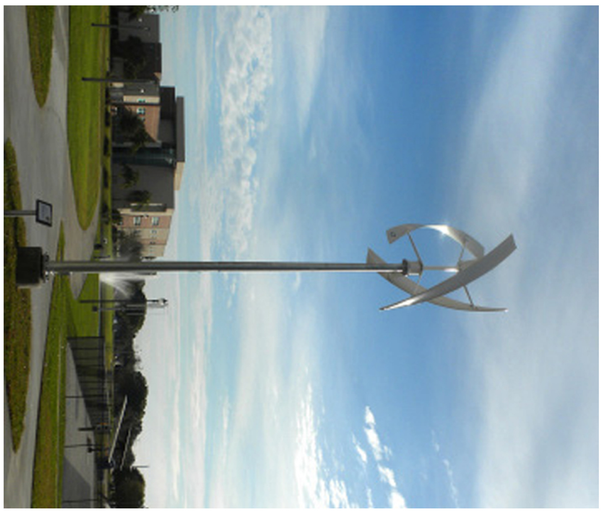

A222

SUSTAINABLE DESIGN

Job No.: DY201115 | Drawn: | Checked: | Date: 11-27-12

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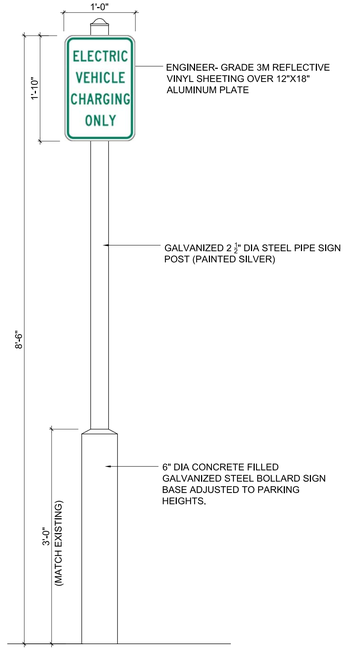
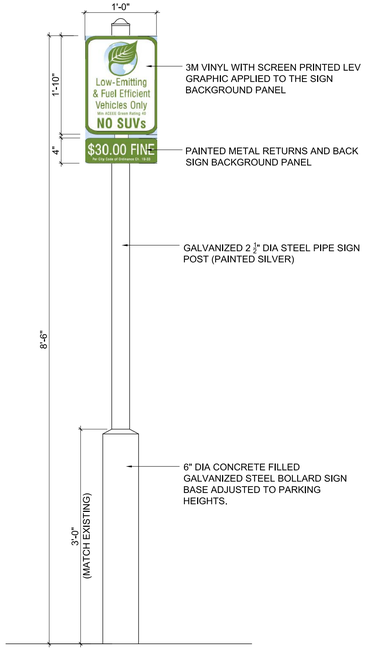
AA 26002045
Issue: Date:
PLANNING CITY COMMENTS 01.07.2013
REVISED CITY COMMENTS 02.05.2013

Victor K. Yue
AR 0013067



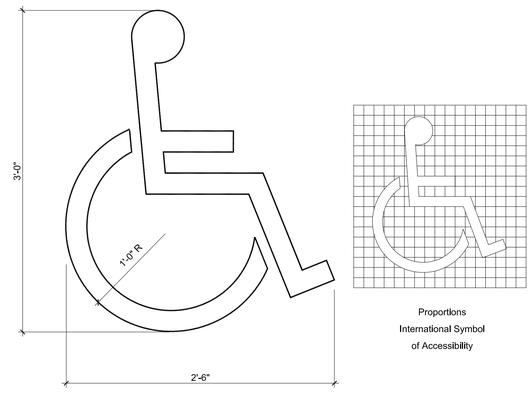
9 E.V CHARGING STATION SIGN

SCALE: 1" = 1'-0"



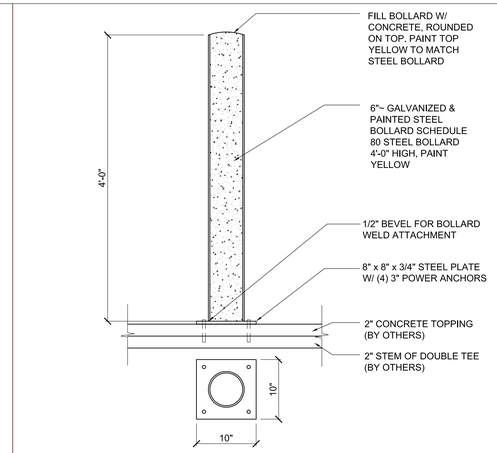
7 L.E.V PARKING SIGN

SCALE: 1" = 1'-0"



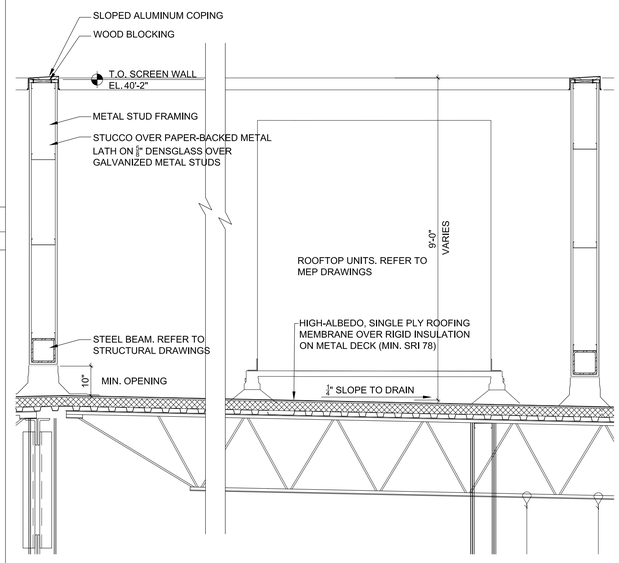
4 SIGNAGE SYMBOL DETAIL

SCALE: 1 1/2" = 1'-0"



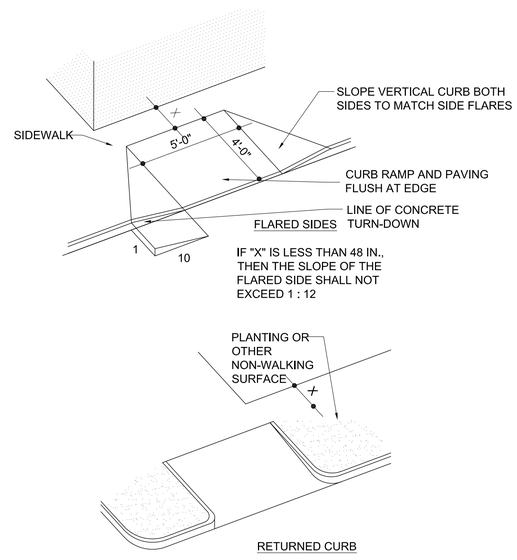
1 BOLLARD DETAIL

SCALE: 1" = 1'-0"



5 ROOF SECTION

SCALE: 1/2"= 1'-0"

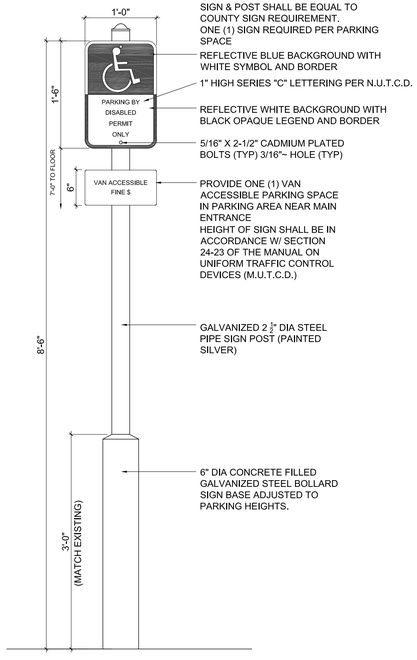


2 RAMP DETAIL

SCALE: NTS

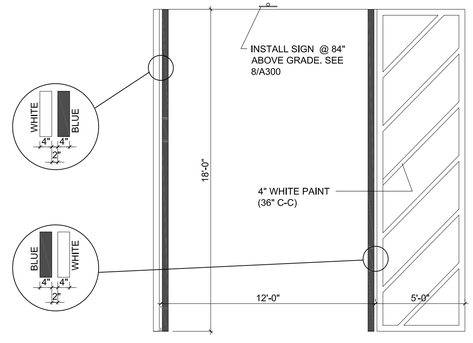
ONE (1) SIGN REQUHANDICAP SIGN PER FDOT INDEX NO: 17355. INSTALL IN FRONT OF HANDICAP PARKING SPACE

TYPE AND GAUGE OF MATERIAL FOR SIGN & POST SHALL BE EQUAL TO COUNTY SIGN REQUIREMENT. ONE (1) SIGN REQUIRED PER PARKING SPACE



8 HANDICAP PARKING SIGN

SCALE: 1" = 1'-0"



3 HANDICAP PARKING STALL DETAIL

SCALE: 1 1/2" = 1'-0"

10 NOT USED

SCALE: —

6 NOT USED

SCALE: —

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AA 26002045

Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013

THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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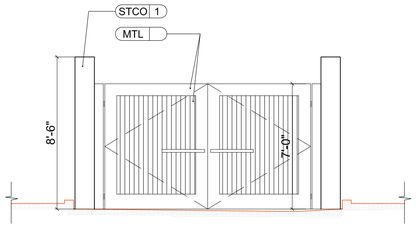
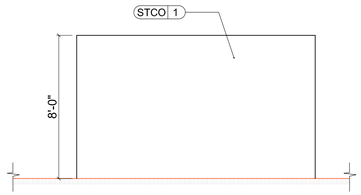
DETAILS

Job No.: DY201115
Drawn:
Checked:
Date: 01-07-13

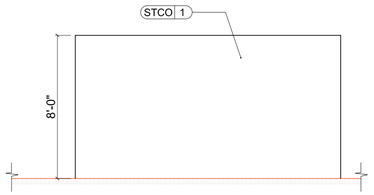
A300



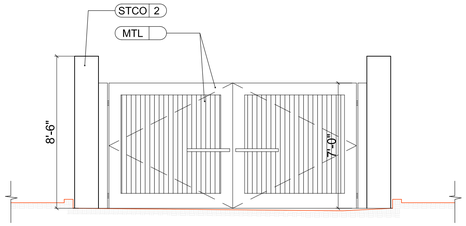
4 A400 EXTERIOR ELEVATION
TRASH AREA ENCLOSURE 1/4" = 1'-0"



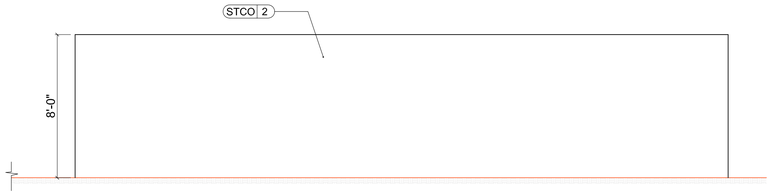
5 A400 EXTERIOR ELEVATION
TRASH AREA ENCLOSURE 1/4" = 1'-0"



6 A400 EXTERIOR ELEVATION
TRASH AREA ENCLOSURE 1/4" = 1'-0"



7 A400 EXTERIOR ELEVATION
TRASH AREA ENCLOSURE 1/4" = 1'-0"



8 A400 EXTERIOR ELEVATION
TRASH AREA ENCLOSURE 1/4" = 1'-0"

9 A400 EXTERIOR ELEVATION
TRASH AREA ENCLOSURE 1/4" = 1'-0"

GENERAL NOTES:

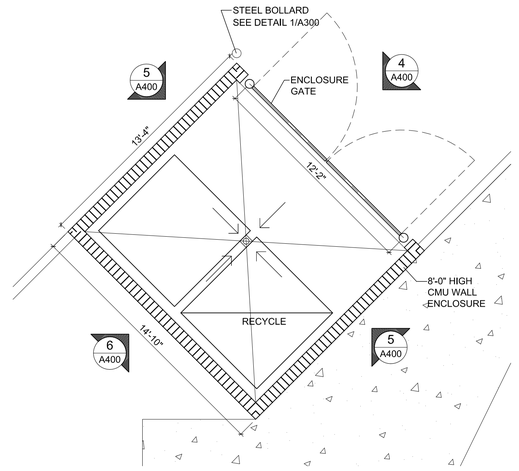
1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. REFER TO CIVIL DRAWINGS FOR ALL INFORMATION RELATING TO THE STREET CURB, SERVICE COURT, AND UNDERGROUND UTILITIES.
3. REFER TO LANDSCAPE DRAWINGS FOR ALL INFORMATION RELATING TO THE SIDEWALK MATERIAL AND PATTERNING AND IN-GROUND PLANTERS.
4. SUBMIT SHOP DRAWINGS FOR PRODUCT AND COLOR APPROVAL.
   FOLLOW MANUFACTURER SPECS FOR ASSEMBLY (FASTENERS)

ELEVATION LEGEND

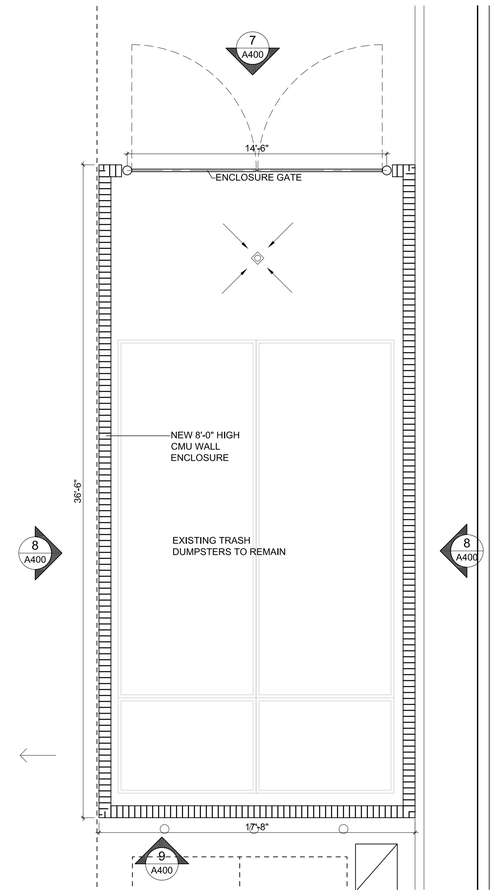
DESIGNATION	DESCRIPTION
STCO	STUCCO FINISH/ PAINT
MTL	METAL ENCLOSURE GATES

COLOR LEGEND

LABEL	DESCRIPTION
1	PAINT TO MATCH COLOR OF NEW BUILDING ON WEST FACADE
2	PAINT TO MATCH EXISTING PG-2 BUILDING AS PER APPROVED COLOR PALETTE



1 A400 FLOOR PLAN
TRASH AREA ENCLOSURE 1/4" = 1'-0"



2 A400 FLOOR PLAN
TRASH AREA ENCLOSURE 1/4" = 1'-0"

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Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
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REV#2 CITY COMMENTS	02.05.2013

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COCONUT CREEK

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ENCLOSURE DETAILS

Job No.: DY201115
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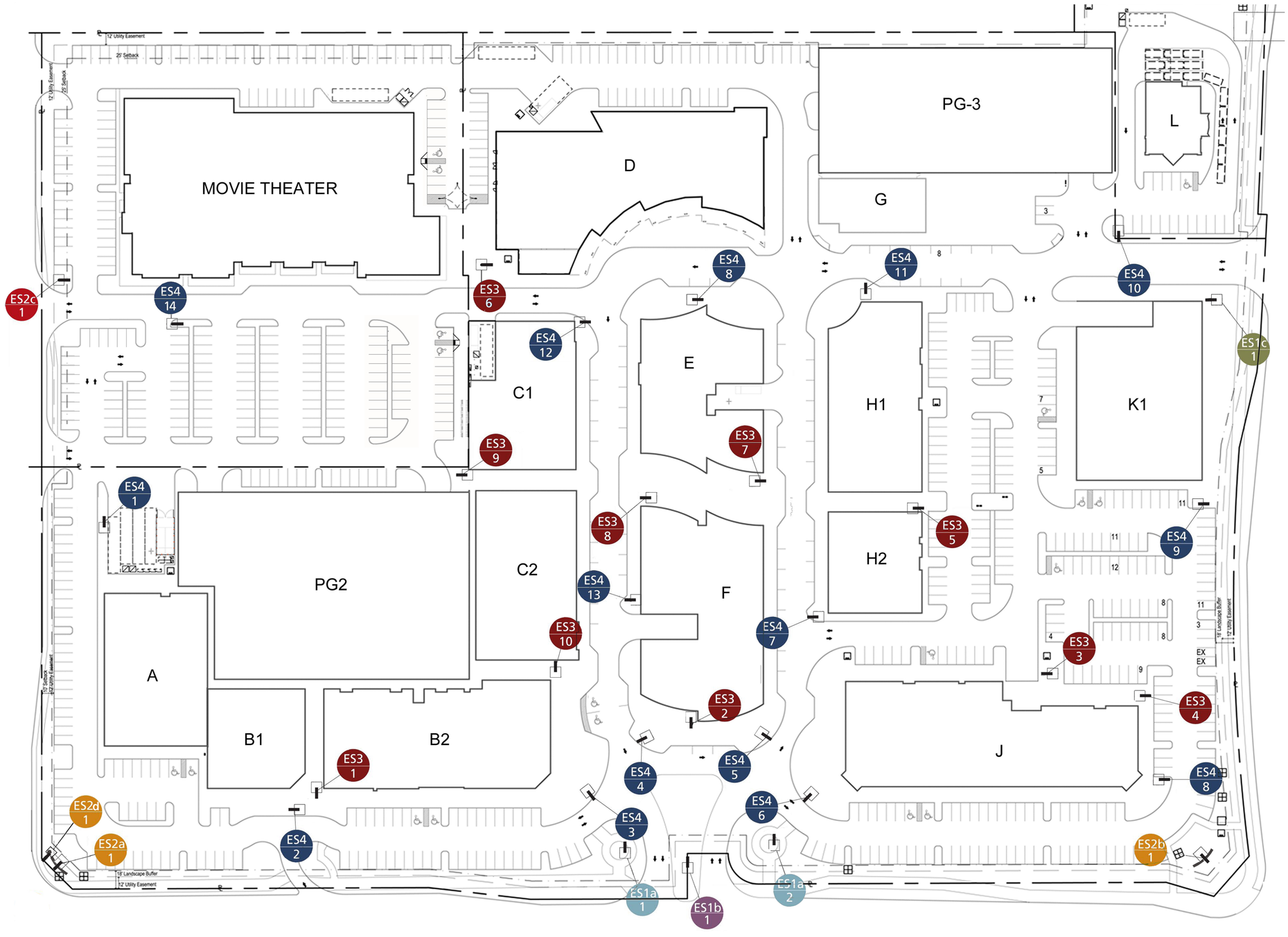
A400



Symbol Key Legend

- ES1a Multi-Tenant Signs
- ES1b Primary Monument Ground Sign
- ES1c Monument Ground Sign @ Wiles
- ES2a-b Monument Sign @ Corner
- ES2c Secondary Monument Sign
- ES2d Monument Sign @ Corner
- ES3 Pedestrian Directory Sign
- ES4 Vehicular Directional Sign

ES3 2 — Sign Type Designation/Sheet No. / Sign Quanities

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AA 26002045

Issue:	Date:
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013
REV#3 CITY COMMENTS	03.25.2013

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SITE SIGNAGE PLAN

Job No.: DY201115
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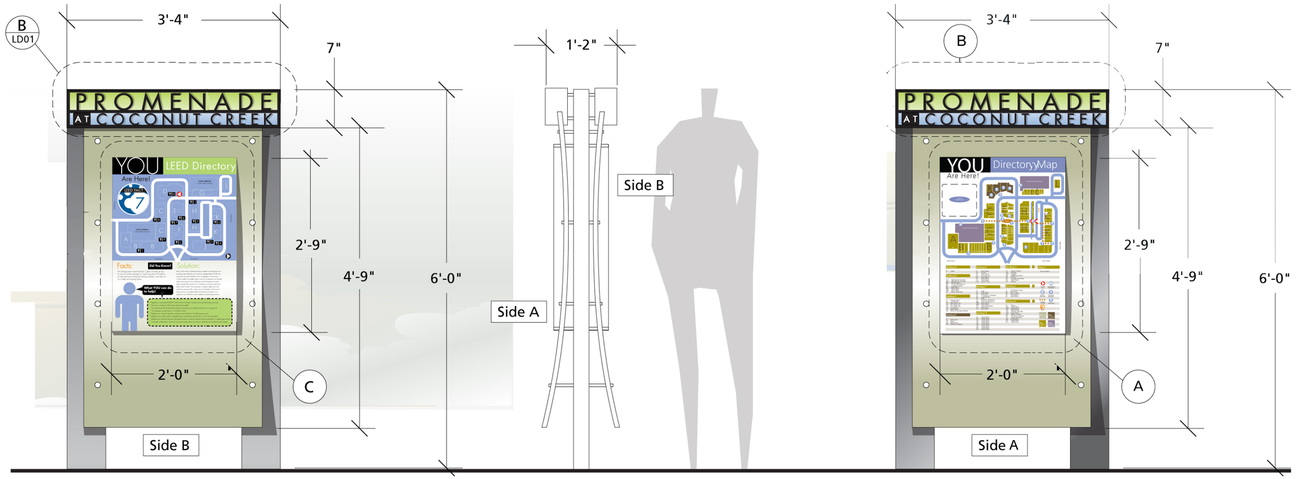
Checked:
Date: 01-07-13

AS200

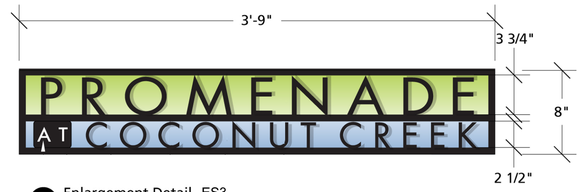


1 Elevation-ES3
(Proposed to match existing)

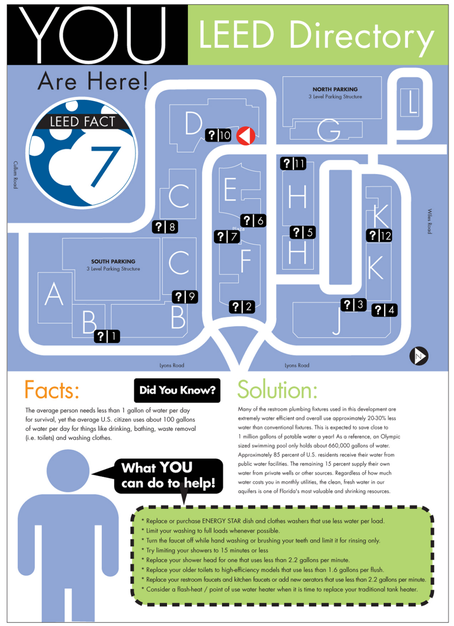
2 Profile- ES3
(Proposed to match existing)

3 Elevation-ES3
(Proposed to match existing)

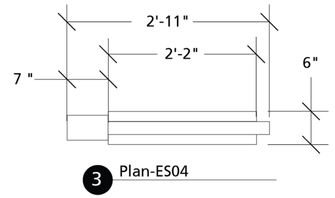
A Enlargement Detail- ES3
Side-A (Proposed to match existing)



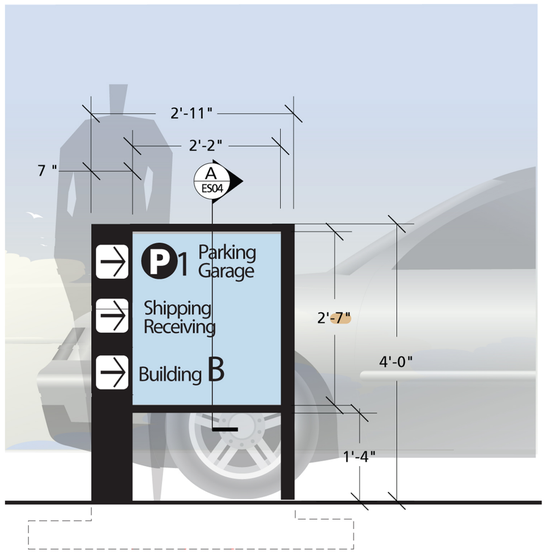
B Enlargement Detail- ES3
(Proposed to match existing)



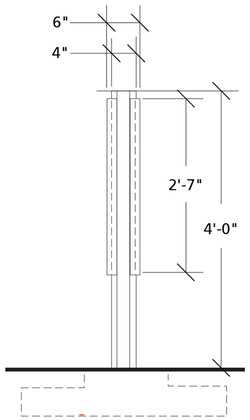
C Enlargement Detail- ES3
Side-B (Proposed to match existing)



3 Plan-ES04



1 Elevation-ES4
(Proposed to match existing)



2 Profile-ES4

Victor K. Yue
AR 0013087

AA 26002045

Issue:	Date:
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013

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THE PROMENADE AT COCONUT CREEK
COCONUT CREEK

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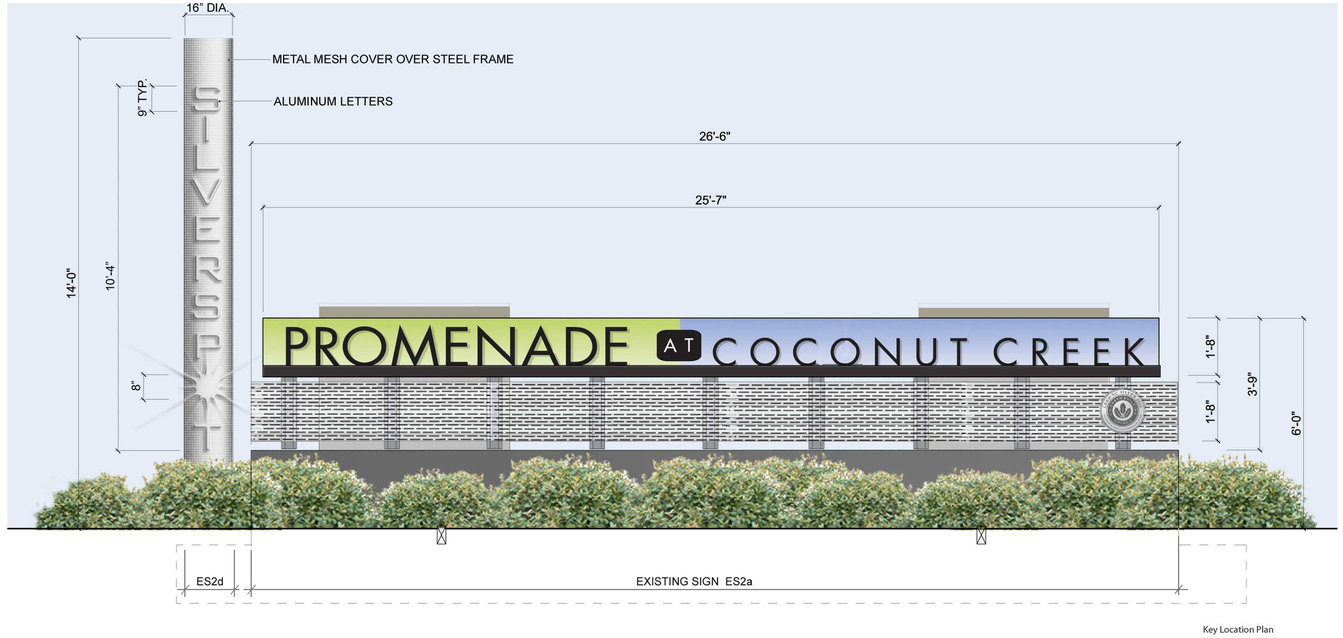
SITE SIGNAGE DETAILS

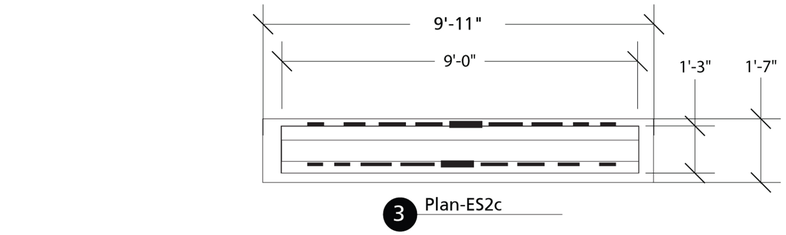
Job No.: DY201115
Drawn:
Checked:
Date: 01-07-13

AS201

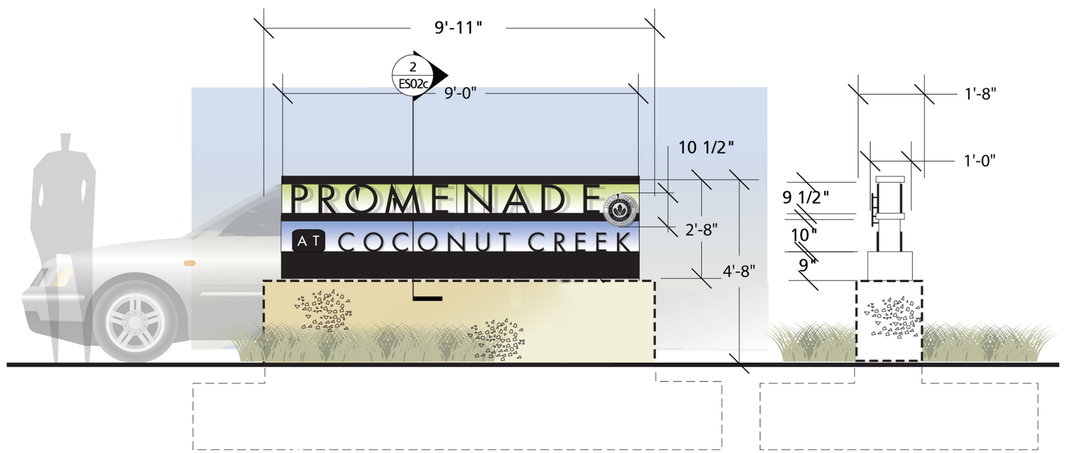


1 Elevation- ES2d and Existing ES2a

PROPOSED TENANT MONUMENT SIGN



3 Plan-ES2c



1 Elevation-ES2c

2 Profile-ES2c

EXISTING MONUMENT SIGN TO BE RELOCATED

Victor K. Yue
AR 0013087

AA 26002045

Issue:	Date:
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013

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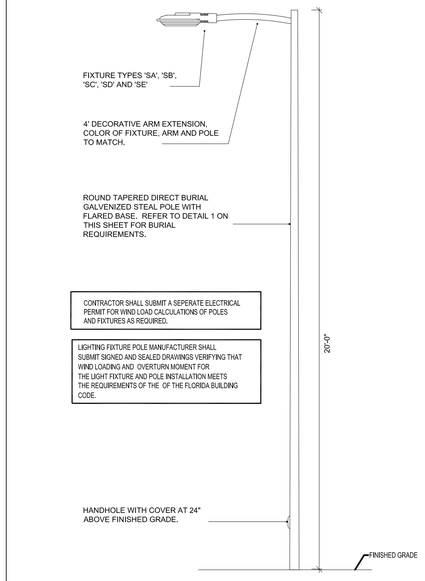
SITE SIGNAGE DETAILS

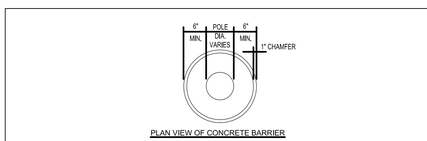
Job No.: DY2011115
Drawn:
Checked:
Date: 01-07-13

AS202

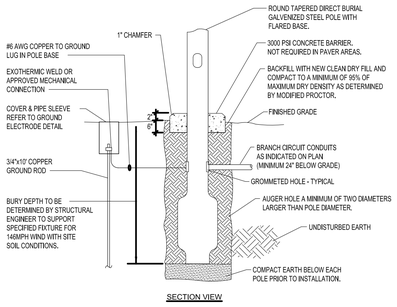
Luminaire Schedule									
Label	Qty	Description						LLF	Lumens/Lamp
SA	6	COOPER # GSM-AM-400-HPS-MT-SL-FG / MOUNTED AT 20' AFG						0.810	50000
SB	6	COOPER #: (2) GSM-AM-400-HPS-MT-AS-FG / MOUNTED AT 20' AFG						0.810	50000
SC	1	COOPER #: GSM-AM-400-HPS-MT-3V-FG / MOUNTED AT 20' AFG						0.810	50000
SG	2	BEGA #: 8135MH / PIER MOUNTED AT 15' AFG							ED17 MH-100W
Calculation Summary									
Label		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
AREA		Illuminance	FC	4.04	9.4	1.0	4.04	9.40	



FIXTURE HEAD, ARM AND POLE ASSEMBLY
TYPES 'SA', 'SB', 'SC', 'SD' AND 'SE' (MATCH EXISTING) 1

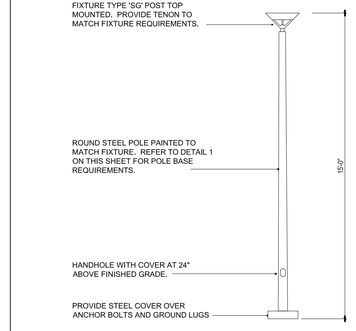


PLAN VIEW OF CONCRETE BARRIER

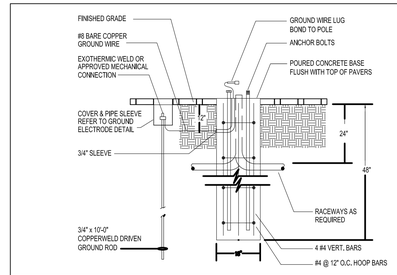


SECTION VIEW

DIRECT BURIED POLE W/CONC. BARRIER
TYPES 'SA', 'SB', 'SC', 'SD' AND 'SE' 2

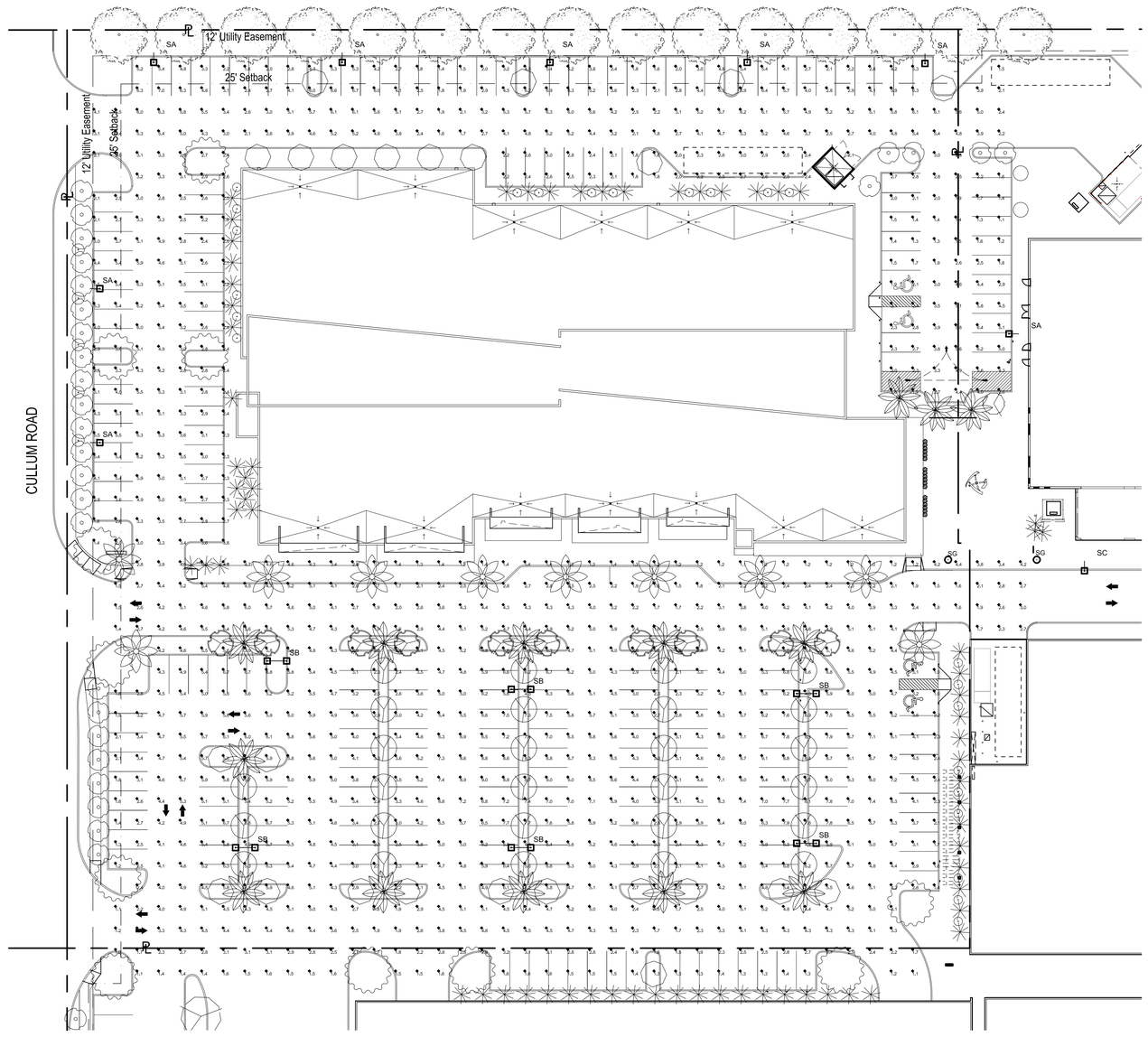


FIXTURE AND POLE ASSEMBLY
TYPE 'SG' AND 'SG1' (MATCH EXISTING) 3

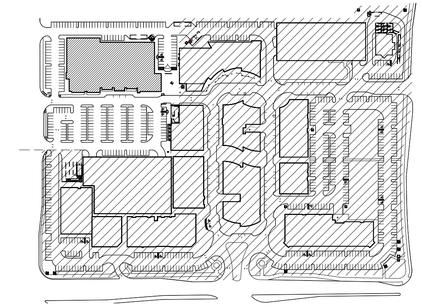


15' POLE BASE DETAIL
SCALE: N.T.S. 4

3 PH100T SITE LIGHTING POLE DETAILS
N.T.S



1 PH100T PHOTOMETRIC PROPOSED BUILDING SITE PLAN
1" = 30'



2 PH100T KEY PLAN
NTS

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AR 0013087

AA 26002045

Issue:	Date:
SITE PLAN SUBMITTAL	11.27.2012
REV#1 CITY COMMENTS	01.07.2013
REV#2 CITY COMMENTS	02.05.2013
REV#3 CITY COMMENTS	03.25.2013

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COCONUT CREEK

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PHOTOMETRIC SITE PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 01-07-13

PH100T

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AA 26002045

Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013

(12.94) (12.96) (12.76) ER (12.86)

12' Utility Easement

25' Setback

25' Setback

DOMESTIC WATER METER

EXISTING LIVE OAK TREES AND SILVER BUTTONWOOD HEDGE TO REMAIN

EXISTING SILVER BUTTONWOOD HEDGE TO BE REMOVED

EXISTING GUMBO LIMBO AND SPIDER LILIES TO REMAIN

EXISTING GUMBO LIMBO TREES, WASHINGTON PALMS AND PLANTINGS TO REMAIN

EXISTING SILVER BUTTONWOOD HEDGE TO BE REMOVED

EXISTING PAUROTIS PALMS AND GREEN ISLAND TO REMAIN

EXISTING PAUROTIS PALMS #'s 3 & 4 TO BE REMOVED, ALSO REMOVE SHRUBBERY BELOW

EXISTING SOLITAIRE PALM # 5 TO BE RELOCATED SEE LANDSCAPE PLANS FOR LOCATION, REMOVE SHRUBBERY BELOW

REMOVE EXISTING DWARF CLUSIA GROUND COVER

EXISTING TRIPLE SOLITAIRE PALM, GREEN ISLAND FICUS AND GOLD CAPELLA HEDGE TO REMAIN

EXISTING DATE PALM AND PLANTINGS TO REMAIN

EXISTING ROYAL PALMS AND PLANTINGS TO REMAIN

REMOVE EXISTING COCOPLUM HEDGE

EXISTING TREE AND PALM LIST

#	Species	Native	DBH	Canopy	Remove	Relocate	Condition
1	Bursera simaruba / Gumbo Limbo	X	8"	16' Dia.		X	Good
2	Bursera simaruba / Gumbo Limbo	X	8"	14' Dia.		X	Good
3	Acoelorrhaphe wrightii / Paurotis Palm	X	N/A	N/A	X		Poor
4	Acoelorrhaphe wrightii / Paurotis Palm	X	N/A	N/A	X		Poor
5	Ptychosperma elegans / Solitaire Palm		3"	8' Dia.		X	Good

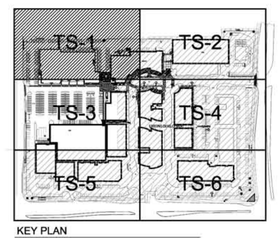
PAUROTIS PALM MITIGATION:

2 VEITCHIA PALM TRIPLES ARE BEING USED TO MITIGATE FOR 2 REMOVED PAUROTIS PALMS, 2 OF THESE 4 VEITCHIA PALMS EXCEED REQUIREMENTS, SEE CLOUDED AREA ON SHEET LP-2.

EXISTING DEVELOPMENT

MATCH LINE, TS-1 to TS-2

MATCH LINE, TS-1 to TS-3



KEY PLAN

SCALE: 1" = 20'-0"

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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TREE SURVEY AND DISPOSITION PLAN

Job No.: DY201115 Drawn: Checked: Date: 11-06-12

TS-1

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Hugh Johnson
RLA # C000237

MATCH LINE, TS-3 to TS-1

REMOVE EXISTING COCOPLUM HEDGE

EXISTING DWARF CLUSIA GROUND COVER TO REMAIN

REMOVE EXISTING DWARF CLUSIA GROUND COVER

2 EXISTING GUMBO LIMBO TREES #'s 1 & 2 TO BE RELOCATED SEE LANDSCAPE PLANS FOR LOCATIONS

6 - PI Bike Racks (parks 12 bikes)

REMOVE EXISTING COCOPLUM HEDGE

SIGNAGE

BIKE RACKS

EXISTING PALMS AND PLANTINGS TO REMAIN

EXISTING PALMS AND PLANTINGS TO REMAIN

EXISTING ILEX AND GOLD DURANTA SHRUBS TO BE REMOVED

EXISTING GUMBO LIMBO TREE AND COCOPLUM HEDGE TO REMAIN

EXISTING SABAL PALMS AND SHRUBS TO REMAIN

3 EXISTING CYPRESS TREES AND HEDGES TO REMAIN

KEY PLAN

TS-1 TS-2 TS-3 TS-4 TS-5 TS-6

EXISTING DEVELOPMENT

Plan

Elevation

Existing Tree(s) Protection Detail

NTS

MATCH LINE, TS-3 to TS-5

MATCH LINE, TS-3 to TS-4

SCALE: 1" = 20'-0"

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AA 26002045

Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013

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THE PROMENADE AT COCONUT CREEK

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TREE SURVEY AND DISPOSITION PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12

TS-3

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THE PROMENADE AT COCONUT CREEK

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OVERALL LANDSCAPE PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12

EXISTING DEVELOPMENT

EXISTING DEVELOPMENT

EXISTING DEVELOPMENT

SCALE: 1" = 50'-0"

LP-1

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Issue:	Date:
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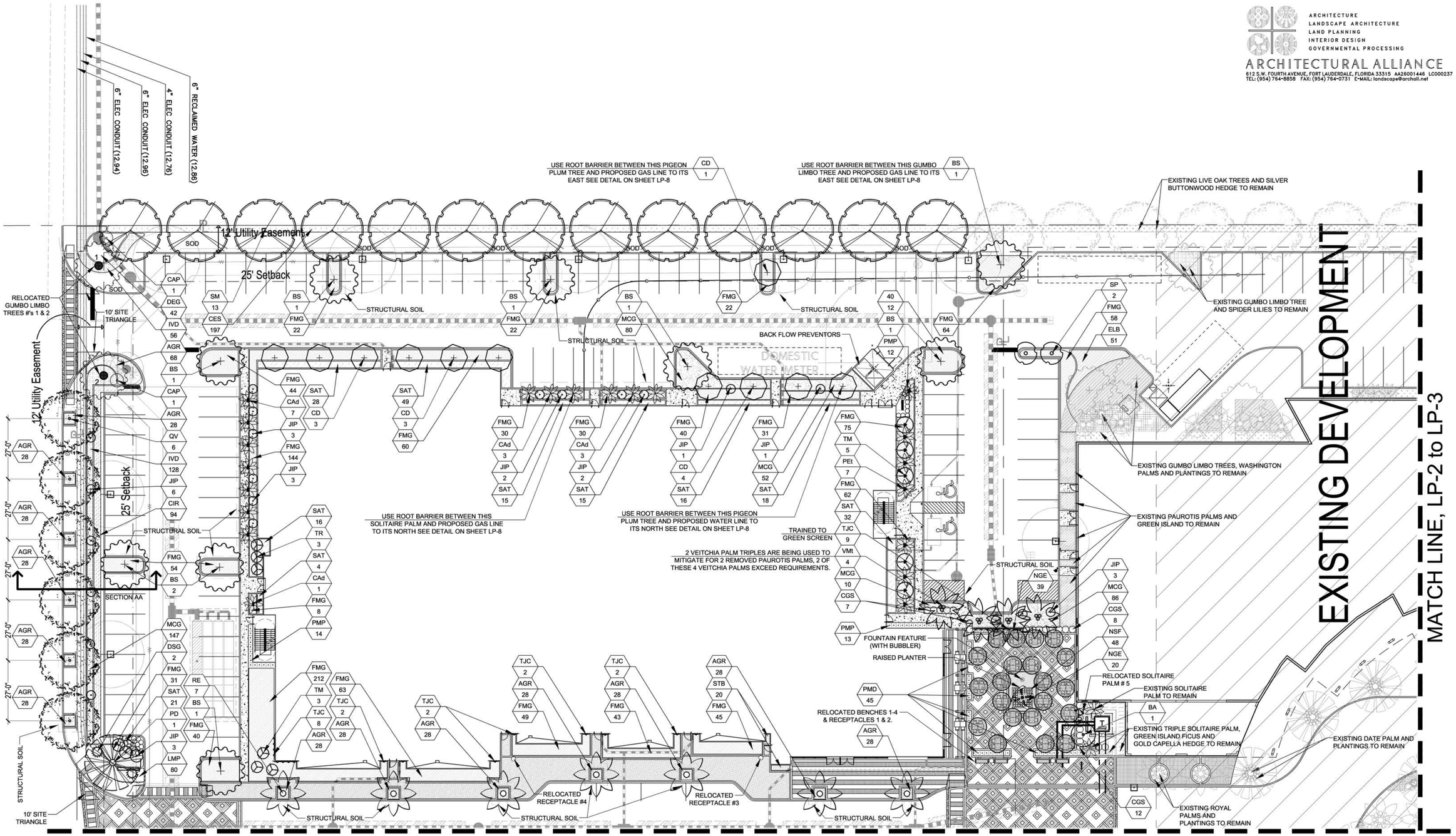
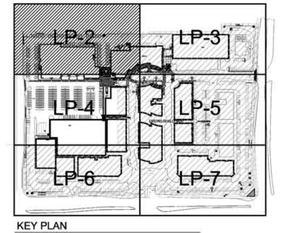
LANDSCAPE PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12





KEY PLAN

SCALE: 1" = 20'-0"

LP-2

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LAND PLANNING
INTERIOR DESIGN
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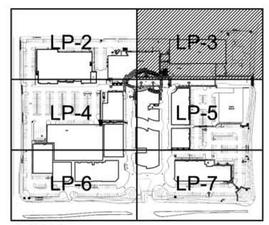
Hugh Johnson
RLA # C000237

MATCH LINE, LP-3 to LP-2

10' Setback
12' Utility Easement

MATCH LINE, LP-3 to LP-5



KEY PLAN

SCALE: 1" = 20'-0"

AA 26002045	
Issue:	Date:
Rev. #1 City Comments	01.07.2013
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Rev. #3 City Comments	03.25.2013

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LANDSCAPE PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12

LP-3

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REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA 3/27/13
Hugh Johnson
RLA # C000237

MATCH LINE, LP-4 to LP-2

10' SITE TRIANGLE

LMP 83 | DSG 2 | FMG 34

STRUCTURAL SOIL

27'-0" | 27'-0"

BA 3 | SAT 30 | JIP 3 | PD 1 | JIP 4 | CIR 61 | QV 3 | IVD 76 | BS 1 | AGR 60

DTB 67 | CIR 38 | JIP 2

RE 3 | IVD 33

ROOT BARRIER,TYP. SEE DETAIL LP-8

QV 2 | IVD 78 | SP 2 | CIR 27 | QV 2 | IVD 52

IVD 52 | QV 2 | SP 8 | CES 52 | QV 2 | IVD 52

IVD 52 | QV 2 | SP 6 | CIR 52 | QV 2 | IVD 52

IVD 52 | QV 2 | SP 8 | CES 52 | QV 2 | IVD 52

IVD 42 | QV 2 | DEG 26 | SP 4 | CIR 52 | DEG 26 | QV 2 | IVD 42

RELOCATED BENCHES 5, 6 & RECEPTACLES 5, 6.

EXISTING DWARF CLUSIA GROUND COVER TO REMAIN

IVD 25 | QV 1

ROOT BARRIER,TYP. SEE DETAIL LP-8

SPD 2 | CGS 47 | PEt 10

SPD 2 | BST 1 | IVD 95 | TM 2 | BST 2 | IVD 50 | BST 1 | TM 3 | DEG 42 | SPD 2 | BS 2 | PEt 4

EXISTING PALMS AND PLANTINGS TO REMAIN

6 - PI Bike Racks (parks 12 bikes)

10' SITE TRIANGLE

IVD 28 | DEG 27 | BS 1 | CIR 8 | SP 3 | CIR 30 | CIR 9

IVD 35 | BS 1 | DEG 30 | DEG 42 | SAG 27 | PEd 15 | TD 2

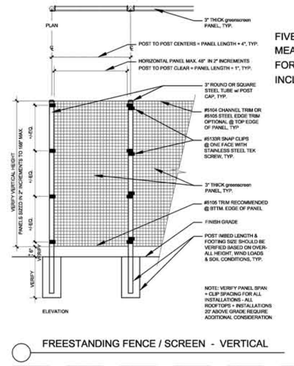
CGS 7 | IVD 33 | BS 1 | DEG 33 | CGS 66 | PEd 20 | FMG 22 | BS 1 | DEG 58 | BS 1 | IVD 43

EXISTING GUMBO LIMBO TREE AND COCOPLUM HEDGE TO REMAIN

STRUCTURAL SOIL

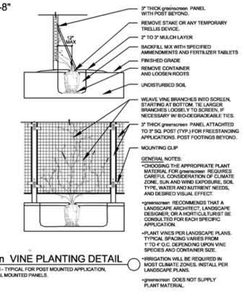
EXISTING SABAL PALMS AND SHRUBS TO REMAIN

4 EXISTING CYPRESS TREE AND HEDGES TO REMAIN

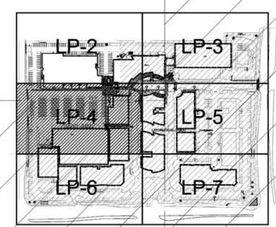


FREESTANDING FENCE / SCREEN - VERTICAL

FIVE (5) GREEN SCREEN PANELS TO BE USED. MEASURING 48" WIDE BY 72" TALL EACH FOR A COMPLETED LENGTH OF 21'-8" INCLUDING POSTS.



greenscreen VINE PLANTING DETAIL
SECTION AND ELEVATION - TYPICAL FOR POST MOUNTED APPLICATION. DETAIL SIMILAR FOR WALL MOUNTED PANELS.



KEY PLAN

EXISTING DEVELOPMENT

MATCH LINE, LP-4 to LP-6

MATCH LINE, LP-4 to LP-5

SCALE: 1" = 20'-0"

AA 26002045	
Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013

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THE PROMENADE AT COCONUT CREEK
COCONUT CREEK

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LANDSCAPE PLAN

Job No.: DY201115 | Drawn: | Checked: | Date: 11-06-12

LP-4

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GOVERNMENTAL PROCESSING
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612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001446 LC000237
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

Hugh Johnson
RLA # C000237

MATCH LINE, LP-5 to LP-3

MATCH LINE, LP-5 to LP-4

EXISTING DEVELOPMENT

RELOCATED BENCHES 7, 8, 9 & RECEPTACLES 7, 8, 9.

LP-2 LP-3 LP-4 LP-5 LP-6 LP-7
KEY PLAN

16' Landscape Buffer
12' Utility Easement

MATCH LINE, LP-5 to LP-7

SCALE: 1" = 20'-0"

AA 26002045	
Issue:	Date:
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LP-5

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TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

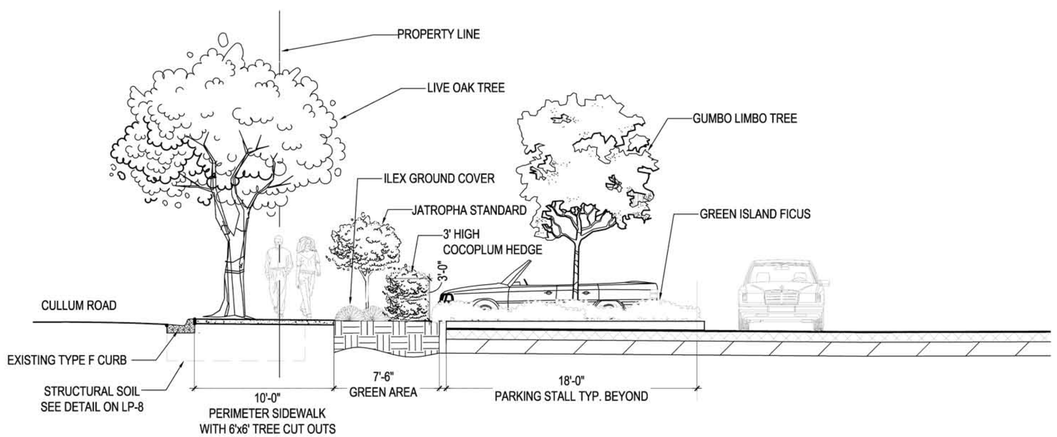
MATCH LINE, LP-6 to LP-4

10' Setback
12' Utility Ea

6" ELEC. CONDUIT STA: 0+91
TOP EL.=(13.35) =STA: 61+38
6" RECLAIMED WATER
TOP EL.=(13.39)
STA: 0+91
=STA: 61+38
6" ELEC. CONDUIT STA: 0+91
TOP EL.=(13.34) =STA: 61+38

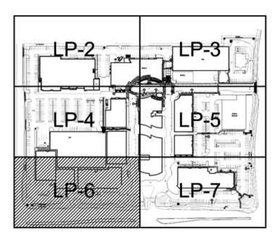
18' Landscape Buffer
12' Utility Easement
PL

MATCH LINE, LP-6 to LP-7



SECTION AA - CULLUM ROAD GREEN WAY

N.T.S.



KEY PLAN

SCALE: 1" = 20'-0"

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Date: 11–06–12

LP-6

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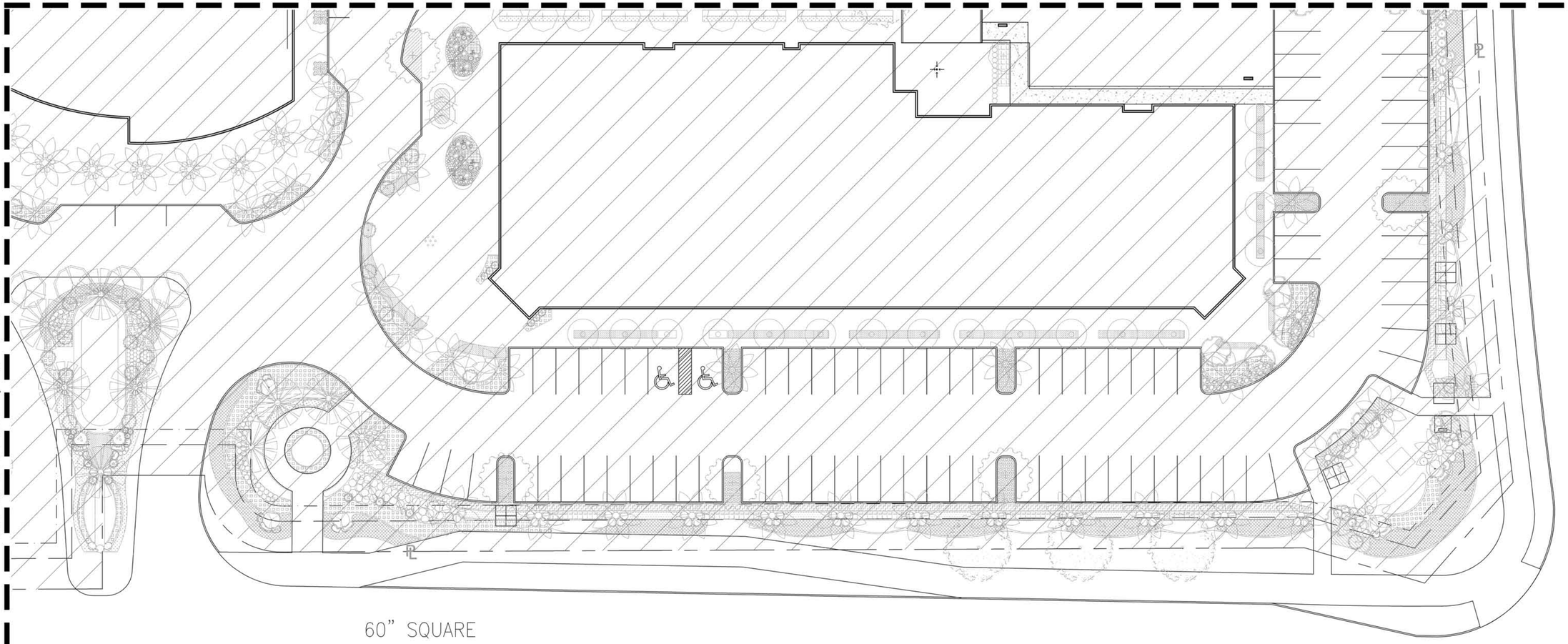
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

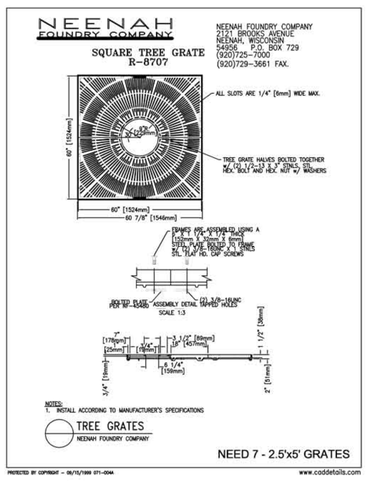
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
3/27/13
Hugh Johnson
RLA # C000237

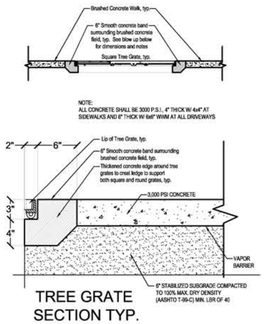
MATCH LINE, LP-7 to LP-5

MATCH LINE, LP-7 to LP-6



60" SQUARE

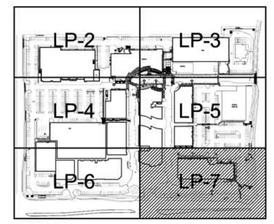




TREE GRATE SECTION TYP.

TREE GRATE DETAIL

N.T.S.



KEY PLAN

SCALE: 1" = 20'-0"

AA 26002045	
Issue:	Date:
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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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Job No.: DY201115
Drawn:
Checked:
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LP-7

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NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by 'Grades and Standards for Florida Nursery Plants' and 'Grades and Standards for Florida Nursery Trees'. All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

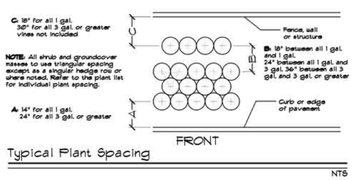
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum Zoysia. Southern Drought tollerant Zoysia solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

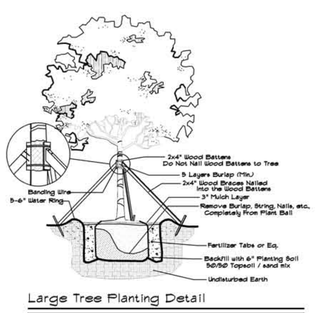
SPECIES 25% DIVERSIFICATION REQUIREMENT

Total number of trees and palms provided equal 212
25% Of 212 is 53, this means that there can not be more than 53 trees or palms of any species.
This requirement has been met as greatest number of one species comes to 52 - and these are the Solitaire Palms.



Typical Plant Spacing

NTS



Large Tree Planting Detail

NTS

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MAINSTREET DESIGN GUIDELINES + CITY OF COCONUT CREEK LANDSCAPE REQUIREMENTS

1) Site Perimeter

FRONTAGE ROAD STEETSCAPE REQUIREMENT:

Trees: 1 tree every 30 linear feet — Provided Trees:

North (Wiles Road) = 797 feet / 30 Feet per tree = 26 Trees — North = 26 Trees, 100% Native

East (Lyons Road) = 1006 feet / 30 Feet per tree = 33 Trees — East = 36 Trees, 100% Native

Shrubs / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking — Provided Shrubs / Groundcover

North (Wiles Road) = 12,131 (buffer area) x 60% = 7,278 s.f. — North = 7,885 s.f. shrubs/groundcovers = 65%

East (Lyons Road) = 11,567 (buffer area) x 60% = 6,940 s.f. — East = 10,179 s.f. shrubs/groundcovers = 88%

STREET TYPE 'F' (CULLUM ROAD) STREETSCAPE REQUIREMENTS:

Shade Trees: 1 tree every 30 linear feet — Provided Trees:

South (Cullum Road) = 753 feet / 30 Feet per tree = 25 Trees — South = 25 Trees, 92% Native

25 – Tree break down:

27 – SABAL PALMS =	9 TREES	(NATIVE)
01 – ROYAL PALM =	1 TREE	(NATIVE)
02 – MEDJOOL DATE PALMS =	2 TREES	
03 – GUMBO LIMBO TREES =	3 TREES	(NATIVE)
10 – LIVE OAK TREES =	10 TREES	(NATIVE)
REQUIRED TREES 25, TOTAL =	25 TREES PROVIDED	

Shrubs / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking — Provided Shrubs / Groundcover

South (Cullum Road) = 2,283 (buffer area) x 60% = 1,370 s.f. — South = 2,077 s.f. shrubs/groundcovers = 91%

PLOT TREE REQUIREMENT:

COMMERCIAL PUD DISTRICT:

1 Tree & 5 shrubs for every 1,000 s.f. pervious plot area. — Provided:

305,933 s.f. (retail site area) / 1000 = 306 Trees Required — Retail = 307 Trees 100% Native

305,933 s.f. (retail site area) / 1000 = 306 x 5 = 1530 Shrubs Required — Retail = 2000+ Shrubs 100% Native

PERIMETER TREE REQUIREMENT:

1 Tree every 30 linear feet — Provided:

West Property Line: 1202' / 30 = 40 Trees Required — West = 40 Trees required, 55 Provided 100% Native

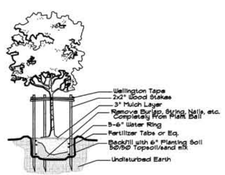
PARKING LOT LANDSCAPE REQUIREMENTS:

1 Tree every 10 Parking Spaces — Provided:

977 Parking Spaces / 10 = 98 Trees Required — 98 Trees

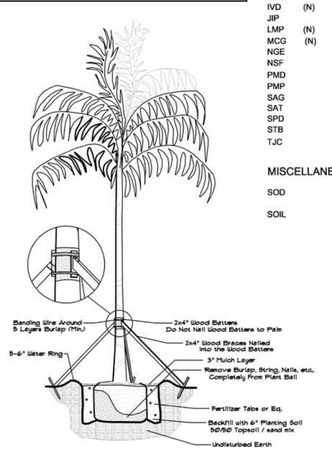
1 Sq. Ft. Landscaped Area for Each 100 Sq. Ft. Paved V.U.A.

977 spaces x 300 = 293,100 Sq. Ft. 269,267 total sq. ft. VUA – 222,300 = 37,667 / 100 = 376 s.f. required — 3,300+ Sq. Ft.



Small Tree Planting Detail

NTS



Palm Planting Detail

NTS

NATIVE TREE + SHRUB REQUIREMENT:

(1). 50% of Trees required to be of a Native Species — Provided:

50% of 528 Required Trees = 211 trees — 444 – 84% Native Trees, Sabals were counted 3:1

(2). 50% of Shrubs & Groundcovers to be of a native species

50% of 19,546 Provided Shrubs & Groundcovers = 7,818 Shrubs — 10,639, 54% Native

(3). 50% of Trees to be Drought-Tolerant Species

50% 528 Provided Trees = 264 Trees — 528 Trees, 100% are drought tolerant

(4). 50% of Shrubs & Groundcovers to be Drought-Tolerant Species

50% of 21,597 Provided Shrubs & Groundcovers = 10,798 Shrubs — 11,800 Shrubs & Groundcovers are of a drought tolerant sp. = 55%

NATIVE TREE + SHRUB REQUIREMENT:

100% of required trees are Native. 67% of total provided trees are Native also.

100% of required shrubs are Native. 54% of total provided shrubs are Native also.

PAUROTIS PALM MITIGATION:

2 VEITCHIA PALM TRIPLES ARE BEING USED TO MITIGATE FOR 2 REMOVED PAUROTIS PALMS, 2 OF THESE 4 VEITCHIA PALMS EXCEED REQUIREMENTS, SEE CLOUDED AREA ON SHEET LP-2.

NOTE: Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Per discussions with engineering department, shrubs and ground covers under 30" in height will be allowed in easements.

NOTE: All shrubs planted in easements and within 6' of all proposed utilities to be a maximum of 30" maximum height and maintained at this height at maturity. All trees, lighting, and irrigation shall maintain a minimum 6' width separation between all existing and proposed water, wastewater, and drainage. Aa fabric root barrier fabric shall be used all trees and large shrubs planted the minimum 6' from proposed drainage, water, and sewer lines.

ROOT BARRIER DETAIL

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to sprouted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (25mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"-6" (10cm-15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

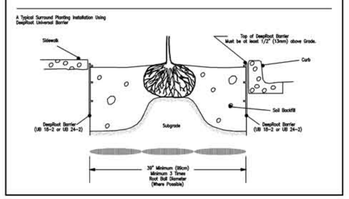
H. Water and follow proper tree maintenance practices.

These do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

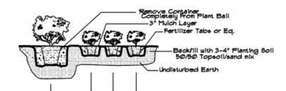
For information regarding distributors please call: 1 800 EAT ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



PLANT LIST

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
TREES / PALMS					
BA		V	4	Bulnesia arborea / Verawood	45 Gal., 12' X 5-6', 2" DBH., single straight leader.
BS	(N)	V	17	Bursera simaruba / Gumbo Limbo Tree	B&B Field Grown, 12' X 5-6', 2" DBH., single straight leader.
CAd		V	14	Carpentaria acuminata / Carpentaria Palm	B&B field Grown, 14' OA, 3" cal., Double trunks, Florida Fancy.
CD	(N)	V	11	Cocoloba diversifolia / Pigeon Plum	B&B Field Grown, 12' X 5-6', 2" DBH., single straight leader.
PD		V	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B field Grown, 18' CT., nut included, Florida Fancy, Heavy caliper
PEd		V	22	Ptychosperma elegans / Solitaire Palm	B&B field Grown, 14' OA, 3" cal., Double trunks, Florida Fancy.
PEt		V	21	Ptychosperma elegans / Solitaire Palm	B&B field Grown, 14' OA, 3" cal., Triple trunks, Florida Fancy.
QV	(N)	V	30	Quercus virginiana / Live Oak	45 Gal., 12' X 5-6', 2" DBH., single straight leader.
RE	(N)	M	10	Roystonea elata / Florida Royal Palm	B&B Field Grown, 8' GW
SM	(N)	V	13	Swietenia mahogani / Mahogany	B&B Field Grown, 12' X 5-6', 2" DBH., single straight leader.
SP	(N)	V	33	Sabal palmetto / Cabbage Palm	B&B Field Grown, 8' CT. min.- Matched
TD	(N)	V	2	Taxodium distichum / Bald Cypress	25 Gal., 10-12' OA.
TM	(N)	V	13	Thrinax morrisii / Key Thatch Palm	25 Gal., 5-6' OA., Florida Fancy
TD	(N)	V	3	Thrinax radiata / Florida Thatch Palm	25 Gal., 5-6' OA., Florida Fancy
VMt		V	4	Veitchia mcdanielsii / Sunshine Palm	B&B Field Grown, 12' OA., Triples-Florida Fancy.
ACCENTS / SHRUBS / GROUND COVERS					
AGR		V	492	Arachis glabrata / Large Leaf Peanut Grass	1 Gal., 6" Ht., 18" Spr., 2' OC.
BST		V	4	Bougainvillea sp. 'Red' / Red Bougainvillea	15 Gal., 10+' runners, planted as shown - train to Trellis
CAP	(N)	V	2	Crinum augustum 'Queen Emma' / Purple Crinum Lily	7 Gal., 36" OA. Ht., 30" Spr., matched
CES	(N)	V	301	Conocarpus erectus sericeus / Silver Buttonwood	3 Gal., 18-24" OA. Ht., 18-24" Spr., 2' OC.
CGS	(N)	V	147	Clusia guttifera / Small Leaf Clusia	7 Gal., 36" OA. Ht., 30" Spr., 3' OC.
CI R	(N)	M	371	Chrysobalanus icaco / 'Red Tip' Cocoplum	3 Gal., 24" OA. Ht., 20-24" Spr., 2' OC
DEG	(N)	V	323	Duranta 'Gold Mound' / Golden Duranta	3 Gal., 18" Ht., 18" Spr., 2' OC.
DSG		V	4	Dioon spinulosum / Giant Dioon	15 Gal., 4' OA., planted as shown - Matched
DTB		V	67	Dianella tasmanica / Blueberry Flax Lily	3 Gal., 18" Ht., 18" Spr., 2' OC.
ELB	(N)	V	51	Emodea littoralis / Beach Creeper	1 Gal., 12" Ht., 18" Spr., 2' OC.
FMG		V	1345	Ficus microcarpa / Green Island Ficus	3 Gal., 18-24" OA Ht., 18-24" Spr., 2' OC.
IVD	(N)	V	1158	Ilex vomitoria 'Schillings Dwarf / Dwarf Ilex Holly	3 Gal., 18" OA Ht., 18-20" Spr., 2' OC.
JIP		V	33	Jatropha integerrima / Red Jatropha Standard	7 Gal., 6' OA, Multi-Trunked tree form
LMP	(N)	V	163	Lantana montevidensis / Purple Trailing Lantana	1 Gal., 10" Ht., 14" Spr., 18" OC.
MCG	(N)	M	375	Muhlenbergia capillaris / Muhly Grass	3 Gal., 18" OA Ht., 16-18" Spr., 2' OC
NGE		M	59	Neoregelia sp. 'Green Eyes' / Green Eyes Bromeliad	1 Gal., 18" OA Ht., 18" Spr., 18" OC
NSF		M	48	Neoregelia sp. 'Fireball Donger' / Dwarf Red Bromeliad	1 Gal., 18" OA Ht., 18" Spr., 18" OC
PMD		M	45	Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus	3 Gal., 30" OA. Ht, 24" Spr., 2' OC.
PMP		M	39	Podocarpus macrophyllus / Podocarpus	3 Gal., 30" OA. Ht, 24" Spr., 2' OC.
SAG		M	15	Schefflera arboricola / Green Schefflera	3 Gal., 24" OA Ht., 20-24" Spr., 2' OC .
SAT		M	244	Schefflera arboricola 'Trinette' / Tricolor Schefflera	3 Gal., 24" OA Ht., 20-24" Spr., 2' OC .
SPD		V	6	Senna polyphylla / Desert Cassia	25 Gal., 8' OA, Standards
STB		M	20	Sanseveria trifaciata 'Black Gold' / Black Gold Snake Plant	3 Gal., 16" OA Ht., 14" Spr., 2' OC .
TJC		V	25	Trachelospermum jasminoides / Confederate Jasmine	15 Gal., 12-15'+ runners, planted as shown - train to green screen
MISCELLANEOUS					
SOD		V		Stenotaphrum secundatum / St. Augustine Grass	Solid application - no gaps between seams
SOIL				50/50 Soil Mix	Sand / Topsoil
		(N)		Florida Native Plant Species	
		L		Low Drought Tolerance	
		M		Moderate Drought Tolerance	
		V		Very Drought Tolerant	



Shrub & Ground Cover Planting Detail

NTS

BIKE RACK CALCULATIONS:

RETAIL required bike storage: 1 Bike per 10,000.00 S.F. of retail. Total retail is: 161,648.00 / 10,000.00 = 16 Required – 16 provided.
RESTAURANT required bike storage: 5 Bike per high turnover Restaurant. Total restaurants is: 8 x 5 = 40 Required – 40 provided.
Total outdoor bike storage provided on Landscape Plans equal 56

TREE CANOPY REQUIREMENTS FOR THEATER SITE:

1. TREES GROUPED UNDER 10' DIA. SHADE CANOPY WHICH EQUALS 78.5 S.F. ARE 55 THESE TREES ARE - CAd, PEd & PEt, SEE PLANT LIST FOR SPECIES.
2. TREES GROUPED UNDER 11' DIA. SHADE CANOPY WHICH EQUALS 95 S.F. ARE 45 THESE TREES ARE - BA, PD, SP & VMt, SEE PLANT LIST FOR SPECIES.
3. TREES GROUPED UNDER 20' DIA. SHADE CANOPY WHICH EQUALS 314 S.F. ARE 23 THESE TREES ARE - CD, RE & TD, SEE PLANT LIST FOR SPECIES.
4. TREES GROUPED UNDER 30' DIA. SHADE CANOPY WHICH EQUALS 706 S.F. ARE 30 THESE TREES ARE - BS & SM, SEE PLANT LIST FOR SPECIES.
5. TREES GROUPED UNDER 40' DIA. SHADE CANOPY WHICH EQUALS 1256 S.F. ARE 30 THESE TREES ARE - QV, SEE PLANT LIST FOR SPECIES.

USING ABOVE LISTED INFO. TREE CANOPY REQUIREMENTS FOR THEATER SITE COME TO:

1. 55 PALMS WITH 78.5 S.F. OF SHADE CANOPY (55 x 78.5) = 4,317 S.F.
2. 45 TREE & PALMS WITH 95 S.F. OF SHADE CANOPY (45 x 95) = 4,275 S.F.
3. 23 TREES & PALMS WITH 314 S.F. OF SHADE CANOPY (23 x 315) = 7,245 S.F.
4. 30 TREES WITH 706 S.F. OF SHADE CANOPY (30 x706) = 21,180 S.F.
5. 30 TREES WITH 1,256 S.F. OF SHADE CANOPY (30 x 1,256) = 37,680 S.F.

TOTAL OF SHADE CANOPY = 74,697 S.F.

TOTAL THEATER SITE S.F. = 187,961.4 S.F.

TOTAL PERCENT OF TREE CAOPY PROVIDED AT MATURITY = 73,836/187,961.4 = 40% COVERAGE

BUILDING / SITE CALCULATIONS:

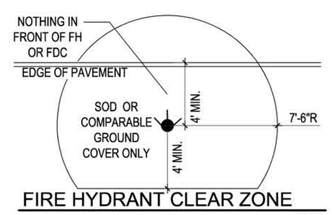
LEV Parking Req.	1,369 spaces x .05% =	69 spaces
LEV Ground Level Parking Prov.		66 spaces
LEV PG-2 2nd Level Parking Prov.		2 spaces
LEV PG-3 2nd Level Parking Prov.		2 spaces
Total LEV Parking Prov.		**70 spaces**

Parking Req. (Per Coconut Creek Main Street Design Standards, § 14.7	(3 per 1,000 SF) 305,933 SF	918 spaces
Total Parking Prov.		**1,369 spaces**

HANDICAP PARKING COUNT (per Coconut Creek Land Development Code, Sec. 5.06)		
H.C. Req.	1,369 spaces x .02% =	28 spaces
H.C. Prov.		30 spaces

OPEN AREA CALCULATION		
Net Site Area	1,001,053 SF	(22.98 AC)
Perimeter Green Buffer	67,805 SF	6.77%
Plaza & Green Area	207,034 SF	20.68%
Pedestrian Arcades	50,193 SF	5.00%
Total Open Space	**319,934 SF**	32.00%
LANDSCAPE AREA REQUIREMENT FOR OPEN SPACE (INCLUDES PLAZA AND PEDESTRIAN ARCADES GREEN AREAS)	**195,364 SF**	(PROVIDED) 61.00%
LANDSCAPE AREA REQUIREMENT FOR (PERVIOUS) REQUIREMENTS FOR TOTAL SITE (INCLUDES PLAZA AND PEDESTRIAN ARCADES GREEN AREAS)	**195,364 SF**	(PROVIDED) 20.00%

SQUARE FOOTAGE	
Building	**SF**
A	15,295
B1	9,357
B2	22,157
C1	13,957
C2	16,658
D	28,797
D 2nd	24,642
D 3rd	24,577
E	15,861
F	21,875
H1	16,700
H2	9,222
J	26,435
L	4,100
T	45,253
T 2nd	11,047
Total SF	**305,933**



FIRE HYDRANT CLEAR ZONE

N.T.S.

TREE LOCATIONS TO BE COORDINATED IN FIELD AS TO NOT FALL IN CONFLICT WITH FH., FDC.'s, BFP's AND TRANSFORMERS

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FLORIDA REGISTERED LANDSCAPE ARCHITECT — Hugh Johnson — RLA # C000237

AA 26002045

Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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LANDSCAPE DETAILS PLAN

Job No.: DY201115 | Drawn: | Checked: | Date: 11-06-12

LP-8

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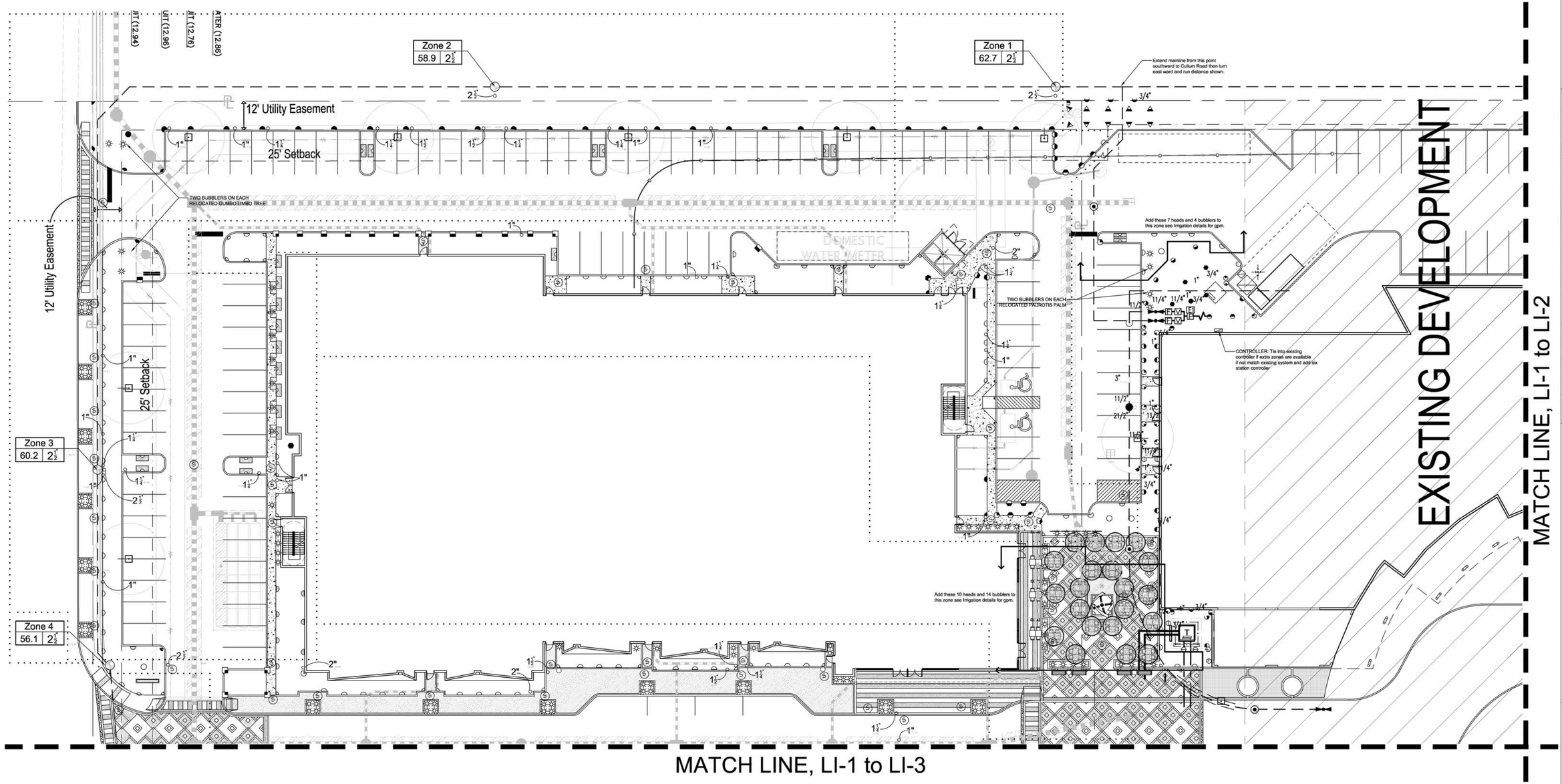
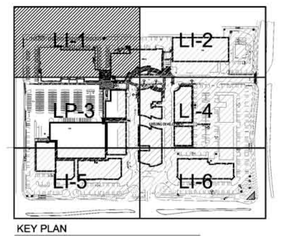
REGISTERED LANDSCAPE ARCHITECT
HUGH JOHNSON
STATE OF FLORIDA
3/27/13
Hugh Johnson
RLA # C000237

AA 26002045

Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013





KEY PLAN

SCALE: 1" = 20'-0"

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IRRIGATION PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12

LI-1

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Hugh Johnson
RLA # C000237

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MATCH LINE, LI-3 to LI-1

MATCH LINE, LI-3 to LI-4

Zone 5
70.0 | 2½"

Zone 6
69.6 | 2½"

6 - PI Bike Racks
(parks 12 bikes)

Move this existing group of 6 heads to end point as shown, extend existing irrigation lines and add noted heads below.

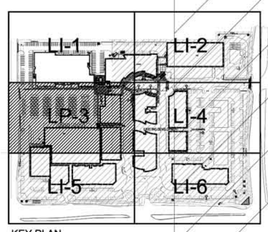
Eight new heads added to this zone match existing heads and gpm.

10 new heads added to this zone, 6 were removed, see irrigation details sheet for gpm.

Existing irrigation from this point eastward

3 Existing heads to remain, match on opposite side of new tree island

Existing irrigation from this point eastward



KEY PLAN

EXISTING DEVELOPMENT

MATCH LINE, LI-3 to LI-5

SCALE: 1" = 20'-0"

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IRRIGATION PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12

LI-3

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IRRIGATION NOTES:

Piping:

Main Lines: PVC SDR 26, Class 160 Solvent Weld.

Zone Lines: PVC; 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI: 1 in. = SDR 21.
200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.

All end of the line unmarked pipe = 1 in. (min.).

Sleeves and suction Line: PVC, SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run in conduit where no Main line runs.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

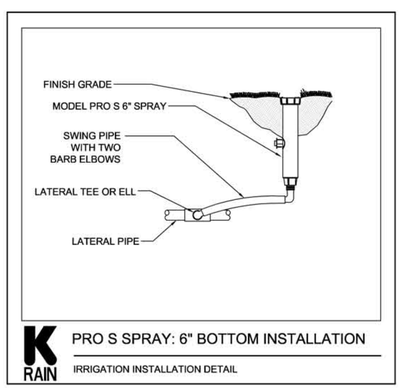
Contractor shall verify all underground utilities prior to commencement of work.

The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.

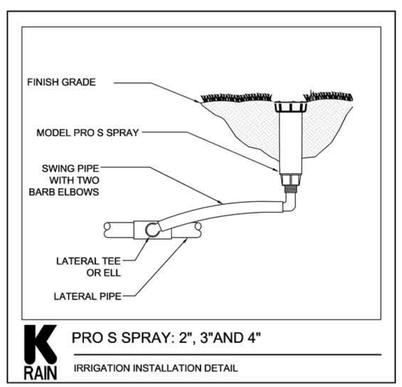
FOR K-RAIN IRRIGATION PRODUCTS:

Please contact K-Rain at:
Office number: (561) 844-1002
Office Fax: (561) 842-9493

K-RAIN IRRIGATION PRODUCTS OR EQUAL



K RAIN PRO S SPRAY: 6" BOTTOM INSTALLATION
IRRIGATION INSTALLATION DETAIL



K RAIN PRO S SPRAY: 2", 3"AND 4"
IRRIGATION INSTALLATION DETAIL

IRRIGATION LEGEND:

MAIN LINE -
3" Feed From Well Water Source

LATERAL ZONE LINES - SDR PVC as noted

ZONE BOUNDARIES

BACK FLOW: See Point of Connection Detail.

CONTROLLER: Tie into existing controller if extra zones are available if not match existing system and add six station controller

ZONE VALVES -
K-Rain: RPF 200 Series.

PROPOSED WATER METER -
1/2" or per City Code.

SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

Zone 2	Zone Number
52.6 GPM per Zone	$2\frac{1}{2}$" Valve Size

6" POP-UP SPRAY -
K-Rain Nozzles as Required.
NOTE - All of the below may not be used

15' Series -
15-Q-PC - 1/4"
15-T-PC - 1/3"
15-H-PC - 1/2"
15-TT-PC - 2/3"
15-TQ-PC - 3/4"
15-F-PC - Full

12' Series -
12-Q-PC - 1/4"
12-T-PC - 1/3"
12-H-PC - 1/2"
12-TT-PC - 2/3"
12-TQ-PC - 3/4"
12-F-PC - Full

10' Series -
10-Q-PC - 1/4"
10-T-PC - 1/3"
10-H-PC - 1/2"
10-TT-PC - 2/3"
10-TQ-PC - 3/4"
10-F-PC - Full

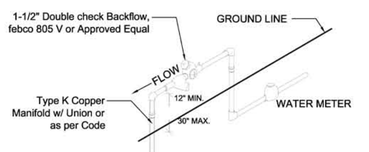
8' Series -
8-Q-PC - 1/4"
8-T-PC - 1/3"
8-H-PC - 1/2"
8-TT-PC - 2/3"
8-TQ-PC - 3/4"
8-F-PC - Full

4S-SST-PC 4 x 18'
4-EST-PC 4 x 15'
4-CST-PC 4 x 30'

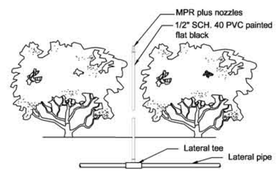
5' Series -
5-Q-PC - 1/4"
5-T-PC - 1/3"
5-H-PC - 1/2"
5-TT-PC - 2/3"
5-TQ-PC - 3/4"
5-F-PC - Full

6" POP-UP FLOOD BUBBLER -
K-Rain Series MPR Pressure Compensating Nozzles as Required.

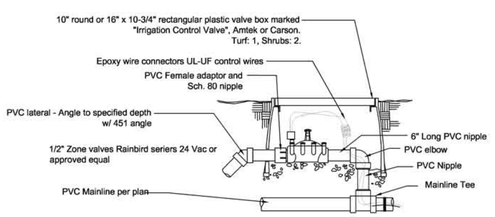
SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.



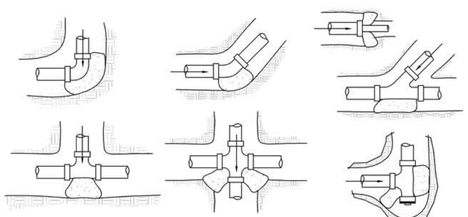
Point of Connection
NTS



Shrub Riser Spray Detail
NTS



Zone Valve Detail
NTS



Main Line Thrust Blocks
NTS

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REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA 2/12/13
Hugh Johnson
RLA # C000237

AA 26002045

Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013

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THE PROMENADE AT COCONUT CREEK
COCONUT CREEK

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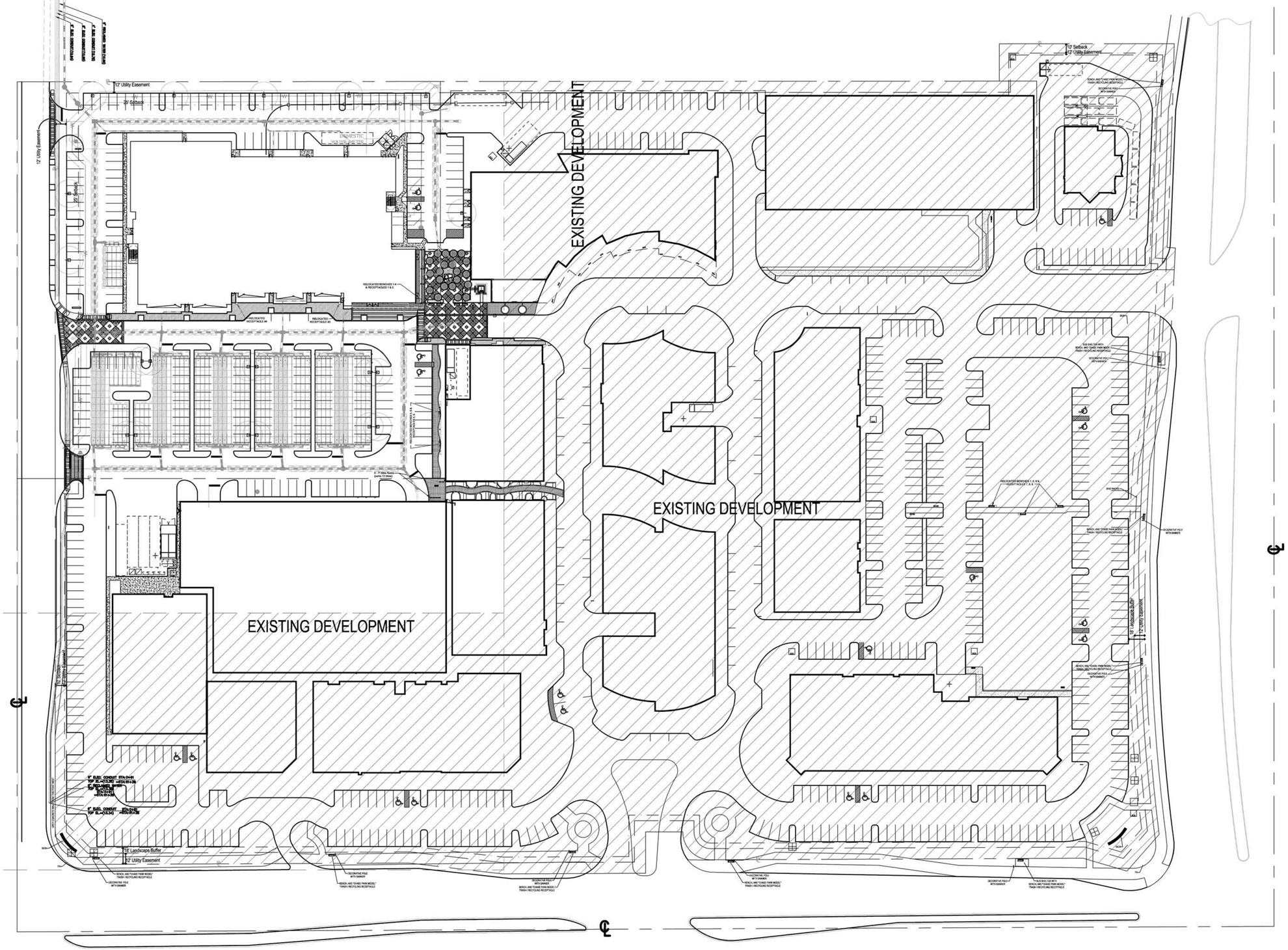
IRRIGATION DETAILS PLAN

Job No.: DY201115
Drawn:
Checked:
Date: 11-06-12

LI-7


EXISTING DEVELOPMENT
EXISTING DEVELOPMENT
EXISTING DEVELOPMENT
12' Utility Easement
25' Setback
12' Utility Easement
25' Setback
12' Setback
12' Utility Easement
DOMESTIC WATER METER
10' Landscape Buffer
12' Utility Easement
10' Landscape Buffer
12' Utility Easement
RELOCATED BENCH(ES) 1 & 2 & RECEPTACLE 1 & 2
RELOCATED RECEPTACLE #5
RELOCATED RECEPTACLE #5
6" ELEC. CONDUIT STA=0+00
TOP EL.=(+13.26) =(TOW+R+3)
6" ELEC. CONDUIT STA=0+13
TOP EL.=(+13.26) =(TOW+R+3)
6" ELEC. CONDUIT STA=0+26
TOP EL.=(+13.26) =(TOW+R+3)
6" ELEC. CONDUIT STA=0+39
TOP EL.=(+13.26) =(TOW+R+3)
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6" ELEC. CONDUIT STA=1+04
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6" ELEC. CONDUIT STA=0+00
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6" ELEC. CONDUIT STA=0+13
TOP EL.=(+14.00) =(TOW+R+3.74)
6" ELEC. CONDUIT STA=0+26
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6" ELEC. CONDUIT STA=0+65
TOP EL.=(+14.00) =(TOW+R+3.74)
6" ELEC. CONDUIT STA=0+78
TOP EL.=(+14.00) =(TOW+R+3.74)
6" ELEC. CONDUIT STA=0+91
TOP EL.=(+14.00) =(TOW+R+3.74)
6" ELEC. CONDUIT STA=1+04
TOP EL.=(+14.00) =(TOW+R+3.74)
10' Landscape Buffer
12' Utility Easement
BENCH, AND TOWER PARK MODEL TRASH / RECYCLING RECEPTACLE
DECORATIVE POLE WITH BANNER
DECORATIVE POLE WITH BANNER
BENCH, AND TOWER PARK MODEL TRASH / RECYCLING RECEPTACLE

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AA 26002045

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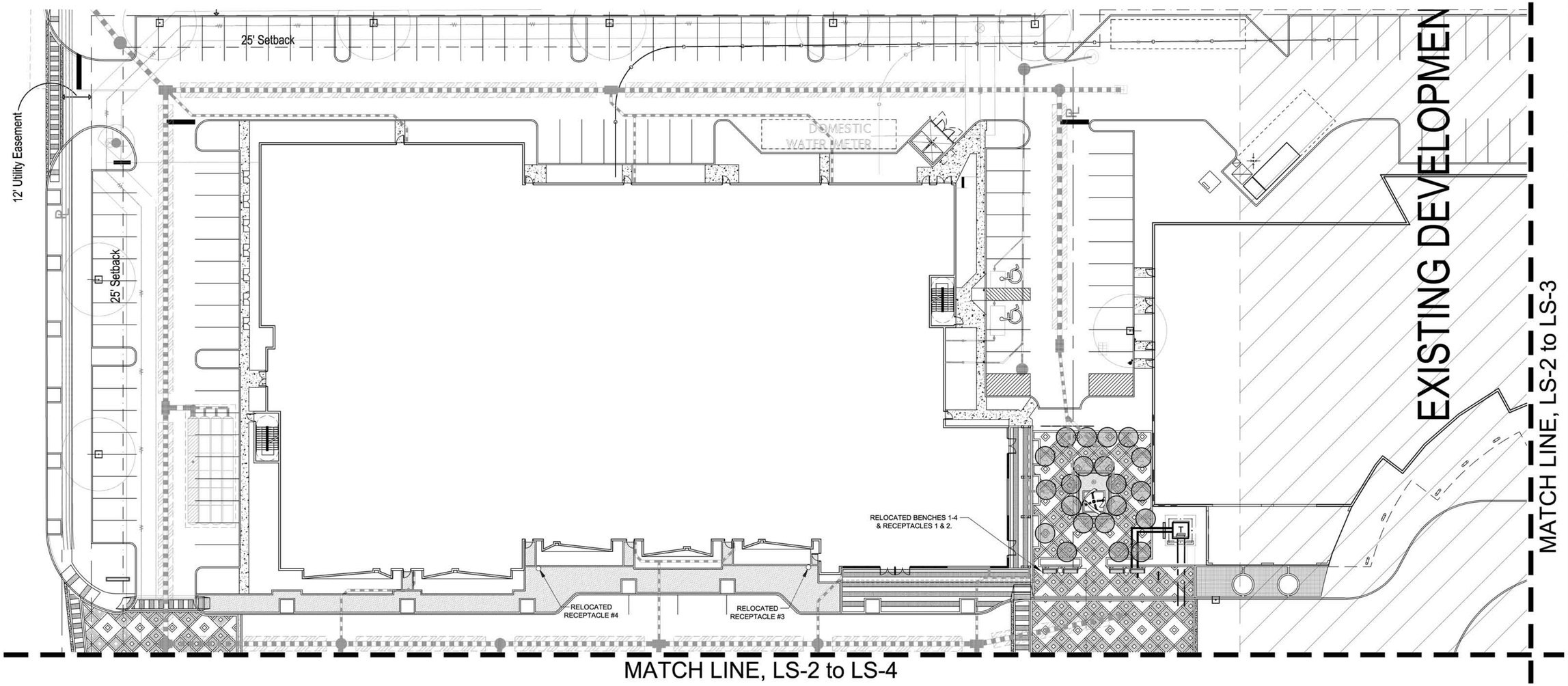

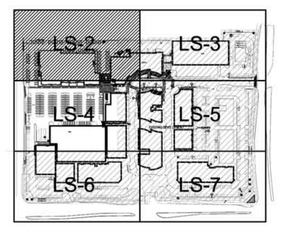

KEY PLAN

SCALE: 1" = 20'-0"

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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LITERAL SEATING PLAN

Job No.: DY201115 Drawn: Checked: Date: 11-06-12

LS-2

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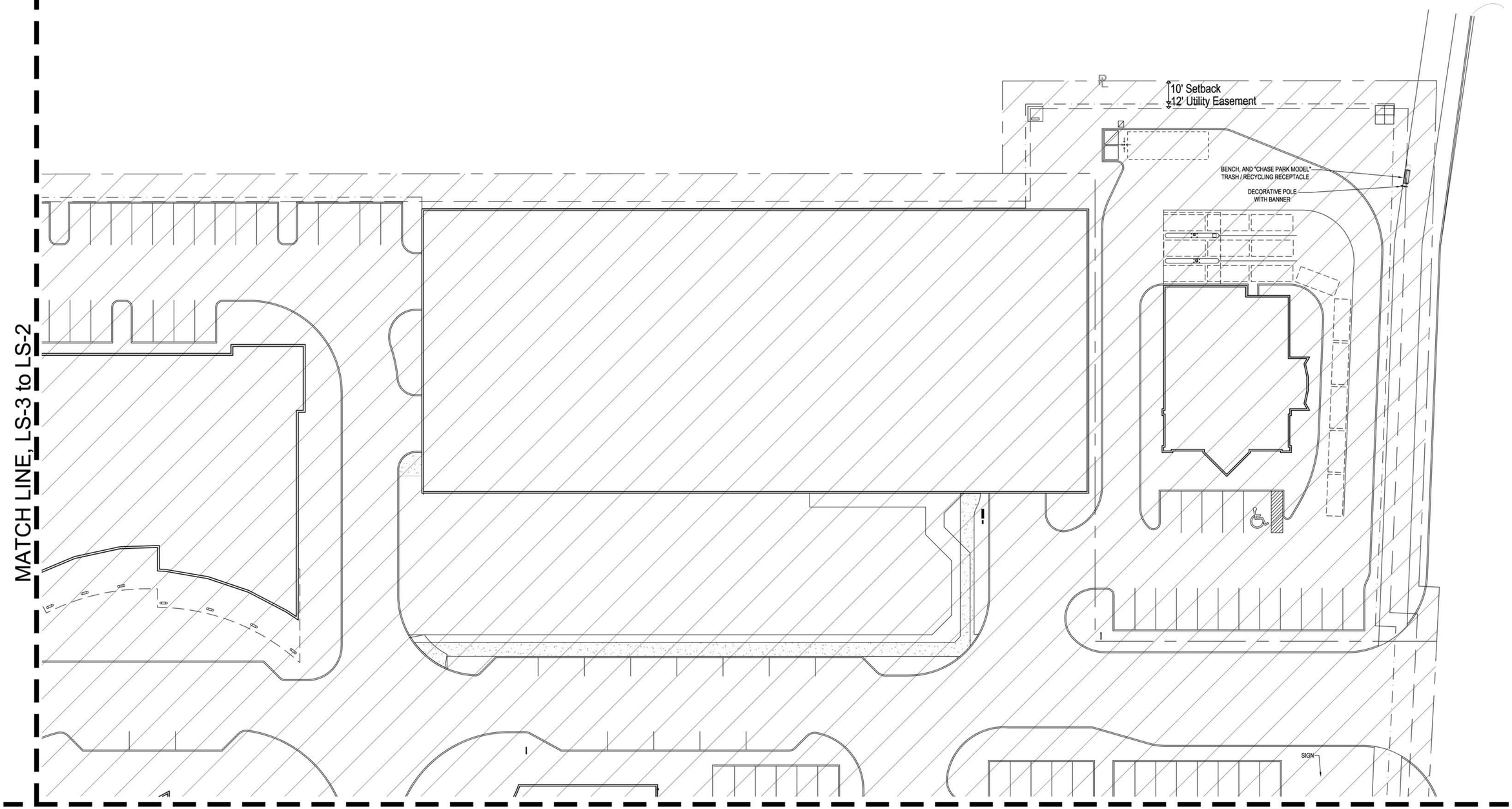

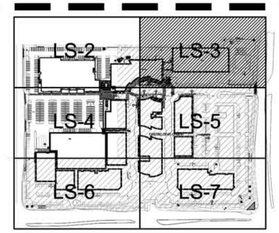

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THE PROMENADE AT COCONUT CREEK

COCONUT CREEK

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LITERAL SEATING PLAN

Job No.: DY201115 Drawn: Checked: Date: 11-06-12

LS-3

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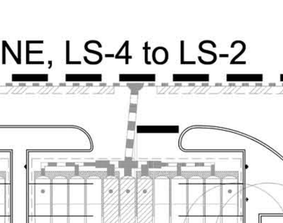
MATCH LINE, LS-4 to LS-2

RELOCATED BENCHES 5, 6 & RECEPTACLES 5, 6.

6 - PI Bike Racks
(parks 12 bikes)



KEY PLAN

MATCH LINE, LS-4 to LS-5

EXISTING DEVELOPMENT

MATCH LINE, LS-4 to LS-6

SCALE: 1" = 20'-0"

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
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Hugh Johnson
RLA # C000237

AA 26002045

Issue:	Date:
Rev. #1 City Comments	01.07.2013
Rev. #2 City Comments	02.05.2013
Rev. #3 City Comments	03.25.2013

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LS-4

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MATCH LINE, LS-5 to LS-3

MATCH LINE, LS-5 to LS-4

EXISTING DEVELOPMENT

BUS SHELTER WITH BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE

DECORATIVE POLE WITH BANNER

RELOCATED BENCHES 7, 8, 9 & RECEPTACLES 7, 8, 9.

BIKE RACKS

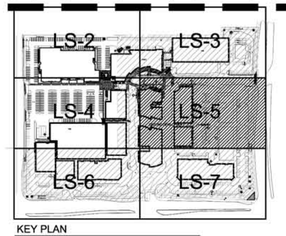
BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE

DECORATIVE POLE WITH BANNER

18' Landscape Buffer

12' Utility Easement

MATCH LINE, LS-5 to LS-7



KEY PLAN

SCALE: 1" = 20'-0"

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LS-5

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MATCH LINE, LS-6 to LS-4

10' Setback
12' Utility Ea

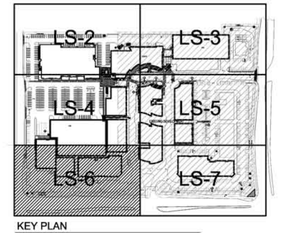
GREY CONCRETE WALK FROM THIS POINT WEST

6" ELEC. CONDUIT STA: 0+91
TOP EL.=(13.35) =STA: 61+38
6" RECLAIMED WATER
TOP EL.=(13.39) STA: 0+91
=STA: 61+38
6" ELEC. CONDUIT STA: 0+91
TOP EL.=(13.34) =STA: 61+38

SIGN
FH
18' Landscape Buffer
12' Utility Easement
PL

BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE
DECORATIVE POLE WITH BANNER
DECORATIVE POLE WITH BANNER
BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE
DECORATIVE POLE WITH BANNER
BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE

MATCH LINE, LS-6 to LS-7



KEY PLAN

SCALE: 1" = 20'-0"

AA 26002045	
Issue:	Date:
Rev. #1 City Comments	01.07.2013
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LS-6

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MATCH LINE, LS-7 to LS-5

MATCH LINE, LS-7 to LS-6

BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE

DECORATIVE POLE WITH BANNER

SIGN

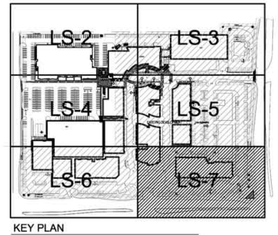
FH

DECORATIVE POLE WITH BANNER

BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE

DECORATIVE POLE WITH BANNER

BUS SHELTER WITH BENCH, AND "CHASE PARK MODEL" TRASH / RECYCLING RECEPTACLE



KEY PLAN

SCALE: 1" = 20'-0"

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LS-7

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